J Arboriculturist Report (Marcus Foster)

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TREE SURVEY
BS5837:2012: Trees in Relation to Design, Demolition and Construction - Recommendations

DATE: March 2022

SURVEY / REPORT REFERENCE: AS/MF/033/22

SITE: 12 Pilgrims Lane, London, NW3 1SN

DATE OF SITE VISIT: 21st February 2022

SURVEY UNDERTAKEN BY: Marcus Foster MArborA

PREPARED BY: Marcus Foster MArborA

Arboricultural ASSOCIATION
Professional Member

CONTENTS

1.0 Instructions

1.1 This report has been commissioned by Mr Alex Shamash to survey, assess and provide a Phase1 BS5837:2012 survey for for trees within the site and neighbouring / off site locations within close proximity of the boundary.

2.0 Scope of Works

2.1 A site visit was conducted on 21st February 2022 to survey and assess the trees. The weather at the time of inspection was overcast with warm temperatures and trees in late growing season / early autumn.

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

2.3 The trees located within the site are shown within drawings T001-T002 and these correspond to the tree survey schedule. These drawings are as follows:

DWG: T001 - Existing Tree Survey
DWG T002 - Tree Constraints Plan (TCP)

2.4 This report and the opinions within it have been produced by Marcus Foster, a qualified arboriculturist and Professional Member of the Arboricultural Association 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.

3.0 Limitations

3.1 No soil excavations have been carried out.

3.2 This report only considers the trees and 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 of the trees inspected and furthermore that no future problems or deficiencies may arise.

3.3 No invasive tools were used during this site survey.

3.4 It should be noted that vegetation including shrubs within this / the neighbouring sites have not been included in the survey and report as there are none were deemed of relevance for the purposes of this report.

3.5 This report is preliminary and further investigations may be required in order to reach firm conclusions and/or further recommendations for action.

3.6 This survey is undertaken primarily as a survey in accordance with BS5837: 2012 and not a hazard assessment survey.

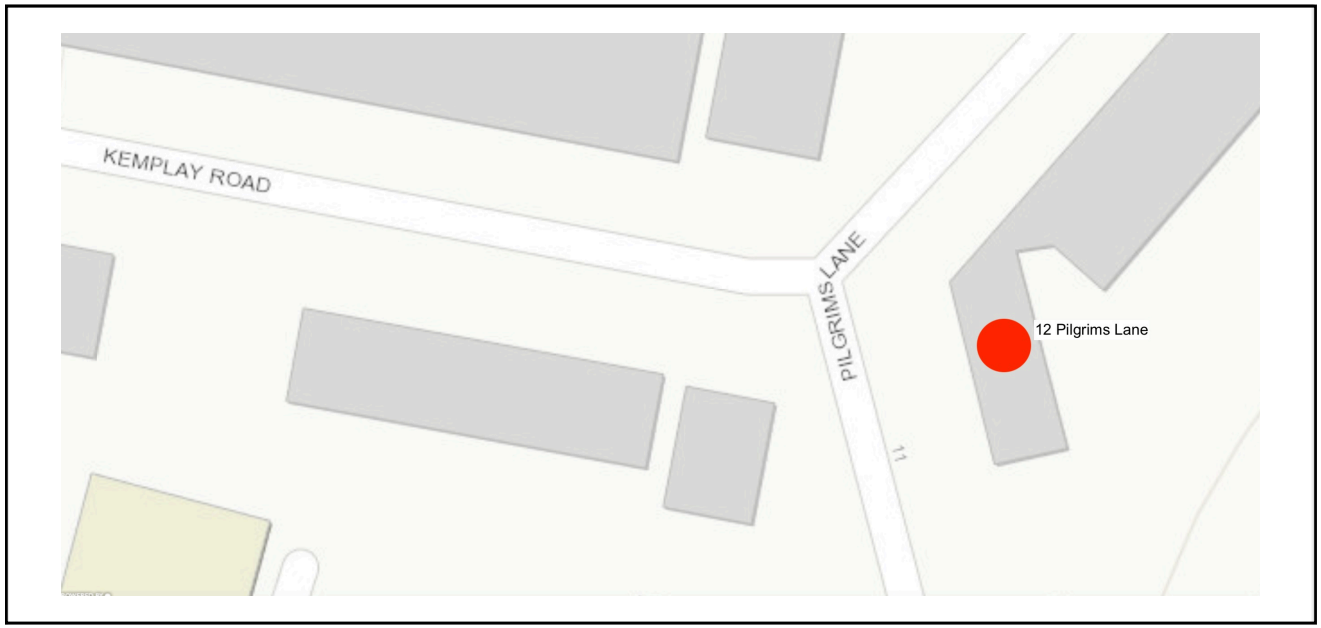
4.0 Statutory Protection

4.1 The following statutory checks have been made in relation to the trees and their status within London Borough of Camden (LB Camden):

