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Arboricultural Survey & Report

Site:

12A Lancaster Grove
London
NW3 4NX

Client:

LBMV Architects

Date of Report:

July 2023

Date Reference:

AR/MF/0131/23

Report Prepared by:

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1.0 Instructions

1.1 This report has been instructed by LBMV Architects to survey, make assessment and provide recommendations for 4 no. trees (T1-T4) within the rear of the subject property -12A Lancaster Grove, London, NW3 4NX.

2.0 Introduction

2.1 A site visit was made on 6th July 2023 to survey and assess the site and tree in relation to the property. The weather at the time of inspection was bright and mild with tree in late spring mode.

2.2 The details of the subject trees are set out in the tree survey table in Appendix A. The trees were surveyed on the date and time shown above and the tree survey assessment information for the trees describing size, condition and surroundings is found in this appendix.

2.3 The trees surveyed are shown in a site plan, Appendix B, and this corresponds to the tree survey schedule, Appendix A.

2.4 Photographs of the tree can also be found in Appendix C.

2.5 This report and the opinions within it have been produced without prejudice by Marcus Foster; a qualified arboriculturist and professional member of the Arboricultural Association (MArborA) holding a National Diploma in Arboriculture, and the Arboricultural Association's Technicians Certificate as well as the Professional Tree Inspection Certificate (LANTRA). Marcus Foster also holds a degree in History and Society (University of Exeter). Work experience within the industry includes work as a Contracts Manager for an Arboricultural Association Approved Company, a Local Authority Tree Preservation Officer and an independent Arboricultural Consultant.

3.0 Survey Details and Scope

3.1 The site survey for the purposes of this report includes 4 no. trees (T1-T4) as shown in the survey, Appendix A, and also highlighted on the site plan, Appendix B.

3.2 The survey has been undertaken to determine:

- (i) Tree Management Strategy
- (ii) Mitigation for recommendaions

3.3 The trees have been surveyed from ground level only. The height of the trees have been estimated.

3.4 The following information was recorded for the tree and is shown in the Tree Schedule included in Appendix A - refer to full tree schedule key:

- Number: an identity number which cross references locations shown on the plan in Appendix A with the schedule in Appendix B.
- Species: listed by common names
- Tree Height: approximate height in metres
- Tree Spread: approximate height in metres
- Stem diameter: measured in millimetres (mm) and taken at 1.5m above ground level
- Age Class: Y (young); EM (early-mature); M (mature); OM (over-mature)
- Physiological Condition:: G (good); F (fair); P (poor); D (dead)
- Structural Condition: G (good); F (fair); P (poor); D (dead)
- General Comments: Specific comments relating to each tree
- Management recommendations
- NHBC Categorisation (Chpt 4.2 - 2021)¹
- Work Priority Ratings
- Inspection Frequency

3.5 The information contained within the report reflects the condition of the specimen examined at the time of the inspection. As the inspection was only visual no guarantee can be given concerning the condition of the wood at present in any of the trees inspected and furthermore that no future problems or deficiencies may arise.

3.6 Information recorded in the tree survey is expanded in the report findings and a management programme specified in the recommended schedule of works has been included.

¹ NHBC, Chapter 4.3 - Building near Trees (2021)

4.0 Survey Limitations

4.1 No soil excavation or root inspection has been carried out.

4.2 This report only considers conditions at the time of inspection and is a visual inspection.

4.3 No internal decay devices/ invasive tools were used during this site survey.

4.4 Soil conditions have been researched but have not been physically investigated.

4.5 It should be noted that trees and vegetation are dynamic organisms and are subject to environmental change / alterations further to site condition changes.

4.6 The report does not purport to make structural engineering recommendations or assessments. Should there be any future structural movement the situation regarding the tree and / or vegetation should be re-assessed.

