

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan
Trees unsuitable for retention (see Note)		
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>	See Table 2
1 Mainly arboricultural qualities		
2 Mainly landscape qualities		
3 Mainly cultural values, including conservation		
Trees to be considered for retention		
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees with material conservation or other cultural value
	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

Tree Survey, Arboricultural Impact

for

Orchard Hill College

On behalf of

Mace

August 2017

DRAFT

Planning

The Landscape Partnership Ltd is a practice of Chartered Landscape Architects, Chartered Ecologists and Chartered Environmentalists, registered with the Landscape Institute and a member of the Institute of Environmental Management & Assessment & the Arboricultural Association.

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Appendices

1	Table 1 from BS 5837 2012 Cascade Chart for tree quality assessment
2	Tree Survey Schedule

Accompanying Drawings

1	Tree Survey Drawing E17865 601
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1 Introduction

- 1.1 The Landscape Partnership has been commissioned by Mace Group Ltd to carry out a tree survey at Orchard Hill College.
- 1.2 The scope of survey work includes a site visit and visual tree inspection, the collection of tree data, the production of a tree condition survey report and tree constraints drawing. The tree survey has been carried out in accordance with British Standard 5837 2012.
- 1.3 The site survey was carried out by Michael Roseveare, in August 2017; the weather was bright and windy.

2 Site Description

- 2.1 The site is in Falling Lane West Drayton. The area around the school to the south and west is partly residential with gardens abutting the school boundary. To the north the school boundary abuts an area of disused land. Trees and hedges line much of the schools boundary and there are a number of individual trees which form part of the landscape immediately around the school buildings and parking area.
- 2.2 The school is made up of several linked low-rise buildings and temporary classrooms with areas of landscape and hard paving providing external access routes between buildings, car parking, playground and sports court facilities. The school also has a grass playing field.
- 2.3 Interrogation of the Hillingdon Council's website confirms that the site's trees are not within a Conservation Area and are not protected by a Tree Preservation Order. Trees within the gardens of 57-63 Falling Lane are protected by TPO number 210 1977 but they do not appear to affect the site. However, the trees within the site may be subject to the regulations within the Forestry Act which require the need for a felling licence if wholesale clearance of the site was carried out prior to planning permission being given.

3 Survey Methodology

- 3.1 The trees were inspected from ground level and measurements taken in accordance with the recommendations set out in the British Standard 5837 2012. Crown spreads have been measured and plotted to the four compass points (north, south, east and west).
- 3.2 The location of the surveyed trees is shown on the accompanying Tree Survey Plan number E17832-601. The surveyed trees are colour coded on the accompanying tree survey drawing according to their relevant BS category as follows:
 - A High quality and value (shown green)
 - B Moderate quality and value (shown blue)
 - C Low quality and value (shown grey)
 - U Remove category (shown red)
- 3.3 The trees are also placed into sub categories 1, 2 and 3 according to the criteria in Table 1 in BS5837 (see Appendix 1).
- 3.4 All on-site measurements were taken with a laser-measuring device. The location of trees not shown on the topographical survey should be confirmed on site by the survey company and, if necessary, their locations on the tree survey drawing amended. Any trees, which have been plotted by eye are annotated thus (T8) on the tree survey drawing.
- 3.5 The tree data collected is used to enable the current canopy spread of the surveyed trees and Root Protection Area (RPA) to be plotted on a drawing. The RPA is defined in accordance with the recommendations set out in section 4.6 of BS 5837 2012.
- 3.6 The calculated RPA should be capped at 707m² in accordance with BS 5837 2012, which is equivalent to a circle with a radius of 15m or a square with approximately 26m sides.

- 3.7 The RPA may be refined, by taking into account current on-site constraints to root activity such as buildings, earthworks and hard paving. This forms part of the design process for the proposed development.
- 3.8 The site survey also provides a schedule of recommendations for tree surgery works where appropriate.

