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www.[illegible].co.uk

TREE STRATEGY AND ARBORICULTURAL REPORT AT:

Site address: Julien Court
150 Camden Road
London NW1 9HU

Prepared by: W.J.Kent RFS Cert Arb, AA Tech
LANTRA: Professional Tree Inspector
QTRA: Licensed user

Date: 11th July 2012 Ref: JC 07.12

Contents:

1.0 Introduction and instruction

1.1 I have been instructed by Mr Graham Jones of John Mortimer property management ltd to carry out an inspection of the principle trees at the above site address and to prepare an arboricultural report detailing my findings which will form the basis of a tree management strategy for the Julien court site.

2.0 Tree Strategy objective

2.1 To maintain and where possible enhance the treescape of the grounds in accordance with good arboricultural practice to the benefit of all stakeholders and the wider environment.

3.0 Scope of the report

3.1 The purpose of the report is twofold. Firstly to initiate a programme of regular, documented tree inspections for site safety purposes complying with the 'Duty of care' requirements for responsible land owners under the statutory Occupiers Liability Act 1957, and secondly to install a system of proactive tree management in keeping with good arboricultural practice and site maintenance requirements.

4.0 Inspection procedure

- Inspection and assessment has been carried out of the principle trees as detailed in the Tree Locations Plan within Appendix 2 of this report.

- Accurate location of each subject tree on site is determined by cross referencing the tree locations plan to the tree survey schedule in appendix 1.

- Carry out a visual tree assessment (VTA) of each individual tree to analyse their physiological and structural condition.

- Record all relevant data pertaining to the trees inspected.

- To make recommendations where appropriate for the safe and prudent retention of the subject trees in accordance with good arboricultural practice including time scales for remedial works and re-inspection dates.

- To present the inspection results in a report format consisting of hard and electronic PDF copies

5.0 Limitations

5.1 The inspection procedure was carried out using visual tree assessment techniques from ground level. The inspection equipment consisted of binoculars, acoustic sounding mallet and a metal probe only.

5.2 No climbing inspections or sophisticated decay detection equipment were used. No excavation to reveal root condition was carried out. As a result only defects visable from such inspection methods would be detected. Where a more detailed inspection is thought necessary then such recommendations will be made.

5.3 Trees are living organisms that constantly change biologically and structurally throughout their lives. As a result there can be no one off inspection to assess the long term condition of trees. A programme of regular re-inspection intervals are detailed in the tree survey schedule and should be adhered to in order to retain the validity of the inspection programme.

5.4 Tree related property damage risk assessment is beyond the scope of this report although where obvious direct damage either has occurred or is thought to in the near future, this will be mentioned and the appropriate action will be recommended.

5.5 Only trees of a stem diameter greater than 100mm at 1.5m height are included in the report unless their inclusion is thought necessary. Shrub masses and hedges will also be excluded unless considered necessary.

6.0 Site and Tree stock description

6.1 The Julien Court site consists of a block of residential apartments, with underground parking facilities, set within compact grounds, along Camden road in north west London.

6.2 The topography of the site is virtually level.

6.3 There are 12 principle trees within the grounds that consist of several late mature ornamental fruit trees, an early mature specimen amenity tree and several young or early mature evergreen trees. Some of the trees are coming towards the end of their useful life expectancy and plans should be considered for their future replacements in order to retain a green infrastructure within the site.

6.4 Tree no.7 requires removal for safety reasons. It is the most prominent tree on the site and its removal is regrettable, yet necessary The removal of the tree should be followed by replacement planting of a heavy stock tree. Tree no.9 is also potentially a candidate for removal, depending on results from the recommended decay detection investigations and it is advised to replace this tree if it is removed.

6.5 There is a collection of low level ornamental shrubs within the site that are kept relatively well managed and clipped to compact forms. The species types include Euonymus, Aucuba, Forsythia, Viburnam & Mahonia

7.0 Key to tree survey schedule data

Tree number:

Links the specimen to tree locations plan and survey schedule.

Species:

Common name and *botanical name*

Height:

Estimated total height in metres from ground level.

Age class:

Y (young) – newly planted tree or young sapling/tree usually under 15 years old.

EM (early mature) – tree within first 1/3rd normal life expectancy.

M (mature) – tree in final 2/3rds normal life expectancy.

LM (late mature) – tree reaching the end of or exceeding normal life expectancy.

