Landmark Trees

ARBORICULTURAL IMPACT ASSESSMENT REPORT:

231 Long Lane
Hillingdon
Uxbridge
London UB10

REPORT PREPARED FOR:

Mr M Baldwin
231 Long Lane
Hillingdon
Uxbridge
London UB10

REPORT PREPARED BY

Adam Hollis
MSc ARB MICFor FArbor A MRICS C Env

Ref: LNG/BDM/AIA/01

Date: Jan 6th 2026

Caveats

This report is primarily an arboricultural report. Whilst comments relating to matters involving built structures or soil data may appear, any opinion thus expressed should be viewed as qualified, and confirmation from an appropriately qualified professional sought. Such points are usually clearly identified within the body of the report.

It is not a full safety survey or subsidence risk assessment survey. These services can be provided but a further fee would be payable. Where matters of tree condition with a safety implication are noted during an inspection they will of course appear in the report.
Inherent in tree inspection is assessment of the risk associated with trees close to people and their property. Most human activities involve a degree of risk, such risks being commonly accepted if the associated benefits are perceived to be commensurate.

Risks associated with trees tend to increase with the age of the trees concerned, but so do many of the benefits. It will be appreciated, and deemed to be accepted by the client, that the formulation of recommendations for all management of trees will be guided by the cost-benefit analysis (in terms of amenity), of tree work that would remove all risk of tree related damage.

Prior to the commencement of any tree works, an ecological assessment of specific trees may be required to ascertain whether protected species (e.g. bats, badgers and invertebrates etc) may be affected.

1. SUMMARY

1.1 This report comprises an arboricultural impact assessment of the proposed development at 231 Long Lane, Hillingdon, Uxbridge UB10 reviewing any conflicts between the proposals and material tree constraints.

1.2 There are 6 trees surveyed on site including a Lawson Cypress hedge, of which 1 tree is 'A' category *(High Quality)(T6 – English Oak), 2 are 'B' category *(Moderate Quality), 2 'C' category *(Low Quality), and 1 'R' category *(Poor Quality). In theory, only the moderate quality trees are a material constraint upon development, and there are no significant impacts of development upon such trees within the proposals.

1.3 The principal primary impact in the current proposals is the removal of the low quality cypress hedge (H3) comprised of 3 semi-mature trees, to facilitate the construction of a building extension. An ash sapling would also be removed in the process, but the tree needs to be removed any way. The loss of this rear garden cypress hedge will have no public impact, but will affect screening between properties. To this end, replacement planting with columnar apple trees (No.'s 3-5 Malus Everest as 12-14cm girth stock at 2-3m spacing) is recommended as suitable mitigation.

1.4 There is a further minor impact to the neighbouring, front-garden, cherry tree by building extension / replacement and paving resurfacing at 3.5% and 3% RPA encroachments respectively within ground that has already been built upon for the existing store room. These encroachments are considered very low impacts individually and low impact in aggregate.

1.5. There are no significant secondary impacts (post development pressures to fell) provided the foundations for building extensions are suitably designed for tree proximities (on presumed clay soil). Indeed, the removal of the fast-growing, evergreen hedge and replacement with small, columnar apple trees will reduce secondary impacts of anti-social shading, whilst providing a measure of screening and an abundance of visual amenity.

1.5 Therefore, the site has potential for development without impacting significantly on the either the viable tree population or local landscape.

* British Standards Institute. 2005. Trees in Relation to Construction BS 5837: 2005 HMSO, London

2. INTRODUCTION

2.1 Terms of reference

2.1.1 LANDMARK TREES were asked by Mr M Baldwin, to undertake an arboricultural planning survey of the site: 231 Long Lane, Hillingdon, Uxbridge UB10. The report is to accompany a planning application.

2.1.2 The proposals are for the construction of a 2 storey extension to the rear of the property, a single storey extension to the eastern side of the property and a front porch. This report will assess the impact on the trees and their constraints, identified in our survey. Although the proposals were known at the time of the survey, Landmark Trees endeavour to survey each site blind, working from a topographical survey, wherever possible, with the constraints plan informing their evolution.

2.1.3 I am a Registered Consultant and Fellow of the Arboricultural Association and a Chartered Forester, with a Masters Degree in Arboriculture and 20 years experience of the landscape industry - including the Forestry Commission and Agricultural Development and Advisory Service. I am a UK Registered Expert Witness, trained in single joint expert witness duties. I am also Chairman of the UK & I Regional Plant Appraisal Committee, inaugurated to promote international standards of valuation in arboriculture.

2.2 Drawings supplied

2.2.1 The drawings supplied by the client and relied upon Landmark Trees in the formulation of our survey plans are:

Topographical survey – N/a*

Existing ground floor – Existing Plans & Elevations

Proposed ground floor – 231 Long Lane Prop Planning App

*In the absence of a full topographical survey, tree positions may be approximate only.

2.3 Scope of survey

2.3.1 As Landmark Trees' arboricultural consultant, I surveyed the trees on site on 8th May 2009, recording relevant qualitative data in order to assess both their suitability for retention and their constraints upon the site, in accordance with British Standard 5837:2005 Trees in relation to construction – Recommendations [BS5837].

2.3.3 Our survey of the trees, the soils and any other factors, is of a preliminary nature. The trees were inspected on the basis of the Visual Tree Assessment method expounded by Mattheck and Breloer (The Body Language of Trees, DoE booklet Research for Amenity Trees No. 4, 1994). I have not taken any samples for analysis and the trees were not climbed, but inspected from ground level.

