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Arboricultural Survey & Report

Site details:

35a Buckland Crescent
London
NW3 5DJ

Client details:

William Carter Limited
2nd Floor
43 Belsize Park Gardens
London
NW3 4JJ

Date of Report:

30th October 2014

Report Prepared by:

Marcus Foster
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1. Introduction

1.1 I have been instructed by Daniel Chiefetz on behalf of William Carter Limited, to carry out an arboricultural survey and report of the trees on the rear garden boundary of the site – 35a Buckland Crescent, London, NW3 5DJ.

1.2 The report takes into account the condition of 5 trees within the site – T1-15 surveyed within the rear garden

1.3 The location of the trees can be viewed by referring to Appendix B, the site survey plan. The details of the trees as documented from the survey can be found in Appendix A, the survey schedule.

1.5 The site inspection to survey and assess the trees was carried out on Wednesday 15th October 2014. Weather conditions were overcast with mild temperatures.

1.6 No documentation has been supplied relating to the buildings and / or landscape of the site for the purpose of this tree survey.

1.7 The report has been written by Marcus Foster. A qualified arboriculturist, Marcus Foster holds the National Diploma in Arboriculture, the Arboricultural Association's Technicians Certificate in addition to a BA (Hons) in History. Work experience within the industry in addition to an independent arcboricultural consultant, includes work as an arboricultural contractor, contracts manager for an Arboricultural Association Approved company and a Local Authority Tree Preservation Officer.

2. Survey Methodology

2.1 The site survey included 5 trees, T1-T5 as shown in the survey, *Appendix A,* and also highlighted on the site plan*, Appendix B.*

2.2 All trees were surveyed from ground level. The heights of the trees were estimated, as it was not generally possible due to access and difficult site topography to use a clinometer. The diameters of the trunks were measured using a diameter tape.

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

- Number: an identity number which cross references locations shown on the plan in Appendix A with the schedule in Appendix B.
- Species: listed by common names
- Tree Height: approximate height in metres
- Tree Spread: approximate height in metres
- Stem diameter: measured in millimetres (mm) and taken at 1.5m above ground level
- Age Class: Y (young); EM (early-mature); M (mature); OM (over-mature)
- Visual condition: G (good); F (fair); P (poor)
- Vigour: G (good); F (fair); P (poor); D (dead)
- Structural conditions: Specific comments relating to each tree
- Management recommendations
- Priority Rating (time management proposal)

2.4 The information contained within the report reflects the condition of the specimens examined at the time of the 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.

2.5 Information recorded in the tree survey is expanded in the report findings and a maintenance programme specified in the recommended schedule of works has been included.

3. Limitations

3.1 No soil excavation or root inspection was carried out.

3.2 This report only considers conditions at the time of inspection.

3.3 No internal decay devices/ invasive tools were used during this site survey.

3.4 Soil conditions have not been investigated.

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

4. Findings

4.1 The trees being surveyed are located within the rear garden of this property. The site is within **Belsize Park Conservation Area** within the London Borough of Camden. Therefore the trees are protected by virtue of their location within the Conservation Area. There are presently no Tree Preservation Orders within the site.

4.2 Natural Environment Research Council Maps (www.bgs.ac.uk) show the property to be located on a heavy soil mix consisting mainly of clay with partial silt meaning that plasticity levels of the soil are generally high.

Tree T1

4.3 Tree T1 is a mature Lime tree (*Tilia spp*) which is located on the rear southern boundary of the property. The tree is generally structurally sound leaning to the south due to historic suppression from the adjacent mature Ash tree, T2. The tree is growing within 1 metre of the rear boundary line with the properties on Adamson Road, London, NW3.

4.4 The tree has a sound main stem with no signs of decay or obvious cavities. The tree is initially straight at the base, with slight lean developing at 1-2 metres. The lower canopy has generally been removed in the past to likely facilitate more light for neighbouring properties; the wounds have generally occluded although there are some minor cavities. The mid and upper crown has good vigour but average form only due to continued management and form suppressed beneath larger adjacent tree.