CONSERVATION AREA STATUS
Hampstead Conservation Area, LB Camden

TREE PRESERVATION ORDER (TPO) STATUS
Lime (T3) - LB Camden TPO Reference: 13H
Beech (T6) - LB Camden TPO Reference: 13H

4.2 The following extracted map confirms the location of the site:



5.0 Tree Survey Summary

5.1 The trees have been surveyed taking into account condition, general health and form. In addition they have also been surveyed taking account of amenity value that is offered in relation to both the landscape and surrounding buildings and streetscape in accordance with BS5837: 2012:

Category 'A' trees
Trees of high quality with an estimated remaining life expectancy of at least 40 years. Trees have been categorised as 'A' trees for one of the following reasons:
- Mainly arboricultural qualities
- Mainly landscape qualities
- Mainly cultural values including conservation

Within the Tree Survey drawings those trees rated as 'A' category trees have a green outline as denoted within the site plan key / survey.

N/A

Category 'B' trees
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Trees have been categorised as 'B' trees for one of the following reasons
- Mainly arboricultural qualities
- Mainly landscape qualities
- Mainly cultural values including conservation

Within the Tree Survey drawings those trees rated as 'B' category trees have a blue outline as denoted within the site plan key.

T3, T6, T9, T10, T12, T14

Category 'C' trees
Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Trees have been categorised as 'C' trees for one of the following reasons
- Arboricultural qualities - unremarkable trees of very limited merit
- Mainly landscape qualities
- Trees with no material conservation or cultural value

Within the Tree Survey drawings those trees rated as 'C' category trees have a grey outline as denoted within the site plan key.

T1, T2, T4, T5, T7, T8, G11, T13

Category 'U' trees
Trees 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.

Within the Tree Survey drawings those trees rated as 'U' category trees have a red outline as denoted within the site plan key.

N/A

6.0 BS5837:2012 Tree Survey Schedule

BS5837:2012 KEY

Category 'A' trees
Trees of high quality with an estimated remaining life expectancy of at least 40 years. Trees have been categorised as 'A' trees for one of the following reasons:
- Mainly arboricultural qualities
- Mainly landscape qualities
- Mainly cultural values including conservation

Within the Site Plan (Appendix B) those trees rated as 'A' category trees have a green outline as denoted within the site plan key.

Category 'B' trees
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Trees have been categorised as 'B' trees for one of the following reasons
- Mainly arboricultural qualities
- Mainly landscape qualities
- Mainly cultural values including conservation

Within the Site Plan (Appendix B) those trees rated as 'B' category trees have a blue outline as denoted within the site plan key.

Category 'C' trees
Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. Trees have been categorised as 'C' trees for one of the following reasons
- Arboricultural qualities - unremarkable trees of very limited merit
- Mainly landscape qualities
- Trees with no material conservation or cultural value

Within the Site Plan (Appendix B) those trees rated as 'C' category trees have a grey outline as denoted within the site plan key.

Category 'U' trees
Trees 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.

TREE SURVEY KEY

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

- Number: an identity number which cross-references locations shown on the plans
- Species: listed by common names
- Tree Height: height in metres (m)
- Tree Spread: spread in metres (m)
- Stem diameter: measured in millimetres (mm) and taken at 1.5m above ground level
  m/s - denotes multi-stemmed with measurement taken of largest stem at base
  t/s - denotes twin -stemmed with measurement taken of largest stem at base
  (e) denotes estimated
- Age Class: Y (young); EM (early-mature); M (mature); OM (over-mature)
- Vigour: G (good); F (fair); P (poor); D (dead)
- Structural Condition: G (good); F (fair); P (poor); D (dead)
- General Condition Specific comments relating to each tree
- Estimated Remaining Contribution (years)
- BS5837 Category Grading - refer to key - Section 3
- Protection Distance m2 Area (where applicable – BS5827: 2012)
- Protection Distance Radius (where applicable – BS5827: 2012) - Root Protection Area (RPA)*

  *Root Protection Area (RPA) Definition
  The area defined as requiring protection from development from retained trees within BS5837 (2012). Using a calculation provided within BS5837 a radius distance is provided based on a measurement of the main stem taken at 1.5m height.

