

Principal Consultant: Patrick Stileman BSc(Hons), MICFor, Dip. Arb (RFS), M. Arbor. A

9 Chestnut Drive, Berkhamsted, Hertfordshire, HP4 2JL • Tel: 01442 866112 • Fax: 01442 879388
Email: patrick@treeconsulting.co.uk • www.treeconsulting.co.uk

TREE SURVEY REPORT

**In accordance with British Standard 5837 2005 ‘Trees in Relation to
Construction – Recommendations’**

Site

Lass O’ Richmond Hill, 8 Queens Road, London TW10 6JJ

Client

O’Mahony Finnerty

Prepared by

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

Date:

15th April 2010

Job reference:

DS30031001

1 INTRODUCTION

1.1 I am Patrick Stileman, Director of Patrick Stileman Ltd. I am acting on instruction of the client, O'Mahony Finnerty. 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 carry out a survey of trees located at Lass O' Richmond Hill Public House, 8 Queens Road, London TW10 6JJ in accordance with British Standard 5837 (2005) 'Trees in Relation to Construction – Recommendations' (Hereafter BS5837). We are to carry out an appraisal of all trees with stem diameters in excess of 75 mm at a height of 1.5 metres, including those off site which could pose a potential constraint to development.

1.2.2 Based on the data collected in the tree survey, we are to show constraints to development posed by trees at a preliminary level by means of a Tree Constraints Plan.

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 I surveyed trees at a preliminary level only. 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. In cases where I consider that further investigation is required, I have noted this in the preliminary management recommendations column of the tree survey data.

1.3.2 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 supporting documentation (Arboricultural Implication Assessment) when the layout is to our satisfaction; 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:** I surveyed the trees on April 9th 2010.

2 TREE SURVEY

2.1 **Tree identification:** Individual trees have been allocated a number and groups of trees have been allocated a number prefixed by the letter G. Their locations are shown on the Tree Survey Plan drawing ref DS30031001.01, and data pertaining to each tree or group of trees is located in the Tree Survey Data on Pages 6-8 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 and stem diameter).
- Height above ground level of the lowest crown base.
- 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 grade (A, B, C, R) 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 I have not been instructed at this stage to contact the Local Planning Authority in order to establish whether trees at Lass O' Richmond Hill are protected by virtue of being located within a Conservation Area or by a Tree Preservation Order. I have been informed by the client that the site is located within a Conservation Area.

4 TREE CONSTRAINTS PLAN

4.1 Based on the information obtained by the tree survey, I have drawn a tree constraints plan (TCP) which I have included as Page 10 of this report.

4.2 On the TCP, I have used different colours indicating tree crowns to distinguish between trees which should be removed for reasons of sound arboricultural management (red); trees which could defensibly be removed in order to facilitate development (blue); and trees with a higher retention priority which could be regarded as a constraint to development (green).

- 4.3 Table 1 of BS5837 states that '*C category trees will usually not be retained where they would impose a significant constraint on development*'. Should their retention impose significant constraints to the design layout, then removal can be justified. If C grade trees can be retained without placing significant constraints on the layout, then consideration should be given for this. In certain situations constraints posed by better quality trees (B and A grade) are disproportionate to their value; in these cases their removal can sometimes be justified in order to promote good urban design, usually on the basis that mitigation is provided elsewhere on the site in the form of high quality new planting.
- 4.4 The TCP shows the position of the Root Protection Area (RPA) for trees. BS5837 (section 2.5) defines the RPA as a '*layout design tool indicating the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree, shown in plan form in m sq*'. The RPA represents the **minimum** area around each 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 10x the stem diameter just above the root flare in the case of multi-stemmed trees. In situations where the site conditions clearly prevent consistent rooting around the tree, I modify the shape of the RPA to take this into account. At Lass O' Richmond Hill I have adjusted the RPA shape from a circle to take account of the boundary wall which is likely to be acting as an effective barrier to roots. I have changed the RPA shape for Trees 1, 2 and 12 located outside of the site, and for Trees 3, 5, 6, 7 and 8 located within the site.
- 4.5 At the design stage (Stage 2 – see Section 1.3.2), 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 KEY TO TREE SURVEY DATA

- 5.1 **Tree no:** 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.