4 Description of Trees and Hedgerows

- 4.1 The survey includes mixed species of individual and groups of trees within and adjacent to the site and largely informal boundary plantings and hedges. They are described in the following character groups:

Character group one: includes the several mature trees within the grounds of the school of mixed species. They are in some instances substantial and provide a degree of amenity beyond the sites boundaries. They are generally in good condition and may be expected to contribute to the amenity provided by the schools outside spaces.

Character group two: Includes the maturing trees which have developed from seed within the sites boundary hedges or have developed from hedge plants which are no longer being cut to hedge height and have effectively escaped from the hedge that they are part of. These trees are all growing within boundary features and in some cases close to neighbouring houses. Of concern within this character group are the several Ash which may be affected by Ash Dieback.

Character group three: includes the hedgerows, and trees which have developed within them, that form the sites southern, eastern and northern boundaries. These informal tree features are managed informally and provide a good screen to the site, softening the boundary and providing a sense of enclosure. They vary considerably in terms of their condition and several of the self-seeded trees should be removed before they get much larger to prevent conflict with the neighbouring domestic properties. Trees recommended for removal could be reincorporated into the hedges from which they have developed.

5 Conclusion

- 5.1 The school site includes a relatively small number of tree species planted largely as landscape features designed to screen and soften the impact of the school buildings. They vary considerably in terms of their condition and size, from fairly small 'C' Category self-seeded Ash to substantial 'A' Category tree of Heaven which play an important part in the wider landscape and its character. The majority of the trees are in good condition, although there are a number of self-seeded Ash trees which may be susceptible to Ash Dieback so may not be relied upon to continue providing an amenity.
- 5.2 The proposed redevelopment of the site provides an opportunity to plant new trees as part of a site-wide landscape scheme, increasing both the number of tree species and broadening the age range of trees such that the resilience of the tree stock on the site is increased despite the increase in significant pests and diseases which are affecting trees in the UK.

6 Recommendations

- 6.1 This report should be read in conjunction with the accompanying tree survey schedule and drawing. When a layout is available the Arboricultural Impact Assessment and Arboricultural Method Statement should be carried out.
- 6.2 A post development tree survey should be carried out and, where appropriate, remedial tree surgery works completed. Works to trees that are subject to a condition of the planning approval, or are subject to the protection of a Tree Preservation Order will require the approval of the Local Planning Authority.

