



1 The Mount, Hampstead

Tree Survey Report

April 2018



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	Name	Position	Date
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1 Introduction

1.1 Site Description

1 The Mount, Hampstead (the "site") is situated to the north of the centre of Hampstead. The site comprises the front and rear garden of the property and is bounded to the north, south and west by residential dwellings and to the east by The Mount, the other side of which are retail units.

There are no Tree Preservation Orders (TPOs) on the site. However, the site is within a conservation area.

1.2 Proposed Works

Internal improvements to the existing dwelling, including the provision of an external access to the basement to the rear are proposed. Works that are likely to affect retained trees include the storage of materials.

1.3 Aims of Study

To support a planning application, Canopy Consultancy has been commissioned by BB Partnership to undertake a tree survey of the site, in accordance with British Standard (BS) 5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations".

The aim of this report is to present the results of the survey, including a Tree Survey Schedule (TSS), an Arboricultural Implications Assessment (AIA), and an Arboricultural Method Statement (AMS). A Tree Protection Plan (TPP) has also been produced and accompanies this report as a separate drawing.

This report in no way constitutes a health and safety survey report. Where concerns for tree health and safety exist, the necessary and appropriate tree inspections should be carried out.

2 Methodology

The trees were inspected from ground level by consultant arboriculturist Neil Taylor on 7th March 2018 and measurements taken in accordance with the recommendations set out in the BS 5837:2012. Canopy spreads were measured and plotted to the four compass points. Where direct access was not possible measurements have been estimated. The surveyed trees are colour coded on the accompanying tree survey drawing according to their relevant BS category.

The tree data collected is used to enable the current canopy spread of the surveyed trees and the Root Protection Area (RPA) to be plotted on the accompanying TPP. The RPA is defined by the formula in paragraph 4.6 from the BS 5837:2012 and may be refined by taking into account current on-site constraints to root activity such as buildings, earthworks and hard paving. This forms part of the design process for the proposed development.

3 Assessment

3.1 Tree Character Groups

The detailed results of the tree survey are provided in the TSS, in Appendix 1. In summary, the trees on the site are in a good condition and vary in terms of amenity value provided to the wider landscape. The trees can be divided into two distinct character groups as follows:

1. The first character group includes the small, semi-mature trees found growing in the front garden. The trees in this character group are pollarded on a 5 – 10 year cycle and provide a degree of amenity to the local area.
2. The second character group includes the smaller, garden scale trees found growing in the rear garden and beyond the boundary to the rear. The trees in this character group are in a good condition but due to their size are of limited amenity value to the local area.

4 Arboricultural Implications Assessment (AIA)

4.1 Methodology

The AIA uses the information obtained in the tree survey to identify areas where the proposed construction may be at odds with accepted standards, in terms of a tree's requirements for space in which to maintain existing roots and shoots, and space for future growth.

The quality and relative importance of each tree is illustrated as a coloured polygon. The colour used relates to the BS categories as follows: A - green, B - blue, C - grey and R - red (see accompanying drawing reference 18-585-TPP). In general the design process will try to retain A and B category trees. Proposed construction will therefore normally be excluded from the RPA of A and B category trees. Red trees are discounted as they are recommended for removal.

Details of the trees surveyed are given in the TSS (Appendix 1). The juxtaposition of the proposed development in relation to existing tree locations are shown on the accompanying TPP drawing, reference 18-585-TPP.

The AIA considers existing site conditions and the effect that they may have on the development of the surveyed trees root systems. Hard structures such as building and paved roads and paths can influence the root activity of trees by reducing the availability of both moisture and nutrients.

4.2 Assessment

Refer to the accompanying TPP, drawing, reference 18-585-TPP, for the relationship between the proposed development and the trees adjacent to the site.

- No trees will be removed to enable the proposed development.
- There will be no demolition or construction within the RPA of a retained tree.

5 Arboricultural Method Statement (AMS)

5.1 Methodology

The AMS provides the means by which retained trees and hedges can be protected throughout the development.

The movement of demolition and construction machinery in close proximity to trees may cause compaction of the soil which affects the tree's ability to absorb moisture and nutrients. The RPAs of retained trees and hedges will be protected by a tree protection barrier as described in paragraph 5.5 below and shown on the accompanying TPP, drawing number 18-585-TPP.

5.2 Demolition within the RPA of Retained Trees

There is to be no demolition within the RPA of a retained tree.

5.3 Construction within the RPA of Retained Trees

There is to be no construction within the RPA of a retained tree.

No materials or spoil is to be stored within the RPA of a retained tree.

In order to avoid damage to the retained trees the tree surgery and felling work identified in the accompanying tree survey schedule will be carried out prior to the occupation of the site by the building contractor. The work will be carried out in accordance with BS 3998:2010.

5.4 Services

No new services are required.

5.5 Tree Protection

All trees that are to be retained on the site will be protected by the use of a tree protection barrier erected in the location shown on the accompanying TPP, drawing number 18-585-TPP. The fence will consist of "Heras" type panels or similar braced at appropriate intervals and secured to keep in place. The tree protection barrier will be erected prior to the occupation of the site by the building contractor and will only be removed once the construction phase is complete.

6 Conclusion

Canopy Consultancy was commissioned by BB Partnership to carry out a tree survey at 1 The Mount, Hampstead. The results of the survey indicate that the trees within the survey area vary in terms of amenity value in the context of the local area.


No trees will be removed to enable the proposed development.

Through the specified tree protection measures, it will be possible to minimise the impact of the proposed development on the retained trees.

Overall, there are no known overriding arboricultural constraints which would prevent the proposed development from going ahead, subject to the protection measures and construction methodologies specified within this report being correctly implemented.

7 Appendices

Appendix 1: Tree Survey Schedule

Project:		1, The Mount, Hampstead				BS 5837 2012 Trees in relation to design, demolition and construction-recommendations					Surveyed by		NAT				
Ref:		18-585-TSS									Weather		Overcast				
Date:		07.03.18									Tagged		No				
Client:		BB Partnership Ltd															
				Canopy Spread													
Tree No.	Species	Height (m)	DBH (mm)	N	E	S	W	Stems	Height of crown clearance	Age class	Physiological condition problems/comments	Structural condition	Preliminary management recommendations	Estimated remaining contribution years	BS category		
T1	common lime (Tilia x europaea)	4	230	2	2	2	2	1	2	SM	Good - pollard with 2-3 years growth	Good	Re-pollard every 5-6 year	20-40	B2		
T2	common lime (Tilia x europaea)	4	240	2	2	2	2	1	2	SM	Good - pollard with 2-3 years growth	Good	Re-pollard every 5-6 year	20-40	B2		
T3	common lime (Tilia x europaea)	4	310	2	2	3	2	1	2	SM	Good - pollard with 2-3 years growth	Good	Re-pollard every 5-6 year	20-40	B2		
T4	camellia (Camellia sp.)	3	57	1.5	1.5	1.5	1.5	2	2	Y	Good	Good	None	40+	C1		
T5	olive (Olea europaea)	4	60	1	1	2	1	1	2	Y	Good - off site. Level significantly lower and separated by boundary wall	Good	None	40+	C1		
H1	western red cedar	Up to 1.5	Varied								Y	Good - boundary hedge	Good	None	40+	C1	