BS5837:2012 TREE SURVEY
12 Pilgrims Lane, London, NW3 1SN
BS5837 Tree Schedule (BS5837:2012) - 21.09.21

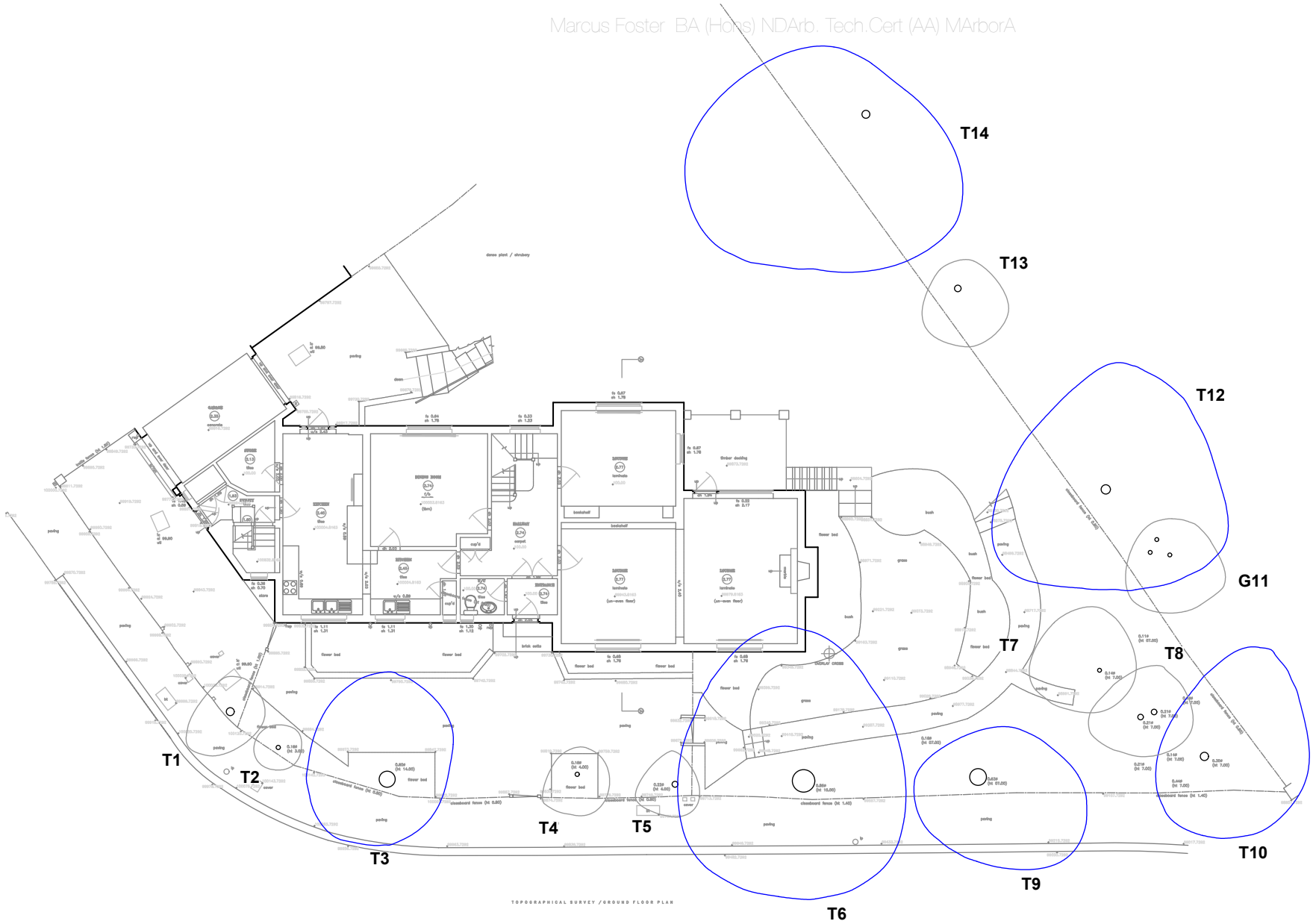
Tree No	Species	Height (m)	DBH (mm)	Spread (m)	Age	Structural Condition	Vitality	BS5837 (2012) Rating	Remaining Contribution (years)	Comments / Structural Condition	Root Protection Area (RPA) m2	Root Protection Area (RPA) Radius (m)
T1	Japanese maple	5	m/s 120	N: 3 E: 3 S: 2 W:2	M	F	F	C1	10 years +	Ivy clad at base / to 2m height. Union at 1m height; congested. Crown dominant to north - selectively pruned.	4.52	1.2
T2	Southern magnolia	7	150	N: 2 E: 3 S: 2 W:2	SM	F	F	C1	10 years +	Ornamental form; spreading habit with understory form to tree T3. Screening value	10.18	1.8
T3	Lime	13	620	N: 4 E: 4 S: 4 W:4	M	F	G	B1	20 years +	Exposed anchorage roots to north east; accentuated buttress roots. Crown break from 4-6m height with balanced form. Cyclically reduced / managed; lapsed 3 years. Low growth developing over property / highway.	173.92	7.4
T4	Cherry	3.5	150	N: 2 E: 2 S: 1 W:2	SM	F	F	C1	10 years +	Ornamental form; low spreading habit	10.18	1.8
T5	Cherry	2.5	220	N: 3 E: 2 S: 1 W:2	EM	F	F	C1	10 years +	Ornamental form; low spreading habit; lean to north east	21.9	2.6
T6	Copper beech	16	810	N: 4 E: 4 S: 5 W:4	M	F	G	B1	20 years +	Accentuated buttress roots at base to east with level change to this direction. Electricity unit attached at 2m height to east. Pruning wounds from previously crown lifted limbs fully occluded at 1.8m and 2.1m height to east. Ivy clad to 7m height obscuring main union at 4-5m height. Absence of branch framework to east from historic management towards property. Crown framework dominant to south and west. Management of previous reduction lapsed approx 2-3 years; crown overhanging property by 1.5m to east at 5-9m height	296.85	9.7
T7	False acacia	8	150	N: 4 E: 3 S: 1 W:2	SM	F	G	C1	10 years +	Developing form; suppressed / growing to the north east due to dominant form of tree T10	10.18	1.8
T8	Leyland Cypress	9	t/s 200	N:3 E: 3 S: 1 W:1	SM	F	F	C1	10 years +	Fair form; twin-stemmed at base with exposed anchorage roots. Understorey form to tree T10. Screening tree	12.57	2.0
T9	Mulberry	6	600	N: 2 E: 2 S: 4 W:2	M	F	F	B1	20 years +	Significant lean to south with partial support from surrounding shrub growth. Main stem gives way to a crown formed from 2 x sub leaders. Decay in main stem from base to pollard point at 2m height	162.88	7.2
T10	Hornbeam	10	m/s 300	N: 5 E: 4 S: 5 W:4	EM	F	G	B1	20 years +	Multi-stem form comprising 4 x stems; fusion between central stems at 1.2m height	28.28	3.0

