# Marcus Foster
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## Arboricultural Survey & Report

Site:

35a Buckland Crescent
London
NW3 5DJ

[redacted]

Date of Report:

31st December 2018

Date Reference:

[redacted]

Report Prepared by:

Marcus Foster
BA (Hons) | NDArb.Hort | TechCert (ArborA)

**Marcus Foster**
**Arboricultural Design & Consultancy**
[redacted]

## Report Contents

## 1. Introduction

1.1 This report has been commissioned by Daniel Cheifetz on behalf of William Carter Limited to assess and provide recommendations for 4 trees (T1-T4) and 1 x group (G1) within the rear of the property 35a Buckland Crescent, London, NW3 5DJ.

1.2 A site visit was made on 18th December 2018 to survey and assess the trees. The weather at the time of inspection was overcast, cold and dry.

1.3 The details of the subject trees are set out in the tree survey table in *Appendix A*. The trees were surveyed on the date and time shown above and the tree survey assessment information for the trees describing size, condition and surroundings is found in this appendix.

1.4 The trees surveyed are shown in a site plan, *Appendix B*, and this corresponds to the tree survey results table, *Appendix A*.

1.5 Photographs of the trees can also be found in *Appendix C*.

1.6 This report and the opinions within it have been produced without prejudice by Marcus Foster; a qualified Arboriculturist holding a National Diploma in Arboriculture, and the Arboricultural Association's Technicians Certificate as well as the Professional Tree Inspection Certificate (LANTRA). Marcus Foster also holds a degree in History and Society (University of Exeter). 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.

## 2. Survey Details and Scope

2.1 The site survey for the purposes of this report includes 4 trees (T1-T4) and 1 x group (G1) as shown in the survey, *Appendix A,* and also highlighted on the site plan, *Appendix B.*

2.2 The trees have been surveyed from ground level. The height of the trees have been estimated and the diameter of the trunks measured using a diameter tape.

2.3 The following information was recorded for the tree and is shown in the Tree Schedule included in *Appendix A* - refer to full tree schedule key:

- 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)
- Physiological Condition:: G (good); F (fair); P (poor); D (dead)
- Structural Condition: G (good); F (fair); P (poor); D (dead)
- General Comments: Specific comments relating to each tree
- Management recommendations
- Work Priority Ratings
- Inspection Frequency

2.4 The information contained within the report reflects the condition of the specimen/s 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 management programme specified in the recommended schedule of works has been included.

## 3. Survey Limitations

3.1 No soil excavation or root inspection has been carried out.

3.2 This report only considers conditions at the time of inspection and is a visual inspection.

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

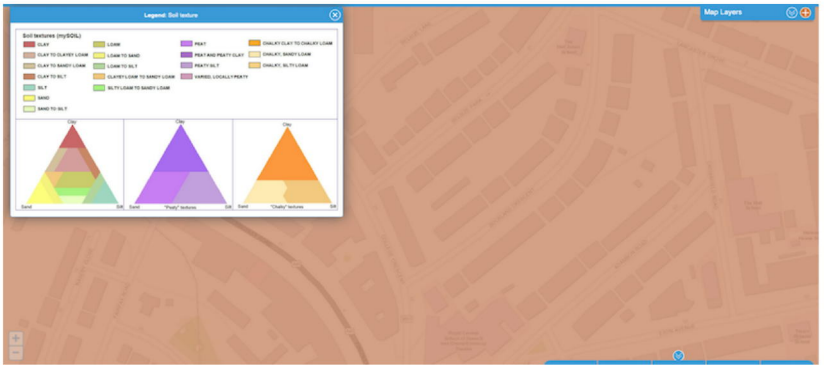
3.4 Soil conditions have been researched but have not been physically investigated.

## 4. Tree Survey Summary

4.1 The trees being surveyed are located within the property of 35a Buckland Crescent and the UK Soil Observatory Maps as viewed 19/12/18:

http://www.ukso.org

show the property to be located on a 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.




4.2 The trees included within this report has been surveyed in relation to their overall health and structural condition; in addition due to the proximity of trees to the boundaries of the property in conjunction with the proposal the trees have been surveyed in relation to their form and amenity value provided within the wider landscape.

