Tree Survey to BS5837: 2012

Chidlow Avenue, Withington, Manchester

Prepared for:

Southway Housing
C/o Groundwork MSSTT

Our Ref: 12/AIA/MAN/05 (3)

04 July 2012

TREE SURVEY SCHEDULE

TREE SOLUTIONS

SITE:	CHIDLOW AVENUE, WITHINGTON, MANCHESTER
CLIENT:	SOUTHWAY HOUSING TRUST
BRIEF:	TREE SURVEY IN ACCORDANCE WITH BS5837: 2012

SURVEYOR:	A. HENDERSON
ASSESSMENT DATE:	29 JUNE 2012
VIEWING CONDITIONS:	GOOD
JOB REFERENCE:	12/AIA/MAN/05 (3)

TREE NO. T - Tree G - Group H- Hedge	SPECIES (COMMON NAME)	AGE	HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W)	RADIAL CROWN SPREAD (m) N	S	E	W	STEM/ MULTI-STEM* DIA.(mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m^2)
T1	Laburnum	M	4.5 1.5S	3	2	2	2	300	G	• 4 stems from base all 150mm – RPA combined • Decay at base • Hard standing over roots • E.R.C. 10	• Consider removal & replacement with small ornamental trees	C1	3.6 41m^2
T2	Sycamore	EM	9 1.5	2.5	2.5	2.5	2.5	300	G	• Overgrown self set tree due to lack of any past management • No visual significance • E.R.C. 10	• Consider removal & replacement with small ornamental trees	C1	3.6 41m^2

HEADINGS & ABBREVIATIONS

TREE NO.	REFERENCE NUMBER. REFER TO PLAN OR NUMBERED TAGS WHERE APPLICABLE (T = TREE, G = GROUP, H = HEDGE)
SPECIES:	COMMON NAME (LATIN NAMES AVAILABLE ON REQUEST)
AGE RANGE/LIFE STAGE:	Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE
HEIGHT:	ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 1 IN 10 TREES ARE MEASURED USING A CLINOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES
CROWN SPREAD:	MAXIMUM CROWN RADIUS MEASURED TO THE FOUR CARDINAL COMPASS POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADIUS OF THE GROUP)
CROWN CLEARANCE & DIRECTION OF GROWTH:	HEIGHT IN METERS OF CROWN CLEARANCE ABOVE ADJACENT GROUND LEVEL (TO INFORM ON GROUND CLEARANCE, CROWN/STEM RATIO AND SHADING)
STEM DIA/MULTI-STEM DIA:	STEM DIAMETER - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL OR A COMBINATION OF STEMS FOR MULTI-STEMMED TREES
VITALITY:	A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD
E.R.C. = ESTIMATED REMAINING CONTRIBUTION:	RELATIVE USEFUL LIFE EXPECTANCY (YEARS)
BS 5837CATEGORY & SUB-CATEGORY GRADING:	A = HIGH QUALITY AND VALUE, B = MODERATE QUALITY AND VALUE, C = LOW QUALITY AND VALUE, U = UNSUITABLE FOR RETENTION (SUB-CATEGORY REFERS TO ARBORICULTURAL., LANDSCAPE AND CULTURAL/CONSERVATION VALUES)
BS 5837 RADIUS & BS 5837 RPA:	PROTECTIVE DISTANCE - RADIUS FROM THE CENTRE OF THE STEM TO THE LINE OF TREE PROTECTION (CONSTRUCTION EXCLUSION ZONE - CEZ) AND PROTECTIVE BARRIER ROOT PROTECTION AREA - BS 5837 (2012) ANNEX D (THE RECOMMENDATIONS STATE THAT THE RPA SHOULD BE CAPPED AT 707 M^2) NOTE – ALL CALCULATIONS ROUNDED TO NEAREST DECIMAL

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 *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*			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	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
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	Trees with material conservation or other cultural value	See Table 2
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 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	See Table 2