Tree No	Species	Height (m)	DBH (mm)	Spread (m)	Age	Structural Condition	Vitality	BS5837 (2012) Rating	Remaining Contribution (years)	Comments / Structural Condition	Root Protection Area (RPA) m2	Root Protection Area (RPA) Radius (m)
G11	Leyland Cypress	7	200 (e)	N: 2 E: 2 S: 2 W:3	SM	F	F	C1	10 years +	Understory form; off site screening form. No overhang to property	18.1	2.4
T12	Ash	16	750 (e)	N: 9 E: 7 S: 8 W:7	M	F	G	B1	20 years +	Off site; spreading form with crown dominant to north; over-extended leader to north. Limited overhang to property. Selectively crown reduced. No signs of ash dieback	254.5	9.0
T13	Leyland Cypress	12	m/s 400	N: 4 E: 4 S: 4 W:4	EM	F	F	C1	10 years +	Off site. Grouping of screening trees with understory form. Overhang of 3m at 4-8m height to property	72.39	4.8
T14	Ash	16	600 (e)	N: 7 E: 7 S: 4 W:7	M	F	F	B1	20 years +	Off site. Ivy clad to 8m height. Crown break at 8m height; suppressed to north by off site Copper beech. Thinning crown within upper crown with some minor evidence of dieback.Overhang of 5m at 6-12m height to property.	162.88	7.2

7.0 Tree Survey Drawings

DWG: T001 - Existing Tree Survey

DWG T002 - Tree Constraints Plan (TCP)



KEY

	CATEGORY A
	CATEGORY B
	CATEGORY C
	CATEGORY U
	RPA
	RPA INCURSION
	SHADING ARC

BS5837 (2012) Tree Survey Notes

1. In accordance with BS5837(2012) this drawing is a colour coded schedule and should not be read in black and white

2. If received electronically it is the recipients responsibility to print this drawing to correct scale. Only written dimensions should be used where not printed to scale.

