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Schedule of Tree Works

**Parish Church of St. Pancras, Euston Road, London
NW1**

June 2013

Tree Survey Schedule: Explanatory Notes

Parish Church of St. Pancras, Euston Road, London NW1

This schedule is based on a tree inspection undertaken by Simon Jones of Simon Jones Associates Ltd., on Monday the 10th December 2012. Weather conditions at the time were overcast but dry. Deciduous trees were not in leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.

Given in sequential order, commencing at "1".

2. Species.

'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

3. Height.

Estimated with the aid of a hypsometer, given in metres.

4. Trunk diameter.

Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

5. Radial crown spread.

The linear extent of branches from the base of the trunk to the main cardinal points, to the closest quarter of a metre. In the cases of small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

6. Crown break.

Height above ground and direction of growth of first significant live branch.

7. Crown clearance.

Distance from adjacent ground level to lowest part of lowest branch, in metres.

8. Age class.

Young: Age less than 1/3 life expectancy

Semi-mature: 1/3 to 2/3 life expectancy

Mature: Over 2/3 life expectancy

Over-mature: Mature, and in a state of decline

Veteran: Surviving beyond the typical age range for species

9. Physiology.

Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

10. Structure.

Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.

Very good: No significant physiological or structural defects, an upright and reasonably symmetrical structure; a particularly good example of its species.

Good: No significant physiological or structural defects, and an upright and reasonably symmetrical structure.

Moderate: No significant pathological defects, but a slightly impaired physiological structure; however, not to the extent that the tree is at immediate or early risk of collapse.

Indifferent: Significant physiological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.

Poor: Significant and irremediable physiological or pathological defects, such that there may be a risk of early or premature collapse.

Hazardous: Significant and irremediable physiological or pathological defects, such that there is a risk of imminent collapse.

11. Comments.

Where appropriate comments have been made relating to:

- Health and condition
- Safety, particularly close to areas of public access
- Structure and form
- Estimated life expectancy or potential
- Visibility and impact in the local landscape

12. Category.

Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012, Table 1.

Category U: 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.

- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category 'U' trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).
- Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.
- Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.

- (1) Trees that are particularly good examples of their species, especially if rare or unusual.
- (2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
- (3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

- (1) Trees that might be included in category 'A', but are downgraded because of impaired condition (e.g. presence of significant though remediable defects including unsympathetic past management and minor storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category 'A' designation.
- (2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
- (3) Trees with material conservation or other cultural value.

Category C: Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

- (1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
- (2) Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value, and/or trees offering low or only temporary landscape benefits.
- (3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

Parish Church of St. Pancras, Euston Road, London NW1

| No. | Location | Species | Height | Trunk diameter | Radial crown spread | Crown break | Crown clearance | Age class | Physio - logy | Structure | Comments | Category |
|-----|--|--------------|--------|----------------|--|-------------|-----------------|-----------|---------------|-----------|--|-----------|
| 1 | Junction Euston Road / Upper Woburn Place. | London plane | 28m | 1135mm | 11m N 11.75m E 11.5m S 8.75m W | 7m N | 3m N | Mature | Average | Moderate | Very stout upright single trunk; appears to have been pollarded in past at 11/12m; wide spreading dominant crown; wind exposed position; overhangs adjacent roads; some very long and over extended branches which are protruding from the crown inside and S side; heavy lateral branch to SW; all have heavy end weight. Of high quality; of high value as readily visible from Euston Road and Upper Woburn Place, and a significant feature in the landscape; of long-term potential. | A (12) |
| 2 | Near SW corner of Church adjacent to Upper Woburn Place. | London plane | 30m | 1624mm | 10.25m N 13m E 13.75m S 12.5m W | 8m E | 3m E | Mature | Above average | Moderate | Lifting of concrete plinth beneath railings at base of tree, slightly to SW in line with large buttress root; this is consistent with type of damage that can be caused by root pressure; clear also that the railings themselves have been lifted in this place; possibly by a large structural root; large trunked specimen; lower trunk leans significantly to the S from approx. 1m above ground level; becomes three stemmed specimen from initial 4m then 6m; dominant upright stem is to the NW; two sub dominant ascending branches have developed into stems to SE/SW; large sub dominant stem that originates at 4m to the E; wide spreading dominant crown overhangs adjacent building to S, Central House; currently does not overhang church to N; heavily overhangs road; the SW branch becomes quite lateral from the point where it was once pollarded, approx. 5m from point of origin; entire tree shows evidence of having been pollarded in the past; main stem to 14m; since re-grown strongly from these points; large significant specimen; readily visible in views from road and from Endsleigh Gardens from the W; of moderate quality but high value; of long-term potential. | B (2) |

