



PATRICK STILEMAN LTD
ARBORICULTURAL CONSULTANCY

 Institute of
Chartered Foresters
Registered Consultant

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TREE SURVEY REPORT

In accordance with British Standard 5837 2012 '*Trees in Relation to design, demolition and construction – Recommendations*'

Project

6A Well Road, London, NW3 1LH

Client

Raj Gidda

Prepared by

Patrick Stileman BSc(Hons), MICFor, MRICS, Dip. Arb (RFS), RC.Arbor.A

Date

22nd March 2024

Project reference:

DS30012401

1 INTRODUCTION

1.1 I am Patrick Stileman, Director of Patrick Stileman Ltd. I am acting on instruction of the client, Raj Gidda. I have qualifications and experience in arboricultural consultancy and I have given details of this in Appendix 1.

1.2 **Brief:**

1.2.1 Patrick Stileman Ltd is instructed by the client to undertake a survey of trees which could potentially be affected by proposed development at 6A Well Road, London NW3 1LH.

1.2.2 The survey is to be undertaken in accordance with British Standard 5837:2012 '*Trees in relation to design, demolition and construction – Recommendations*' (hereafter referred to as BS5837). We are to survey all trees which could potentially be affected with stem diameters in excess of 75 mm at a height of 1.5 metres.

1.2.3 The purpose of the information provided at this stage is to give advice on the principal tree constraints in relation to development in order to assist the design process towards the preparation of an arboriculturally defensible scheme.

1.3 **Caveats:**

1.3.1 The survey must not be substituted for a tree risk assessment report. Detailed inspection including decay mapping, aerial inspections, root or soil analysis etc. was not undertaken.

1.3.2 The trees were viewed from public vantage points and within the site boundaries only. I had no access to third-party property.

1.3.3 This Tree Survey Report comprises Stage 1 of a five-stage arboricultural process relating to planning. Stage 2 is the arboricultural input required during layout design taking account of arboricultural features and constraints; Stage 3 is the preparation of an Arboricultural Impact Assessment detailing what impact the proposed development will have to trees; Stage 4 is the preparation of an Arboricultural Method Statement specifying how trees will be physically protected during the development process; and Stage 5 is the implementation, supervision and on-going monitoring of the works during development.

1.4 **Survey date:** Trees were surveyed by me, Patrick Stileman, on 14th March 2024.

2 TREE SURVEY

2.1 **Tree identification:** Individual trees have been allocated a number, groups of trees a number prefixed by the letter G, and hedges with the letter H. Their locations are shown on the Tree Survey Plan dated 22nd March 2024, drawing no: DS30012401.01, included on Page 10 of this report. Data pertaining to each tree is included in the Tree Survey Data on Page 9 of this report.

2.2 **Tree data:** In carrying out the survey I assessed the following for each tree and group of trees:

- Dimensions (height, crown spread, stem diameter, and height of crown base).
- Root protection area, based on stem diameter.
- Life stage and physiological condition.
- Structural defects of significance, and general condition. Assessment of the value that the tree provides from a wider landscaping perspective.
- An assessment of the likely remaining useful contribution in years.

Based on the above information, I have allocated a category (A, B, C, U) indicating the quality and value for each tree or tree group (in accordance with BS5837), to be taken into account when planning any future development.

3 STATUTORY PROTECTION

3.1 The London Borough of Camden does not have a search feature on its website enabling members of the public to see if properties contain trees which are protected by a tree preservation order (TPO). At this stage I have not made direct contact with the planning authority to establish this and consequently I do not know if trees at 6A Well Road are protected by a TPO.

3.2 The council's website enables members of the public to establish the location of conservation areas – a designation that imposes statutory protection to trees with stem diameters exceeding 75mm at 1.5m above ground level. This shows that the site is located within the Hampstead Conservation Area. As a consequence, all trees included in this survey are legally protected; however, this protection does not extend to shrubs (of which there are several at the site – see Tree Location Plan).

