SJ Stephens Associates

ARBORICULTURAL, LANDSCAPE & MANAGEMENT CONSULTANTS

Savernake Barn
Stokke Common
Great Bedwyn
Marlborough
Wiltshire SN8 3LL
Tel: 01672 871 862
www.sjstephens.co.uk
e: info@sjstephens.co.uk

Arboricultural Impact Assessment

- Tree Survey
- Tree Protection Plan
- Arboricultural Method Statement

For:-

Demolition of existing buildings and replacement with a multi-use development

At:-

14 Blackburn Road
West Hampstead
London
NW8 1RZ

On behalf of:-

Hampstead Asset Management Ltd
and Fifth State
83 Baker Street
London
W1U 6AG

Prepared by:

Simon Stephens MA Oxon, Dip Arb(RFS), MArborA, C Env. MICFor
Email: simon@sjstephens.co.uk

Survey Date: 31st January 2025
Report Date: 17th March 2025
Project no: 2415

CONTENTS

1 BACKGROUND

1.1 This Arboricultural Impact Assessment has been prepared on behalf of Hampstead Asset Management Ltd ('the applicant') and their delivery partner Fifth State to specify tree protection measures and assess the arboricultural impact of the proposed demolition and redevelopment of the Site for a mixed-use development comprising purpose built student accommodation (Sui Generis), affordable housing (Use Class C3), lower ground and ground floor flexible commercial/business space comprising of showrooms, retail and ancillary offices (Use Class E/Sui Generis) and a café/PBSA amenity space (Use Class E/Sui Generis) and associated works including service yard, cycle parking, hard and soft landscaping, amenity spaces and plant. ('the proposed development').

1.2 Trees were surveyed, with findings shown in the Tree Schedule in Appendix B and plotted on the Tree Protection Plan in Appendix A. This also shows tree protection measures, which are specified in the Arboricultural Method Statement in section 5 below. The arboricultural impact is assessed in section 6, which assumes that these measures are followed.

1.3 The tree survey was undertaken, and this report has been prepared, by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, C Env, MICFor a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.

1.4 This survey and report have been prepared in accordance with the recommendations of BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations.

1.5 Documentation supplied:

- HTA Design, Existing Site Plan: drawing no FST-BRC-HTA-XX-XX-SK-A-0001 rev P01
- BMD, Landscape General Arrangement: drawing no BMD.24.0137.DR.P001

2 SURVEY DETAILS AND SCOPE

2.1 The site survey included trees and shrubs, within and immediately adjacent to the red line boundary, with a stem diameter over 75mm at 1.5m height, as shown located on the Tree Protection Plan, included as Appendix A.

2.2 Tree inspection took place on 31st January 2025 from ground level from within the site and from the public highway with the use of binoculars, sounding hammer and metal probe using the Visual Tree Assessment method (Mattheck & Breloer 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies and any structural defects that could increase the risk of structural failure were noted.

2.3 Tree diameters were measured using a girthing tape and tree heights were measured using a hypsometer. Where use of a tape was restricted by site factors, diameters were estimated, with the diameter recorded in the tree schedule as eg “est 300”.

2.4 At the time of the survey, the weather was overcast, but with no restrictions to visibility. Broadleaf trees were not in leaf.

2.5 Tree details are shown on the Tree Protection Plan included as Appendix A. Tree locations have been taken from the topographical survey provided. Where not included on the topographical survey, they have been determined by measuring distances from features shown on the plan, using a laser measuring device. The following information was recorded for each tree, and is shown in the Tree Schedule included as Appendix B:

- **Number:** an identity number for each tree, prefixed with a “T”, which cross references locations shown on the plan with the schedule in Appendix B. Where a number of trees are located close together and are similar in character and management requirements, they have been treated as a Group under a single number, prefixed with a “G”.
- **Species**: common name.
- **Tree height**: approximate height in metres.
- **Stem diameter**: diameter in millimetres, taken at 1.5m above ground. Where there are a number of stems, stem diameters are recorded in the condition column.
- **Branch spread**: approximate spread in metres to N,S,E and W of the trunk. The approximate branch spread is drawn on the plan.