2.3.4 The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.

2.4 Survey data & report layout

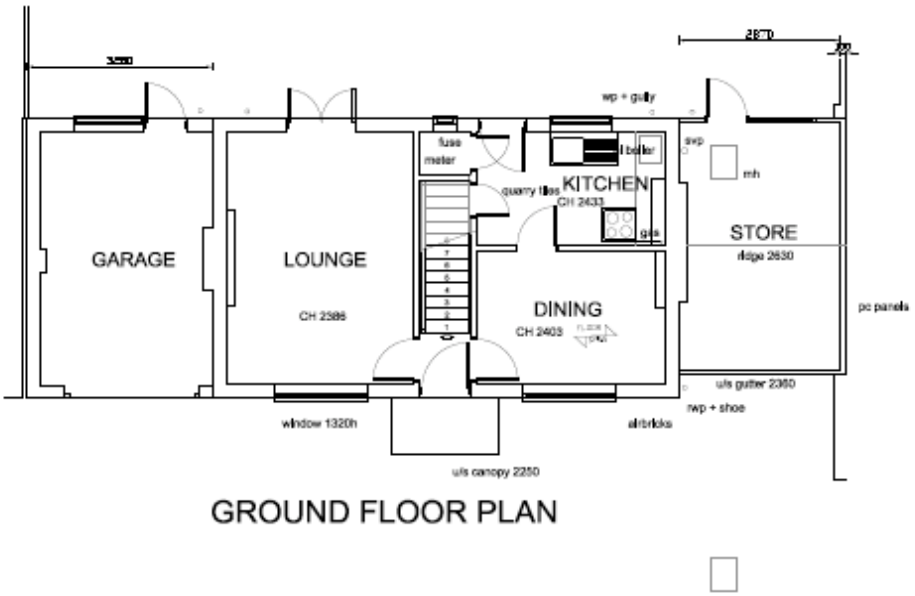
2.4.1 Detailed records of individual trees are given in the survey schedule in Appendix 1 to this report.

2.4.2 A site plan identifying the surveyed trees, based on the client's drawings / topographical survey is provided in Appendix 4.

2.4.3 This plan also serves as the Tree Constraints Plan with the theoretical Recommended Protection Areas (RPA's), tree canopies and shade constraints, (from BS5837: 2005) overlain onto it. These constraints are then overlain in turn onto the client's proposals to create an Arboricultural Impact Assessment Plan in Appendix 5. General observations and discussion follow, below.

3.0 OBSERVATIONS

3.1 Site description



GROUND FLOOR PLAN

3.1.1 The site is an existing detached house and garden in residential Hillingdon, fronting onto Long Lane. The garden is orientated east-west (front –back) and is level. Trees line the northern and western boundaries. It is proposed to extend the building to the north and south (into the current store and garage) and to the west into the existing back lawn. The rear garden is not visible to the public.

3.1.2 In terms of the Soil Survey of England and Wales, the soil lies within the unsurveyed area of Greater London where the soils are generally, highly shrinkable clay; e.g. slowly permeable seasonally waterlogged fine loam over clay. Such soils are prone to compaction during development. Damage to soil structure can have a serious impact on tree health. Design of foundations near problematic tree species will also need to take into consideration subsidence / heave risk. A structural engineer may advise further on the local geology and its implications for development.

3.2 Subject trees

3.2.1 There are 6 trees surveyed on site including a Lawson Cypress hedge, of which 1 tree is 'A' category *(High Quality)(T6 – English Oak), 2 are 'B' category *(Moderate Quality), 2 'C' category *(Low Quality), and 1 'R' category *(Poor Quality). In theory, only the moderate quality trees are a material constraint upon development, and there are no significant impacts of development upon such trees within the proposals.

3.2.2 In terms of age demographics there is healthy mix of age classes, when the remaining (unsurveyed) trees are taken into consideration.

3.2.3 The key trees on or around the site are the Monterey cypress (T1) in the client's rear garden and the English oak (T6) in the northern neighbour's front garden. T1 just misses Category A rating on account of its pruning history (asymmetric crown removal by neighbours). However, it is protected by TPO (see S. 3.3). Neither tree will be directly affected by development. Nor will there be any indirect / incidental impacts provided adequate tree protection measures (fencing) are put in place at the time of development.

3.2.4 T2 sycamore and T5 cherry are moderate quality. Both have limited service lives: T2 is self-sown and may cause nuisance in maturity (but provides useful screening for the present) at this distance from the existing properties, and T5 has a short natural life span.

3.2.5 H3 is a semi-mature, Lawson cypress hedge that has already outgrown its confined placement between / adjacent to both houses. It could be topped or replaced.

3.2.6 Remaining unsurveyed trees on the site comprise early mature Eucalyptus, semi-mature cypress , purple plum and young rowans. These trees are remote from the proposals and will be automatically protected by fencing put in place for the benefit of T1, 5 and T6.