4 TREE CONSTRAINTS PLAN

- 4.1 Based on the information obtained by the tree survey I have prepared a Tree Constraints Plan (TCP), dated 22nd March 2024, drawing no: DS30012401.02, included on Page 11 of this report.
- 4.2 On the TCP I have used different colours indicating tree crowns to distinguish between trees which could defensibly be removed in order to facilitate development (broken blue); and trees with a higher retention priority which should, initially, be considered for retention (solid green).
- 4.3 Category C trees are classified as trees of low quality; they should not impose significant constraints to design layout, and if necessary, can defensibly be shown for removal in order to facilitate good design. If Category C trees can be satisfactorily retained within the proposed layout, then consideration should be given for this.
- 4.4 Category B trees are classified as trees of moderate quality, which covers a large range. Some Category B trees are of insufficient value to impose significant design constraints, such that their removal can be justified in order to promote good design.
- 4.5 Category A trees are classified as trees of high quality and there should be an initial presumption for retention of these trees.
- 4.6 The TCP shows the position of the Root Protection Area (RPA) for trees with a higher retention priority as broken pink lines, and for trees initially indicated as being suitable for removal as pale orange broken lines. BS5837 (Section 3.7) defines the RPA as a '*layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority*'. In other words, the RPA represents the **minimum** area around each retained tree in which the ground should remain largely undisturbed. The RPA is an area based on a circle with a radial distance of 12x the stem diameter at 1.5 metres in the case of single-stemmed trees, or 12x the combined stem diameter (calculated in accordance with a formula set out in BS5837) for trees with more than one stem.
- 4.7 In situations where the site conditions clearly prevent consistent rooting around the tree (for example the presence of roads or buildings within the notional RPA circle) I modify the shape of the RPA to take this into account. At this site I have not adjusted the RPA shape for any tree, and these are all shown based on circles.

- 4.8 At the design stage (Stage 2 – see Section 1.3.3), detailed advice should be given by the arboriculturalist, specifically in relation to the above ground constraints, namely:
1. Future growth predictions for the key retention trees where this is likely to be significantly different to their existing dimensions.
 2. The effects of dominance and shading posed by trees in a) their current context, and b) taking account their future likely growth.

This level of detailed advice is beyond the scope of this report which is preliminary in nature.

5 VETERAN TREES AND ANCIENT WOODLAND

- 5.1 Veteran trees and ancient woodland are described by the National Planning Policy Framework (NPPF – July 2021) at Section 180 (c) as ‘irreplaceable habitat’ and it states that planning applications causing loss or deterioration to them should be refused unless wholly exceptional reasons exist and a suitable compensation strategy is provided.
- 5.2 The NPPF defines veteran (and ancient) trees as *‘A tree which, because of its age size and condition, is of exceptional biodiversity, cultural or heritage value’*. The NPPF describes ancient woodland as *‘An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland (PAWS)’*.
- 5.3 Based on the NPPF definition for veteran trees, there are no veteran trees located at or adjacent to 6A Well Road.
- 5.4 The government’s publicly available multi-agency geographic information map for the countryside (MAGIC) shows the location and shape of Natural England’s provisional identification of ancient woodland. This does not indicate the presence of ancient woodland in or adjacent to the survey area at this site.

6 SOIL

- 6.1 I am not aware if a detailed soil analysis has been undertaken at this site. I did not take soil samples while on site however I have looked at the British Geological Survey plan to establish the likely nature of the soil present. This indicates that the bedrock geology comprises the Claygate Member (clay, silt and sand), with no superficial deposits recorded above.
- 6.2 The Cranfield University 'Soilscapes' website indicates that the soil associated with the prevailing geology comprises freely draining, slightly acidic loams with low fertility.
- 6.3 There may be local anomalies not shown in the British Geological Survey maps and a more detailed site-specific soil assessment should be undertaken if required.

7 KEY TO TREE SURVEY DATA

7.1 **Tree / Group reference:** Tree numbers as shown on the Tree Survey Plan. Where trees form a coherent group, they have been assessed as a group, and are shown in the survey and on the plan prefixed with the letter G.