- **Canopy clearance**: approximate height of the canopy above ground. Where a significant, low lateral branch is present, its height and direction of growth is included in the Condition column.
- **Age class**: Young, Semi-mature, Early mature, Mature, Over-mature, Veteran.
- **Condition**: features that affect the safe useful life expectancy and amenity of the tree, including the presence of decay or any physical defect.
- **Management Recommendations**: recommendations to ensure the health and safety of the tree, within the future development.
- **Estimated Remaining Contribution**: <10 years, 5-15 years, 10-20 years, 15-30 years, 20-40 years, >40 years.
- **Category grading**: tree classification taken from BS 5837:2012, Trees in relation to design, demolition and construction (see Appendix C for details), as follows:
    - Category U: Unsuitable for retention, trees with less than 10 years life expectancy, normally recommended for removal (Red)
    - Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation. (Green)
    - Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained. (Blue)
    - Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not unreasonably constrain the layout. (Blue)
    - Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting. (Grey)

  For category A, B and C trees, a subcategory has been allocated, providing information on the reasons for selection of a specific category, as follows:
    - Subcategory 1: mainly arboricultural values.
    - Subcategory 2: mainly landscape values.
    - Subcategory 3: mainly cultural values, including conservation.
- Trees have been classified irrespective of the possible proximity to future construction. The BS 5837 category is colour coded, as indicated above, on the plan included as Appendix A.
- **Protection Distance:** the protection distance in metres required to provide the Root Protection Area recommended in BS 5837, assuming a circular area centred on the tree.
- **Root Protection Area (RPA):** the area in m^2, as recommended in BS 5837, to provide sufficient rooting area to ensure tree survival and which, in most situations, should be fenced off to prevent root damage from construction activities.

3 SURVEY LIMITATIONS

3.1 No internal decay devices, or other invasive tools to assess tree condition, were used.

3.2 No soil excavation or root inspection was carried out.

3.3 This survey has not considered the effect that trees or vegetation may have on the structural integrity of future building through subsidence or heave.

3.4 The tree survey has been undertaken for planning purposes. Although any obvious structural defects have been noted, a Tree Hazard Assessment has not been carried out. Mature trees close to highly populated areas or public highways should normally be checked for safety annually, by a suitably qualified person.

3.5 These survey limitations do not impact on this Arboricultural Impact Assessment.

4 LEGAL PROTECTION OF TREES

4.1 The Camden Council website was viewed on 17-03-2025, showing that the site does not contain any Tree Preservation Orders, nor does it fall within a Conservation Area. We are not aware of any Planning Conditions protecting trees on the site.

5 ARBORICULTURAL METHOD STATEMENT

5.1 Site Overview

5.1.1 The proposed development is for the demolition of all buildings on the site, which is currently occupied by a builders merchants, and replacement with a multi-use development, including commercial, residential units and purpose built student accommodation.

5.1.2 The only trees or shrubs on the site are some low quality buddleia and a self-seeded sycamore.

5.2 Tree Work

5.2.1 Details of proposed tree works are included in the Tree Schedule included as Appendix B.

5.2.2 Three buddleia and a sycamore growing within and immediately adjacent to the north-east corner of the site, G1, T2, T3 and T4, are proposed for removal, as detailed in section 6.1 below.

5.2.3 All tree work must be undertaken to the standards set out in BS 3998:2010 Tree work – Recommendations.

5.3 Root Protection Areas

5.3.1 Root Protection Areas are shown for all trees in the tree schedule included as Appendix B. They are also shown for all retained trees, as circular areas centred on the trunk, on the Tree Protection Plan included as Appendix A. Where there are physical obstructions to root growth the Root Protection Area should be shown as an equivalent area that is more likely to reflect actual root growth. The Root Protection Area shows the area around a tree in which all construction activity must normally be excluded, unless appropriate protection measures are implemented.

5.4 Tree Protection Fencing

5.4.1 No Tree Protection Fencing is required as all trees are being removed.

6 ARBORICULTURAL IMPACT ASSESSMENT

6.1 The following trees / shrubs, categorized as per BS 5837 (see Appendix C for details), are proposed for removal:

- Category C – low quality:
  - G1 – a clump of 3m buddleia, growing up against and through the boundary fence
  - T2 and T3 – two buddleia, which have recently been cut to 2m stumps.
  - T4 – a self-seeded sycamore intertwined with the security fencing which has been repeatedly cut back.

6.2 No trees of any significance are proposed for removal so the arboricultural impact of the proposed development on existing tree cover in the area will be minimal.

6.3 As shown on the plan included in Appendix F, eight trees have been included in the roof garden and one tree in a planter at street level.