3.4 Planning Status

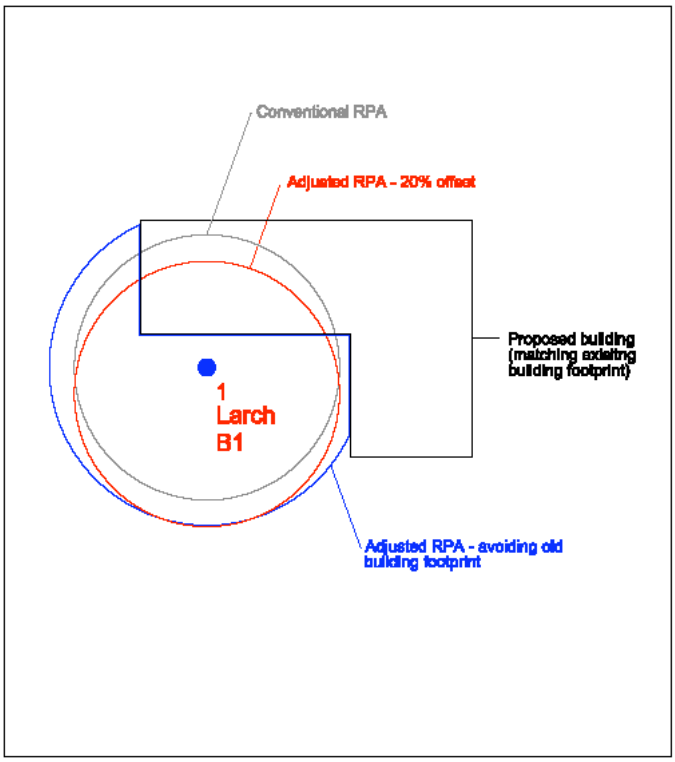
3.4.1	London Borough of Hillingdon Tree Preservation Order No. 168: 1974 protects a number of trees on and around the property. The plan within the TPO schedule is old and imprecise, such that it is difficult to identify individual protected trees. Our T1's 1, 5 & 6 would appear to be protected as TPO T's 19, 17 & 18, respectively. Some trees within the schedule have clearly been lost / removed; e.g. T21, 23, 24 and perhaps T20. The latter is ambiguous, as there are 2 scrub, purple plums at this location, but it seems inconceivable they would be the subject of a TPO (especially 35 years ago). However, it would be prudent to seek clarification on the identity of T20 and confirm the absence of T's T21, 23, 24. It is a criminal offence to disturb or damage such trees without permission from the local authority.

4.0 DEVELOPMENT CONSTRAINTS

4.1 Primary constraints

4.1.1 BS5837: 2005 gives Recommended Protection Areas (RPA's) for any given tree size. The individual RPA's are calculated in the Tree Schedule in Appendix 1 to this report, or rather the notional radius of that RPA, based on a circular protection zone. The prescribed radius is generally 12-x stem diameter at 1.5m above ground level, except where basal diameters are used in the case of multi-stemmed trees, and the radius is set at 10x the diameter.

4.1.2 Circular RPA's are appropriate for individual specimen trees grown freely such as these, but where there is ground disturbance, the morphology of the RPA can be modified to an alternative polygon, and where appropriate shifted 20% in the direction of undisturbed ground, as shown in the diagram below. In less fanciful terms, one needs to remember that RPA's are area-based and not linear. **No modifications have been made in this instance.**



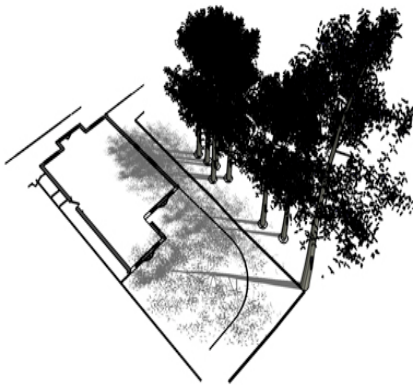
4.1.3 R Category trees are discounted from the process. Category-C trees would not normally constrain development individually, unless they provide some external screening function. As discrete, internal trees, their removal will not affect the wooded envelope that encloses much of the site.

4.1.4 "Care should be exercised over misplaced tree preservation. Attempts to retain too many or unsuitable trees on a site are liable to result in excessive pressure on the trees during development work and subsequent demands for their removal. The end result is usually fewer and less suitable trees than would be the case if proper planning, selection and conservation had been applied from the outset." (BS5837: 2005)

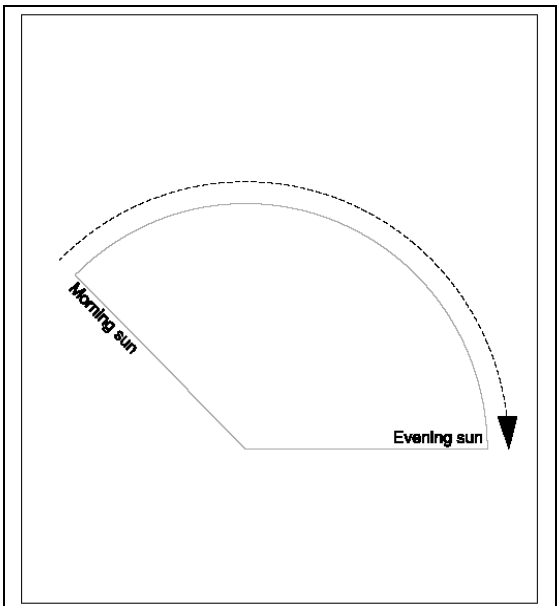
4.1.5 In this instance, there are no internal site trees and therefore few significant primary constraints upon development, provided it will not be necessary to build right up to the boundaries.

4.2 Secondary Constraints

4.2.1 The second type of constraint produced by trees that are to be retained is that the proximity of the proposed development to the trees should not threaten their future with ever increasing demands for tree surgery or felling to remove nuisance shading, honeydew deposition or perceived risk of harm.