7.2 **Species:** These are listed in the schedule by their common name. The botanical names of the principal species present are as follows:

Silver birch: *Betula pendula*

Holly: *Ilex aquifolium*

Purple plum: *Prunus cerasifera* 'Pissardii'

Sweet gum: *Liquidambar styraciflua*

Lawson cypress: *Chamaecyparis lawsoniana*

7.3 **Ht. (m):** The height of the tree is measured or estimated to the nearest half metre for dimensions up to 10 m, and to the nearest whole metre for dimensions over 10 m.

7.4 **Crown spread – NSWE:** Radial crown spread measured or estimated, rounded up to the nearest metre, for north, south, west and east.

7.5 **Crown base:** The height above ground level and orientation of the lowest permanent crown base (excluding basal, and small epicormic growth).

7.6 **Stem count:** For trees recorded as individuals, the number of stems recorded for the purpose of RPA calculation (where stem numbers exceed 5 an average diameter is assessed).

7.7 **Stem dia:** In the first column the stem diameter is recorded for trees with a single stem, or the first measured stem where there are fewer than five, or the average stem diameter for trees with more than 5 stems. The diameter of individual stems for trees with up to five stems is recorded in columns 2-5. Measurements are shown in mm, rounded to the nearest 10. In some situations it is not possible to measure the diameter of stems, and for these estimates are made. When stem diameters have been estimated they are written in *italics*. Measurements are taken in accordance with BS5837 Annex C. For tree groups, stem measurements are recorded for the largest tree in the group.

7.8 **RPA Rad:** This shows the radius of the notional RPA circle in metres to be centered on the tree, based on the calculation made using the stem diameter.

- 7.9 **RPA Area:** This shows the calculated RPA in m² for each tree (as individuals or within groups). If the notional RPA circle is adjusted (see 4.6) the area must be maintained. The RPA area is capped at 707 m², equivalent to a circle with a radius of 15m.
- 7.10 **Life Stage:** An assessment of the tree's stage of life, where: Y = young, SM = semi-mature, EM = early-mature, M = mature, and OM = over-mature.
- 7.11 **Phys. Condition:** The physiological condition of the tree, reflecting the condition of the vascular system as indicated by leaf and shoot vitality. The physiological condition is not a comment on the tree's structural condition. The physiological condition codes used are G = good; F = fair; P = poor; D = dead.
- 7.12 **Condition and observations:** Description of general tree condition, including structural integrity, the presence of hazards, pests and diseases which may affect the tree's retention span.
- 7.13 **Preliminary management recommendations:** Work required to trees for reasons of sound arboricultural management only, **not for development facilitation**. This is not to be taken as a list of tree work required prior to development activity, but provides management recommendations for trees in their current context. This may include the further investigation of suspected defects. Where trees are located in neighbouring property, this is usually not applicable.
- 7.14 **Ret span:** Estimated remaining likely retention span based on species, condition & context. The following longevity bands are used: <10; 10-20; 20-40; >40. The retention span assessment is based on trees in their current context.
- 7.15 **Category:** BS5837:2012 Category where:
- 7.15.1 **U = Trees unsuitable for retention.** Trees 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. These trees are shown on the tree plans with dark red centres.
- 7.15.2 **A = Trees of high quality.** Trees of high quality with an estimated remaining life expectancy of at least 40 years. These trees are shown on the tree plans with green centres.
- 7.15.3 **B = Trees of moderate quality.** Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. These trees are shown on the tree plans with blue centres.

- 7.15.4 **C = Trees of low quality.** Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm. These trees are shown on the tree plans with grey centres.
- 7.15.5 Trees of notable quality are graded as Category A or Category B. These trees are divided further into sub-categories. Sub-category 1 is allocated where it has been assessed that the tree has mainly arboricultural qualities. Sub-category 2 is allocated where it is assessed that the tree has mainly landscape qualities. Sub-category 3 is allocated where it is assessed that the tree has mainly cultural qualities, including conservation.
- 7.15.6 Trees may be allocated more than one sub-category. All sub-categories carry equal weight, with for example an A3 tree being of the same importance and priority as an A1 tree.
- 7.15.7 I do not allocate sub-categories to Category C trees.