6.4 This will provide a net arboricultural benefit resulting from the proposed development.

7 REFERENCES

- *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.*
- *BS3998:2010 Tree Work. Recommendations.*
- *BS8545:2014 Trees: from nursery to independence in the landscape. Recommendations.*

Existing Layout in black

Proposed Layout in green

Key

- Category U
- Category A
- Category B
- Category C
- Crown spread: retained trees
- Trees For Removal
- Root Protection Area

Independent Student Living

House

T3 Buddleia C2

T2 Buddleia C2

T4 Sycamore C2

G1 Buddleia C2

Depot

WEST END LANE

BLACKBURN ROAD

West Hampstead (Underground Station)

138 136 134 132 130 128 126 124 122 114 9 3 14 4 2 198a 176 164

SJ Stephens Associates
Savernake Barn, Stokke Common
Great Bedwyn
Marlborough
Wiltshire SN8 3LL
01672 871862
www.sjstephens.co.uk

JOB TITLE
14 BLACKBURN ROAD

DRAWING TITLE
TREE PROTECTION PLAN

DRAWING NUMBER	REV
2415–01	A

REVISIONS

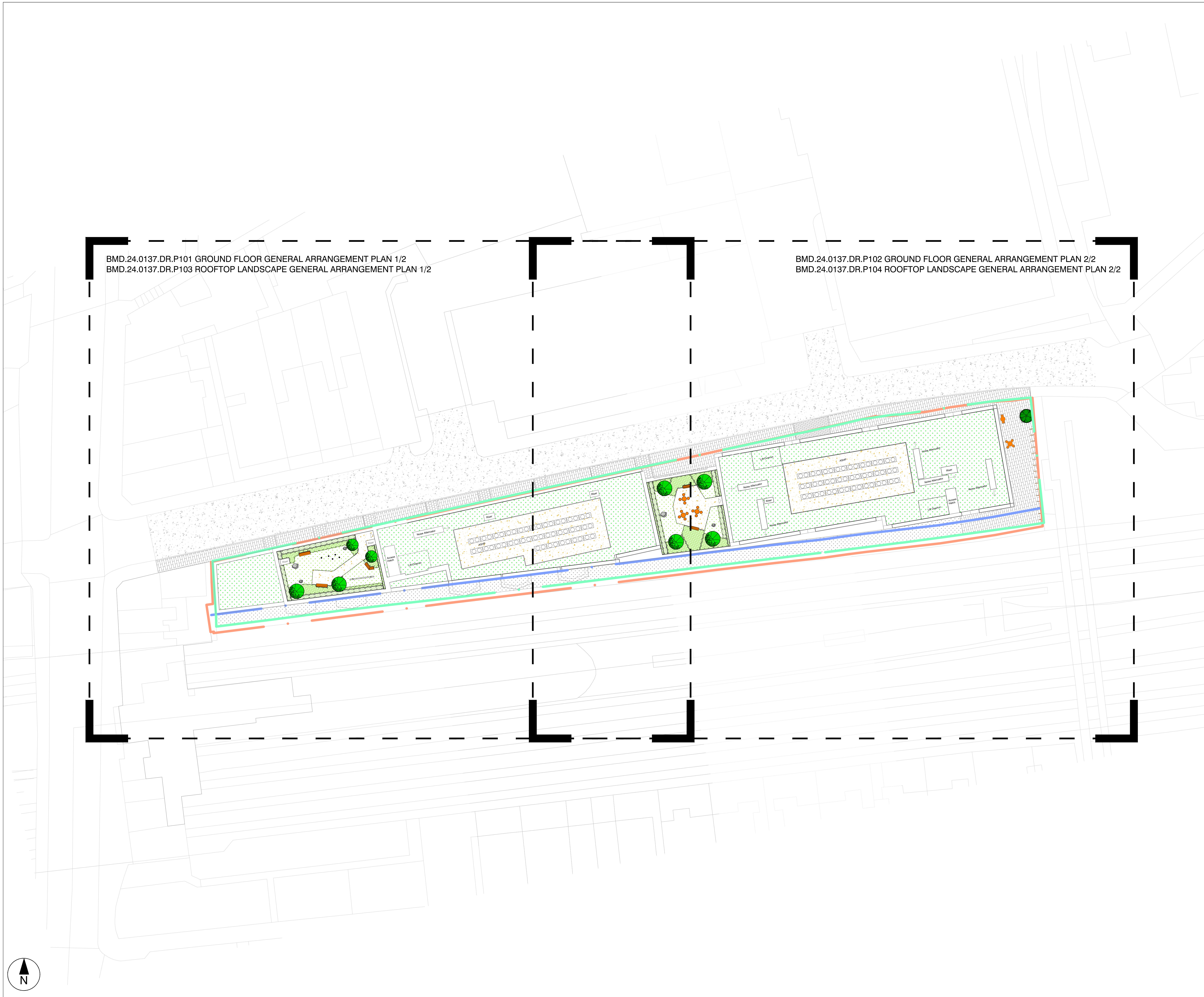
SCALE	DATE	DRAWN BY
1:500 at A3	MAR 25	sjss

