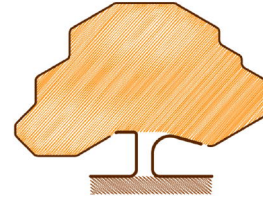


S1278-J2-R1

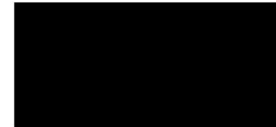
REPORT

on selected trees at

35 Templewood Avenue, London, NW3 7UY



JOHN CROMAR'S
ARBORICULTURAL
COMPANY LTD



View of site from corner of Templewood Avenue and West Heath Road

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1 Introduction and Instructions

1.1

My instructions are considered to be in essence to report on the amenity contribution and condition of selected trees at 35 Templewood Avenue, London, NW3 7UY on behalf of the owner. The trees are indicated on a sketch plan, ref: S1278-J1-P1 appended, the basis for which was supplied by the client.

2 Sources and Documents

2.1

According to British Geological Survey data, the subsoil underlying the site is Bagshot Formation - Sand. Soil type was not verified by on-site sampling.

3 Statutory constraints

3.1

The tree stands within the Redington Froggnal Conservation Area, in the administrative area of London Borough of Camden. There is a TPO on the site (ref 16H - T42) within which tree 2 is scheduled.

4 Observations and appraisal

4.1 Tree data

Tree number	Tree type	Height (m)	Stem diameters (mm)	Comments	Age class	Condition summary	Heritage assessment	Landscape contribution
1	horse chestnut	12	600	Street tree.	mature	fair	low	medium
2	English oak TPO	12.5	822	Small cavity where a large branch was removed on the western side of the tree at about 3m above ground level. A tap test directly below the cavity opening somewhat abnormal indicating an internal cavity. Tap test at based slightly abnormal probably relating to historic root cutting for the construction of the current building. Pruning to the proposed crown line indicated on plan would entail cuts of no more than 100mm diameter; pruning to suitable side growth not less than one-third of the diameter of the parent branch would be aesthetically pleasing and in accordance with BS3998:2010.	young mature	fair	medium	medium

Tree number	Tree type	Height (m)	Stem diameters (mm)	Comments	Age class	Condition summary	Heritage assessment	Landscape contribution
3	London plane	12	850	Subjected to typical street tree pruning with some heavy removal of limbs over the carriageway; no aesthetic or arboricultural reason not to cut crown back to about 1.5m of the boundary, on the south side only.	young mature	good	low	medium
4	fir	12.5	260	Good form. Potential for considerable growth. Rather restricted root run due to hard structures nearby	young mature	good	low	medium
5	Gleditsia triacanthos	5	140	Very degraded; extremely poor form	young	poor	low	low
6	gum	9	325	Etiolated; dominated by 7. Trunk defects at both 1.7m above ground level and at about 8m	young	poor	low	low
7	gum	15	604	Large sprawling tree of extremely poor form dominating the garden; makes some contribution to the Conservation Area but has uncompleted windthrow and must be considered unstable, as is fairly typical of gums in the UK.	young mature	poor	low	low
8	Weymouth pine	12	380	Good form; contributes significantly to the street scene	young mature	good	low	high

5 Photos



6 Conclusions

6.1

The proposals do not diminish the character of the Conservation Area. The works proposed to tree 2, the subject of a TPO, would be in accordance with BS3998:2010.

7 Recommendations

7.1

All tree work should be carried out to BS 3998 : 2010 'Tree Work - Recommendations'. The Wildlife and Countryside Act 1981 protects with certain exceptions all birds and their nests. It is an offence to destroy such nests or take or injure such birds in the course of tree works operations.

7.2

If a tree is a bat-roost, a licence to work on the tree must first be obtained from the relevant Statutory Nature Conservation Organization (in England : Natural England 0845 601 4523.) Acting without a licence is likely to be justifiable only in acute emergencies threatening human life and where all other legally available option such as footpath diversion, fencing and warning signs cannot be applied.

7.3

As Conservation Area restrictions do apply, a formal notification of intent is hereby given to the local planning authority.

8 General

8.1

All trees growing close to life and property require regular inspection and sometimes maintenance, to ensure conflict between the arboreal and human spheres of existence is avoided. A basic annual inspection should be carried out by the landowner. An inspection using a properly qualified and experienced arboriculturist, such as a Fellow of the Arboricultural Association, is recommended if there is cause to consider that deterioration, gale or other damage has taken place, or fungal fruiting bodies (mushrooms or bracket-type) appear on or close to any tree.

Dated: 17th April 2024

Signed:



John C. M. Cromar,
Dip.Arb.(RFS), F.Arbor A.



9 Limitations

9.1

Copyright is retained by the writer. This is a report for the sole use of the client(s) named above. It may be copied and used by the client only in connection with the subject of the instructions. Its reproduction or use in whole or in part by anyone else without the written consent of the writer is expressly forbidden. Any appended schedule of tree work, and any plan, may, without the written consent of the writer, be reproduced to contractors for the sole purpose of tendering.

9.2

This is not a subsidence management or subsidence risk assessment survey. This can be provided but a further fee is payable. Whilst comments relating to matters involving built structures or soil data may appear, any opinion thus expressed should be viewed as qualified, and confirmation from an appropriately qualified professional sought. Such points are usually clearly identified within the body of the report.

9.3

It will be appreciated, and deemed to be accepted by the client, that inherent in tree inspection is assessment of the risk associated with trees close to people and their property. Most human activities involve a degree of risk, such risks being commonly accepted if the associated benefits are perceived to be commensurate. Risks associated with trees tend to increase with the age of the trees concerned, but so do many of the benefits.

9.4

Recommendations will therefore be formulated on the basis of:

1. The arboricultural considerations- safety, good practice and aesthetics.
2. The cost-benefit analysis (cost being in terms of amenity) of measures needed to avoid the threat of all damage and/or injury.

10 Schedule

Works to trees at 35 Templewood Avenue, London, NW3 7UY.

Please read in conjunction with plan S1278-J1-P1 appended.

This section and the plan together constitute the core of the formal notification to prune or remove trees. The report also constitutes support for pruning of tree 2, the subject of a TPO.

Tree number	Tree type	Height (m)	Stem diameters (mm)	Comments
2	English oak TPO	12.5	822	Prune to the proposed crown line indicated on plan would entail cuts of no more than 100mm diameter; prune to suitable side growth not less than one-third of the diameter of the parent branch.
3	London plane	12	850	Prune back on the south side only to an overhang over the site of not less than 1.5m.
5	Gleditsia triacanthos	5	140	Remove including stump.
6	gum	9	325	Remove including stump.
7	gum	15	604	Remove including stump.

NOTES:

All tree work should be carried out to BS 3998 : 2010 'Tree Work - Recommendations'. The Wildlife and Countryside Act 1981 protects with certain exceptions all birds and their nests. It is an offence to destroy such nests or take or injure such birds in the course of tree works operations. If a tree is a bat-roost, a licence to work on the tree must first be obtained from the relevant Statutory Nature Conservation Organization (in England : Natural England 0845 601 4523.) Acting without a licence is likely to be justifiable only in acute emergencies threatening human life and where all other legally available option such as footpath diversion, fencing and warning signs cannot be applied.

11 Further photos



Base of tree 7 showing uncompleted windthrow



