

r.howorth & co.ltd.

chartered surveyors



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20th January 2011

Mr P. Thomas
51% studios ltd
Studio 6, Dean House Studios
27 Greenwood Place
London
NW5 1LB

Dear Peter

Re: Cherry Tree at No.25 Hampstead Hill Gardens, London, NW3 2PJ

Further to my inspection and our meeting on Monday 10th January 2011 at the above property, this report will consider the removal of an existing cherry tree and a suitable planting position for a large replacement tree.

All orientation in this report is given as if one is facing the building from the front.

The existing Cherry tree (*prunus* species) is situated some 8.9 metres from the pavement and 4.5 metres to the right of the existing building at No. 23a.

This tree is protected by a tree preservation order.

The description of the tree is as per Andrew Parry's report dated 9th July 2007.

My inspection of 10th January confirmed that the cherry tree has several defects including a large wound and active fungal growth. This reduces its potential life expectancy significantly. This tree could lose its structural stability within 10 years. British Standard BS5837: 2005; trees in relation to construction, notes that trees that will be lost within 10 years should not be retained.

The planning inspectorate appeal decision dated 14th May 2008 noted that that the cherry tree was "an important visual contribution to the street scene". However, the appeal decision also concluded that replacement of this tree with a semi mature specimen of equivalent size, planted in a position closer to the frontage of the site would be appropriate and acceptable.



*projects; building & defects surveys; supervision
party walls; specifications; tree reports & surveys*

Page 1 of 2



In view of the above, I would recommend removal of the existing tree and the replanting of a standard *prunus avium*, cherry tree, girth 40-455cm, approximate height 8 metres.

This new tree should be positioned to the front left corner of the garden of No. 25 to the front of the removed tree. The new planting position could be approximately 3 metres from the left boundary wall to No. 23a and set 3 metres back from the front metal railings. In this position, the replacement tree will have a prominent position and contribute to the street scene.

I have made enquiries to check that a tree of this size and species would be available for supply and planting and I am awaiting a cost for this from a reputable supplier. I will forward this to you in due course.

Please consider the above and if you wish to discuss further, please do contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Robin Howorth', written over a light blue rectangular background.

Robin Howorth, MRICS, MICFor, M.Arbor. A.

**CHARTERED ARBORICULTURALIST
CHARTERED BUILDING SURVEYOR**