

SJ Stephens Associates

ARBORICULTURAL, LANDSCAPE & MANAGEMENT CONSULTANTS

Isabella Degen
Flat 1, 32 Clifton Road
London
N8 8JA

4th November 2026

Dear Isabella,

Re: Trees at 32 Clifton Road

Following my visit to site on 20th October 2026, I am pleased to attach a sketch plan, a tree schedule and some photographs.

As instructed, I assessed trees growing close to the property, in relation to the structural integrity of the property and safety. Our survey did not involve taking of soil/ root samples for analysis and trees were not climbed but inspected from ground level. No information on the past history of the trees or on any past subsidence problems was received.

The British Geological Survey map shows that the site is on London Clay with no superficial deposits, which means that vegetation related subsidence is a possibility. The risk is reduced by the 1.2m retaining wall set back from the extension which will act as a partial root barrier. There are no species present which the NHBC classify as High Water Demand. Both bay and ash have a Moderate Water Demand.

However to reduce the risk further, I have recommended crown reduction for the bay tree (T1), the ash (T7) and the smokebush (T8), as per the tree schedule attached, which will check growth and reduce moisture uptake.

If any building defect appears, it should be investigated promptly. If vegetation is implicated then, often, effective early removal of trees will stabilize the situation at little cost.

All tree works should be carried out by a reputable contractor, preferably one approved by the Arboricultural Association (www.trees.org.uk), to the standards set out in BS 3998:2010 British Standard recommendations for Tree Work. Tree work should be carried out between August and February to avoid the bird nesting season.

Since you are within a Conservation Area, you will need to make a tree work application to the council. This can be done on line attaching a copy of this letter. If you get no response after 6 weeks you are free to carry out the work.



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No investigation of the drainage/water supply system was undertaken. If the system is sound, roots have little capacity to access or damage underground services, however if damaged, roots can penetrate and cause blockages and further damage.

If we can be of any further assistance, or should you require further information, please do not hesitate to contact us.