Condition:

P (physiological) – assessment of the trees biological functional system:

GOOD – fully functioning biological system, showing average or above average vitality for the species and its age, usually with a life expectancy of greater that 40 years.

FAIR – fully functioning biological system showing below average vitality for the species and its age, usually with a life expectancy of greater than 20 years.

POOR – a biological system of significantly reduced vitality for the species and age, usually with a life expectancy of less than 10 years.

DEAD – a dead tree.

S (structural) – assessment of the trees structural integrity:

GOOD – tree free from significant visual defects.

FAIR – tree with significant visual defects, remedial by intervention.

POOR – tree with significant defects requiring either substantial works of removal.

Observations and recommendations:

Observations of a general nature, not usually connected to the subject tree condition, and usually linked to site maintenance requirements i.e. a tree to be removed due to insufficient space for future growth requirements.

Recommended tree work prescription.

Works time schedule:

The maximum period of time from the survey date to when the works should be carried out.

Re-inspection frequency:

The maximum period of time from the survey date to when the re-inspections should be carried out.

8.0 Conclusion

All recommended works to be carried out by appropriately experienced, qualified and insured arboricultural contractors. All works to comply with industry best practice BS3998 2010.

The local authority must be consulted prior to any works carried out to check the site status for any designations that restrict tree work operations i.e Tree preservation orders, conservation areas, SSSI's etc. Written consent must be obtained before tree work operations are carried out if designations exist.

We trust that the information provided is appropriate. If however I can be of any further assistance regarding this matter please do not hesitate to contact me personally.

Yours sincerely

W.J.Kent

Appendix 1: Tree Survey Schedule

Tree Number	Species	Height (m)	Age Class	Condition Physiological (P) & Structural (S)	Observations & Recommendations	Works Schedule	Re-inspection Frequency
1	Golden Robinia *Robinia pseudoacacia 'Frisia'*	15	M	P: Good - Minor dead wood in crown, good vitality considering limited rooting environment space, growing in raised planter S: Fair - Historic root plate movement has led to aerial root buttress formation to the NW side	Tree is growing in a confined space within its built environment. Useful retention period would unlikely exceed 15 years due to insuficient space for future growth requirements. Reduce crown height by 2m and radial spread by up to 1.5m, prune away from building to allow a 1.5m clearance. Remove dead wood from crown.	6 Months	36 months
2	Plum *Prunus Domestica*	5	LM	P: Fair - Aveeage vitality for a late mature specimen S: Fair - Major dead wood in crown	Twin stemmed at 0.8m height, minor ivy clad stems Ivy - Sever & remove ivy Remove - Major dead wood Raise low canopy over driveway/footway To 2.5m	6 Months	36 months
3	Common Yew *Taxus baccata*	2	EM	P: Good S: Good	Rooted against and in contact with retaining wall. Insuficient space for future growth requirements. Fell - Fell and treat stump	12 Months	NA

Appendix 1: Tree Survey Schedule

Tree Number	Species	Height (m)	Age Class	Condition Physiological (P) & Structural (S)	Observations & Recommendations	Works Schedule	Re-inspection Frequency
4	Crab Apple *Malus sylvestris*	6	LM	P: Good - Good vitality for a late mature specimen S: Fair	Minor dead wood in crown, ivy clad stem and inner crown Ivy - Sever & remove ivy Remove - Minor dead wood Prune - From building to allow a 1.0m clearance	6 Months	36 months
5	Common Yew *Taxus baccata*	2	Y	P: Good S: Good	No work required		36 months
6	Myrobalan Plum *Prunus cerasifera*	4	EM	P: Good - Good vitality S: Fair - Overtopped tree resulting in asymetrical crown development	Limited space between front boundary wall and tree base for long term retention. Up to 15 years is suggested. Raise crown over footpath to 2.2m height	3 Months	36 months