4.3 The status of the trees within this site has been checked for Conservation Area and Tree Preservation Order status and the trees are protected by virtue of location within the Belsize Park Conservation Area, London Borough of Camden.

4.4 A works specification is included within the 'Recommendations' section of the Tree Survey: *Appendix A*. This highlights all works, recommended to be carried out as (and summarised within Appendix A and Section 5):

U (Urgent)
Immediately / Make safe within 24 hours

VH (Very High)
Within 5 Days
Also appropriate where significant site constraints / infrastructure organisation exists to enable implementation, including 5 day notice

H (High)
Within 30 Days

M (Moderate)
Within 90 Days

L (Low)
Within 3 years and / or when budget allows for implementation

Additional Tree Survey Notes

*Tree T1 - Ash*

4.5 Tree T1 is a mature Ash tree, sited within the rear garden. The tree has the following key attributes

- Reasonable root flare at base
- Main union at 1.8m sound but with collection of water
- Previously reduced tree (approx 3 years ago) with limited re-growth and poor extension growth for size and species
- *Inonotus hispidus* fruiting bracket at 8-10m on eastern main stem from significant cavity
- Further cavities on main stems from significant historic crown lifting to 10m

4.6 The Ash tree is a dominant feature within the rear garden area and wider landscape also. However taking account of close proximity to surrounding properties and overall structural condition, the tree is recommended for a heavy pollard which will reduce over-extended weighting in relation to cavities and obvious decay in the main eastern stem.

4.7 The recommended tree works in addition to management of hazard, allow for the retention of wildlife habitat, screening value from property to the rear and ultimate phased tree removal of the 'Moderate' water uptake tree (*NHBC Chapter 4.2, 2013).* These works should be carried out as a HIGH priority.

*G1 - Hornbeam Pleach*

4.8 The 4 x Hornbeam trees were likely previously planted as pleached trees. The lack of management to retain the trees as the tightly clipped screen for which they were intended (low screening and aesthetic design based appearance) has resulted with reverted form and developing specimens. The trees are generally structurally sound but are inappropriately placed if to become mature fully grown specimens and are recommended for remedial works to restore managed form. In addition ivy removed should be carried out to improve form.

*Trees T2-T3 - Lime x 2*

4.9 At the rear of the garden trees T2 and T3 comprises 2 x mature Lime trees which are generally suppressed by Ash tree, T1. The trees have the following key characteristics:

- Tree T2 suppressed with a light lean to the west
- Tree T3 suppressed with a heavy lean to the east (unable to fully inspect base due to debris)
- Trees overhanging and cyclically reduced over neighbouring property 9 Adamson Road
- Low growth retained fro screening
- Mid to upper canopy light pruning history recently; historically pollarded / reduced at 10-12m

4.10 The trees are recommended for crown reduction works to manage over-extended form in relation to rear boundary location and to provide more compact and balanced shape. In addition with significant crown reduction works to the Ash tree T1, the works are recommended to establish lower crown shape in the altered environment and removal of suppressing canopy above both trees.

*Tree T4 - Japanese Maple*

4.11 Tree T4 is a mature Japanese Maple sited within 1.5m of the implemented development at the rear of the property. The tree is recommended for removal in order to implement final landscape works and provide an appropriate ornamental planting for the long term. The removal of the tree will not impact upon amenity value or canopy cover within the rear garden and wider landscape and proposed planting is recommended with one of the following species to provide direct replacement:

*Acer griseum*
Amelanchier lamarkii
*Cercis canadensis* 'Forest Pansy'
*Genista aetnensis*

4.12 Any tree planting is recommended to be undertaken to *BS8545: Trees - From Nursery to Independence in The Landscape.*

**5. Recommended Tree Works Specification**

5.1 Any tree work should be carried out to BS 3998; 2010 *Recommendations for Tree Work*. Permissions from the Local Authority, LB Camden are applicable as tree protection applies by virtue of location within a Conservation Area.