Appendix B
BS 5837: 2012 Tree Schedule

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Cleara -nce (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect -ion Distnce (m)	Root Protect. Area (m2)
				N	S	E	W								
G1	Buddleia	3	25-75					1.0	Mature	Growing up against and through boundary fence.	Remove	5-15	C2	0.9	3
T2	Buddleia	2	100	0.5	0.5	0.5	0.5	0.5	Mature	Growing just outside boundary fence alongside substation. Recently cut to 2m.	Remove	5-15	C2	1.2	5
T3	Buddleia	2	100	0.5	0.5	0.5	0.5	0.5	Mature	Growing just outside boundary fence alongside substation. Recently cut to 2m.	Remove	5-15	C2	1.2	5
T4	Sycamore	1.8	130	0.5	0.5	0.5	0.5	0.2	Semi mature	Stems growing through and around security fencing.	Remove	5-15	C2	1.6	8

BS 5837:2012, 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**.*			Canopy coloured red
	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)	Canopy coloured green
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	Canopy coloured blue
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	Canopy coloured grey



NOTES:

1. THIS DRAWING IS BASED ON
   - FST-BRC-HTA-XX-B-SK-A-0198-Basement & Platform Level-GA Plan_P12
   - FST-BRC-HTA-PB-RF-SK-A-0241-PBSA Roof Level-GA Plan_P04
   - FST-BRC-HTA-C3-RF-SK-A-0229-C3 Roof Level-GA Plan_P04
   - FST-BRC-HTA-PB-01-SK-A-0233-PBSA Level 01-GA Plan_P11
2. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE DRAWINGS AND DOCUMENTS
3. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION
4. DO NOT SCALE FROM THIS DRAWING
5. ANY DISCREPANCIES WITHIN THIS DRAWING OR BETWEEN THIS DRAWING AND ANY OTHER INFORMATION IS TO BE REPORTED TO BMD FOR CLARIFICATION

SITE BOUNDARY (SITE SURVEY)

SITE BOUNDARY (SITE TITLE)

3M OFFSET FROM SITE BOUNDARY (SITE SURVEY)

HARD LANDSCAPE

BLACKBURN ROAD
SURFACE MATERIAL TO ENGINEER'S SPECIFICATION

CONCRETE PERMEABLE PAVING
TEXTURE FINISH, BLEND COLOUR OF CHARCOAL, OATMEAL, AND LIGHT CREAM
300X200X80MM, 300X600X80MM, PRODUCTS TO BE CONFIRMED

CONCRETE PERMEABLE PAVING
TEXTURE FINISH, BLEND COLOUR OF CHARCOAL, OATMEAL, AND LIGHT CREAM
200X100X80MM, PRODUCTS TO BE CONFIRMED

CONCRETE BLOCK PAVING
TEXTURE FINISH, BLEND COLOUR OF CHARCOAL, OATMEAL, AND LIGHT CREAM
300X200X80MM, PRODUCTS TO BE CONFIRMED

RESIN BOUND PAVING
COLOUR BUTTERSCOTCH, PRODUCTS TO BE CONFIRMED

SELF BINDING GRAVEL
NATURAL COLOUR, PRODUCTS TO BE CONFIRMED

SOFT LANDSCAPE

ROOFTOP FEATURE TREES
REFER TO DESIGN AND ACCESS STATEMENT SOFT LANDSCAPE PALETTE

FEATURE TREE PLANTING IN PLANTER
REFER TO DESIGN AND ACCESS STATEMENT SOFT LANDSCAPE PALETTE

ORNAMENTAL PLANTING IN PLANTERS
REFER TO DESIGN AND ACCESS STATEMENT SOFT LANDSCAPE PALETTE

HEDGE
REFER TO DESIGN AND ACCESS STATEMENT SOFT LANDSCAPE PALETTE

CLIMBER PLANTING
REFER TO DESIGN AND ACCESS STATEMENT SOFT LANDSCAPE PALETTE

EXTENSIVE GREEN ROOF

AMENITY LAWN

PLAY EQUIPMENT

PLAY BOULDERS

PLAY EQUIPMENT

ROOF FURNITURE

INTEGRATED SEATING

TABLE AND CHAIRS

STREET FURNITURE

CYCLE STANDS

TABLE AND CHAIRS

Rev	Description	Date
--	--	--

Purpose of Issue
PLANNING

Bradley Murphy Design Ltd
Studio 3, Floor 18
Alpha Studios
Alpha Tower
Suffolk St Queensway
Birmingham
B1 1TT

t: 0121 815 9127
e: info@bradleymurphydesign.co.uk
www.bradleymurphydesign.co.uk

Client
FIFTH STATE

Project
14 BLACKBURN ROAD, CAMDEN

Drawing Title
OVERALL LANDSCAPE GENERAL ARRANGEMENT PLAN

Drawn	Checked	Approved	Date
AY	YY	YY	17/03/2025
Job No.	**Scale**	**Sheet Size**	**Revision**
24.0137	1:400	A2	-

Drawing Number
BMD.24.0137.DR.P001