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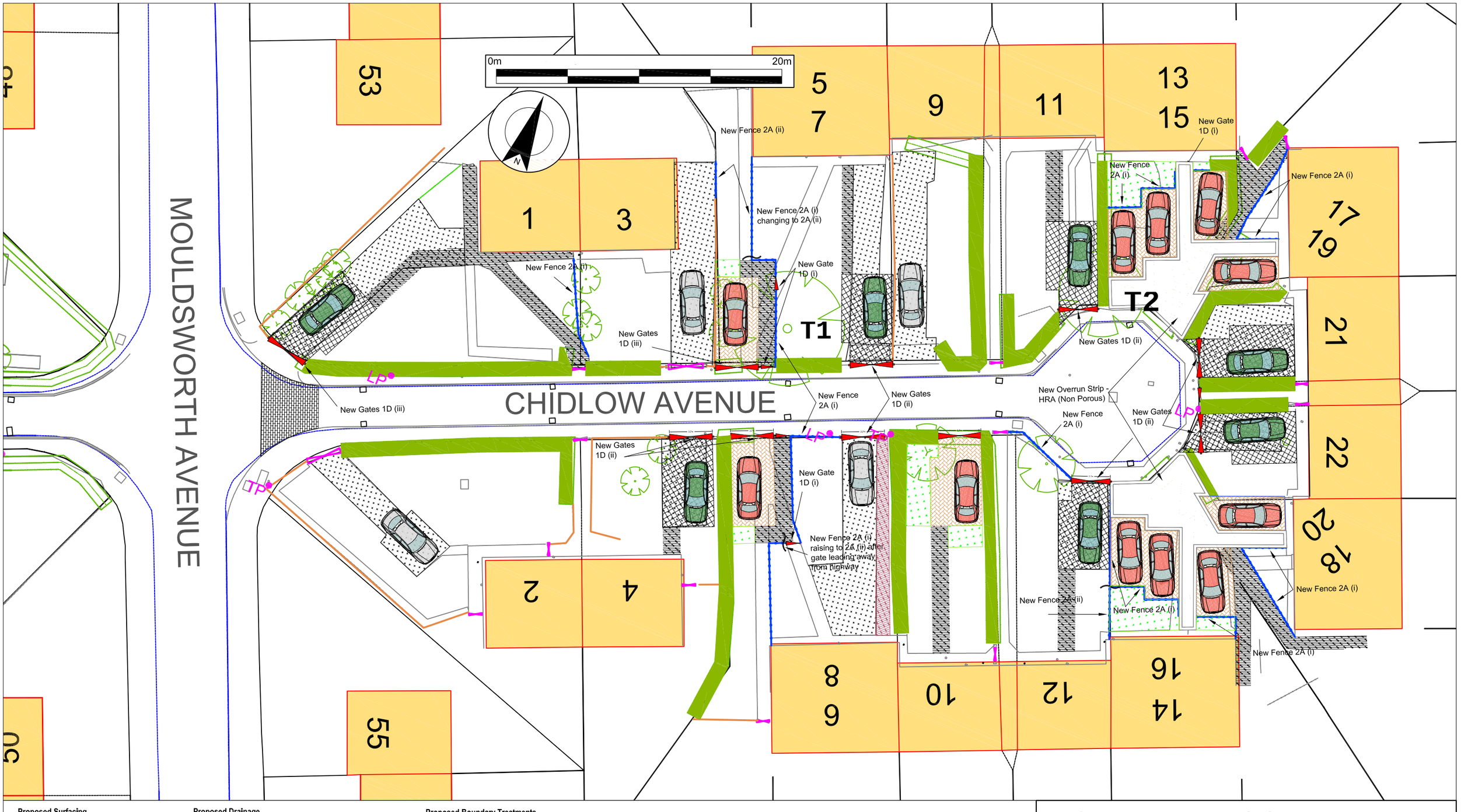

Proposed Surfacing
- New Shared Driveway - DBM (Non Porous)
- Allocated Parking Space (Hydropave)
- Allocated Parking Space Stem (Porous Bitmac)
- New Overrun Strip - HRA (Non Porous)
- New / Replacement Footpath - DBM (Non Porous)
- Footpath Capable of Overrun - DBM (Non Porous)
- Concrete Edging Kerb
- Block Edging
- PCC HB2 kerb - upstand as noted
- Sub Base Porous - type as noted
- Sub Base Non Porous - type as noted
- Lawn area tie in and re turfed (min area max 1:5 slope in hedge)
- Existing drive repaired (see notes)
- Existing drive refurbished (see notes)
- Existing Driveway

Proposed Drainage
- Rodding eye
- Silt trap inspection chamber
- Outlet Trap
- Flow controlled Inspection chamber
- Surface water drainage gulley
- Existing Inspection Chamber Connection
- Solid walled PVCu / VC pipe with surround class noted
- Perforated PVCu pipe (twin rib walled) with surround class noted
- Gravel filter drain (no pipe)

Surface Levels
- Existing levels
- Proposed levels (surface)
- Proposed levels (top of kerb)
- Fall
- Proposed levels (back of pavement)

Proposed Boundary Treatments
- Existing Hedge Maintained (Trimmed as directed) - 1a (i)
- New Hedge With Fence as noted
- New Low Picket Fence -1b (i) & (ii)
- Timber Replacement Panel -1c (i)
- Vehicular Gate - 1d (II) & (III)
- Pedestrian Gate - 1d (i)
- Gate Post Metal - 1d (iv)
- Tall Pale Gate - 1d (v)
- Tall Pale Vehicular Gate - 1d (vi)
- Tall Pale Fence - 1e (i) & (ii)
- Tall Timber Fence - 1f (i) & (ii)
- Low Waney Lap Fence (1.0m) - 2a (I)
- Low Waney Lap Fence (1.5m) - 2a (ii)
- Timber Pale Fence Gabel Closes - 2b
- Retaining Wall - 2c
- Tall Waney Lap Fence - 3a (i)
- Feature Wall - 4a (i)
- Feature Pier - 4a (ii)
- Name Plate Wall - 4b (i)
- Metal Knee Rail - 4c (i)

Existing Features to be Retained
- Existing boundary fence to be retained
- Existing gate to be retained

Approx break in slope position
Remodelled pavement
Dropped kerb
Transitional kerb
Existing kerb
Proposed crossover (drop kerb pavement crossover) to MCC specification

- Existing Lamp Post
- Lamp Post- New location

SHT - Area D2 - Withington: Chidlow Avenue Detailed Design

scale 1:250 @ A3 date June 2012 dwg. no. 1653-615 rev. - drawn by AT status: Planning

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Groundwork CHANGING PLACES CHANGING LIVES