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TPO TREE WORKS APPLICATION

Date:
19th December 2024

Client / Applicant:
Aymeric Chaumet

Site:
The Lodge
North End Avenue
London
NW3 7HP

Report Reference:
AS/MF/0231/24

Application Prepared by:
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1.0 Introduction

1.1 This report has been instructed by Aymeric Chaumet to prepare a TPO Tree Works Application for the long term tree replacement strategy at The Lodge, North End Avenue, London, NW3 7HP.

1.2 A site visit was made on 27th June 2024 to survey and assess the site and trees in relation to the property. The details of the subject trees are set out in the Tree Survey Schedule in Appendix A from the survey.

1.3 This report has been prepared to outline and determine as follows:

(i) Tree Works Schedule confirming removal proposals
(ii) Long term replacement strategy

1.4 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.

2.0 Site Overview

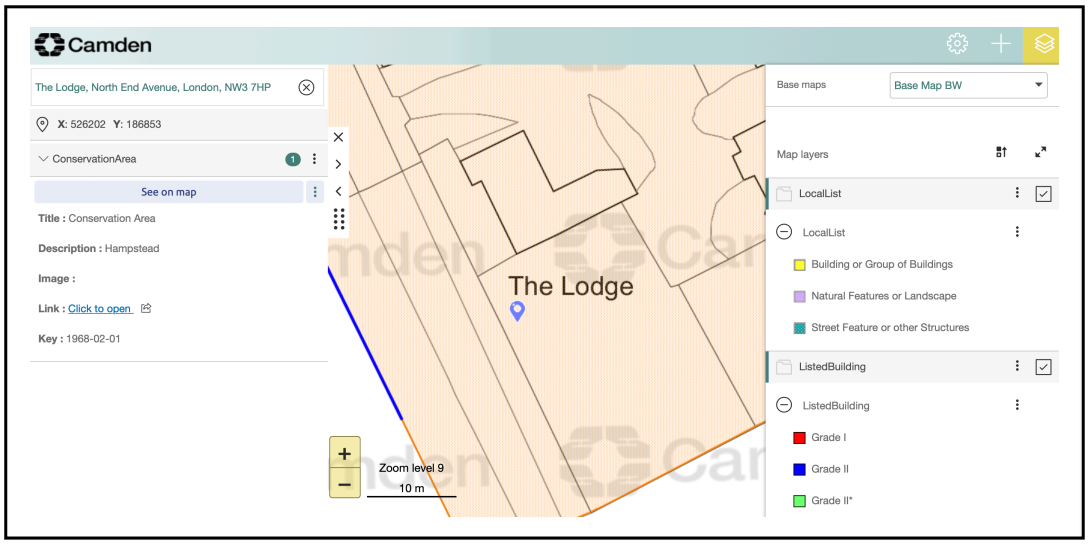
2.1 The following statutory checks have been made in relation to the tree and its status within London Borough of Camden (LBC).

CONSERVATION AREA STATUS
Hampstead Conservation Area

TREE PRESERVATION ORDER (TPO) STATUS
TPO protection applicable: TPO REF: C11-G1

2.2 The property is a detached residential dwelling with front and rear gardens laid to soft and hard landscapes. The tree planting and soft landscapes within the garden currently date to works implemented within approximately the past 50 years.

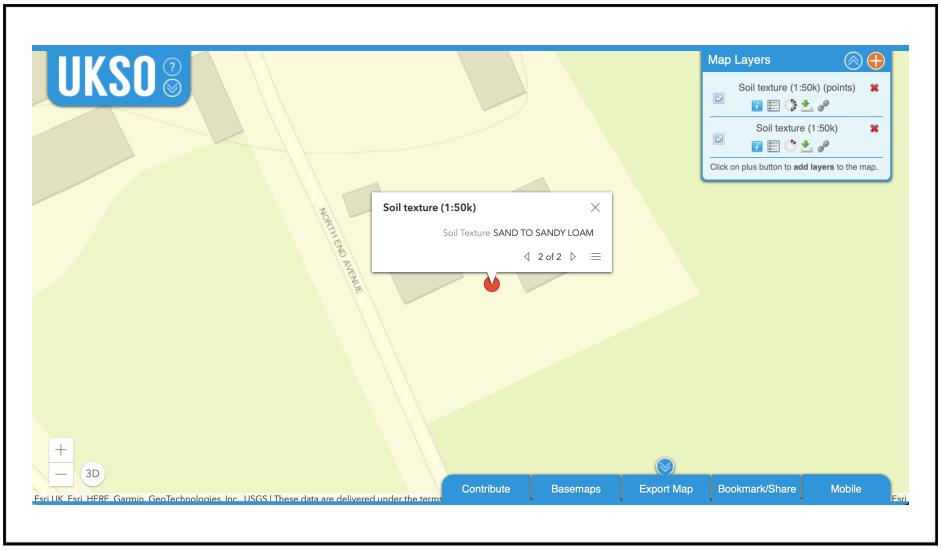
2.3 The following map confirms the location of the trees / property as extracted from interactive maps:



Extract from:
https://ssa.camden.gov.uk/connect/analyst/mobile/#/main?mapcfg=CamdenConservation&lang=en-gb

2.4 The underlying soil to this area is classified as 'sand to sandy loam' within the UK Soil Observatory - www.ukso.org - a light to medium soil mix as confirmed below. Whilst clay soils can experience substantial volume changes when vegetation extracts moisture from the ground, other soils are not as susceptible; the soil is deemed as being of light to medium texture. Any foundations should also be designed in accordance with the recommendations

contained within NHBC Chapter 4.2 (National House Building Council, 2010) and should account for the possibility of both subsidence and heave.



Extract from:www.ukso.org

3.0 Tree Works Schedule

3.1 All tree work shall be carried out to BS 3998; 2010 Recommendations for Tree Work.

TREE WORKS SCHEDULE			
Tree No.	Common Name	Tree Works	Reasons for works
T1	Lawsons cypress	Fell to ground level and grind out stump Provide replacement planting - minimum 12-14cm girth Standard tree (location and species to be confirmed in writing)	To facilitate replacement planting

3.2 The removal of 1 no. tree shall be replaced with 1 no. tree within rear garden at a 1:1 ratio. Replacement planting shall be undertaken to address the following key criteria

- Replacement with mature nursery stock (minimum extra heavy standard size)
- Species selection to be climate and pest and disease resistant
- To provide replacement screening and amenity value
- To provide replacement canopy cover
- To provide improved biodiversity attributes

The species, specification and location of the replacement trees shall be confirmed in writing prior to undertaking all works.

4.0 Justification for Works

4.1 The removal and replacement of the tree T1 is justified based on the following:

(i) Inappropriate location of tree at 3m distance from property with crown overhanging the property

(ii) Location within raised retainer with potential for structural damage at very close proximity to property

(ii) Crown cannot be managed for species without causing detriment to the amenity value and aesthetic appearance of the tree

(iii) Incongruous form within the Hampstead Conservation Area setting and also being within / adjacent to Hampstead Heath

(iv) Robust replacement strategy which shall deliver a treescape for the property for the long term with improved canopy cover and biodiversity value

4.2 The replacement shall make account of the site conditions including sand based soil type as highlighted within this report; also for the Conservation Area location directly adjacent to the Heath to provide trees which are in keeping with this location.

4.3 A landscape scheme with mitigation for loss of 1 no. removed tree shall include replacement planting to provide long term canopy cover; this shall ensure that the updated landscape proposal does not detrimentally impact the amenity value and canopy cover of the site but enhances for the long term.

4.4 The replacement with improved form, location and species - all to be confirmed in writing prior to the commencement of any works - shall be subject to TPO status to replace the removed tree .

3.0 Tree Location / Site Plan

Do not scale from this drawing

4.0 Tree Works - Suppporting Photographs

Tree T1

Tree T1 as viewed to north east within raised retainer against west elevation of property

Tree T1 as viewed to south within raised retainer

Taken by M Foster

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

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 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

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: The Lodge, North End Avenue, London, NW3 7HP Survey Date: 27th June 2024

Tree No.	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)	Age Class	Physiological Condition	Structural Condition	Comments	Recommendations	NHBC Rating	Distance from property (m)	Work Priority Rating	Inspection Frequency
T1	Lawsons cypress	14	570	4	M	G	F	Sited within raised retainer. Initial sweep to east. Crown growing on gutter line / roof. Overhang to roof of of 1-2m at 5-12m height	Fell to ground level	H	4	M	/

Appendix B: 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