5.0 Tree Survey Findings

Overview

5.1 The trees surveyed are located at 12A Lancaster Grove, London, NW3 4NX. The property is located within the London Borough of Camden. The following statutory checks have been made for the site:

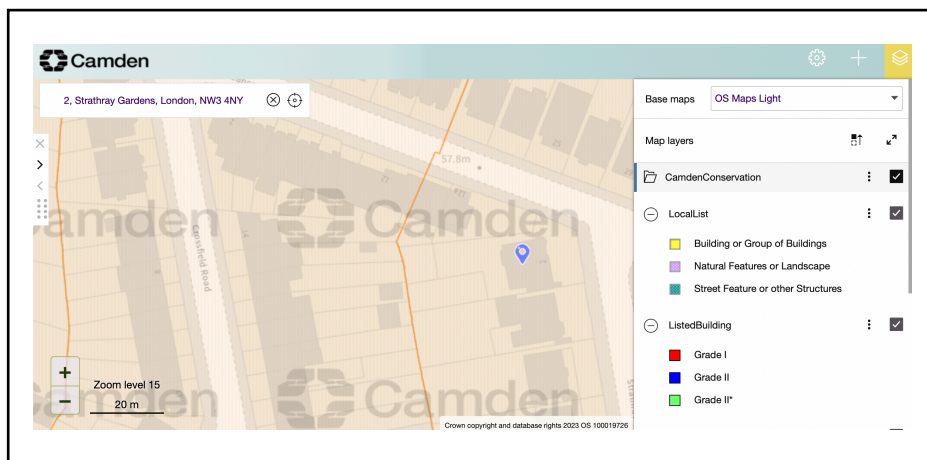
CONSERVATION AREA STATUS

Belsize Conservation Area

TREE PRESERVATION ORDER (TPO) STATUS

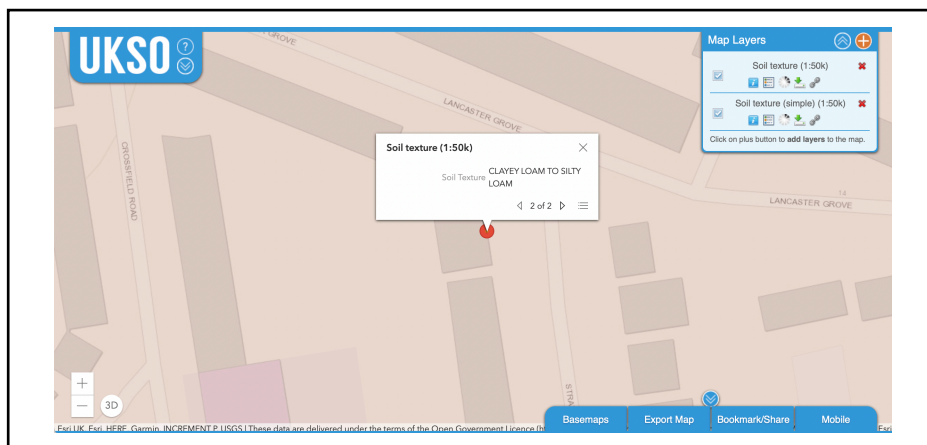
None applicable

5.2 The site location and statutory protection is confirmed as below:



Extract from: <https://ssa.camden.gov.uk/connect/analyst/mobile/#/main?mapcfg=%2FMapProjects%2FCamdenConservation>

5.3 As viewed July 2023 <http://www.ukso.org> show the property to be located on a medium to heavy soil mix consisting mainly of clayey loam to silty loam, meaning that plasticity levels of the soil are generally low to moderate.



Extract from: [ukso.org](http://www.ukso.org)

Findings

5.4 Summary of the 4 no. trees (T1-T4) surveyed is confirmed below:

Tree No: T1

Species: Bull bay Magnolia (*Magnolia grandiflora*)

NHBC Rating: Low

Management History: Selective management - crown lifting

Tree No: T2

Species: Elder (*Sambucus nigra*)

NHBC Rating: None applicable - shrub form

Management History: Limited

Tree No: T3

Species: Cherry (*Prunus spp*)

NHBC Rating: Moderate

Management History: Limited

Tree No: T4

Species: Holm oak (*Quercus ilex*)

