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Tree Survey Report

Site

30 Burghley Road
London
NW5 1UE

Client

Alice Darwall

Date of Report

13th February 2024

Report Reference

AS/MF/029/24

Report Prepared by

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Report Contents

1.0 Introduction

1.1 This report has been commissioned by Alice Darwall to survey, assess and provide recommendations for 2 no. trees (T1-T2) within the rear garden of 30 Burghley Road, London, NW5 1UE.

1.2 A site visit was made on 7th February 2024 to survey and assess the trees. The weather at the time of inspection was cold and overcast with the tree in mid winter mode.

1.3 The details of the subject tree are set out in the Tree Survey Schedule in Appendix A. The tree was 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.

1.4 The tree surveyed is shown in a site plan, Appendix B, and this corresponds to the Tree Survey Schedule - Appendix A.

1.5 This report and the opinions within it have been produced without prejudice by Marcus Foster a qualified Arboriculturist with over 20 years experience and holding a National Diploma in Arboriculture, the Arboricultural Association's Technicians Certificate, Professional Tree Inspection Certificate (LANTRA) as well as a degree in History and Society. 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. As a consultant many of projects undertaken are in the inner London Boroughs of Islington, Hackney, Westminster, Camden, Southwark and RBKC, making Marcus Foster familiar with the most recent requirements of development and constraints on urban trees.

1.6 No documentation has been supplied relating to the tree for the compilation of this report.

2.0 Survey Details and Scope

2.1 The site survey included the 2 no. trees (T1-T2) shown in the Tree Survey Schedule, Appendix A, and also highlighted on the site plan, Appendix B. The survey was made to undertake a hazard assessment and provide a long term management plan.

2.2 The trees were surveyed from ground level and via a ladder within the main union. The heights of the trees were estimated due to the limited space available for use of a clinometer. The diameters of the trunks were measured using a diameter tape.

2.3 The following information was recorded for each tree and is shown in the Tree Schedule included in Appendix A:

- 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)
- Vigour: G (good); F (fair); P (poor); D (dead)
- Visual Condition: G (good); F (fair); P (poor); D (dead / dangerous / diseased)
- Structural conditions: Specific comments relating to each tree
- Management recommendations
- Priority Rating: Urgent (U); H (High); M (Moderate); L (Low)
- Inspection Priority: H (High); M (Moderate); L (Low)

2.4 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 any of the trees inspected and furthermore that no future problems or deficiencies may arise.

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

2.6 Statutory protection is highlighted within the Tree Works Schedule - Section 5 where relevant.

3.0 Survey Limitations

3.1 No soil excavation or root inspection was carried out.

3.2 This report only considers conditions at the time of inspection. As the inspection was only visual no guarantee can be given concerning the condition of the wood at present in any part of the trees inspected and furthermore that no future problems or deficiencies arise.

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

3.4 This report is a hazard assessment survey and further investigations may be required in order to reach firm conclusions and/or recommendations for action.

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

4.0 Tree Survey Summary

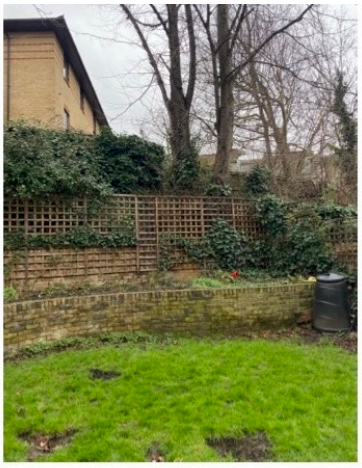
4.1 Summary of the 2 no. trees (T1-T2) surveyed is confirmed below:

Tree No: T1
Species: *Tilia x europaea*(Common lime)
Age: Mature
Management History:
North stem pollarded, limited management to southern / western stem
Structural features: Fox habitat beneath tree. Tree sited within raised retained. Selective pruning history; generally occluded where larger limbs removed historically

Tree No: T2
Species: *Acer platanoides* (Norway maple)
Age: Early mature
Management History:Pollarded
Structural features: N/A

