
Arboricultural Report

Site – Flat 1 & 2,
24 Belsize Avenue, London, NW3 4AU

Client – Supanya Lamsam

Contact – Mr Andrew Downs
1 Millfield Place, Highgate,
London, N6 6JP
0208 341 5628

Date – 19-11-2012

To be read in conjunction with –
Tree Survey Plan Drawing No. SL/BA/01

Prepared by J M Moore BSc (hort) Dip Arb (RFS) Tech Cert (Arbor A) M Arbor A

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1.0 Instruction and client brief

- 1.1 Supanya Lamsam has requested a survey of the trees in the garden of 24 Belsize Avenue. The survey is to assess the condition of the trees, consider the implications of the planning application for the extension. The report should be read in conjunction with the tree plan, drawing number LS/BA/01.
- 1.2 The report was to:
 - comment on the condition of the trees
 - advise the arboricultural implications that the proposed building works will have on the existing trees, in line with BS5837:2012

2.0 Scope of works and survey method

- 2.1 The trees were surveyed in line with the process laid out in BS5837:2012
- 2.2 The report is based on a ground level, visual tree assessment, using recognised non invasive techniques, (Mattheck). Condition of the trees was assessed only on date of inspection; it remains valid only if no environmental changes occur around the tree. If any changes should occur re-inspection should be carried out.
- 2.3 No internal diagnostic equipment was used
- 2.4 No soil samples were taken for testing. If Soil analysis is required a soil engineer should be employed.
- 2.5 No pest and disease samples were taken or sent away for analysis.
- 2.6 There has been no check with the local authority of the tree protection status of the site. It remains the responsibility of the tree owner to check TPO status prior to carrying out any works on the tree.
- 2.7 Physiological and structural assessments are valid for a period of 12 months. It is an external inspection only. Environmental changes around the tree will render the report invalid.
- 2.8 Any works to the trees should comply with BS3998:2010 Tree Work
- 2.9 There were a number of mature shrubs around the garden, but these were not covered in this report.

3.0 Site

- 3.1 The site is on the south side of Belsize Avenue. It is a semi detached house, in a street of similar period houses.
- 3.2 There are a number of large mature trees which are very dominant in the landscape, but these are all outside the garden of number 24. The garden of number 24 has a large number of young mature trees, which are now very dense and cause a lot of shade as they have matured.
- 3.3 The site is within a Conservation area and, as such, the trees are offered legal protection and permission will be required before any works are carried out.

4.0 Tree assessment (For further detail see appendix 1 and appendix 2)

- 4.1 T1 is a young mature snake bark maple. It has been shaded by the other trees in the garden and the surrounding properties. It has very limited visual amenity from outside the garden, due to screening by other trees. The crown has been reduced in the past and the re-growth, from the old pruning points, is pole like and dense. The tree could be removed with little impact on the wider landscape, as it is screened from the adjacent gardens by T14, a Lawson cypress, and laurel shrubs.
- 4.2 Below the crowns of T1, T2 and T3 there are a number of mature shrubs, particularly pittosporum varieties. These are tall and leggy due to the dense