4.2.2 The shading constraints are crudely determined from BS5837 by drawing an arc from northwest to east of the stem base at a distance equal to the height of the tree, as shown in the diagram opposite. Shade is less of a constraint on non-residential developments, particularly where rooms are only ever temporarily occupied.



4.2.3 This arc represents the effects that a tree will have on layout through shade, based on shadow patterns of 1x tree height for a period May to Sept inclusive 10.00-18.00 hrs daily.

4.2.4 No significant secondary constraints are envisaged, especially if the evergreen hedge is replaced. T4 may cause honeydew deposition nuisance to both existing properties, as it matures (10-20 years, hence), but the issue arises regardless of development. Given its useful current screening function, it may prove practical to retain the tree until new planting is suitably established and then replace or even wait until it does become a problem.

5.0 Table 1: Arboricultural Impact Assessment for Retained Trees

Hide irrelevant | Show All Trees

(Impacts assessed prior to mitigation and rated with reference to From Matheny & Cark (1998))

B.S. Cat.	Tree No.	Species	Impact	Tree / RPA Affected	Age	Growth Vitality	Species Tolerance	Impact on Tree Rating	Impact on Site Rating	Mitigation
C	H3	Cypress, Lawson	Felled to Facilitate Development Basement Construction within 1m of 2 of 3 trees	m^2 N/A %	Semi-mature	Normal	N/A	N/A	Low	New planting / landscaping
R	4	Ash, Common	Felled to Facilitate Development Unsuitable, self-seeded tree next to existing buildings	m^2 N/A %	Young	Normal	N/A	N/A	N/A	N/A
B	5	Cherry, Wild (Gean)	Building Construction within RPA Path Construction within RPA	4.5 m^2 6.22 %	Mature	Normal	Moderate	Low	N/A	Light plant / mini-rigs only & from outside RPA Airspade / manual excavation

6.0 DISCUSSION

6.1 Rating of Primary Impacts

6.1.1 The principal primary impact in the current proposals is the removal of the low quality cypress hedge (H3) comprised of 3 semi-mature trees, to facilitate the construction of a building extension. An ash sapling would also be removed in the process, but the tree needs to be removed any way. The loss of this rear garden cypress hedge will have no public impact, but will affect screening between properties. It is therefore, considered a low impact that can be resolved through replacement planting.

6.1.2 There is a further minor impact to the neighbouring, front-garden, cherry tree by building extension / replacement and paving resurfacing at 3.5% and 3% RPA encroachments respectively within ground that has already been built upon for the existing store room. These encroachments are considered very low impacts individually and low impact in aggregate.

6.1.3 An RPA encroachment of <20% of RPA may be considered as low impact, given the permissive references to 20% RPA relocation and impermeable paving within BS5837 and other published references to healthy trees tolerating up to 30-50% root severance (Coder, Helliwell and Watson in CEH 2006). The trees in question are healthy specimens of species with a good resistance to development impacts, and quite capable of tolerating these low impacts.

6.2 Rating of Secondary impacts

6.2.1 There should be no significant secondary impacts (post development pressures to fell) from northern boundary trees (casting shade into the neighbouring garden) provided the foundations for building extensions are suitably designed for tree proximities (on presumed clay soil).

6.2.2 Indeed, the removal of the fast-growing, evergreen hedge and replacement with small, columnar apple trees will reduce secondary impacts of anti-social shading, whilst providing a measure of screening and an abundance of visual amenity.

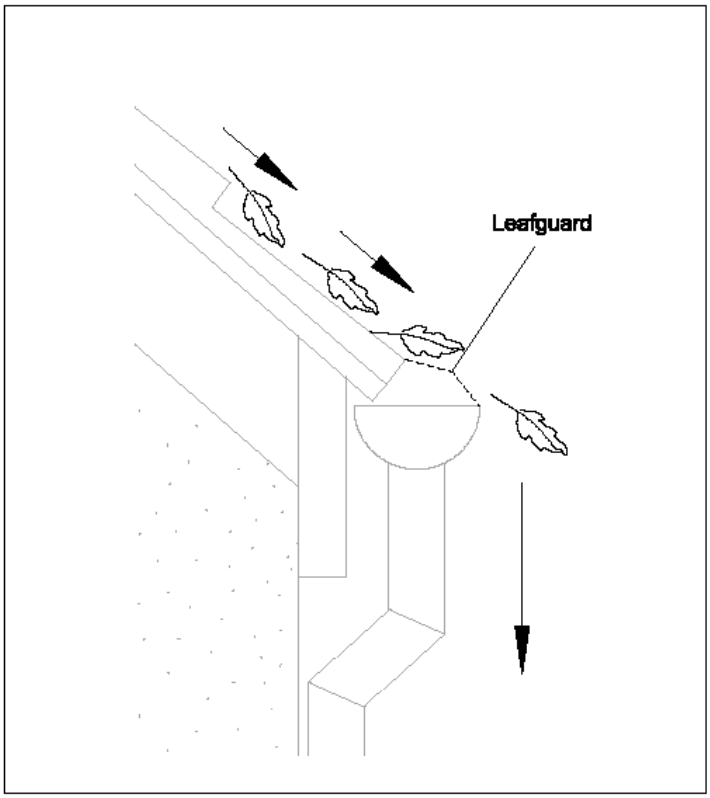
6.3 Mitigation of Impacts

6.3.1 The landscape impact of tree losses can be offset with replacement planting, ideally comprising ornamental varieties of native species, and where appropriate with columnar or compact form. A selection of columnar tree species cultivars for constricted sites is provided in Appendix 3 and a suggested selection provided in Recommendations below.