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Chartered Arboriculturist. Arboricultural Association Registered Consultant

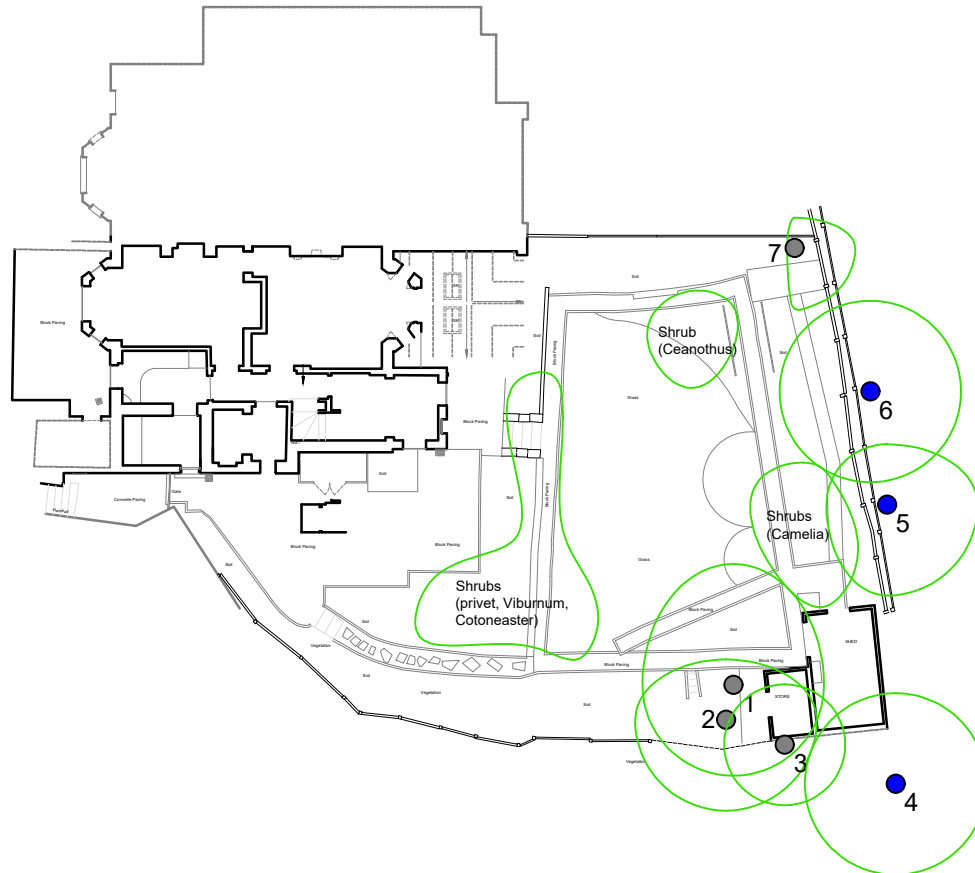
Director Patrick Stileman Ltd

TREE SURVEY DATA: 6A Well Road, London NW3

Tree / Group	Species	Ht. (m)	Crown Spread (m)				Crown base (m)	Stem Count	Stem Dia. (mm)					RPA Rad. (m)	RPA Area (m ²)	Life Stage Y-SM- EM-M- OM	Phys. Condition G-F-P-D	Condition and observations	Preliminary management recommendations	Ret. Span <10, 10+ 20+, >40	Grade U-A-B-C
			N	S	W	E			1 / mean	2	3	4	5								
1	Silver birch	16	4	3	3	3	2m N	2	120	230				3.12	31	EM	F	Twin-stemmed from ground level. Formerly 3 stems, but third is now decaying stub. Currently appears adequate, but retention span likely to be limited.	No action required at time of survey	10+	C
2	Silver birch	11	2	3	3	3	3m S	2	140	160				2.56	21	EM	F	Twin-stemmed from ground level. Slender, suppressed tree of relatively low significance.	No action required at time of survey	10+	C
3	Holly	7	2	2	2	2	4m N	1	200					2.40	18	EM	P	Located off-site. Dense ivy competing heavily with crown. Low vitality.	No action required at time of survey	10+	C
4	Holly	11	3	3	3	3	3m N	1	350					4.20	55	EM	F	Located off-site. Tree of moderate quality and value.	No action required at time of survey	20+	B1
5	Purple plum	7	2	3	2	3	2m W	1	150					1.80	10	EM	F	Located off-site. Tree of moderate quality and value just crossing B grade threshold.	No action required at time of survey	20+	B1
6	Sweet gum	9	3	3	3	3	2m W	1	200					2.40	18	SM	F	Located off-site. Tree of moderate quality and value just crossing B grade threshold.	No action required at time of survey	20+	B1
7	Lawson cypress cv	5	1	2	0	2	0m S	1	200					2.40	18	EM	F	Partially collapsed lower stem appears to have stabilised recently. Small tree of relatively low significance.	No action required at time of survey	10+	C

This drawing must be viewed in colour

Trees to the front of the property were not shown on the topographic survey and were not included with the tree survey