NHBC Rating: High

Management History: Limited - sapling

5.5 Summary photographs are shown below:



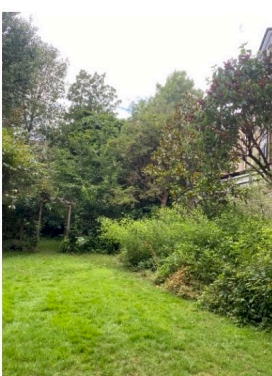
Tree T1 viewed from within rear garden to north east



Tree T2 viewed from within rear garden to north



Tree T4 viewed from within rear garden to north



Overview of northern boundary

5.6 For the removal of the trees / shrub 1 no. replacement tree is recommended to mitigate and provide replacement amenity value within the site location shown within DWG T001 and as shown below:



Proposed location for replacement tree planting

5.7 The replacement planting proposal this shall be of a species in accordance with the following:

- Climate change resilience
- Pest and disease resilience
- Future occupancy consideration for rear garden
- Implementation scheme to BS8545 (Trees: From Nursery to Independence in the Landscape, 2014)
- Aftercare and establishment programme

The replacement planting must be a minimum 10-12cm Select standard size

Summary

5.8 The recommended management plan as included within *Section 6* applies the following recommendations:

- (i) Tree works applicable for T1-T4 as a management plan for removal; scheduled to be undertaken as a 'Moderate' priority (within 1 year)

5.9 With removal of T1-T4 mitigation is for replacement of 1 no. tree - to be a minimum 10-12cm Select standard size

5.10 The report does not make reference to or provide structural engineering recommendations and should there be any future structural movement of the property the situation regarding the tree should be re-assessed.

6.0 Tree Works Schedule

6.1 Any tree work should be carried out to BS 3998; 2010 Recommendations for Tree Work. Permissions from the Local Authority, are not applicable as statutory protection is not relevant for the subject property.

TREE WORKS SCHEDULE: 12A Lancaster Grove, London, NW3 4NX				
Tree No.	Common Name	Tree Works	Reasons for works	Priority Rating
T1	Bull bay Magnolia	Transplant from southern boundary to northern boundary (Within dormant season: November - March)	Improved location	M
T2	Elder	Fell to ground level	Inappropriate location	M
T3	Cherry	Fell to ground level Provide 1 no. replacement planting - minimum 10-12cm Select standard size	Inappropriate location	M
T4	Holm oak	Fell to ground level	Inappropriate location	M

NOTE: Wildlife & Habitat Protection Guidelines

The tree work specifications included within this report do not provide an exemption from the requirements to comply with the Wildlife and Countryside Act 1981, the Habitats Regulations 1994 and the Countryside and Rights of Way Act 2000, or any acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests, whilst being built or in use. It must be noted that failure to comply with the Acts may result in a criminal prosecution.

Appendices

Appendix A: Tree Schedule

Key to Tree Schedule

Number:

Identity number which cross reference locations shown on the plan in Appendix A with the schedule in Appendix B also

Species:

Listed by Latin name and / or common names as deemed appropriate

Tree Height:

Height in metres

Tree Spread:

Height in metres

Stem diameter:

Measured in millimetres (mm) and taken at 1.5m above ground level

Age Class:

Y (young)

Recently planted or established tree - less than 150mm diameter

SM (semi-mature)

Established tree but with significant growth to reach optimum size and form

EM (early-mature)

A tree at maturity but with potential for increased girth and spread which will continue to develop size and form

M (mature)

A mature specimen within final third of lifespan; limited increase in size and/or development of form

OM (over-mature)

A declining tree within latter stages of lifespan. Increased frequency within crown of structural defects and/or lower vigour are likely

V (Veteran)

A tree of significant physical, biological, cultural or aesthetic value which has lived beyond the typical lifespan relative to species. Structural defects are likely a prominent feature and require

appropriate management in relation to the importance of the tree

Dead

The tree is dead and cannot be categorised within any of the above

Vitality:

G (good)