6.3.2 The building impact to T5 on previously disturbed ground is too small to require the use of specialised foundation techniques, such as mini-piling or pad and raised beam (though structural engineering considerations may require them).

6.3.3 Similarly, any resurfacing of the boundary path way should require no more than controlled working with light plant and if conditioned, under arboricultural supervision.

6.3.5 Nuisance deposition can be mitigated / pre-empted with filtration traps on the guttering.



Filtration traps, as shown above, could be fitted on the gutters which can easily be maintained at 2-3m above ground.

7.0 CONCLUSION

7.1 The potential impacts of development to retained trees are all relatively low in terms of overall RPA percentage.

7.2 The full potential of the impacts can be largely mitigated through design and precautionary measures. These measures can be elaborated in Method Statements in the discharge of planning conditions.

7.3 The species affected are generally tolerant of root disturbance and the retained trees are generally in good health and capable of sustaining these low impacts.

7.4 The trees that are recommended for felling are of little individual significance, such that their loss will not affect the visual character of the area

7.5 Therefore, the proposals will not have any significant impact on either the retained trees or wider landscape.

8.0 RECOMMENDATIONS

8.1 Specific Recommendations

8.1.1 Tree surgery recommendations are found in Appendix 2 to this report, with a selection of columnar tree species cultivars for constricted sites provided in Appendix 3. Any tree removals recommended within this report should only be carried out with local authority consent.

8.1.2 Excavation and construction impacts within the RPA's of trees identified in Table 1 above, will need to be controlled by method statements specifying mitigation methods suggested in para 6.3 above and by consultant supervision as necessary. These method statements can be provided as part of the discharge of conditions.replacement planting with columnar apple trees () is recommended as suitable mitigation

8.1.3 Replace felled trees H3 & T4 with No.'s 3-5 Malus Everest as 12-14cm girth nursery stock, pit-planted at 2-3m spacing, following current best practice; i.e. conforming to and planted in accordance with the following:

- BS 3936:1980 Nursery Stock;
- BS 4043:1966 Transplanting Semi-Mature Trees; and
- BS 5236:1975 Cultivation and Planting of Trees in the Advanced Nursery Stock Category.
- All replacement stock should be planted and maintained as detailed in BS 4428:1989 (Section 7): Recommendations for General Landscape Operations.

8.2 General Recommendations

8.2.1 Any trees which are in close proximity to buildings proposed for demolishing should be protected with a Tree Protection Barrier (TPB). This TPB should comprise steel, mesh panels 1.8m in height ('Heras') and should be mounted on a scaffolding frame (shown in Fig 2 of BS5837). The position of the TPB can be shown on plan as part of the discharge of conditions, once the lay out is agreed with the planning authority. The TPB should be erected prior to commencement of works, remain in its original form on-site for the duration of works and removed only upon full completion of works.

8.2.2 A TPB may no longer be required during soft landscaping work but a full arboricultural assessment must be performed prior to the undertaking of any excavations within the RPA of a tree. This will inform a decision about the requirement of protection measures. It is important that all TPBs have permanent, weatherproof notices denying access to the RPA.

8.2.3 The use of heavy plant machinery for building demolition, removal of imported materials and grading of surfaces should take place in one operation. The necessary machinery should be located above the existing grade level and work away from any retained trees. This will ensure that any spoil is removed from the RPAs. It is vital that the original soil level is not lowered as this is likely to cause damage to the shallow root systems.

8.2.4 Any pruning works must be in accordance with British Standard 3998:1989 Tree work [BS3998].

8.2.5 Where sections of hard surfacing are proposed in close proximity to trees, it is recommended that "No-Dig" surfacing be employed in accordance with BS5837:2005 and 'The Principles of Arboricultural Practice: Note 1, Driveways Close to Trees, AAIS 1996 [APN1]'.

8.2.6 Where scaffolding installation is required within the RPA the provisions of Figure 3 of BS5837 with regard to ground protection must be employed.

8.2.7 If the RPA of a tree is encroached by underground service routes then BS5837 and NJUG 10 provisions should be employed. If it is deemed necessary, further arboricultural advice must be sought.

8.2.8 Numerous site activities are potentially damaging to trees e.g. parking, material storage, the use of plant machinery and all other sources of soil compaction. In operating plant, particular care is required to ensure that the operational arcs of excavation and lifting machinery, including their loads, do not physically damage trees when in use.

8.2.9 To enable the successful integration of the proposal with the retained trees, the following points will need to be taken into account:

1) Plan of underground services.
2) Schedule of tree protection measures, including the management of harmful substances.
3) Method statements for constructional variations regarding tree proximity (e.g. foundations, surfacing and scaffolding).
4) Site logistics plan to include storage, plant parking/stationing and materials handling.
5) Tree works: felling, required pruning and new planting. All works must be carried out by a competent arborist in accordance with BS3998.

6) Site supervision: the Site Agent must be nominated to be responsible for all arboricultural matters on site. This person must:

* be present on site for the majority of the time
* be aware of the arboricultural responsibilities
* have the authority to stop work that is causing, or may cause harm to any tree
* ensure all site operatives are aware of their responsibilities to the trees on site and the consequences of a failure to observe these responsibilities.
* make immediate contact with the local authority and/or a retained arboriculturalist in the event of any tree related problems occurring.