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

Goat willow: *Salix caprea*
Yew: *Taxus baccata*
Orchard apple: *Malus domestica*
Sycamore: *Acer pseudoplatanus*
Downy birch: *Betula pubescens*
Flowering cherry: *Prunus sp*
Common lime: *Tilia x europaea*
Lombardy poplar: *Populus nigra* 'Italica'

- 5.3 **Age class:** An assessment of the relative life stages of the tree where Y = young, MA = middle -aged, M = mature, OM = over-mature, V = veteran.
- 5.4 **Ht. (m):** The height of the tree is measured or estimated to the nearest metre.
- 5.5 **Crown base:** The height above ground level and orientation of the lowest permanent crown base (excluding basal, and small epicormic growth)
- 5.6 **Stems:** This indicates whether a tree is single or multi-stemmed. Trees with more than one stem below 1.5 metres are defined as multi-stemmed, and shown as m. Trees with a single stem are shown as s.
- 5.7 **Crown spread est. (m) – NSWE:** Radial crown spread measured or estimated in metres, listed for north, south, west and east.
- 5.8 **Dia. @ 1.5m (mm):** Stem diameter measured at 1.5m above ground level, given in millimetres. Where access to the stem for measurement purposes was not possible, an estimated size is given with (est) shown. For multi-stemmed trees, stem diameter is taken immediately above root flare. For tree groups, either a size range or the maximum noted size is given.
- 5.9 **Condition & Observations:** Tree condition summary, shown as GOOD, FAIR, POOR or DEAD. Principal observations are also recorded.
- 5.10 **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.
- 5.11 **Retention span:** Estimated remaining contribution based on species, condition & context. The following longevity bands are used: 0-5; 5-10; 10-20; 20-40; 40+

- 5.12 **Grade:** Quality & Value classification according to BS 5837:2005, where:
- 5.12.1 R = Trees in such a condition that they are unlikely to have any useful retention span beyond 10 years, and/or in their current context should be removed for reasons of sound arboricultural management. These are shown on the Tree Survey Plan as dark red.
 - 5.12.2 A = Trees of the highest quality and value, and in such a condition that they are likely to make a useful contribution for 40 years or more. These trees are shown on the Tree Survey Plan as light green.
 - 5.12.3 B = Trees of moderate to high quality and value, and in such a condition that they are likely to make a useful contribution for 20 years or more. These trees are shown on the Tree Survey Plan as mid blue.
 - 5.12.4 C = Trees of low quality and value, or of no particular merit, and in such a condition that they are likely to make a useful contribution for 10 years or more. These trees are shown on the Tree Survey Plan as grey. Trees graded C should not pose a constraint to development.
 - 5.12.5 Trees of notable value 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 significant arboricultural value. Sub-category 2 is allocated where it is assessed that the tree has significant landscaping value. Sub-category 3 is allocated where it is assessed that the tree has significant cultural or conservation value.
 - 5.12.6 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.
 - 5.12.7 I do not allocate sub-categories to Category C trees, because by definition none of the sub-categories are applicable to them