Generally in good health and condition - relative to species - and requiring no remedial action

Minor deadwood may be evident although extent relative to species

Leaf size, extension growth and crown density normal for species

F (fair)

- Tree is showing signs of stress including, although not exhaustive of - lowered crown density, excessive deadwood, excessive epicormic growth, selective dieback, pests and diseases, abnormal leaf size / extension growth

- The condition may be alleviated with remedial works / plant health care although these works should not be prioritised in relation to health and safety

P (poor)

- Tree is showing signs of significant physiological decline including overall crown dieback, stag headed form, very poor crown density, limited extension growth, bud burst and decline thereafter, pest infestation

- Remedial work is unlikely to provide improvement in physiological condition

D (dead)

- The tree is no longer alive with no physiological attributes evident

Structural condition:

G (good)

Few minor defects with overall good structural condition

Showing no adverse risk of failure/s

F (fair)

- A tree which has a structural defect (major in early / semi maturity or developing stages of life and minor in full maturity) which requires remedial action

- Structural defects could include significant compression forks, co-dominant stems, major deadwood, poor previous pruning, storm damage, limb failure, cavities, decay

- Tree may repair via self optimisation which could be dependant on species / age of tree. Or remedial tree works specified for management of defect

P (poor)

- Tree's structural integrity compromised from poor structural condition

- Major structural defects may include decay, cavity, fungal fruiting bodies, significant dead wood, hanging limbs, major storm damage, excessive and significant pruning wounds

D (dead)

Tree is dead

Comments & Observations

Further to inspection comments which relate to both the physiological and structural condition of the tree and any important site factors also

Management recommendations

Tree Works Specification in accordance with BS3998:2010 and where appropriate BS8545:2014

NHBC Rating:

H (High)

M (Moderate)

L (Low)

Work Priority Rating:

U (Urgent)

Immediately / Make safe within 24 hours

VH (Very High)

Within 5 Days

Also appropriate where significant site constraints / infrastructure organisation exists to enable implementation, including 5 day notice

H (High)

Within 30 Days

M (Moderate)

Within 1 year

L (Low)

Within 2 years

May refer to works related to aesthetics of the tree where deemed appropriate / previously implemented

Inspection Frequency

U (Urgent)

Carry out as soon as possible - likely for an aerial inspector

VH (Very High)

Within 30 days

H (High)

Within 6 months

M (Moderate)

Annually

L (Low)