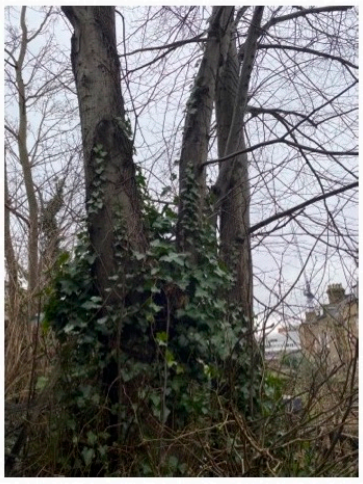
4.2 Summary photographs are shown below:

Tree T1 viewed to east

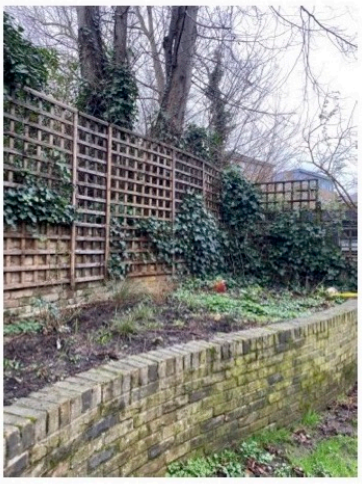


Location of tree T1 sited within raised retainers - viewed to south east

Initial main stem of tree T1 viewed to south. Fox hall to north east as shown



Initial main stem of tree T1 viewed to south



Initial main stem of tree T1 and retainers viewed to south

Tree T2 viewed to east - crown reduced form

4.3 The survey included the tree as specified within the site survey plan and Tree Survey Schedule. A specification has been included within Section 6 - Tree Works Schedule: Appendix A. This highlights all works, scheduled to be carried out under the following priorities:

- Moderate Priority Works (M)
These works are scheduled to be carried out within 90 days of the survey having been carried out:

T1

4.4 The crown reduction works as set out within the Tree Works Schedule are specified to achieve the following:

(i) Reduce the size and form of the tree whilst maintaining the amenity value and biodiversity attributes which it exhibits

(ii) Manage the size of the tree and impact of the sail effect the over-extended crown may have on the for habitat underneath the tree, pruning of southern and south eastern extent of tree and retaining wall to north

(iii) Generally dispense with duty of care

Summary

4.5 Therefore the following works require prioritisation for continued management as follows:

- Implementation of MODERATE PRIORITY tree works within the scheduled 90 days for the following tree: T1

4.6 The survey schedule also includes priority ratings for re-inspection of the trees (T1 & T2)- recommended to be re-surveyed within 3 years. The cyclical inspection should be adhered to for continued hazard assessment within the rear garden location.

5.0 Tree Works Schedule

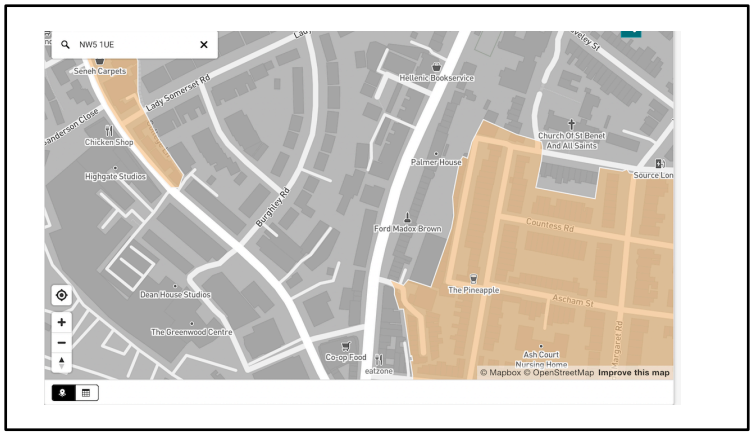
5.1 Statutory checks have been made and the following is applicable:

Local Planning Authority: *London Borough of Camden*
Conservation Area Status: *N/A*
Tree Preservation Order Status: Subject to TPO C48-T6 (see correspondence below - 13/02/24)

