Tree Survey Report as per BS5837:2012
for
32 Crediton Hill,
London,
NW6 1HP

File Ref:TSMS140-V1

Ross Fountain Dip. Arb L4 (ABC)

18th October 2021

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1. Summary

1.1.1 A tree survey as per the requirements for BS5837:2012 was carried out at 32 Crediton Hill, London, NW6 1HP. Existing significant trees were recorded.

2. Introduction

2.1 Site and location

2.1.1 We were instructed to carry out a Tree Survey by Lauren Matus, to investigate the potential for development at 32 Crediton Hill, London, NW6 1HP.

2.1.2 The site is in the urban area of West Hampstead within the London Borough of Camden, at grid reference TQ 25695 85109.

2.1.3 The area immediately surrounding the site is suburban residential and urban, with predominantly semi-detached dwellings on Crediton Hill. Immediately to the west of the property is an area containing sports courts and playing fields.

2.1.4 There are no trees on site or in neighbouring gardens which are protected by a Tree Preservation Order (TPO).

2.1.5 This site is within the West End Green Conservation Area, in the London Borough of Camden.

2.1.6 The site is not a Site of Specific Scientific Interest.

2.1.7 The Geology of Britain viewer http://mapapps.bgs.ac.uk/geologyofbritain/home.html has been used to check the prevailing soil type in the area. This indicated that the underlying bedrock comprises of London Clay Formation - Clay, Silt and Sand. No superficial deposits are listed at this location.

2.2 Planning status

2.2.1 From the information supplied, it our understanding that this report is to be used to investigate the potential to carry out development at the site.

2.3 Scope of this study

2.3.1 The purpose of this report is to document and categorise the trees and their Root Protection Areas (RPA's) in and around the site. The trees that have been included are those that are likely to be affected directly and indirectly by the proposals. This report will enable appropriate planning to ensure a well-considered approach to the design process is achieved, with regard to the trees in and around the site.

2.3.2 This report is not concerned with the health and safety risks these trees could pose, nor is it to decide whether planning permission should or should not be granted.

2.4 Limitations

2.4.1 The surveyed trees have been plotted and then overlayed onto the provided survey plan, (drawing 12477-02P-A1). However, only some the trees were plotted on the provided plan. The remainder of the

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trees (listed as T004-T009) have been plotted as accurately as possible. The GPS plotting used is guaranteed to an accuracy of up to 3m and measurements of nearby features have been taken to provide more data to minimise any inaccuracy in the plotting of T008. As T008 is mature and close to the boundary this tree is considered as potentially having an impact upon the design and development and therefore has been plotted as accurately as possible in this arboricultural survey. However, to ensure the highest levels of accuracy (if positioning is critical) it is recommended that the trees in question are plotted in a topographical survey so the positioning can be checked.

2.4.2 Access was not possible to measure and categorise T004. Access was restricted in order to fully assess T007 and T008. The stems of both trees were clad in ivy. DBH measurements were taken as accurately as possible with the ivy in place. The main stems and basal regions were not able to be fully assessed due to the ivy and therefore the trees have not been categorised.

3. Methodology

3.1 Site visit

3.1.1 The trees were inspected from ground level by consultant arboriculturalist Ross Fountain on the 5th August 2021.

3.1.2 Measurements were taken in accordance with the recommendations set out in the BS5837:2012. Canopy spreads were measured and plotted to the four compass points. Where direct access was not possible, measurements have been estimated.

3.1.3 The surveyed trees are colour coded on the accompanying tree survey drawing according to their relevant BS category, where categorisation was possible.

3.1.4 The tree data collected was used to provide the current canopy spread of the surveyed trees and the Root Protection Areas (RPAs) to be plotted on the accompanying plan, TS140-M01.

3.1.5 RPAs are defined by the formula in paragraph 4.6 from the BS5837:2012 and may be refined by considering current on-site constraints to root activity such as buildings, earthworks and hard paving.

4. Results

4.1 Summary

4.1.1 The detailed results of the tree survey are provided in the Tree Survey Data (Appendix).

4.1.2 There were nine significant trees surveyed which were in or adjacent to the site.

4.1.3 Three of the nine trees were located in neighbouring land. As it was not possible to fully assess these trees on the day of the survey, these trees have not been categorised. The diameter and overall position of T004 is estimated, therefore the RPA is illustrative only.

4.1.4 There were no trees located within the site boundary highlighted for removal due to poor quality or unsuitable position.

4.2 The Survey Key

4.2.1 Ref – The identification number given to the tree.

4.2.2 Species – Common/English name of the tree and botanical name.

4.2.3 Height – Height of each tree in metres.

4.2.4 DBH – Diameter at Breast Height – Diameter of the stem at 1.5 metres from ground level.

4.2.5 Spread – Crown spread in four compass points.

4.2.6 Crown clearance – Lowest part of the crown, in metres above ground level.

4.2.7 Height and direction of first branch – the height above ground level of lowest branch and the direction it heads- north, south, east or west.