8.2.10 These points can be resolved and approved through consultation with the planning authority via their Arboricultural Officer.

8.2.11 The sequence of works should be as follows:

* initial tree works: felling, stump grinding and pruning for working clearances
* installation of TPB for demolition & construction
* installation of underground services
* installation of ground protection
* main construction
* removal of TPB
* soft landscaping

9.0 REFERENCES

- British Standards Institute. 2005. Trees in Relation to Construction BS 5837: 2005 HMSO, London.
- Barlow JF & Harrison G. 1999. Shade By Trees, Arboricultural Practice Note 5, AAIS, Farnham, Surrey.
- Lonsdale D 1999. Research for Amenity Trees No.7: Principles of Tree Hazard Assessment and Management, HMSO, London.
- Centre for Ecology & Hydrology. 2006. Tree Roots in the Built Environment, HMSO, London.
- Matheny, N; Clark, J. R.1998. Trees and Development: A Technical Guide to Preservation of Trees during Land Development. Champaign
- Mattheck C. & Breloer H. 1994. Research for Amenity Trees No.2: The Body Language of Trees, HMSO, London.

APPENDIX 1

TREE SCHEDULE - Notes for Guidance

Dm -	is the diameter of the trunk in millimetres at 1.5m above ground level.
Spread -	is in metres at the points of the compass relevant to the woodland boundary
Class/Colour -	refers to the retention classifications in Section 5.2 BS5837: 2005 and colouring on the site map - Highly High Quality (A) (Green), Moderate Quality (B) (Blue), Low Quality (C) (Grey), Poor Quality (R) (Red)

Landmark Trees Ltd
Tel: 020 7851 4544

Tree Survey Schedule

Site: 231 Long Lane, Hillingdon, Middx
Date: 8th May 2009

Surveyor: Adam Hollis
Ref:

Tree No.	English Name	Height	Crown Spread	Ground Clearance	Age Class	Stem Diameter	Protection Multiplier	Protection Radius	Growth Vitality	Structural Condition	Landscape Contribution	B.S. Cat	Sub Cat	Useful Life	Observations
1	Cypress, Monterey	17	6745	2	Mature	800	12	9.6	Normal	fair	high	B	1	20-40	Excessive crown lift on neighbour's side
2	Sycamore	8	3	3	Semi-mature	180	12	2.2	Normal	good	low	C		>40	
H3	Cypress, Lawson	8	1	0	Semi-mature	230	12	2.8	Normal	good	low	C	2	20-40	Damaging boundary wall
4	Ash, Common	6	1331	2	Young	100	12	1.2	Normal	fair	low	R		<10	Unsuitable for location pushing over wall

Notes:

1. Height describes the approximate height of the tree measured in meters from ground level.
2. The Crown Spread refers to the crown radius in meters from the stem centre and is expressed as an average of NSEW aspect if symmetrical.
3. Ground Clearance is the height in meters of crown clearance above adjacent ground level.
4. Stem Diameter is the diameter of the stem measured in millimeters at 1.5m from ground level for single stemmed trees or at ground level for multi-stemmed trees. Stem Diameter may be estimated where access is restricted.
5. Protection Multiplier is 12 for single stemmed and 10 for multi-stemmed trees and is the number used to calculate the tree's protection radius and area.
6. Protection Radius is a radial distance measured from the trunk centre.
7. Growth Vitality - Normal growth, Moderate (below normal), Poor (sparse/weak), Dead (dead or dying tree).
8. Structural Condition - Good (no or only minor defects), Fair (remediable defects), Poor - Major defects present.
9. Landscape Contribution - High (prominent landscape feature), Medium (visible in landscape), Low (secluded/among other trees).
10. B.S. Cat refers to (British Standard 5837:2005 Table 1) and refers to tree/group quality and value; 'A' - High, 'B' - Moderate, 'C' - Low, 'R' - Remove.
11. Sub Cat refers to the retention criteria values where 1 is Arboricultural, 2 is Landscape and 3 is Cultural including Conservational, Historic and Commemorative.
12. Useful Life is the tree's estimated remaining contribution in years.

APPENDIX 2

RECOMMENDED TREE WORKS

Landmark Trees Ltd
Tel: 0207 851 4544

Recommended Tree Works

Hide irrelevant | Show All Trees

Site: 231 Long Lane, Hillingdon, Middx

Surveyor: Adam Hollis

Date: 8th May 2009

Ref:

Tree No.	English Name	Height	Stem Diameter	Crown Spread	Recommended Works	Comments/ Reasons
1	Cypress, Monterey	17	800	6745	CL4 CCL Solely for aesthetic reasons and to reduce shade on lawn	Excessive crown lift on neighbour's side
H3	Cypress, Lawson	8	230	1	Fell	Damaging boundary wall Advisable for good arboricultural practice
4	Ash, Common	6	100	1331	Fell	Unsuitable for location pushing over wall Advisable for good arboricultural practice

Notes:

CB - Cut Back to boundary/clear from structure.
CL# - Crown Lift to given height in meters.
CT#% - Crown Thinning by identified %.
CCL - Crown Clean (remove deadwood/crossing and hazardous branches and stubs).
CR#% - Crown Reduce by given %.
DDD - Decay Detection Device recommended.
Fell - Fell to ground level.
Fell2 - Fell and treat stump to prevent re-growth.
Pol - Pollard or re-pollard.
YM - Carry out normal maintenance of a young/newly planted tree.
RE - Remove Epicormic Growth (specific notes may be made).