Every 3 years

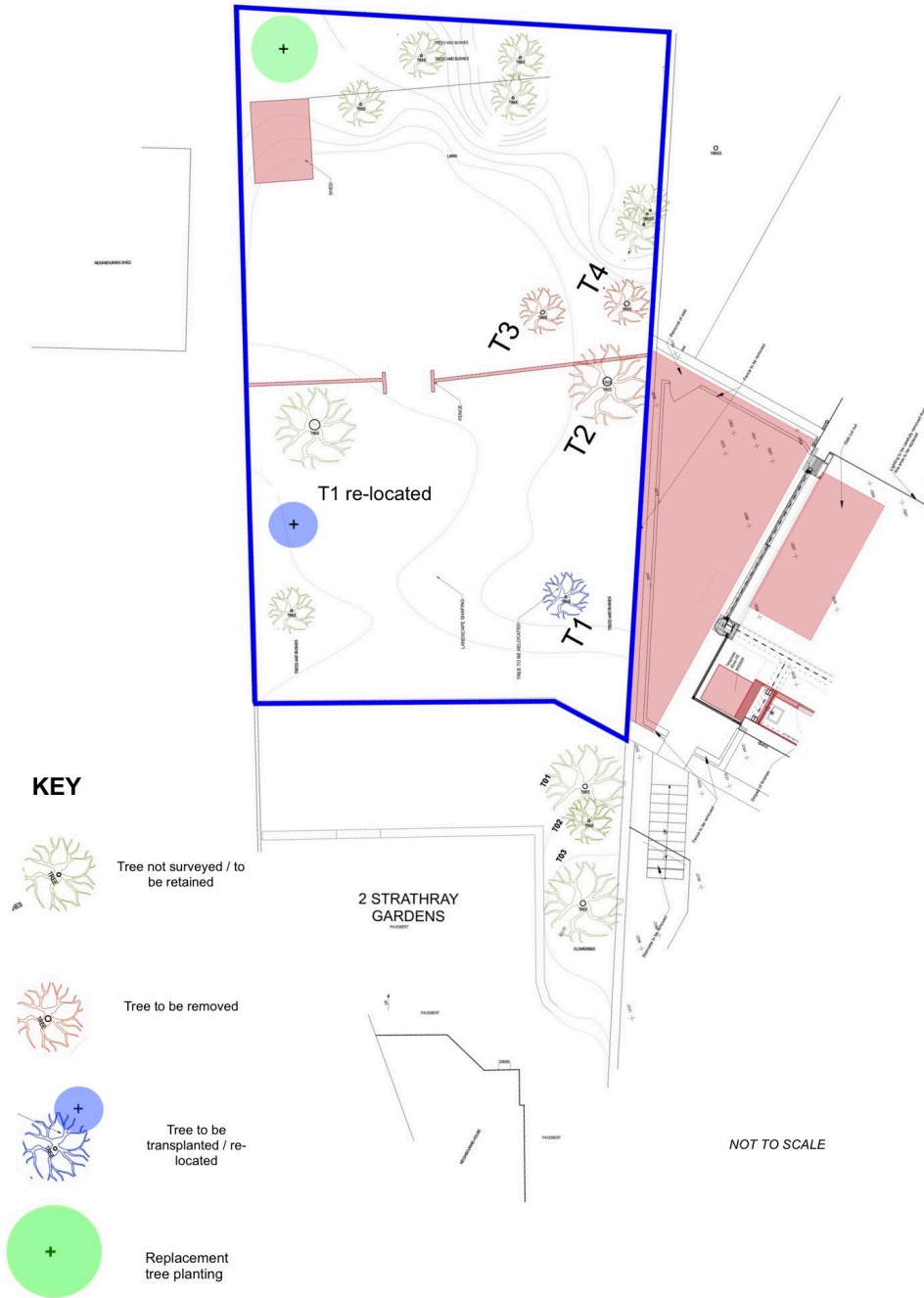
MARCUS FOSTER ARBORICULTURAL DESIGN & CONSULTANCY - TREE SURVEY SCHEDULE

Survey Site: 12A Lancaster Grove, London, NW3 4NX

Survey Date: 6th July 2023

Tree No.	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)	Age Class	Physiological Condition	Structural Condition	Comments	Recommendations	NHBC Category Rating	Work Priority Rating	Inspection Frequency
T1	Bull bay Magnolia	5	80	4	Y	F	F	Ornamental. Open crown habit	Transplant from southern boundary to northern boundary (Within dormant season: November - March)	L	M	/
T2	Elder	7	210	5	M	F	F	Sited on boundary. Large shrub / small tree	Fell to ground level	L	M	/
T3	Cherry	5	110	4	SM	F	F	Ornamental; lean to south, suppressed form	Fell to ground level Provide 1 no. replacement planting	M	M	/
T4	Holm oak	8	100	3	Y	F	G	Young; one-sided crown to north west. 0.5m distance from boundary wall; 5m from southern building elevation of 12a Lancaster Grove	Fell to ground level	M	M	/

Appendix B: Tree Survey Site Plan: DWG T001



Appendix C: **References**

1. Principles of Tree Hazard Assessment and Management, Lonsdale, D. (Department for Transport, Local Government and the Regions, 1999)
2. The Body Language of Trees, Mattheck, C. and Breloer, H. (HMSO, 1994)
3. Trees in Britain, Philips, R. (Pan Books, 1978).
4. Diagnosis of Ill Health in Trees, Strouts, R. and Winter, (TSO, 1994)
5. NHBC, Chapter 4.3 - Building near Trees (2021)

END OF REPORT
PREPARED BY Marcus Foster MArborA