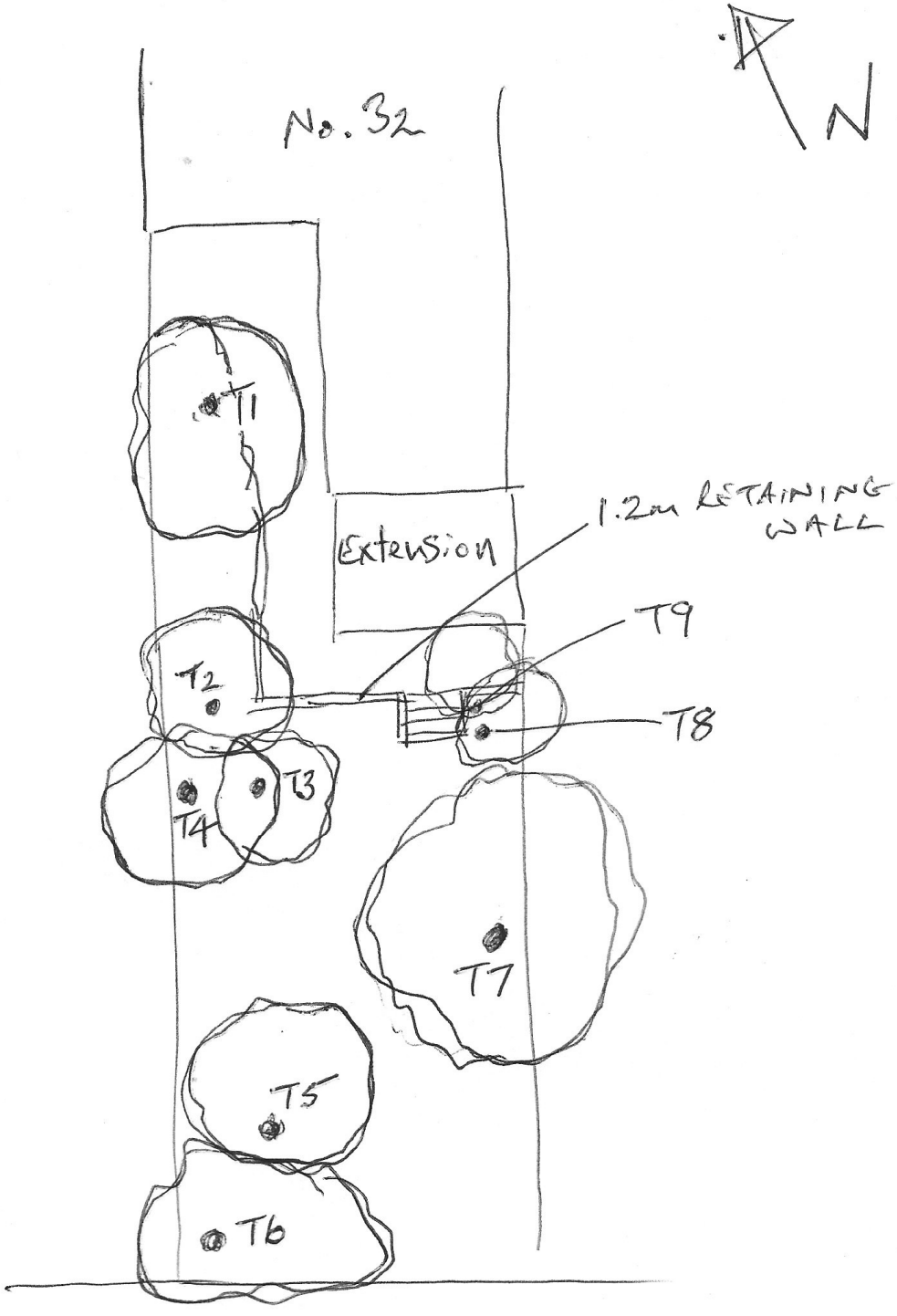
Yours sincerely,

Simon Stephens
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MA Oxon, Dip Arb(RFS), MArborA. MICF

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Site Layout Sketch:



Client: Isabella Degen	Date: 2nd November 2026
Site: 32 Clifton Road	SJ Stephens Associates

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading
				N	S	E	W						
T1	Bay	7	15av80	1.5	2	3	3	1.5	Mature	Approx 15 stems, average 80mm diameter, growing from base. Growing in 0.5m raised bed, adjacent brick building in garden of No 34. Previously cut to 3m. Good vigour. Distance to property 3m.	Reduce height by approximately 3.5m and reduce crown spread to south, east and west by 1m, then trim annually.	20-40	B2
T2	Elder	4	5av75	1	2	2.5	0.5	0.0	Mature	5 stems from base, average 75mm. Larger stems removed. Distance to property 3.2m. Growing behind 1.2m retaining wall.		<10	C2
T3	Cabbage palm	4.5	3av130	1.5	1.5	1.5	1.5	2.0	Mature	3 stems from base, average 130mm. Distance to property 4.2m. Good vigour.		20-40	B2
T4	Yew	3.5	200	1.5	1.5	1.5	1.5	0.0	Semi-mature	Good vigour.		>40	B2
T5	Yew	4	100/130	2	3.5	3.5	2	0.0	Early mature	Twin stems from 0.5m, both with slight lean to east. Previously topped at 3.5m. Good vigour. Distance to property 9.8m.		>40	B2
T6	Elder	3.5	3av120	0.5	3.5	4	0.5	0.0	Mature	3 stems from base, average 120mm. Deadwood and declining vigour. Distance to property - 13.5m.		5-15	C2
T7	Ash	12.5	2av250	5	5	5	5	3.0	Early mature	Twin stems from 0.3m. Growing 6.7m from extension. Some thinning of foliage, possibly first signs of the ash dieback disease. Moderate vigour.	Reduce height by approximately 2m and radial crown spread by 1.5m to reduce canopy volume and risk of subsidence.	20-40	B2
T8	Smokebush, *Cotinus sp.*	3	180/200	4	2	2	2	0.5	Mature	Twin stems from 0.2m, 180mm and 200mm. Distance to property 2.3m, but growing behind 1.2m retaining wall. Regularly pruned.	Reduce size by 40 percent, reducing height by approximately 2m to reduce root vigour.	20-40	B2
T9	Fatsia	2.5		2	0	1	1	0.0	Mature			20-40	C2
Age Class: Young, Middle aged, Mature, Over mature													
BS 5837 Tree Quality Category: A- High, B-Moderate, B/C - Moderate/Low, C-Low, U-Unsuitable for retention													


T1
T2
T9


T1