7 Project Contact Details

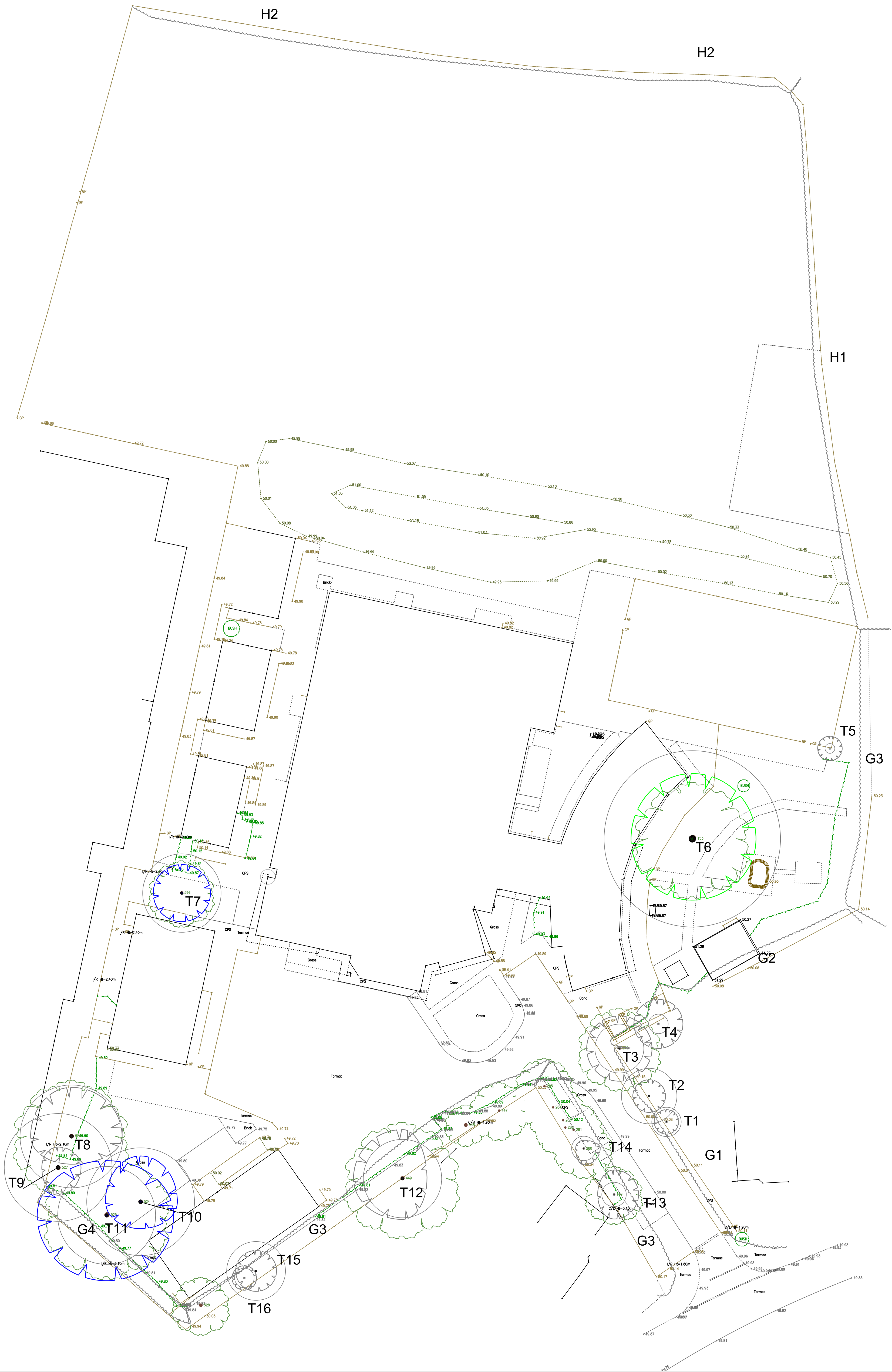
Client:	Mace
Arboriculturist:	Michael Roseveare, The Landscape Partnership Tel: 01394 380509 Email: michael.roseveare@tlp.uk.com
Local Planning Authority:	Hillingdon Borough Council

Project:	Orchard Hill College							BS 5837:2012 Trees in relation to construction-recommendations			Surveyed by	MR	 the landscape partnership planning and designing environments for life	
Ref:	E17865										Weather	Warm and Bright		
Date:	August 2017										Tagged	No		
Client:	MACE Group													
				Canopy Spread										
Tree No.	Tree species name	Height (m)	DBH (mm)	N	E	S	W	Height of branch clearance N,S,E,W	Height of crown clearance	Age class	Physiological/Structural condition problems/comments	Preliminary management	Estimated remaining contribution years	BS category U, A, B, C
G1	Various garden shrubs	3.5	VARIES					0	0	M	Fair, offsite boundary planting	Cut back to boundary to prevent obstruction of pedestrian access	10-20	C1
T1	Holly	7	150	1.5	1.5	1.5	1.5	0	0	M	Good, offsite planting	Cut back to boundary to prevent obstruction of pedestrian access	10-20	C1
T2	Yew	3	200, 200,	2	2	2	2	0	0	M	Good, offsite planting	Cut back to boundary to prevent obstruction of pedestrian access	10-20	C1
T3	Ash	10	250	4	4	4	4	0	0	M	Good, previously crown reduced, offsite planting	None	10-20	C1
T4	Cotoneaster	6	100	3	3	3	3	0	0	M	Good	None	10-20	C1