4.5 The tree has been managed within the past 12 months with works likely including crown thinning and removal of deadwood. The tree was last crown reduced at least 3 years ago and due to the suppressed nature and proximity to neighbouring properties, it is recommended that this tree is sympathetically reduced to previous reduction points in order to provide a more compact and balanced specimen.

Tree T2

4.6 This tree is a mature Ash tree (*Fraxinus excelsior)*, which is a very large specimen, particularly taking into account its location within this urban environment. The tree offers excellent amenity value but does require management works in order to ensure its long term retention. The tree is approximately 25 metres height with a significant spread of 13-14 metres extending across the boundaries of at least 5 boundaries (incorporating Buckland Crescent and Adamson Road). The tree is particularly over-extended to the North West and south west over neighbouring gardens.

4.7 The tree appears generally structurally sound at the base with reasonable root flare and no obvious signs of decay although inspection was limited by extent of ivy, which should be fully removed to within 1 metre of the main stem (as prescribed within specified works) to avoid redevelopment. At 1.8 metres the main union is a wide and generally sound union – there is no included bark but there is the collection

of vegetative matter, which could become problematic in allowing the onset of decay in this area. From this union 2 main stems have developed. The dominating western stem is larger and more over-extended to the North West in particular. Over-extended growth also extends to the south over neighbouring gardens in Adamson Road. A union at 10m appears slightly wider than is usual and therefore over-extended growth should be managed as is recommended within *Section 5* to compensate for this. The lesser eastern stem is more vertical in form and the main union for development of the crown occurs at 11 metres where a cavity exists from likely previous storm damage. Occluding growth has developed but the over-extended nature of the tree in height and spread requires management in relation to this factor also.

4.8 The tree has good to moderate vigour in the lower – mid upper crown respectively, but the vigour in the upper crown is markedly lower. Recent storm damage includes the shedding of a large branch within the garden of 35 Buckland Crescent and this has left a storm damaged wound at approximately 13 metres. Major deadwood also exists in the crown, as is usual with this species, and this requires removal. The tree is clearly an old specimen in slight decline and therefore taking into account of its urban location, requires appropriate management.

4.9 The tree's large overall size, particularly in relation to its location within close proximity to the rear gardens and properties of Adamson Road, London, NW3, means that many properties are affected by the tree. The tree has clearly grown to its full maturity, aided by the enclosed nature of the site allowing the tree to grow to the light competitively alongside the large terraced properties. The management works as specified will ensure that the following is achieved for both the owner of the tree and those affected by its close proximity:

- Health and safety issues addressed
- Sense of encroachment managed
- Overall size within the landscape managed
- Light issues improved for those directly beneath

Therefore, taking into account of the above factors relating to the tree and those affected by it, works have been recommended within *Section 5* below.

<u>Tree T3</u>

4.10 Tree T3 is a mature Lime tree (*Tilia spp*), of a very similar age to tree T1, which is located on the rear southern boundary of the property. The tree is generally structurally sound leaning to the south east due to historic suppression from the adjacent mature Ash tree, T2. The tree is growing within 0.5 metres of the rear boundary line with the properties on Adamson Road, London, NW3.

4.11 This tree has a generally sound main stem with no signs of decay at the base; it leans gradually to the south east from the base. As with tree T1, the lower canopy has generally been removed in the past to likely facilitate more light for neighbouring properties; the wounds have generally occluded although there are some minor

cavities. The mid and upper crown both have good vigour, but the suppressed form and continued management mean that this tree has average form only.

4.12 The tree has been managed alongside T1 within the past 12 months with works likely including crown thinning and removal of deadwood. The tree was last crown reduced at least 3 years ago and due to the suppressed nature and proximity to neighbouring properties, it is recommended that this tree is sympathetically reduced to previous reduction points in order to provide a more compact and balanced specimen.

Trees T4 & T5

4.13 Trees T4 and T5 are Hornbeams (*Carpinus betulus*) which comprise the larger 2 specimens of a section of planting likely previously planted as pleached trees. The lack of management to retain the trees as the tightly clipped trees for which they were intended (low screening and aesthetic design based appearance) has clearly resulted from these 2 trees growing out of the line of low pleaching. The 2 trees are generally structurally sound but are inappropriately placed to become mature fully grown specimens within this location taking into account the mature Ash tree that already exists.