Correspondence w/ LB Camden Planning 13/02/24 states as followsL

The Lime tree is given as being at rear of Bellina Mews and is under reference C48-T6 confirmed 02/11/72.
However it does appear to be on the spot of T1 on your map and I am wondering whether there may have been a slight boundary change since the TPO was applied was put on 50 years ago.To be on the safe side I would advise that you submit an application via The Portal and I will speak to the Tree Officers to ascertain whether the TPO and your T1 are the same tree.
Regards
Rav Curry
Planning Assistant
London Borough of Camden

5.2 An extract of London Borough of Camden Conservation Area schedule is shown below confirming no statutory protection:



Extract from: www.camden.gov.uk

5.3 All work must be carried out to BS3998: 2010 Tree Work Recommendations

TREE WORKS SCHEDULE					
Tree No.	Common Name	Location of Property	Tree Works	Reasons for works	Priority Rating
T1	Common lime	Rear 30 Burghley Road	Crown reduce height of south stem 4-5m height to balance with reduced northern stem Crown reduce spread 2-2.5m length to balance and retain even an flowing canopy outline Remove all epicormic at base / ivy growth; report any major findings to Marcus Foster Crown lift any remaining low growth to 4m height Remove major deadwood	General Management / cyclical	Moderate

NOTE: The 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.

Appendix A:
Tree Survey 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

Physiological Condition:
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 signifiernt 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

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 / 5 day notice
H (High)Within 30 Days
M (Moderate)Within 90 Days
L (Low) Within 2 years and / or when budget allows for implementation - May refer to works related to aesthetics of the tree where deemed appropriate

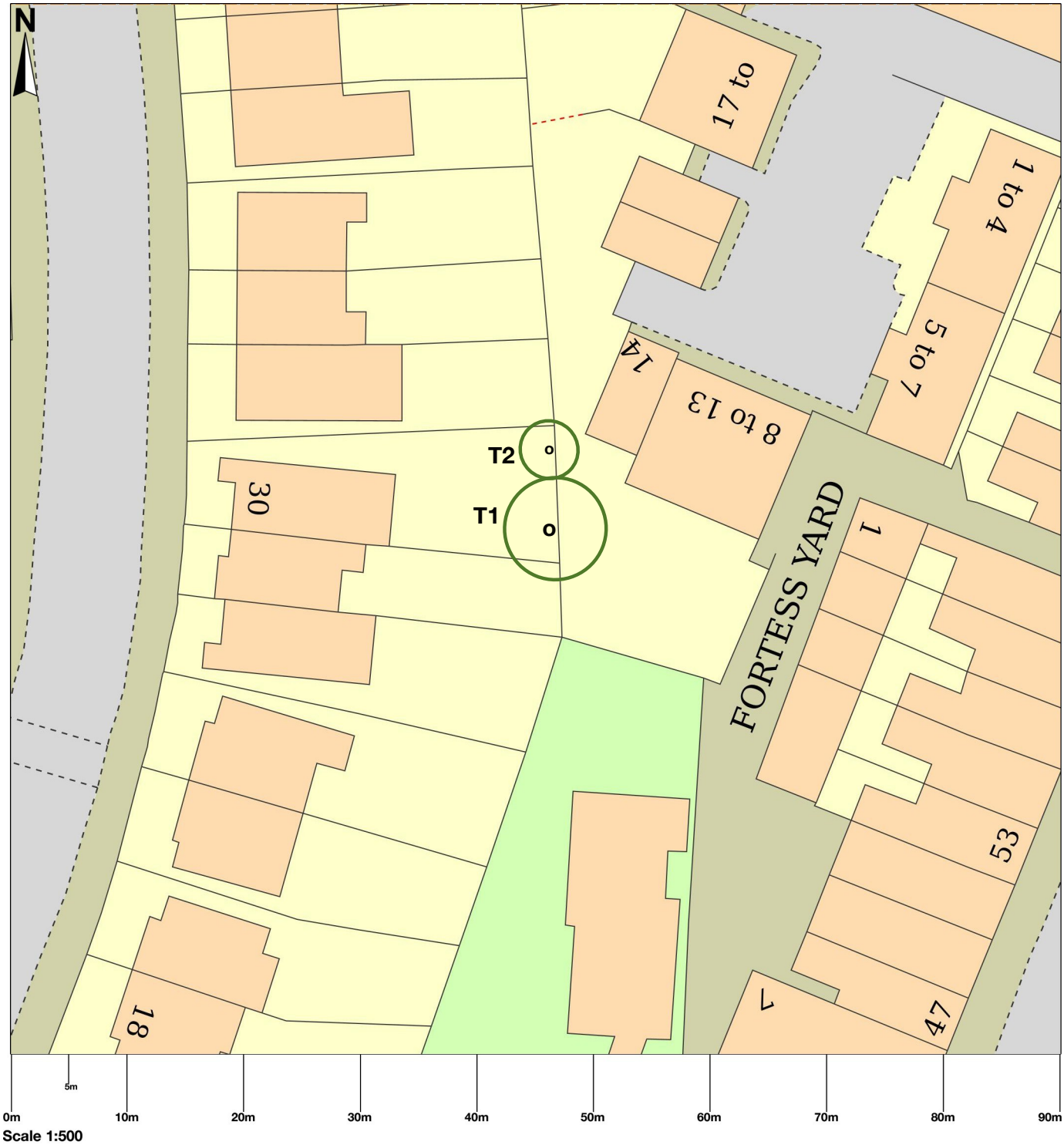
Inspection Frequency
U (Urgent)Carry out as soon as possible - likely for an aerial inspector
VH (Very High)Within 30 days
H (High)Within 6 months
M (Moderate) Annually
L (Low) Every 3 years