Schedule of Tree Works

Parish Church of St. Pancras, Euston Road, London NW1

| Tree No. | Species | Recommended works |
|-----------------|----------------|---|
| 1 | London plane | Remove dead wood; reduce long and over extended branches which are protruding from the crown back to the current extent of the surrounding crown, particularly on the north side overhanging Euston Road and the south west side overhanging Upper Woburn Place. |
| 2 | London plane | Remove dead wood; reduce long and over extended branches which are protruding from the crown back to the current extent of the surrounding crown, particularly on the south side adjacent to Central House, on the west side overhanging Upper Woburn Place, and on the north-east side overhanging the churchyard, so that they no longer protrude and are at least 2m clear of Central House to the south . |

Specification.

All tree works are to be done in accordance with the British Standard BS 3998: 2010, *Tree work - Recommendations*.

Climbing irons or spikes are not to be used whilst pruning trees; they may only be used for the sectional removal of trees.

Care must be taken that the ground next to retained trees does not become compacted as a result of tree surgery operations. No vehicles or equipment such as tractors, timber lorries, cranes or excavators shall be driven or parked beneath the crowns of any trees to be retained, as this could cause soil compaction and consequent root death.

Birds. Please note that it is an offence under Wildlife and Countryside Act of 1981, amended by the Countryside and Rights of Way Act 2000, to:

- Kill, injure or take any wild birds
- Damage or destroy nests that are in use or are being built
- Intentionally or recklessly disturb any wild bird while it is nest building, or at (or near) a nest containing eggs or young, or disturb the dependent young of any bird.
- Take or destroy eggs

Care must therefore be taken that none of these offences are committed whilst undertaking the above works. If trees or hedges are to be felled or pruned between March and August, they should first be inspected carefully for nests; if found, and the proposed works are not necessary to preserve public health or safety, felling or pruning should be delayed until young birds have flown.

Bats. All bats are legally protected by the WCA and CRoW Act. Further protection is conferred by the Conservation of Habitats and Species Regulations 2010, following the European Habitats Directive (1992). These Acts and Regulations include provisions making it illegal to:

- Recklessly or deliberately kill, injure or capture (take) bats
- Recklessly or deliberately disturb bats (whether in a roost or not)
- Damage, destroy or obstruct access to bat roosts (whether in use or not)

Prior to undertaking any tree works, a scoping survey comprising a detailed visual inspection from ground level for any evidence of bat occupancy should be made by an appropriately qualified person, or if necessary by a suitably qualified ecologist. Where features that have the potential to be a bat roost have been observed, a secondary bat assessment comprising a close-up aerial examination should be undertaken immediately prior to the commencement of tree works. If following the secondary assessment it is reasonably suspected that a roost exists, a licensed bat worker should be contacted to undertake a more detailed assessment with specialist equipment. Should a tree be found to be supporting a bat roost, a licence will be required from the relevant Statutory Nature Conservation Organisation (SNCO), before any works can be carried out.

If emergency work is required to a tree on the grounds of public safety, that specimen must still be assessed for bats prior to work commencing; and if it is suspected that the tree supports a roost the relevant SNCO, local police liaison officer and a licensed bat worker must be informed. If the condition of the tree poses an imminent danger to the public then public safety will take precedence. However, the contractor must ensure that no reasonable alternatives are available, and that he undertakes only the minimum action that can be safely taken to reduce the risk to the public to an acceptable level. Furthermore, he should record the tree's condition and justification for the work in writing.

Where tree surgery is carried out, cuts will be made as far above any likely hole or crack in the bark which has potential to support a roosting bat, and crown thinning or reduction will be minimised. If, following secondary assessment no roosts are identified or reasonably suspected, but the potential for them still exists, work should proceed with caution. For example, stems and/or branches should be lowered carefully by rope and where possible large sections will be left on-site for a minimum of 48 hours to allow bats to vacate. Note that if a bat roost is damaged as a result of tree works it may be necessary to demonstrate to the SNCO that good practice was implemented.