Patrick Stileman

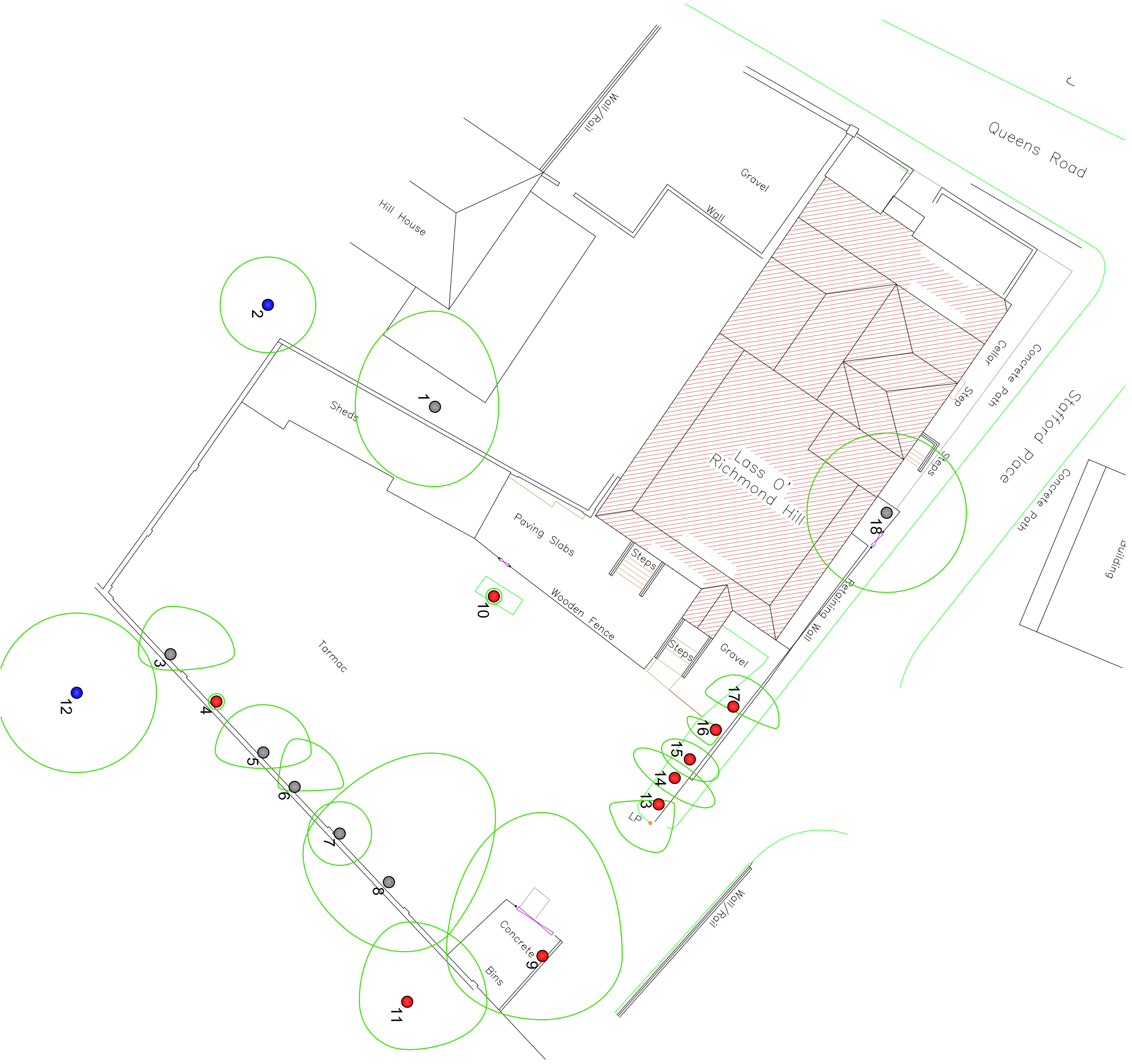
PATRICK STILEMAN BSc(Hons), MICFor, Dip.Arb(RFS), M.Arbor.A
Chartered Arboriculturist. Arboricultural Association Registered Consultant

