

Tree Survey 12 Queen Street Leek

Halsall Lloyd Partnership
ARCHITECTS & DESIGNERS



12 Queen Street, Leek

Tree Survey

Survey Reference: HLP 3263_08.04.26

Surveyed and Prepared by:

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for

Sanctuary

Written/Checked/Approved: EK/BMn

DRAWINGS

Drawing 1: 3263_HLP_1000-P02 Existing Site Plan

Tree Survey Methodology

2.1 Site survey

- HLP carried out the tree survey on 3rd March 2026 when the trees were not in leaf. The tree survey was a ground based visual inspection carried out by a suitably qualified professional. The trees were not tagged as part of the survey.

2.1.2 The following characteristics were recorded:

- Species
- Age class
YNG = Young and recently established trees; SM = Semi-mature trees age less than 1/3 life expectancy; EM = Middle age trees 1/3 – 2/3 life expectancy; M = Mature trees over 2/3 life expectancy; OM = Over mature – declining or moribund trees of low vigour
- Stem diameter at 1.5m above ground level (mm). The survey recorded all trees on site with a stem diameter of 75mm or more at 1.5m height.
- Estimated height (m)
- Approximate crown spread (m) as North, South, East and West measurements.
- Crown clearance above ground level.
- General notes about physiological and structural condition and any preliminary management recommendations.
- Condition category in accordance with BS5837: Trees in relation to the design, demolition and construction recommendations (2012). The categories listed are defined as per BS5837:2012 and briefly are:
U = Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years;
A = Those of high quality and value- best trees with a long expected safe life; B = Those of moderate quality and value; C = Those of low quality and value and trees less than 15cm diameter.
- Value subcategories in accordance with BS 5837:2012. The subcategories listed are defined as per BS5837:2012 and briefly are:
1 = Mainly arboricultural values;
2 = Mainly landscape values;
3 = Mainly cultural values, including conservation;
- An estimate of the number of years that the tree is likely to remain suitable for retention.
<10 = less than 10 years; 10+ = 10-20 years; 20+ = 20-40 years; 40+ = more than 40 years.

A site survey was used as the basis for producing the tree survey plan.

Tree Survey

Client: Sanctuary

Project: 12 Queen Street, HLP Job no: L3263

Date of Survey: 03-03-2026

Weather: Dry, partial cloud

Surveyor: Estelle Keeley CMLI

Tree Survey Schedule

Tree ref.	Species	Age class	Stem dia. (mm)	Ht (m)	Crown spread (m)	Crown clearance (m)	Physiological & Structural condition	Preliminary management recommendations	Years remaining (est)	Category	BS 5837 RPA Ra (m)
T1	Hawthorn - <i>Crataegus sp.</i>	M	370	10	n: 3.5 e: 3.5 s: 3.4 w: 3.4	2.2	Multi stem (3 stems; 250mm, 220mm, 150mm); Located in raised bed approx 700mm above adjacent ground levels. Roots likely to be constricted by retaining walls	None	20+	B - 1	4.4
T2	Cherry - <i>Prunus sp.</i>	SM	250	6.7	n: 2.25 e: 2.25 s: 2.25 w: 2.25	1.8	3rd party tree; good condition, split stem from 1800mm agl.	None	20+	B - 1	3.0
T3	Apple - <i>Malus sp.</i>	Y	100	3	n: 0.9 e: 0.9 s: 0.9 w: 0.9	1.2	3rd party tree; good condition	None	20+	C - 1	1.2
T4	Lime - <i>Tilia sp.</i>	M	510	13	n: 3.5 e: 3.5 s: 3.5 w: 3.5	2.5	3rd party tree; good condition; split stem from 2500mm agl; Evidence of crown reduction	None	20+	B - 1	6.12

Tree ref.	Species	Age class	Stem dia. (mm)	Ht (m)	Crown spread (m)	Crown clearance (m)	Physiological & Structural condition	Preliminary management recommendations	Years remaining (est)	Category	BS 5837 RPA Ra (m)
T5	Holly - <i>Ilex sp.</i>	Y	110	5	n: 1.5 e: 1.5 s: 1.5 w: 1.5	0.5	Bushy growth; located in raised bed; multiple stems (5no)	None	20+	C - 1	1.3

Tree Survey Abbreviations:

Age Range:

Y = Young, SM = Semi mature, EM = Early mature, M = Mature, PM = Post Mature.

Stem Dia:

Stem diameter (measured at a height of approximately 1.5metres), MS = Multi-stemmed.

Crown Spread:

Branch spread, taken at the four cardinal points.

Physiological condition:

Dead / Moribund / Poor / Fair / Good.

Category grade:

R=Remove, A=High quality & value, B=Moderate quality & value, C=Low quality and value

BS5837 RPA Radius:

Radius from the centre of the stem to the line of tree protection as set out in Table 2 of BS 5837 (Stem dia x 12/1000).

Photographs



T1 - Hawthorn



T4 - Lime (L) and T5 - Holly (R)

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