| | |
|---|---|
| T1 Ash | Reduce to 8m pollard to retain screening of main stem and wildlife habitat<br><br>***WORKS PRIORITY: H*** |
| T2 Lime | Crown reduce height by up to 5m to provide compact shape Crown reduce spread 2-3m to balance and retain balanced form retaining appropriate soft furnishing growth. Retain lower epicormic growth for screening, pruning overhang to rear lightly to balance<br><br>***WORKS PRIORITY: M*** |
| T3 Lime | Crown reduce height by up to 5m to provide compact shape Crown reduce spread 2-3m to balance and retain balanced form retaining appropriate soft furnishing growth. Retain lower epicormic growth for screening, pruning overhang to rear lightly to balance<br><br>***WORKS PRIORITY: M*** |
| G1. Hornbeam | Prune height to 5m. Prune spread to restore pleached form. Remove ivy to ground level<br><br>***WORKS PRIORITY: M*** |
| T4 Japanese Maple | Fell to ground level and grub / grind out stump to table implementation of final landscape works<br><br>***WORKS PRIORITY: M*** |

# Appendices

## Appendix A: Tree Schedule
## 35a Buckland Crescent, London, NW3 5DJ

**Key to Tree Schedule**

**Number:**
Identity number which cross reference locations shown on the plan in Appendix A with the schedule in Appendix B also

**Species:**
Listed by Latin name and / or common names as deemed appropriate

**Tree Height:**
Height in metres

**Tree Spread:**
Height in metres

**Stem diameter:**
Measured in millimetres (mm) and taken at 1.5m above ground level

**Age Class:**
Y (young)
*Recently planted or established tree - less than 150mm diameter*
SM (semi-mature)
*Established tree but with significant growth to reach optimum size and form*
EM (early-mature)
*A tree at maturity but with potential for increased girth and spread which will continue to develop size and form*
M (mature)
*A mature specimen within final third of lifespan; limited increase in size and/or development of form*
OM (over-mature)
*A declining tree within latter stages of lifespan. Increased frequency within crown of structural defects and/or lower vigour are likely*
V (Veteran)
*A tree of significant physical, biological, cultural or aesthetic value which has lived beyond the typical lifespan relative to species. Structural defects are likely a prominent feature and require appropriate management in relation to the importance of the tree*
Dead
*The tree is dead and cannot be categorised within any of the above*

**Physiological Condition:**
G (good)
- Generally in good health and condition - relative to species - and requiring no remedial action
- Minor deadwood may be evident although extent relative to species
- Leaf size, extension growth and crown density normal for species

F (fair)
- Tree is showing signs of stress including, although not exhaustive of - lowered crown density, excessive deadwood, excessive epicormic growth, selective dieback, pests and diseases, abnormal leaf size / extension growth
- The condition may be alleviated with remedial works / plant health care although these works should not be prioritised in relation to health and safety

P (poor)
- Tree is showing signs of signifierit physiological decline including overall crown dieback, stag headed form, very poor crown density, limited extension growth, bud burst and decline thereafter, pest infestation
- Remedial work is unlikely to provide improvement in physiological condition

D (dead)
- The tree is no longer alive with no physiological attributes evident

**Structural condition:**
G (good)
- Few minor defects with overall good structural condition
- Showing no adverse risk of failure/s

F (fair)
- A tree which has a structural defect (major in early / semi maturity or developing stages of life and minor in full maturity) which requires remedial action
- Structural defects could include significant compression forks, co-dominant stems, major deadwood, poor previous pruning, storm damage, limb failure, cavities, decay
- Tree may repair via self optimisation which could be dependant on species / age of tree. Or remedial tree works specified for management of defect

P (poor)
- Tree's structural integrity compromised from poor structural condition
- Major structural defects may include decay, cavity, fungal fruiting bodies, significant dead wood, hanging limbs, major storm damage, excessive and significant pruning wounds

D (dead)
Tree is dead

**Comments & Observations**
Further to inspection comments which relate to both the physiological and structural condition of the tree and any important site factors also

**Management recommendations**
Tree Works Specification in accordance with BS3998:2010 and where appropriate BS8545:2014

**Work Priority Rating:**
U (Urgent)
Immediately / Make safe within 24 hours
VH (Very High)
Within 5 Days
Also appropriate where significant site constraints / infrastructure organisation exists to enable implementation, including 5 day notice
H (High)
Within 30 Days
M (Moderate)
Within 90 Days
L (Low)
Within 3 years and / or when budget allows for implementation
May refer to works related to aesthetics of the tree where deemed appropriate / previously implemented