APPENDIX 3: TREE SELECTION FOR CONSTRICTED SITES

Table 4: Rosaceous Tree Species for Constricted Planting Sites

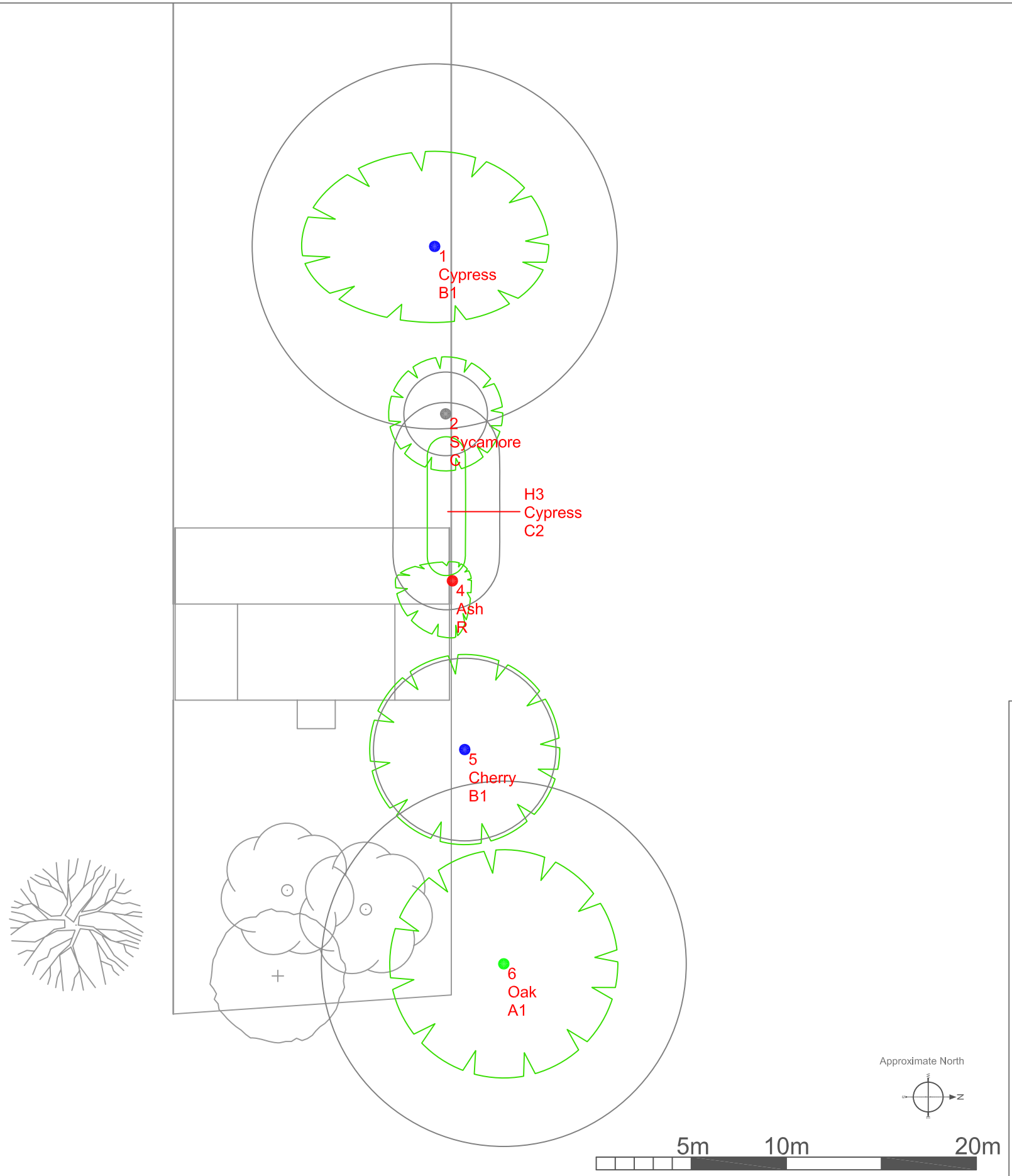
Common Name	Species	Selected Form
Hawthorn	Crataegus monogyna	Stricta
Cockspur	Crataegus prunifolia	Splendens
Cherry	Prunus x hillieri	Spire
Bird cherry	Prunus padus	Albertii
Rowan / Mountain ash	Sorbus aucuparia	Cardinal Royal
Rowan / Mountain ash	Sorbus aucuparia	Rossica Major
Rowan / Mountain ash	Sorbus aucuparia	Sheerwater Seedling
Swedish whitebeam	Sorbus intermedia	Brouwers
Bastard whitebeam	Sorbus x thuringiaca	Fastigiata

Table 5: Specimen Tree Species for Constricted Planting Sites

Common Name	Species	Selected Form
Chinese red bark birch	Betula albosinensis	Fascination
Swedish birch	Betula pendula	Dalecarlica
Hornbeam	Carpinus betulus	Fastigiata Frans Fountaine
Turkish Hazel	Corylus colurna	
Maidenhair tree	Gingko biloba	
Pride of India	Koelreuteria paniculata	Fastigiata
European larch	Larix decidua	Sheerwater Seedling
Tulip tree	Liriodendron tulipfera	Fastigiata

APPENDIX 4

TREE CONSTRAINTS PLAN



NOTE: ALL TREE POSITIONS ARE APPROXIMATE

NOTE:

This survey is of a preliminary nature. The trees were inspected from the ground only on the basis of the Visual Tree Assessment method. No samples were taken for analysis. No decay detection equipment was employed. The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.