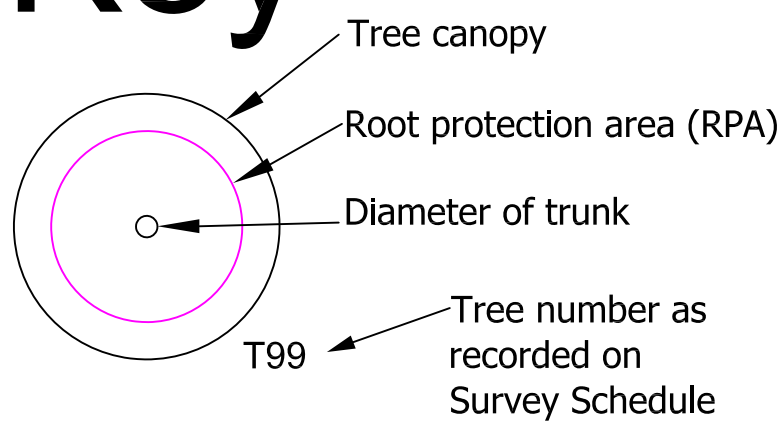
Project:	Orchard Hill College							BS 5837:2012 Trees in relation to construction-recommendations			Surveyed by	MR	 thelandscapepartnership planning and designing environments for life	
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G2	Various garden shrubs	7	VARIES					0	0	M	Fair, informal mixed species hedge, some self seeded trees developing	Cut back side to reduce obstruction of garden space	10-20	C1
G3	various garden shrubs and young trees	7	VARIES					0	0	M	Fair, informal mixed species hedge, some self seeded trees developing	Cut back side to reduce obstruction of garden space	10-20	C1
T5	Sycamore	5	50	1.5	1.5	1.5	1.5	0	0	Y	Good, growing out of fence base	Remove	20-40	C1
T6	Tree of Heaven	13.5	900	8	7.8	7.5	7.5	3.5	1.5	M	Good, some historical bark damage, good wound wood	None	40+	A1
H1	Hawthorn, Holly, Sycamore, Elder Plum, Oak	up to 6	VARIES					0	0	M	Fair, overgrown with ivy	Cut back to boundary	10-20	C1
H2	Hawthorn, Holly, Sycamore, Elder Plum, Oak	up to 5	VARIES					0	0	M	Fair, some dead trees, overgrown with ivy	Cut back to boundary	10-20	C1

Project:	Orchard Hill College							BS 5837:2012 Trees in relation to construction-recommendations			Surveyed by	MR	 the landscape partnership planning and designing environments for life	
Ref:	E17865										Weather	Warm and Bright		
Date:	August 2017										Tagged	No		
Client:	MACE Group													
				Canopy Spread										
Tree No.	Tree species name	Height (m)	DBH (mm)	N	E	S	W	Height of branch clearance N,S,E,W	Height of crown clearance	Age class	Physiological/Structural condition problems/comments	Preliminary management	Estimated remaining contribution years	BS category U, A, B, C
T7	Alder	10.5	400	3.5	3.5	3.5	3.5	4	3	M	Good, saw cuts at 1.2m, good wound wood	None	20-40	B2
T8	Cherry	13	525	6	6.2	3.4	5	3	2.5	M	Fair, lopsided	None	20-40	C1
T9	Cupressus	11	550	2.5	2.8	3.4	2	3	3	M	Fair, Ivy	Cut back to provide clearance to adjacent school	10-20	C1
T10	Weeping Willow	11	550	5.6	4.5	3.3	4.3	2	1.2	M	Good	None	20-40	B2
T11	Tree of Heaven	15	500	6.7	8.2	8	8.5	3	4	M	Good	None	20-40	B2
G3	Hawthorn	7	VARIES					0	0	M	Fair	None	10-20	C1