- shading. They are less than 100mm in stem diameter and are not protected by the Conservation area order, so can be removed without permission.
- 4.3 T2 is a young flowering cherry which is heavily covered with ivy, and has been suppressed by the trees in the neighbouring garden. As a result, it is a small tree in a poor structural condition. It also has a limited life expectancy and, due to these factors, could be removed with little impact on the wider landscape.
 - 4.4 T3 is an early mature Norway maple. It is in a fair condition, both structurally and physiologically. Within the garden it is a tree with some visual impact. However, in the wider landscape, it is not significant in comparison to the large mature trees in the neighbouring gardens. It is also screened from the east by the T13, a Lawson cypress, and from the west by the eucalyptus in the rear garden of the neighbouring property. It has large leaves and causes dense shade within the garden and to the rooms at the rear of 24 Belsize Avenue. Removal would have limited impact on the wider landscape, due to the low amenity value and large number of other trees within the garden.
 - 4.5 T4 is a mature Ailanthus or Tree of heaven. It has a dense covering of ivy, which makes a full structural assessment of the condition not possible. It is the largest and probably oldest tree in the garden. It is on the east boundary of the site and, as such, is visible from the neighbouring gardens, so is considered to have more amenity value than T1 or T3.
 - 4.6 T5 is a young Norway maple growing in close proximity to T4. Due to this, the crown is unbalanced due to suppression on the north and east side. Due to the close proximity to T4, there is limited space for both trees to mature. As T4 is the larger tree, it is recommended that T5 is removed to allow T4 room to grow.
 - 4.7 T6 is a young paper bark maple, *Acer griseum*. It is a small tree and, though it has little impact in the wider landscape, is an attractive small specimen worthy of retention.
 - 4.8 T7 is an early mature paper bark birch, *Betula jaquemanotii*. Located on the boundary, it is visible from both gardens. Again, it is an attractive small tree and, though it has little impact in the wider landscape, is worthy of retention.
 - 4.9 T8 is an early mature, purple leaved plum, in a good physiological condition. The structural condition is fair at the moment, but it is close to the boundary brick wall and beginning to rub on the top of the wall, where the trunk leans to the east. This will become a structural weakness in the future and may need to be removed in the longer term.
 - 4.10 T9 an early mature Norway maple. The tree is in a good physiological condition and is considered to offer screening on the west boundary. It is worthy of retention, as the other Norway maples are either too close to the house or other better trees.
 - 4.11 T10, an Ailanthus or Tree of heaven, is on the east boundary and provides good screening between the properties. There is burling on the trunk between 1.5m and 3m high. It appears in a fair condition and can be retained for screening value.
 - 4.12 T11 is a young eucalyptus within the garden. It has limited visual amenity in the wider landscape. The tree has a main fork at 1.6m high, with two co-dominant branches above this point. There is a tight fork where they meet, with included bark, that will be a structural weakness. It is recommended that the tree is removed.
 - 4.13 T12 a mature goat willow. Physiologically, it is fair, but it is poor structurally. The crown is very unbalanced. It leans heavily to the north, with the majority of the crown over-hanging the neighbouring garden. We would recommend the tree is pollarded back to the height of the wall, to allow the crown to re-form. Willow is a species that can respond well to heavy pruning.

- 4.14 T13 is a young Lawson cypress on the east boundary it is in a good structural and physiological condition. It provides good screening with the neighbouring property, and should be retained.
- 4.15 T14 is in the front garden and visible from the highway and foot path. It is slightly unbalanced due to suppression from the much larger lime tree growing in the street. It has been pruned in the past and has responded well to pruning. IT is recommended that it is pruned back to the previous pruning points to reduce shading to the ground floor and basement flats.

Appendix 1 – Survey data

Site – Belsize Ave

Client – Archplan

Weather – Fair

Date – 19-11-12

By – JMM

No.	Species English & Latin	Approx Height (M)	Dia. @1.5 (CM)	Spread (M)	Height Crown Clearance (m)	Age Class	Physiological condition	Structural condition	Preliminary management recommendation	Years remaining	Category grading
T1	<i>Snake bark maple</i> <i>Acer Davidii</i>	7	22	N 2 S 2.5 E 1 W 3	4	EM	Fair	Fair The crown is fastigate, due to past pruning and shading from the adjacent trees	Remove to increase light in the garden	20-40	C
T2	<i>Cherry</i> <i>Prunus Amandagowa</i>	5	11	N 1.5 S 0 E 1 W 0	4	Y	Poor Densely covered with ivy	Poor Heavily suppressed and leaning north	Remove due to condition	>10	U
T3	<i>Norway Maple</i> <i>Acer platanoides</i>	9	30	N 4.3 S 4 E 3.5 W 3.5	4 1st main limb at 2.2m high on south side	EM	Fair	Fair	Remove to increase light in the garden	20-40	C
T4	<i>Ailanthus altissima</i>	10	37	N 2 S 3.5 E 3 W 3.5	5.5 1st main limb at 6m high on north side	Ma	Fair	Fair Dense ivy makes a full structural assessment not possible		20-40	C2
T5	<i>Norway Maple</i> <i>Acer platanoides</i>	8.5	17.5	N 1.5 S 3.5 E 1.5 W 5	3 1st main limb at 3m high on north side	EM	Fair	Fair	Remove to stop competition with T4	20-40	C