TREE SURVEY DATA

Tree No.	Species	Age Class	Ht. est. (m)	Crown base	Stems	Crown spread est. (m)				Dia. 1.5m (mm)	Condition & Observations	Preliminary management recommendations	Ret span (yrs)	Grade
						N	S	W	E					
1	Goat willow	M	10	3m S	s	4	5	6	5	400 (est)	FAIR. Located off-site in adjacent property overhanging boundary wall by approximately 3 metres. No access to inspect tree	No action required at time of survey	10-20	C
2	Yew	MA	6	4m S	M	3	3	3	3	300 (est) GL	FAIR. Located off-site in adjacent property. No access to inspect tree	No action required at time of survey	40+	B1
3	Apple	M	5	2m W	s	4	2	3	1	223	FAIR. Growing adjacent to boundary wall. Crown imbalance. Tree of relatively low significance	No action required at time of survey	10-20	C
4	Apple	M	3	-	s	0.5	0.5	0.5	0.5	100 (est)	DEAD	Remove for reasons of sound arboricultural management	0	R
5	Apple	M	4	2m S	m	3	3	3	1	225	POOR. Twin-stemmed from 1.2 metres – one stem dead. Growing against wall. Crown asymmetry. Tree of relatively low significance	No action required at time of survey	10-20	C
6	Apple	M	5	3m W	s	3	1	3	0	168	FAIR. Growing adjacent to wall. Pronounced crown asymmetry. Tree of relatively low significance	No action required at time of survey	10-20	C
7	Apple	M	4	2m S	s	2	2	2	2	190	FAIR. Growing adjacent to wall. Pronounced crown asymmetry. Tree of relatively low significance	No action required at time of survey	10-20	C
8	Sycamore	MA	12	2m W	s	5	6	9	4	424	FAIR. Base of tree pressing against wall. Tree leans to north-west. Crown structure appears satisfactory but tree is in an unsustainable location. Longitudinal wound of apparent low significance on north side of stem	No action required at time of survey	10-20	C

Tree No.	Species	Age Class	Ht. est. (m)	Crown base	Stems	Crown spread est. (m)				Dia. 1.5m (mm)	Condition & Observations	Preliminary management recommendations	Ret span (yrs)	Grade
						N	S	W	E					
9	Downy birch	M	12	2m W	S	5	6	9	4	424	POOR. Low vitality, dead at top. Dense ivy. Pronounced crown asymmetry to west. Short retention span	Remove for reasons of sound arboricultural management	5-10	R
10	Flowering cherry	M	2	-	s	0.5	0.5	0.5	0.5	300 (est)	DEAD. Dead stump	Remove for reasons of sound arboricultural management	0	R
11	Common lime	M	20	2m S	s	5	3	5	3	800 (est)	POOR. Located in Richmond Park to the rear. By looking at it over the wall I observed significant basal decay and <i>Kretzschmaria deusta</i> fungal fruiting bodies. It appears likely that the tree is in a dangerous condition and that it should be removed	Inform managers of Richmond Park with a view to removal	0-5	R
12	Common lime	M	21	2m S	s	5	5	5	5	800 (est)	FAIR. Located off-site in adjacent park. Inspection of tree limited to view of it over wall. No defects seen of apparent structural significance	No action required at time of survey	20-40	B1
13	Lombardy poplar	M	26	2m S	s	1	3	0	3	707	POOR. Extensive stem decay and deep basal cavity. Tree leans to south-east and has re-grown from past height reduction at 18 metres. High hazard of tree failure	Remove for reasons of sound arboricultural management ASAP	0-5	R
14	Lombardy poplar	M	26	1m S	s	3	3	1	1	700 (est)	POOR. Extensive stem cavity visible through opening on north side with daylight seen shining through opposite side. Very dull tone with sounding mallet confirms massive extent of decay. Re-grown from past height reduction at 18 metres. High hazard of failure	Remove for reasons of sound arboricultural management ASAP	0-5	R