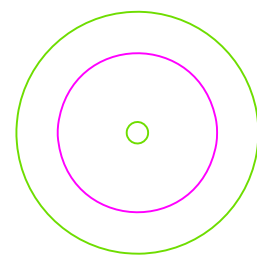
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T12	Ash	15	400	6	3	5	6	3	3	M	Fair, ivy, offsite tree	None	10-20	C1	
T13	Ash	8	125	3	3	3	2	4	4	EM	Fair, young self seeded tree, may cause issues with adjacent house	Remove	10-20	C1	
T14	Ash	7	125	1	2	2	1	4	4	EM	Fair, young self seeded tree, may cause issues with adjacent house	Remove	10-20	C1	
G5	Hornbeam	8	100-150	VARIES				0	0	EM	Fair, developed from unmanaged hedge	Cut to hedge height and maintain as hedge	10-20	C1	
T15	Monterey cypress	8	300	2.5	2.5	2.5	2.5	0	0	M	Fair, part of unmanaged hedge	Remove	10-20	C1	
T16	Monterey cypress	8	100	1.5	1.5	1.5	1.5	0	0	M	Fair, part of unmanaged hedge	Remove	10-20	C1	
H3	Laurel, Hazel	3	VARIES					0	0	M	Fair, only side cut	Cut and maintain as hedge	10-20	C1	



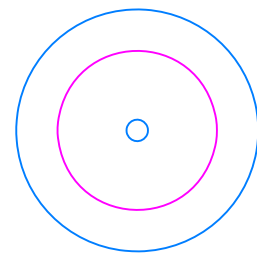
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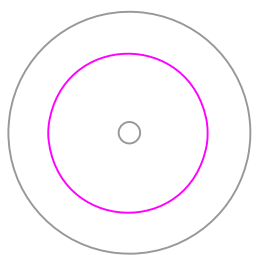
Note: Underlined tree number denotes tree located by eye. Locations should be checked on site and if necessary drawings amended.



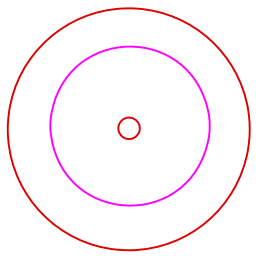
Category A tree
BS5837 2012



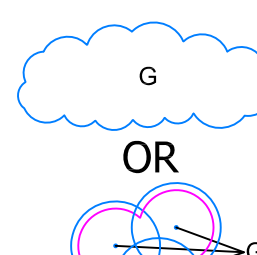
Category B tree
BS5837 2012



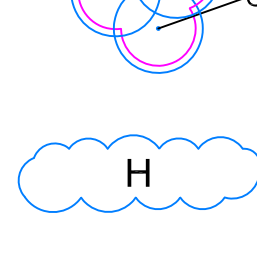
Category C tree
BS5837 2012



Category U tree
BS5837 2012



G



H

Group (Group of similar trees recorded together in schedule). Colours same as BS5837 2012 categories for trees (left)

Hedge Colours same as BS5837 2012 categories for trees (left)

The above BS categories are judgements of quality and value based on the contribution each tree would be expected to make over a given period of time, categories A, B and C being high, moderate and low respectively. Category U represents trees that, in their current context, should be removed for sound arboricultural reasons. For exact definition of BS categories refer to notes accompanying schedule.

Revision	Number	By	Date
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the landscape partnership
landscape architecture and arboriculture

Project

Orchard Hill College,
West Drayton

Drawing

Tree survey

Status

PLANNING

Bedford	01234	261315	☐
Woodbridge	01394	380509	☒
London	020	3092 4141	☐
Norwich	016	0323 0777	☐
Job No.	E17865		
Dwg. No.	E17865-TLP-601		
Scale	1:250@A1		
Drawn	MLR		
Checked	LH		
Date	14-08-2017		

Do not scale off drawing. All dimensions & Levels are to be checked on site. Any discrepancies must be reported to the landscape architect immediately.
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