4.2.8 Life stage- the age category of tree

4.2.9 Remaining contribution- the considered remaining contribution in years

4.2.10 Combined stem diameter- the combined diameter of multiple stems

4.2.11 General observations- observations made during the survey

4.2.12 RPA – Radius and area of the **R**oot **P**rotection **A**rea in square metres

4.2.13 Physiological condition- condition of the functionality of the tree

4.2.14 Structural condition- condition of the structural form of the tree

4.2.15 Category – which category the tree is in, with colours presented on the tree survey map in the appendix (TSMS136-M01):

- A - Top category, tree of high quality – retain
- B – Intermediate quality tree – retain
- C – Low quality – maybe retain
- U – Lowest quality – unsuitable for retention

4.2.16 Subcategory 1,2 or 3 are listed after the letter to reflect arboricultural, landscape qualities, and cultural values, respectively.

5. Enquiries

Any enquiries relating to this report should be addressed, in the first instance, to Ross Fountain, Reeves Arboricultural Services Ltd, Piccards Farm, Sandy Lane, Guildford, Surrey, GU3 1HD.

6. Appendix

1. Tree Survey data

Ref	Species	Measurements	Combined Stem Diam	General Observations	RPA	Physiological Cond	Structural Cond	Retention Category
T001	Elm (Ulmus sp.)	Height (m): 10 Stem Diam (mm): 350 Spread (m): 1.5N, 4.5E, 5S, 4.5W Crown Clearance (m): 1 Lowest Branch (m): 2.5(SW) Life Stage: Mature Rem. Contrib.: 20+ Years	350	Asymmetric crown distribution due to neighbouring Ash tree. Previously reduced.	Radius: 4.2m. Area: 55 sq m.	Fair	Fair	B2
T002	Ash (Fraxinus sp.)	Height (m): 12 2 stems, diam(mm): 360, 280 Spread (m): 4N, 5.5E, 3S, 5.5W Crown Clearance (m): 4.5 Lowest Branch (m): 4.5(SW) Life Stage: Mature Rem. Contrib.: 20+ Years	456	Twin stemmed tree. Cavity at 2.5m agl on larger stem with remnants of indistinguishable fungal fruiting body. Ivy covering stem and crown break of smaller stem. Previously pollarded.	Radius: 5.5m. Area: 95 sq m.	Fair	Fair	B2
T003	Oak (Quercus sp.)	Height (m): 10 Stem Diam (mm): 320 Spread (m): 2N, 3.5E, 1.5S, 3W Crown Clearance (m): 3.5 Lowest Branch (m): 3.5(N) Life Stage: Early Mature Rem. Contrib.: 30+ Years	320	Organic material build-up at base. Previously reduced. OPM nest in lower canopy.	Radius: 3.8m. Area: 45 sq m.	Fair	Fair	B2
T004	Oak (Quercus sp.)	Height (m): 15 Stem Diam (mm): 800 Spread (m): 5N, 5E, 5S, 5W	800	Mature oak in neighbouring land. Dbh estimated. Has been repeatedly reduced	None - no Retention Category specified.			NotRecorded
T005	Yew (Taxus sp.)	Height (m): 2.5 Stem Diam (mm): 40 Spread (m): 0.5N, 0.5E, 0.5S, 0.5W Life Stage: Young	40	Young Yew tree	Radius: 0.5m. Area: 1 sq m.	Fair	Fair	C
T006	Yew (Taxus sp.)	Height (m): 2.5 Stem Diam (mm): 50 Spread (m): 0.5N, 0.5E, 0.5S, 0.5W Life Stage: Young	50	Young Yew tree	Radius: 0.6m. Area: 1 sq m.	Fair	Fair	C

Ref	Species	Measurements	Combined Stem Diam	General Observations	RPA	Physiological Cond	Structural Cond	Retention Category
T007	Damson (Prunus domestica ssp. insititia)	Height (m): 7 2 stems, diam(mm): 210, 120 Spread (m): 1.5N, 2E, 2.5S, 2W Crown Clearance (m): 2 Lowest Branch (m): 3(W) Life Stage: Mature	242	Tree in neighbouring land. Ivy clad tree with sparse canopy and deadwood. Ivy preventing thorough inspection of main stem and base.	None - no Retention Category specified.			NotRecorded
T008	Birch (Betula sp.)	Height (m): 17 Stem Diam (mm): 430 Spread (m): 4N, 4E, 4S, 4W Crown Clearance (m): 5 Life Stage: Mature	430	Tree in neighbouring land. Main stem is clad in ivy. Ivy preventing thorough inspection of main stem and base.	None - no Retention Category specified.			NotRecorded
T009	Plum (Prunus domestica)	Height (m): 43 stems, diam(mm): 40, 30, 30Spread (m): 0.5N, 1E, 1.5S, 1WCrown Clearance (m): 1Lowest Branch (m): 1(S)Life Stage: YoungRem. Contrib.: 10+ Years	58	Multi stemmed plum tree. Close to fence	Radius: 0.7m.Area: 2 sq m.	Fair	Fair	C