Tree No.	Species	Age Class	Ht. est. (m)	Crown base	Stems	Crown spread est. (m)				Dia. 1.5m (mm)	Condition & Observations	Preliminary management recommendations	Ret span (yrs)	Grade
						N	S	W	E					
15	Lombardy poplar	M	24	2m S	s	2	2	1	1	650 (est)	POOR. Slender stem in group suppressed by companions on either side. Re-grown from past height reduction at 18 metres. Slight dull tone when tapping indicates possibility of early basal decay. Exposure with loss of companions either side will lead to likely instability. Tree cannot be retained in isolation	Remove for reasons of sound arboricultural management ASAP	0-5	R
16	Lombardy poplar	M	25	2m S	s	0	2	0	1	650 (est)	POOR. Very dull tone with the sounding mallet implies extensive basal decay, and likely hollow stem. Tree has crown asymmetry from competition. Re-grown from past height reduction at 18 metres. High hazard of whole tree failure	Remove for reasons of sound arboricultural management ASAP	0-5	R
17	Lombardy poplar	M	26	4m S	s	3	2	2	0	900 (est)	POOR. Dull tone with the sounding mallet implies moderate to extensive basal decay, and likely hollow stem. Re-grown from past height reduction at 18 metres. Hazard of whole tree failure	Remove for reasons of sound arboricultural management ASAP	0-5	R
18	Sycamore	MA	11	3m W	s	5	5	5	5	300 (est)	FAIR. Approximately 2 metres from the building with crown substantially over the roof. Root distribution is predominantly to the south. Some prominence and amenity value but tree is in an unsustainable location	No action required at time of survey	10-20	C



TREE SURVEY PLAN

SITE ADDRESS
Lass O' Richmond, 8 Queens Road,
London TW10 6JJ

CLIENT
O' Mahony Finnerty

JOB REF
DS30031001

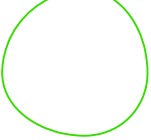




DRAWING NO
DS30031001.01

DATE
15/04/2010



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

KEY

-  Tree and group canopy spread
-  Category R tree
-  Category A tree
-  Category B tree
-  Category C tree

SCALE
1:250 @ A3

NOTE:
The tree positions have been taken from the topographic survey supplied to us which we have assumed to be accurate. The following trees were not included in the topographic survey and their positions shown are indicative only: 2, 4, 18
Tree stem diameters have not been drawn to scale

TREE CONSTRAINTS PLAN

SITE ADDRESS
Lass O' Richmond, 8 Queens Road,
London TW10 6JJ

CLIENT
O' Mahony Finerty

JOB REF
DS30031001


DRAWING NO
DS30031001.02


DATE
15/04/2010


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






KEY

 Tree with high retention priority (including all trees located off site)

 Tree with lower retention priority which could defensibly be removed in order to facilitate development

 Tree which should be removed for reasons of sound arboricultural management

 Root Protection Area (RPA)