**Inspection Frequency**
U (Urgent)
Carry out as soon as possible - likely for an aerial inspector
VH (Very High)
Within 30 days
H (High)
Within 6 months
M (Moderate)
Annually
L (Low)
Every 3 years

**MARCUS FOSTER ARBORICULTURAL DESIGN & CONSULTANCY - TREE SURVEY**
**35a Buckland Crecent London, NW3 - Tree Schedule - 18/12/18**

| Tree No. | Species | Height (m) | Stem Diameter (mm) | Crown Spread (m) | Age Class | Physiological Condition | Structural Condition | Comments | Recommendations | Work Priority Rating | Inspection Frequency |
|---|---|---|---|---|---|---|---|---|---|---|---|
| T1 | Ash | 20 | 1200 | 11 | OM | P | P | Base appears generally structurally sound with lean to the north. Likely compacted root plate. Bifurcates at 1.8m with sound union, some water collection. Crown lifting significant on both eastern and western stems with cavities. *Inonotus hispidus* fruiting bracket to nw at 10m height - significant. Re-growth selectively sparse from crown reduction 3-4 years ago. Some major deadwood | Reduce to 8m pollard to retain screening of main stem and wildlife habitat | H | H |
| T2 | Lime | 18 | 510 | 8 | M | F | F | Straight stem to 3m height with suppressed form thereafter leaning to the south. Previously lifted / selectively cut back and historically reduced to 9 - 10m; more recent crown reduction points at 12-14m .Some deadwood throughout and over-extended upper crow. Lower growth retained for screening | Crown reduce height by up to 5m to provide compact shape<br>Crown reduce spread 2-3m to balance and retain balanced form retaining appropriate soft furnishing growth. Retain lower epicormic growth for screening, pruning overhang to rear lightly to balance | M | M |
| T3 | Lime | 18 | 480 | 8 | M | F | F | Congested base - cable to fully inspect. Heavily leaning to east due to suppression from Ash. Originally reduced at 9-10m; more recent crown reduction points at 12-14m. Some deadwood throughout and over-extended upper crow. Lower growth retained for screening | Crown reduce height by up to 5m to provide compact shape<br>Crown reduce spread 2-3m to balance and retain balanced form retaining appropriate soft furnishing growth. Retain lower epicormic growth for screening, pruning overhang to rear lightly to balance | M | M |
| G1 | Hornbeam | 8 | m/s 180 | 4 | SM | G | G | Lapsed pleached hedge on northern eastern boundary in good condition although over-extended in relation to original planting. Ivy clad to 5m | Prune height to 5m. Prune spread to restore pleached form. Remove ivy to ground level | M | L |
| T4 | Japanese Maple | 4 | 160 | 4 | M | F | F | Mature multi-stemmed ornamental tree with low spreading form. Exposed anchorage and fibrous roots. Poorly placed with implemented development and with limited lifespan | Fell to ground level and grub / grind out stump to table implementation of final landscape works | M | / |