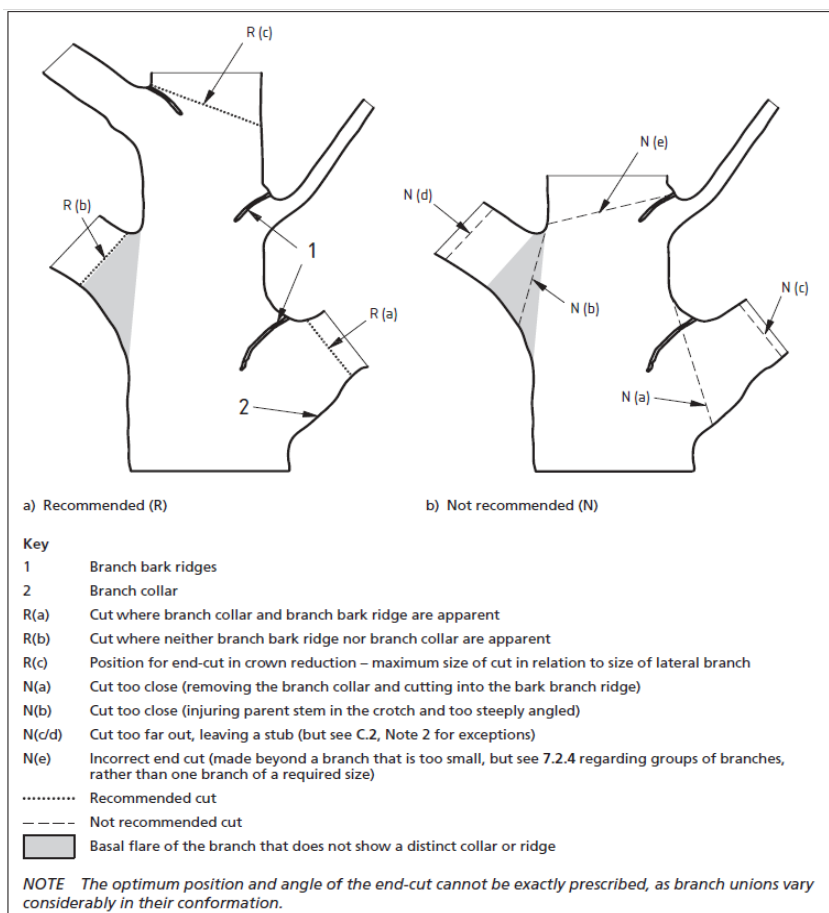
If bats are discovered when limbs are removed or trees are felled, work must stop immediately and the relevant SNCO, the local police liaison officer and if possible a licensed bat worker must be informed.

Definition of Terms.

1. Pruning (in general)

1.1. Pruning shall be undertaken following the principles of good arboricultural practice as stated in British Standard BS 3998: 2010. The positions of final pruning cuts will comply with Figure 2 'Positions of final cuts' at p23 of that document, as shown below.

1.2. Where aerial growth is to be removed, great care shall be taken not to leave a stub which may provide a food base for both fresh wound parasites and decay fungi and not to cut back into or beyond the branch collar. Injury of the wood and bark of the parent stem or branch above the cut will also be avoided.



2. Crown Reduction.

3.1. Crown reduction is defined as the reduction of the outline dimension of the canopy, from the tips of limbs and branches toward the main trunk, by pruning growth to an appropriately sized lateral branch, twig or bud to leave a flowing silhouette.

2.2. Reduction may be of the entire crown, or of one part of the crown. The extent of reduction is given in metres.

2.3. Where a limb, branch or leader is to be shortened it shall be cut back cleanly to a vigorous side branch leaving the branch bark ridge and branch collar intact. **Retained side branches intended to form the new dominant shoot shall be at least 30% of the diameter of the parent branch at the pruning point.** The contractor shall relate the position of any individual final pruning cut to the form of the canopy as a whole, so that upon completion of the work the tree has as natural an appearance (for the species) as constraints allow.

3. Selective Pruning.

3.1. Selective pruning is defined as the removal or shortening of individual branches for a specific reason.

3.2. This can be to remove or reduce specific branches which whilst they are not dead are at risk of failure (torn or split branches, branches that protrude from the crown, have excessive end weight, or are "hazard beams"); or to clear branches that are interfering with buildings, landscape features or other structures, or with the efficient and safe use of infrastructure (e.g. utilities, street furniture and transport routes).

3.3. Where such work is specified the amount of material to be removed and the diameter(s) of the pruning cut(s) should be the minimum required for the purpose.