-  Category R tree
-  Category A tree
-  Category B tree
-  Category C tree

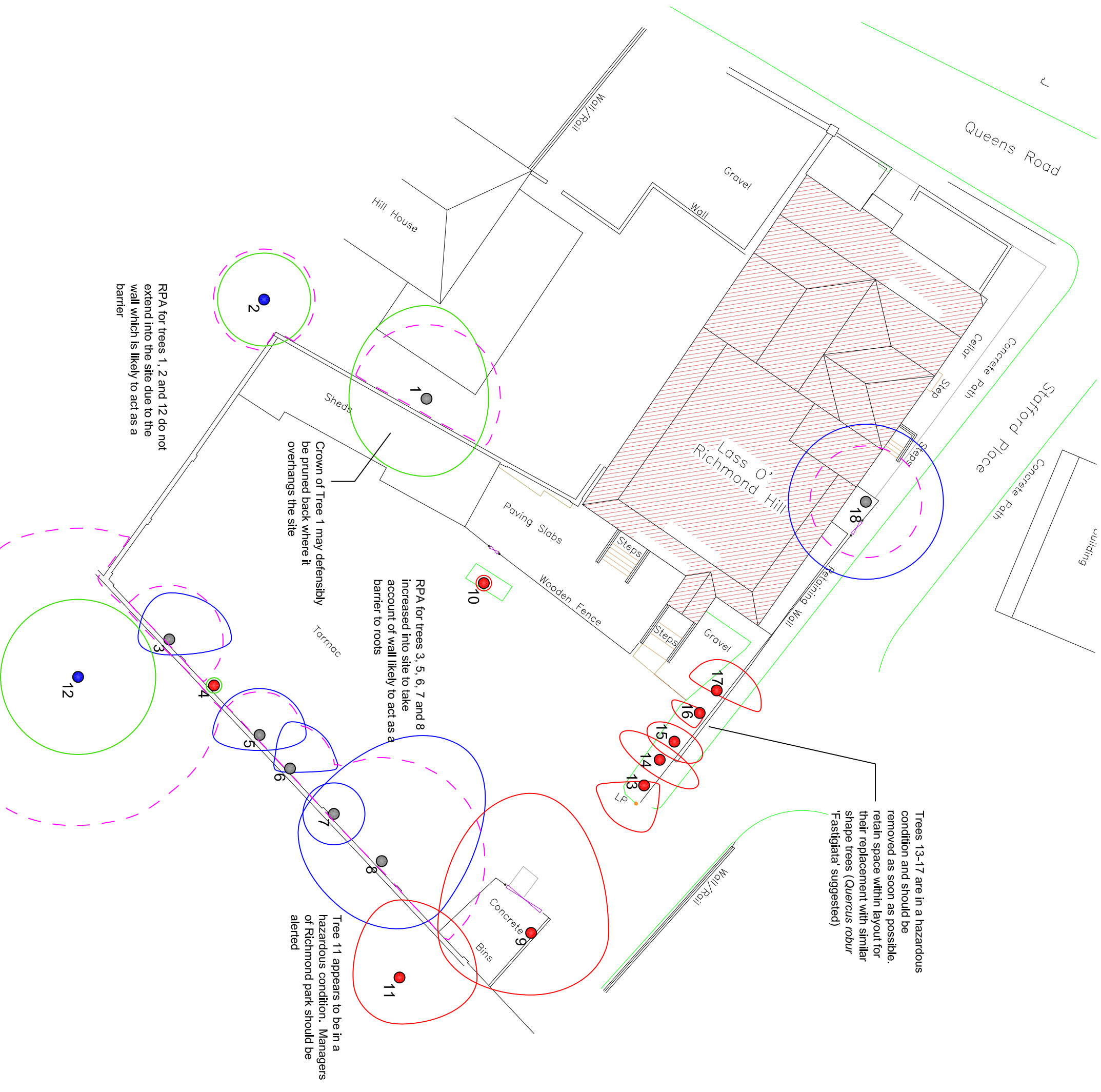
SCALE

1:250 @ A3

NOTE:

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Tree stem diameters have not been drawn to scale



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 *Nch(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 registered consultant with the Arboricultural Association. I am a member of the Arboricultural Associations Media and Communications Committee.

I am a member of the International Society of Arboriculture, and the Royal Forestry Society.

I have 16 year's experience working in the arboricultural industry of which I have consulting experience for over 9 years. I am frequently instructed by professionals to provide advice and assistance relating to trees and the planning process, and I have a wide client base including developers, architects, planning consultants, and Local Planning Authorities. I am experienced with providing an arboricultural input at planning appeals at written representation, informal hearing and public local inquiry.

I am frequently instructed to assist with tree risk assessments, and to provide guidance relating to tree safety. Past clients for this work include Local Authorities, (notably St Albans District Council, Dacorum Borough Council, Wycombe District Council, Woking District Council, Hertfordshire and Surrey County Councils), schools, housing associations and private individuals.

Other areas of my work have involved the provision of advice in relation to alleged tree related damage to buildings for domestic clients and Hertfordshire County Council; tree planting schemes; and advice relating to the general management of trees.

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.