T6	<i>Paper bark maple</i> <i>Acer griseum</i>	4	10	N 3 S 0 E 3 W 3	2.8	Y	Good	Fair One sided crown due to suppression from T7	Na	20-40	C
T7	<i>Paper bark birch</i> <i>Betula jaquemontii</i>	8	16	N 3 S 3 E 3 W 3	5	EM	Good	Fair	Na	20-40	C
T8	<i>Purple leaved plum</i> <i>Prunus pissardi nigra</i>	5	14	N 1 S 4 E 4 W 2.5	2	Em	Good	Fair Leans against the wall and the trunk is being damaged. This will reduce expected life expectancy.	Na	>10	U
T9	<i>Norway Maple</i> <i>Acer platanoides</i>	9	25.5	N 4 S 2 E 4 W 3	4 1st main limb at 4m high on east side	EM	Good	good		20-40	C
T10	<i>Ailanthus altissima</i>	7	25	N 2.5 S 3.5 E 3 W 3	4 1st main limb at 4.2m high on east side	EM	Fair	Fair The trunk is burred from 1.5m high to 3m high		20-40	C2
T11	<i>Eucalyptus</i>	5.5	19	N 3.9 S 3.6 E 3.6 W 0	1.8	Y	Fair	Fair Fork at 1.6m high, with a potential weak fork with included bark. Leans to the east, due to suppression from trees in neighbouring gardens.		10-20	C

T12	<i>Goat willow</i> <i>Salix caprea</i>	3.5	23	N 6 S 0 E 3 W 1	2	Ma	Fair	Poor Leans heavily north, growing along the boundary and over the neighbouring garden	Reduce back the crown	10	C/U
T13	<i>Lawson Cypress</i> <i>Chaemacyparis</i> <i>lawsoniana</i>	7	12	1.2	1.2	EM	Fair	Fair		20-40	C2
T14	<i>Prunus Kanzan</i>	6	31	N 3.5 S 4 E 4 W 4	1.8	Ma	Fair	Fair 3 co-dominant stems from above the fork at 1.2m high. The crown has been reduced in the past and has responded well with re-growth from the pruning points.	Prune back to previous points	10-20	C2,3

Key to survey schedule

Tree number on plan

T1 individual tree on the site

BS 5837:2012 Age class

Y – Young first third of life expectancy

EM – Early mature second third of life expectancy

Mat – Mature final third of life expectancy

OM – Over mature showing signs of senescence

V – Veteran over mature and of special conservation value

Remaining years in age bands

<10, 10-20, 20-40, >40

Physiological or structural condition

Good no significant health problems, or no significant structural problems

Fair some symptoms of ill health, or currently insignificant or remediable structural problems

Poor significant symptoms of ill health, or significant structural problems

Moribund (physiological only in serious and irreversible decline

Dead (physiological only) not alive

BS 5837:2012 Category of quality/retention

Category	Description
A Green	Trees of high quality A1 – Mainly arboricultural value A2 – Mainly landscape value A3 – Mainly cultural value, including conservation
B Blue	Trees of moderate quality B1 – Mainly arboricultural value B2 – Mainly landscape value B3 – Mainly cultural value, including conservation
C Grey	Trees of low quality C1 – Mainly arboricultural value C2 – Mainly landscape value C3 – Mainly cultural value, including conservation
U red	Trees that are in a poor condition, so that any existing value will be lost in the next 10 years, and should, for

	reasons of sound arboricultural management, be removed.
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Other Abbreviations.

Esti estimated

M/S measurement taken at the root flare (base of the tree), either because the tree is multi-stemmed or because the main branches form below 1.5m above ground level

HCV high conservation value

N north

E east

S south

W west

Appendix 2 – Photographs



T1 - Snake bark maple



T2 - Young cherry



T3 - Norway maple on right with
neighbours eucalyptus on the right



T4 - Ailanthus centre with T5 - Norway
maple in front and T9 purple leaved
plum on right



T7 - paper bark birch left, T6 - paper bark maple centre and T3 on right



T10 - ailanthus



T9 - Norway maple



T11 - Eucalyptus in centre of picture



Trunk of T12 goat willow



T14 - Cherry



Plane tree outside site in neighbouring garden



Horse chestnut and ash trees in neighbouring gardens.

Appendix 3 – Pruning works.

T1 - Snake bark maple	Fell to ground level
T2 - Cherry	Fell to ground level and poison stump
T3 - Norway maple	Fell to ground level and poison stump
T5 - Norway maple	Fell to ground level and poison stump
T11- Eucalyptus	Fell to ground level and poison stump
T12 - Goat willow	Reduce crown back to the height of the wall to form new crown.
T14 - Cherry	Prune back to the pervious pruning points

All works to comply with BS3998:2010.

All arising to be removed from site.