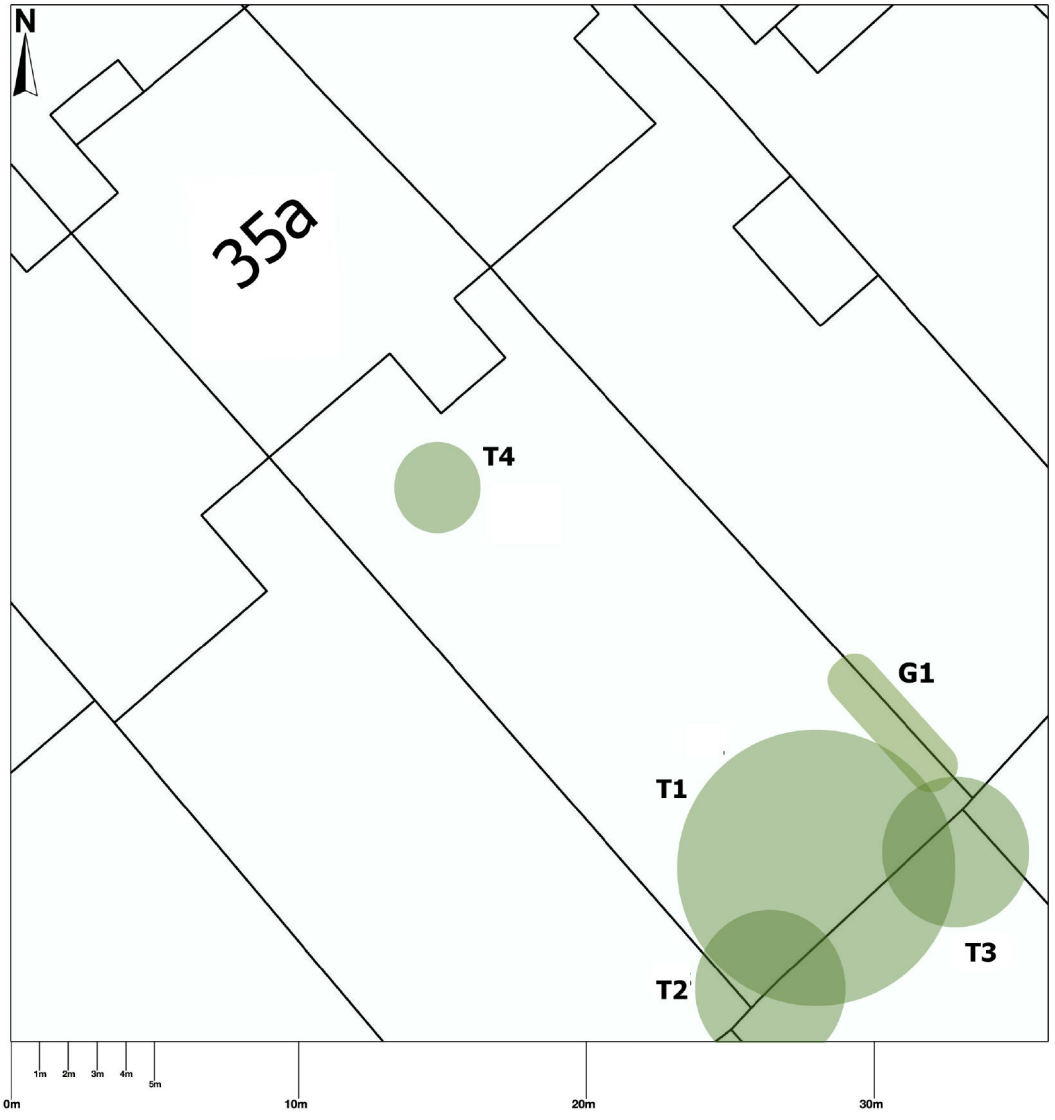
# Appendix B

## Tree Survey Site Plan

35a Buckland Crescent
London
NW3 5DJ

**TREE SURVEY SITE PLAN**

**SITE: 35a Buckland Crescent, London, NW3 5DJ**
**DATE: 18th December 2018**
**DWG: T001**

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**PREPARED BY M FOSTER**

# Appendix C

## Site Photographs for:

35a Buckland Crescent
London
NW3 5DJ

**** Taken December 2018***

Tree T4, Japanese Maple as viewed in a north westerly direction

Main stem of Ash tree, T1 and Lime T2 also as viewed in a southerly direction

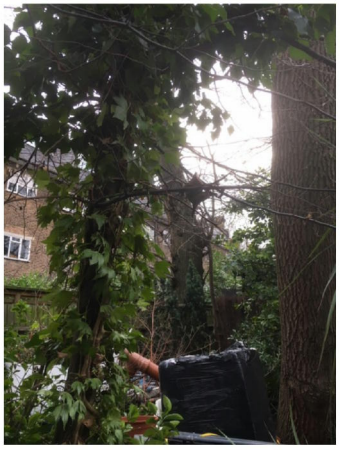
Previously reduced mid-uppercanopy of Ash tree T1, with limited regrowth

Main stem of tree T1 showing main union at 1.8m as viewed in a southerly direction

Overall view of tree T1 Ash - showing point of fungal fruiting bracket


Westerly stem of tree T1 as viewed in a south westerly direction

Main stem of Ash tree, T1 and Lime T2 also as viewed in a southerly direction



Tree T3 as viewed in an easterly direction with lean due to suppression from Ash

# Appendix D: 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)
5. *Bats & Trees*, D. Jackson (Bat Conservation Trust, 2015)
6. *NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2),* (November 2007)