3. This drawing should be read in conjunction with all other relevant drawings and specifications

4. Marcus Foster Arboricultural Design & Consultancy accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided

5. Off site trees have been plotted based on site visit survey and locations are not based upon topographiccal survey

NOTE: Tree survey locations based on previous undertaken topographical surveys for design issue and additional GIS mapping has not been undertaken for the purposes of this survey

Revisions

Rev.	Date		Checked
/	13.10.2021	ISSUED FOR INFORMATION	MF
/	03.03.2022	ISSUED FOR INFORMATION	MF

JOB TITLE	12 Pilgrims Lane, London, NW3 1SN
CLIENT	Mr Alex Shamash
DWG TITLE	Existing Tree Survey Plan
SCALE	1:150 @ A3
DATE	OCT 2021
JOB NO	AIA/MF/0148/21
DWG NO.	T001

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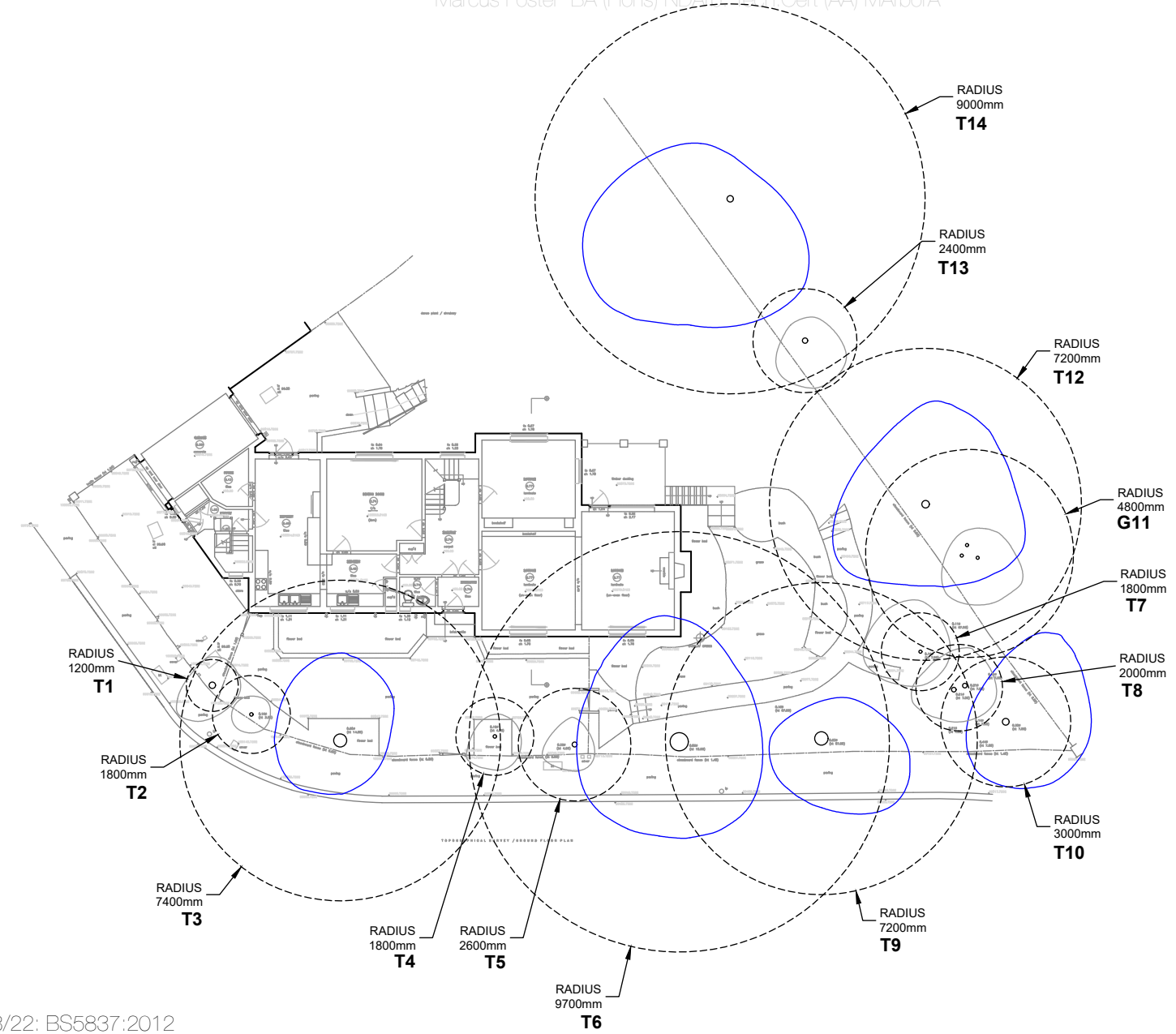
AR/MF/033/22: BS5837:2012
Site: 12 Pilgrims Lane, London, NW3 1SN