Branch spread in metres is taken at the four cardinal points to derive an accurate representation of the crown.

Root Protection Areas (RPA) are derived from stem diameter measured at 1.5 m above adjacent ground level (taken on sloping ground on the upslope side of the tree base) or immediately above the root flare for multi-stemmed trees.

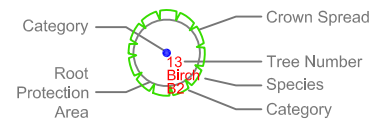
Landmark Trees

2 Clifford Gardens, London, NW10 5JD
Tel: 0800 055 6912 Mobile: 07812 989928
e-mail: info@landmarktrees.co.uk Web: www.landmarktrees.co.uk

Site: 231 Long Lane	1-250@A3
Drawing Title: Tree Constraints Plan	May 2009

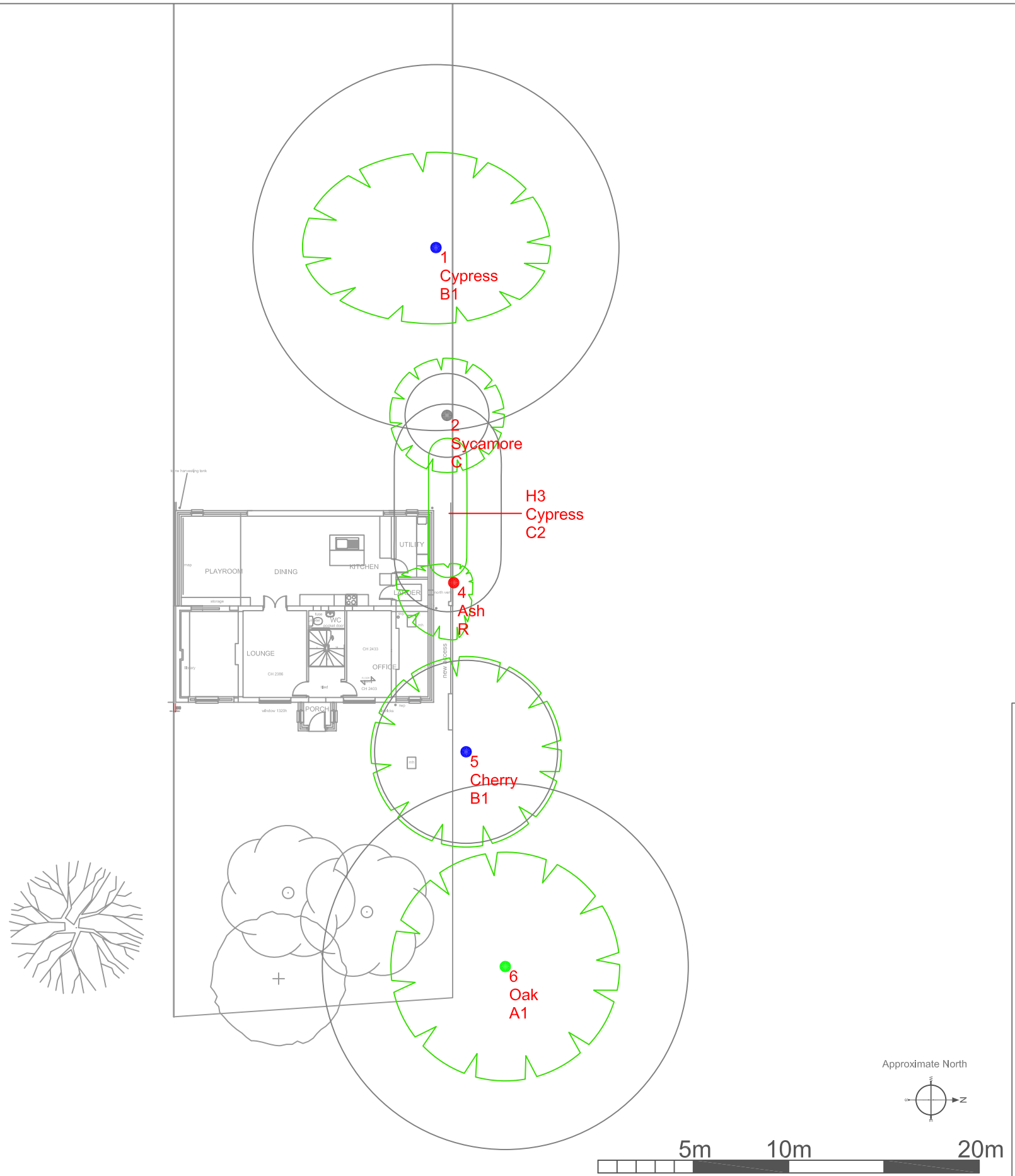
Key:

- Category A High Quality
- Category B Good Quality
- Category C Moderate Quality
- Category R Poor Quality



APPENDIX 5

ARBORICULTURAL IMPACT ASSESSMENT PLAN



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Site: 231 Long Lane	1-250@A3
Drawing Title: Arboricultural Impact Assessment	May 2009

Key:

- Category A High Quality
- Category B Good Quality
- Category C Moderate Quality
- Category R Poor Quality