MARCUS FOSTER ARBORICULTURAL DESIGN & CONSULTANCY - TREE SURVEY SCHEDULE
Survey Site: 30 Burghley Road, London, NW5 1UE
Survey Date: 7th February 2024

Tree No.	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)	Age Class	Physiological Condition	Structural Condition	Comments	Recommendations	Work Priority Rating	Inspection Frequency
T1	Common lime	19	T/s 450 600	9	M	F	F	Tree sited within raised ground approx 2m above main garden area; retained via 2 no. stepped retaining wall directly to north. Tested at base with sounding mallet - generally sound with exception of 1 no. area to south - minor area of noise variation at 300mm above ground level. Dominant north stem with fox habitat beneath main stem and between 2 north / west buttress roots. North stem bifurcates at at 1.6m with sound union where visible with ivy growth. This north stem reduced to high pollard points at 7-12m height in relation to proximity to neighbouring off site structure. Southern stem at closer distance to retaining wall (within 0.5m); crown selectively managed (no height reduction) including thinning / pruning of overhang to south west over rear garden of no. 28 / lifting with exposure to eastern crown where north stem reduced.	Crown reduce height of south stem 4-5m height to balance with reduced northern stem Crown reduce spread 2-2.5m length to balance and retain even an flowing canopy outline Remove all epicormic at base / ivy growth; report any major findings to Marcus Foster Crown lift any remaining low growth to 4m height Remove major deadwood	M	L
T2	Norway maple	10	300	5	EM	F	F	Tree sited within raised ground approx 2m above main garden area. Heavily reduced / high pollarded form; lapsed 1-2 years with good regenerative growth. Compact form	No action required at present	/	L

APPENDIX B: TREE SURVEY SITE PLAN

SITE: 30 Burghley Road, London, NW5 1UE



Scale 1:500 @ A4
Canopies & stems not plotted vis GIS

KEY

o Tree surveyed within property

DWG REF: T001
DRAWN BY: Marcus Foster
DATE: February 2024

Appendix C: References

1. Principles of Tree Hazard Assessment and Management, Lonsdale, D. (Department for Transport, Local Government and the Regions, 1999).

2. Trees in Britain, Philips, R. (Pan Books, 1978)

3. Diagnosis of Ill-health in Trees, R.G. Strouts & T.G.Winter (Department for Transport, Local Government and the Regions, 1994).

4. BS3998: Tree Work – Recommendations (2010)

END OF REPORT - PAGE 13/13