Date: March 2022

0 5 10 15 20m

N



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/	03.03.2022	ISSUED FOR INFORMATION	MF

JOB TITLE	12 Pilgrims Lane, London, NW3 1SN
CLIENT	Mr Alex Shamash
DWG TITLE	Tree Constraints Plan
SCALE	1:200 @ A3
DATE	OCT 2021
JOB NO	AIA/MF/0148/21
DWG NO.	T002

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AR/MF/033/22: BS5837:2012
Site: 12 Pilgrims Lane, London, NW3 1SN

Date: March 2022

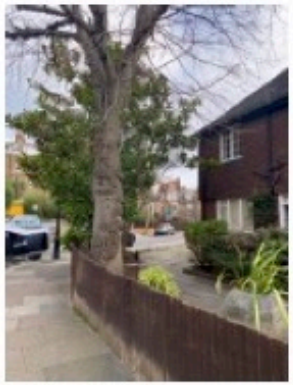
0 5 10 15 20m

N

8.0 Tree Survey Photographs

Trees T1-T3 as viewed in an easterly direction from public highway

Trees T3-T5 as viewed in a southerly direction from public highway



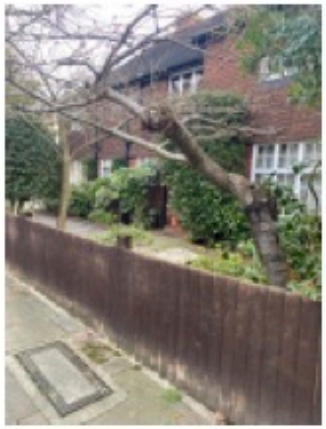
Lime tree T3 viewed to north at front of property

Beech tree T6 viewed to north at front of property

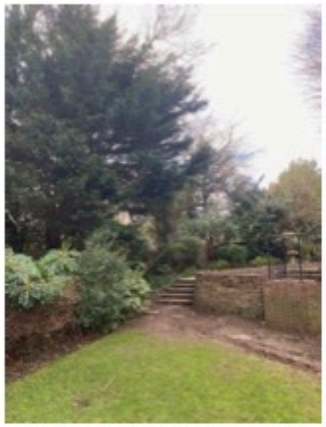
Beech tree T6 viewed to north at front of property as viewed from rear to west

Eastern base of tree T6 as viewed to south

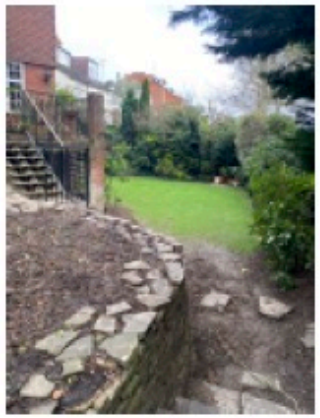
Trees T7- T11 as viewed in a south easterly direction from public highway



Trees T4 & T5 as viewed in a north easterly direction from highway



Off site (to east) Leyland Cypress trees, G11 as viewed to west



Rear garden of 12 Pilgrims Lane viewed to north

Southern elevation of property - 12 Pilgrims Lane

Trees G11, T12 (canopy) and T6 as viewed to west from rear garden

Canopy of t12 off site (to east) which overhangs the site / south eastern boundary

Rear garden of 12 Pilgrims Lane viewed to north

9.0 References

1. BS5837: British Standard: Trees in Relation to Design, Demolition and Construction to Construction - Recommendations (BS 5837) (2012)

2. BS3998: Tree Work Recommendations , British Standard (2010)

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

4. The Body Language of Trees, Mattheck, C. and Breloer, H. (HMSO, 1994)

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

6. Diagnosis of Ill Health in Trees, Strouts, R. and Winter, (TSO, 1994)

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