TREE SURVEY PLAN

SITE ADDRESS
6A Well Road, London NW3 1LH

CLIENT
Raj Gidda

JOB REF
DS30012401

DRAWING NO
DS30012401.01

DATE
22/04/2024

Patrick Stileman Ltd
9 Chestnut Drive, Berkhamsted, Herts,
HP4 2JL 01442 866112



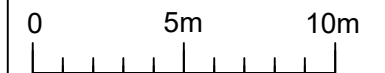
KEY

Tree / tree group canopy spread

BS 5837 Category key

- Category U tree
- Category A tree
- Category B tree
- Category C tree

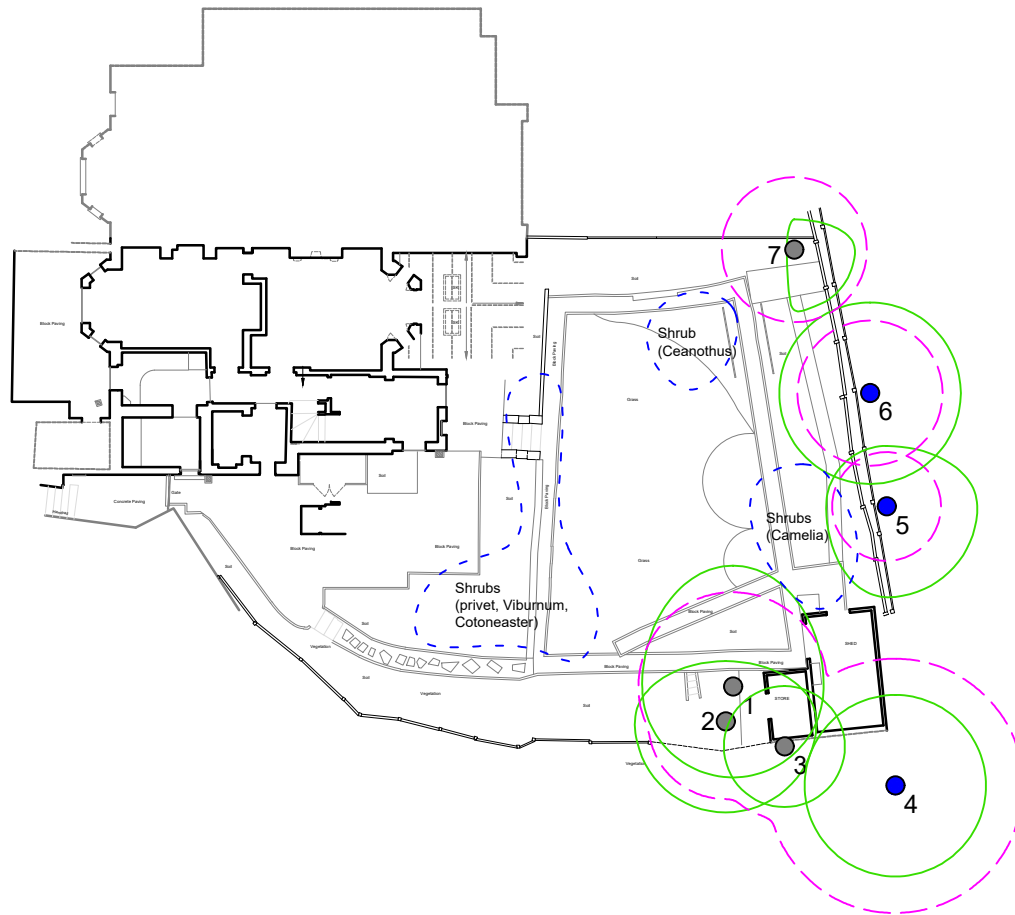
SCALE
1:250 @ A4



NOTE:
Stem diameters are not drawn to scale. See schedule for dimensions
This plan is based on the topographic survey provided by the project architect

This drawing must be viewed in colour

Trees to the front of the property were not shown on the topographic survey and were not included with the tree survey



TREE CONSTRAINTS PLAN

SITE ADDRESS
6A Well Road, London NW3 1LH

CLIENT
Raj Gidda

JOB REF
DS30012401




DRAWING NO
DS30012401.02

DATE
22/04/2024





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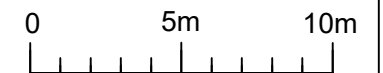
KEY

-  Tree initially recommended for retention
-  Tree / shrub group which could initially be considered for removal
-  Root Protection Area (RPA)

BS 5837 Category key

-  Category U tree
-  Category A tree
-  Category B tree
-  Category C tree

SCALE
1:250 @ A4



This plan is based on the topographic survey provided by the project architect

APPENDIX 1

Qualifications and experience of Patrick Stileman *BSc(Hons), MICFor, Dip.Arb(RFS), M.Arbor.A*

I am Patrick Stileman, Director of Patrick Stileman Ltd Arboricultural Consultancy.

My qualifications in arboriculture are as follows:

National Certificate in Arboriculture *Ncb(arb)*

The Arboricultural Associations Technicians Certificate *Tech.Cert (Arbor.A)*

The Royal Forestry Society's Professional Diploma in Arboriculture *Dip.Arb(RFS)*

In addition to the qualifications listed above which are specific to the field of arboriculture, I also hold an Honours degree in Environmental Science *BSc(Hons)*.