4.14 The 2 trees, T4 and T5 are therefore recommended for removal in order to avoid them becoming suppressed – this ultimately would result in the development of inferior trees with poor form beneath the dominating Ash tree. Therefore by avoiding the above, the long term benefit and amenity value of the ash tree is highlighted.

5. Recommended Tree Works Specification

Any tree work should be carried out to BS 3998; 2010 *Recommendations for Tree Work*. Permissions from the Local Authority (Section 211 Notification or Tree Preservation Order Application) should also be sought where required prior to the commencement of any tree works; in the instance of this tree permissions are not required.

T1 Lime
Crown reduce height and spread 25% to previous reduction points (most recent), retaining some soft epicormic growth

T2 Ash
Crown reduce height and spread 33%
Crown reduce lateral spread by reducing branch lengths up to 4-5m lengths (where required) to reduce over-extended nature and provide improved and balanced / compact form.
Remove any major deadwood that remains.
Crown thin remainder of crown 15%
Remove ivy to ground level and remove stems growing within 1m of main stem to limit redevelopment

T3 Lime
Crown reduce height and spread 25% to previous reduction points (most recent), retaining some soft epicormic growth
Remove small low branches selectively where growing at 45 degrees to improve appearance and balance overall shape

T4 Hornbeam
Fell to ground level

T5 Hornbeam
Fell to ground level

6. Appendices

Appendix A

Tree Survey:

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Tree No.	Species	Height (m)	Stem Dia (mm)	Crown Spread (m)	Age Class	Visual Condition	Vigour	Comments/Structural Condition	Management Recommendations	Priority Rating
T1	Lime	16	480	8	M	F	G	Generally structurally sound and heavily managed tree. Structurally sound at the base with good root flare – suppressed and growing to the west as a result. Tree has clearly been regularly crown lifted to give clearance from neighbouring gardens. Minor deadwood only; last pruned within 18 months.	Crown reduce height and spread 25% to previous reduction points (most recent), retaining some soft epicormic growth	M
T2	Ash	25	1180	13	M	F	F	Tree is a large specimen located on rear boundary of the rear garden. Tree is ivy clad to 7-8m on main stem. Was unable to inspect full base of tree due to ivy but appears generally structurally sound with good root flare and no signs of decay. At 1.8m main union gives way to 2 main stems – union appears sound despite collection of rotting vegetative matter in the centre of the union. Eastern stem more upright than western stem which is over-extended to the west. Lower canopy and mid canopy show good vigour but upper crown shows sparser vigour in comparison. Significant deadwood throughout including storm damage – recent large stem has fallen within garden. Tree overhang at least 5 gardens including that within which it is sited.	Crown reduce height and spread 33% by reducing branch lengths up to 4-5m lengths (where required) to reduce over-extended nature and provide improved and balanced / compact form. Remove any major deadwood that remains. Crown thin remainder of crown 15%. Remove ivy to ground level	H
T3	Lime	16	460	6	M	F	G	Generally structurally sound and heavily managed tree. Structurally sound at the base with good root flare – suppressed and growing to the east away from T2 - Tree has clearly been managed alongside T1 to give clearance from neighbouring gardens. Minor deadwood only; last pruned within 18 months.	Crown reduce height/spread 25% to previous reduction points (most recent), retaining some soft epicormic growth. Remove small low branches growing at 45 degrees to improve appearance / balance	M
T4	Hornbeam	4	160	3	Y/EM	F	G	Tree is structurally sound, with good vigour - grown as part of a group / possibly pleach and has grown out from the group. Tree is located close to eastern boundary	Fell to ground level	M
T5	Hornbeam	5	170	2	Y/EM	F	G	Tree is structurally sound, with good vigour - grown as part of a group / possibly pleach and has grown out from the group. Tree is located close to eastern boundary	Fell to ground level	M

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Appendix B

Site plan:

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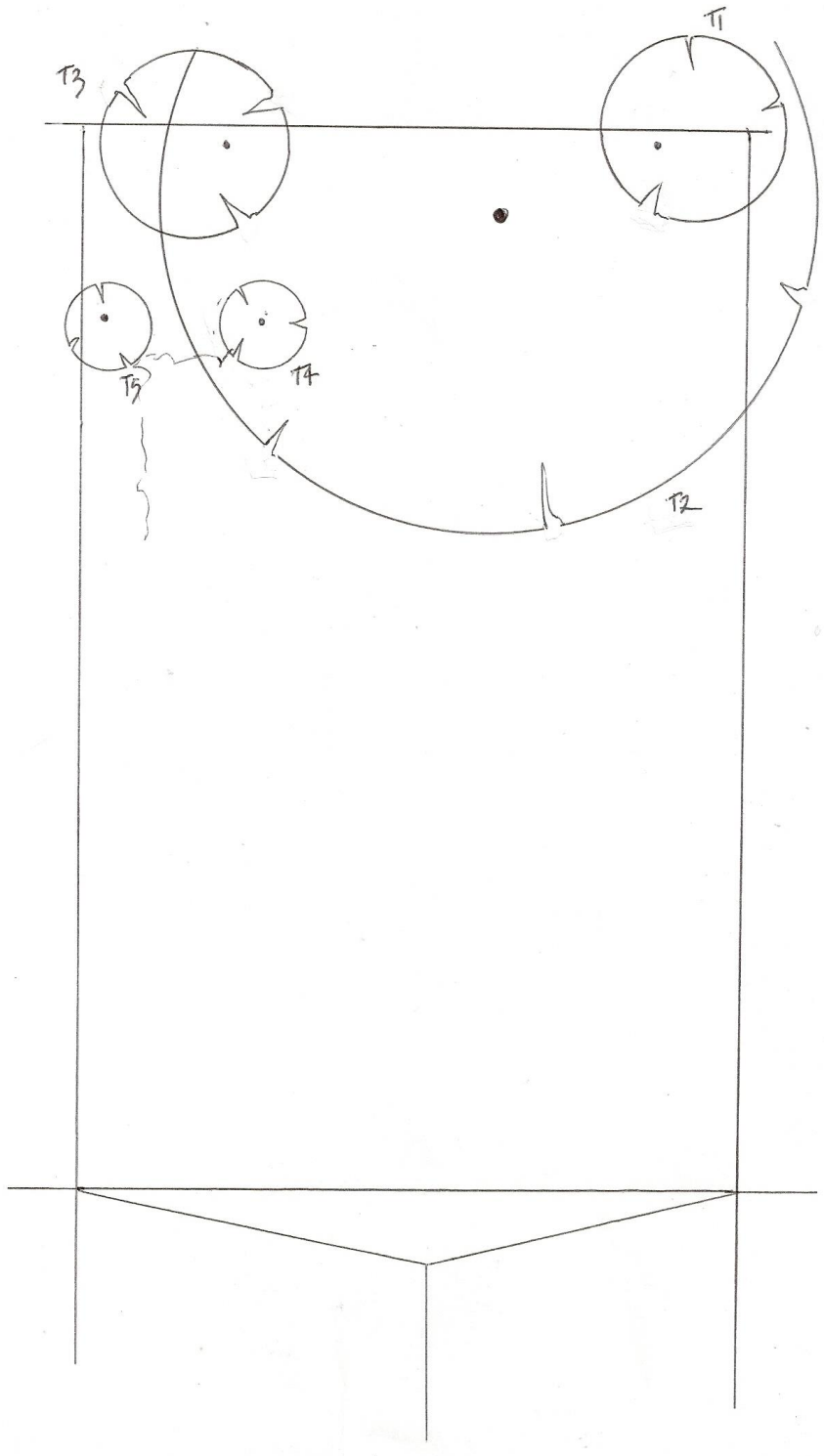
35a Buckland Crescent, London, NW3 5DJ Site Plan



**Map not to scale*
***Tree canopies not to scale*

Prepared by Marcus Foster October 2014

Appendix C: 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).