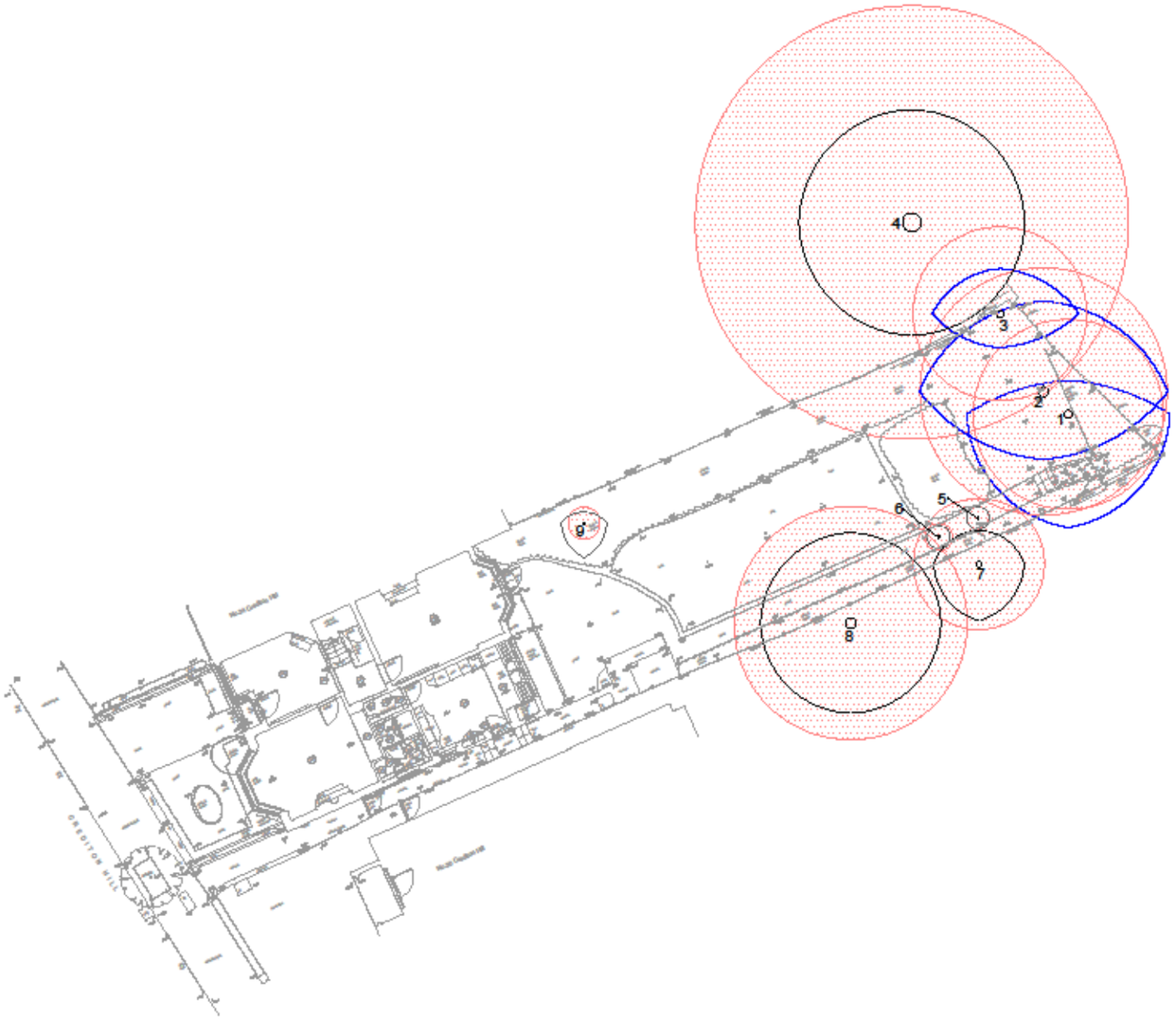
2. Tree constraints plan- 140 M01

N

Indicative

Note

- This drawing was produced in colour, a monochrome copy is not to be relied upon.
- Read drawings in conjunction with arboricultural report.
- All dimensions must be checked on site and not scaled from this drawing.
- Topo based on CadPlan drawing number 12477_01_01.



Legend

- Category A tree canopy
- Category B tree canopy
- Category C tree canopy
- Category U tree canopy
- Uncategorised tree
- Root Protection Area
- 1 Tree number
- Existing site features

Reeves Arboricultural Services
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Map Name: Tree Constraints Plan	
Project/Site: Crediton Hill, London, NW6 1HP	
Client: Mrs Lauren Matus	
Map Number: 140-M01	Revision:
Date: August 2021	Scale: 1:200@A3
Drawn by: MJE	Checked by: RF

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3. Shade constraints plan- 140 M02