I hold chartered status, being a Chartered Arboriculturist and professional member of the Institute of Chartered Foresters *MICFor*. I am a professional member of the Royal Institution of Chartered Surveyors *MRICS*.

I am a Registered Consultant with the Arboricultural Association, a scheme for which I am also an assessor.

I am a trained expert witness, and hold the Cardiff University Bond Solon Expert Witness Certificate.

I am a member of the Royal Forestry Society.

I have been working in the arboricultural industry since 1994 and as a consultant since 2001. I am frequently instructed by professionals to provide advice and assistance relating to trees within the planning process; I have a wide client base in this field including developers, architects, planning consultants, and Local Planning Authorities. I am experienced with providing arboricultural input in planning appeals as written representation, informal hearing and public local inquiry.

I am regularly instructed to assist with tree risk assessments, and to provide guidance relating to tree safety. Past clients for this work include local authorities, schools, residents' associations, large organisations including zoos and estates, and private individuals.

I provide advice in relation to alleged tree-related damage to buildings. Clients for this work are typically domestic homeowners, but have also included local authorities. Other work that I undertake involves the provision of tree planting schemes; and advice relating to the general management of trees.

I have worked as an arboricultural expert witness for public and private sector clients in both civil and criminal cases.

Prior to running my current consulting practice, I was a partner in an arboricultural contracting business in which I was involved with the practical aspect of organising, and execution of contract tree work.