Appendix 4 – Report Caveats

1. The report is based on a ground level visual tree assessment (Mattheck).
2. No soil samples were taken for testing. If Soil analysis is required a soil engineer should be employed.
3. No pest and disease samples were taken or sent away for analysis.
4. It remains the responsibility of the tree owner to check TPO status prior to carrying out any works on the tree.
5. Physiological and structural assessments are valid for a period of 12 months. It is an external inspection only.
6. VTA of the tree was assessed only on date of inspection; it remains valid only if no environmental changes around the tree. If any changes should occur re-inspection should be carried out.
7. Environmental changes around the tree will render the report invalid.
8. No internal diagnostic equipment was used.
9. Any works to the trees should comply with BS3998:2010 Tree Work

Appendix 5 – References

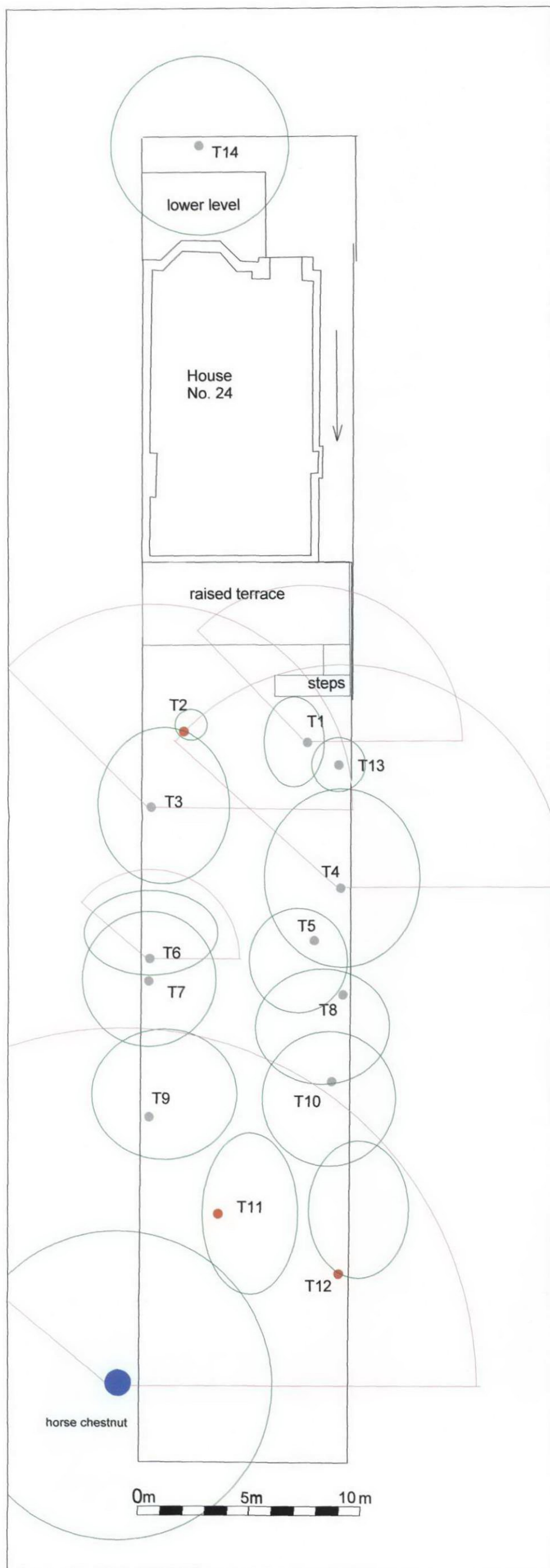
BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

NHBC Chapter 4.2 Building near trees

D Lonsdale 'Principles of Tree Hazard Assessment and Management'
Forestry Commission 2007

Strouts and Winter 'Diagnosis of ill health in trees'
Forestry Commission 2007

C Mattheck and H Breloer 'Body Language of Trees'



KEY



Tree Crown



Shade zone in line with BS5837



Category A tree



Category B tree



Category C tree



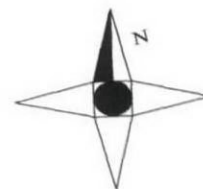
Category U tree

To be read in conjunction with the tree report in line with BS5837:2012

Original drawing is in colour a monochrome copy should not be relied on
Based on drawing by Archplan

Tree Scedule

- T1 - Snake bark maple
- T2 - Cherry
- T3 - Norway maple
- T4 - Tree of heaven
- T5 - Norway maple
- T6 - Paper bark maple
- T7 - Paper bark birch
- T8 - Purple leaved plum
- T9 - Norway maple
- T10 - Tree of heaven
- T11 - Eucalyptus
- T12 - Goat willow
- T13 - Lawson cypress
- T14 - Cherry



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Client Archplan

Title
Tree Survey Plan
24 Belsize Avenue,

Scale 1:200@ A3

Date 21-11-12

Drawn by JM Moore

Checked by PRM

Drawing number
AP/BA/01

Revision