Appendix 1: Tree Survey Schedule

Tree Number	Species	Height (m)	Age Class	Condition Physiological (P) & Structural (S)	Observations & Recommendations	Works Schedule	Re-inspection Frequency
7	Plum *Prunus Domestica*	8	LM	P: Good - Good vitality for a late mature specimen, minor dead wood in crown S: Poor - Multi-stem tree with historic crossing stems/limbs. Main central stem has suffered extensive cross sectional crack at 1.8m height due to contact growth forces of adjacent sub-dominant stem N.B. See picture 1 in appendix 4	Crown failure hazard potential due to significant structural defect. Tree adjacent to and leans toward busy road. Fell - Fell and remove stump Recommend to replant heavy-extra heavy stock size replacement tree in a similar position	Urgent 12 Months	NA 24 months
8	Pissards Plum *Prunus atropurpurea*	6	M	P: Fair - Average vitality for species S: Fair - Drawn up crown due to light competition	No work required		36 months
9	Prunus 'Kanzan' *Prunus 'Kanzan'*	8	LM	P: Fair - Minor die back in lower crown periphery, below average vitality S: Unknown- Young Ganoderma adspersum fruit bodies at NW facing stem base requires further investigation due to the high value failure target area	Historical tree base contact with boundary wall.No cracking is evident at this time. Further inspection - On internal trunk decay using resistograph decay detection equipment is recommended. Micro drill test stem base to assetrain extent of decay.	2 Months	Pending

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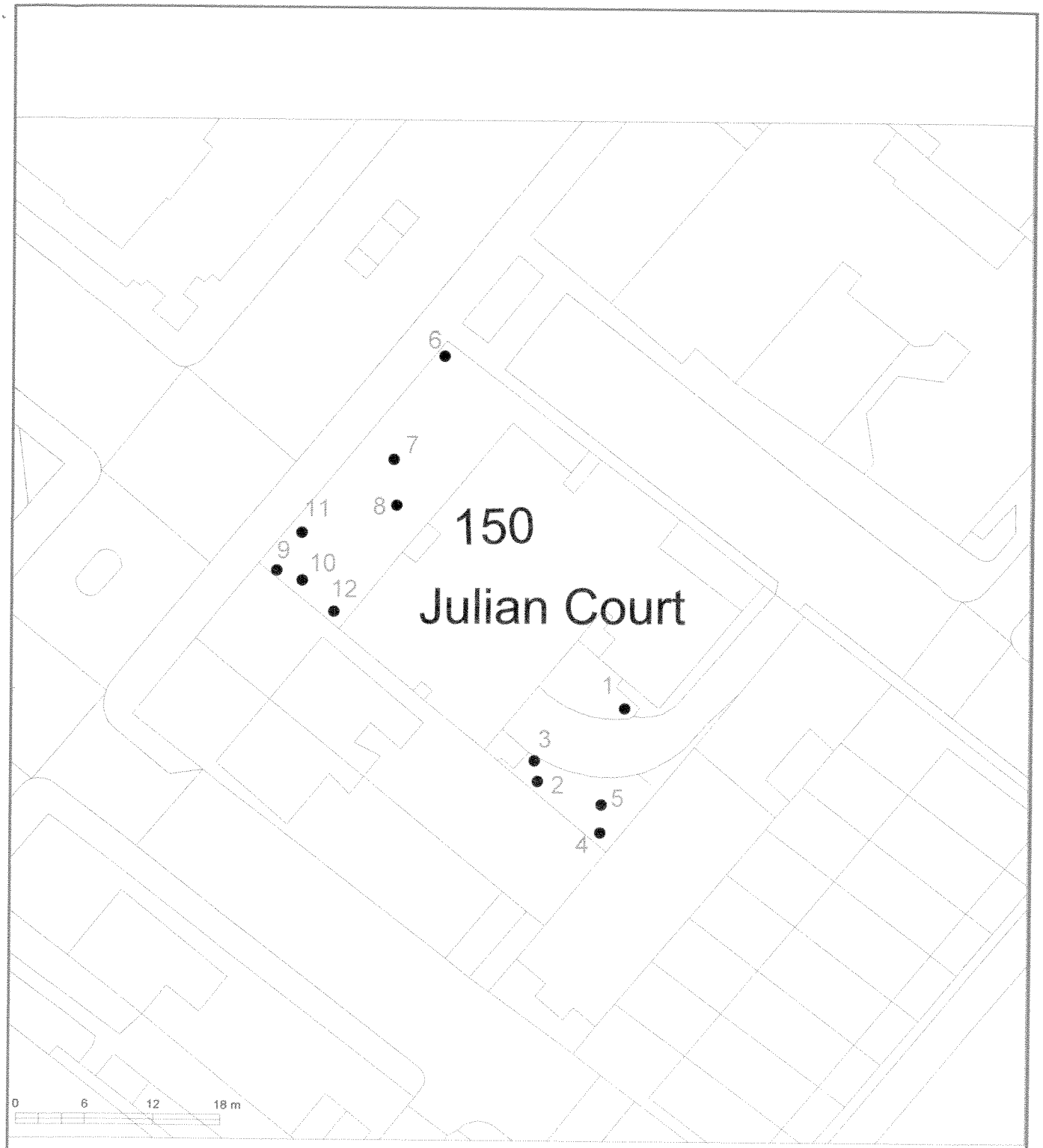
Tree Number	Species	Height (m)	Age Class	Condition Physiological (P) & Structural (S)	Observations & Recommendations	Works Schedule	Re-inspection Frequency
10	Common Yew *Taxus baccata*	3	Y	P: Good S: Good	No work required		36 months
11	Common Holly *Ilex aquifolium*	3	EM	P: Fair S: Good	Ivy clad tree Ivy - Sever/remove ivy	6 Months	36 months
12	Common Holly *Ilex aquifolium*	3	EM	P: Fair S: Good	Prune - From buildings/structure/tree by 0.5m	6 Months	36 months



W.J.Kent tree consultancy ltd

Appendix 2: Tree locations plan

Site: Julien Court
150 Camden road
London NW1 9HU

SCALE : 1 : 500	DATE : 16/07/2012
MAP FILENAME : JC 07.12	

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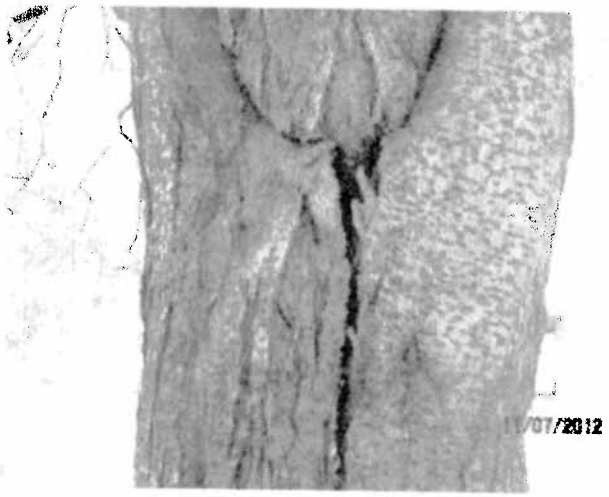
Appendix 4: Photographs



Pic 1: Cross sectional split at main stem on tree no.7

Pic 2: Ganoderma spp. fruit bodies at tree base of tree no.9.

Appendix 3: Tree Works Schedule

Tree Number	Species	Height (m)	Age Class	Tree works prescription	Works Schedule time scale
1	Golden Robinia *Robinia pseudoacacia 'Frisia'*	15	M	Reduce crown height by 2m and radial spread by up to 1.5m, prune away from building to allow a 1.5m clearance. Remove dead wood from crown.	6 Months
2	Plum *Prunus Domestica*	5	LM	Ivy - Sever & remove ivy Remove - Major dead wood Raise low canopy over driveway/footway To 2.5m	6 Months
3	Common Yew *Taxus baccata*	2	EM	Rooted against and in contact with retaining wall. Insuficient space for future growth requirements. Fell - Fell and treat stump	12 Months

Appendix 3: Tree Works Schedule

Tree Number	Species	Height (m)	Age Class	Tree works prescription	Works Schedule time scale
4	Crab Apple *Malus sylvestris*	6	LM	Ivy - Sever & remove ivy Remove - Minor dead wood Prune - From building to allow a 1.0m clearance	6 Months
6	Myrobalan Plum *Prunus cerasifera*	4	EM	Raise crown over footpath to 2.2m height	3 Months
7	Plum *Prunus Domestica*	8	LM	Fell - Fell to near ground level Remove stump Recommend to replant heavy stock size replacement tree in a similar position	Urgent 12 Months

Appendix 3: Tree Works Schedule

Tree Number	Species	Height (m)	Age Class	Tree works prescription	Works Schedule time scale
9	Prunus 'Kanzan' *Prunus 'Kanzan'*	8	LM	Micro drill test stem base to ascetain extent of decay. Target stem base from multiple cardinal points including drill points at location of fruit bodies. Produce read out results.	2 Months
11	Common Holly *Ilex aquifolium*	3	EM	Ivy - Sever & remove ivy	6 Months
12	Common Holly *Ilex aquifolium*	3	EM	Prune - From buildings by 0.5m	6 Months