# Marcus Foster
# Arboricultural Design & Consultancy

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## Arboricultural Survey & Report

Site:

35a Buckland Crescent
London
NW3 5DJ

[redacted]

Date of Report:

25th June 2019

Date Reference:

AR/MF/062/19

Report Prepared by:

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BA (Hons) | TechCert (AA) | MArborA

Arboricultural ASSOCIATION Professional Member

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

## Report Contents



[redacted]

## 1. Introduction

1.1 This report has been commissioned by Daniel Cheifetz on behalf of William Carter Limited to assess and provide recommendations for 3 x trees (T1-T3) within the rear of the property 35a Buckland Crescent, London, NW3 5DJ.

1.2 A site visit was made on 19th June 2019 to survey and assess the trees. The weather at the time of inspection was warm and bright

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 and professional member of the Arboricultural Association 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 3 x trees (T1-T3) 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.

[redacted]

## 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.

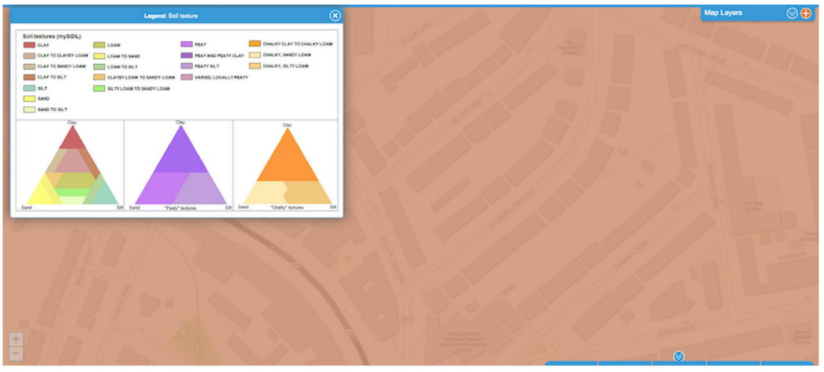
[redacted]

## 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 June 2019

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

[redacted]

**Additional Tree Survey Notes**

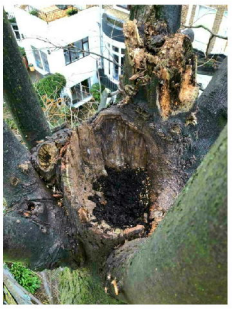
*Trees T1-T2 - Lime x 2*

4.5 At the rear of the garden trees T2 and T3 comprises 2 x mature Lime trees which were previously and historically suppressed by Ash tree, T3. 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
- Trees overhanging and cyclically reduced over neighbouring property 9 Adamson Road
- Reduced to high pollard points March 2019

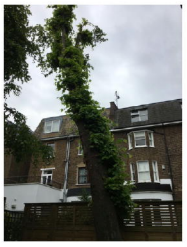
4.6 The trees are recommended for removal for the following reasons:

- Significant cavities within original pollard points - up to 1m depth as reported by climbing arborist with significant water collection - see photo of example of extent of cavity within tree T1 - taken 12th March 2019



- Unbalanced and inappropriate within the rear garden location very close to properties on Adamson Road to the south, taking account of structural defects and significant and cyclical management required to manage. Photos below show the trees incongruous form within the current garden landscape






4.7 Letters of support for the removal of these 2 x trees are provided which highlight the inappropriate location and general agreement of a more appropriate replacement proposal:

----- Forwarded message -----

[redacted]

**Sent:** Sunday, 26 May 2019, 17:31:33 BST
**Subject:** RE: Tree work

Dear Daniel

First of all, knowing how much enjoyment my flat's garden gives me I do sympathise with your sadness about the current state of yours, although I suppose it was almost inevitable with the extensive building work you have had done. I'm sure that once you have a planting scheme of your choosing carried out it won't be too long before it starts to look good again, even if different, and to give you pleasure once more.

Regarding the limes, I share your view that they are not looking good now and I do feel a bit sad about that. I am relieved if it is indeed the case that they are now safe, although I still can't help feeling concerned about the damage they would inflict in this direction, because of their height still relative to us and the angle of their growth, if they fell at the end of their natural lives, the length of which can't be exactly predicted, or if meanwhile they were brought down in high winds such as we do get on occasion.

I have to admit that I would be very glad indeed if you decide to have them felled now and replaced with something else more suitable:

In addition to the safety aspect, looking up at the limes yesterday and seeing the strong growth they are already starting to put on all around the trunk makes me realise it wont be long at all before the branches start to extend once more, and lower down. The increasingly dense low foliage which will result means that all the planting at the rear of my garden on that side (and Hiyejean's even more) will soon become covered with unpleasant sooty deposit as a result of aphid droppings, and with sticky sap. This is something we experienced particularly in our early days here before your time, when the trees were not well managed. As Marcus Foster acknowledges in his advice to you, this problem would become worse still with heavy pollarding, and I dread that.

Therefore sad as it is to see huge old trees go, I would so welcome the limes' replacement with safe, manageable, and hopefully attractive, planting which would really be an amenity for us all, but without any of the downsides of the limes. I believe Charles and Hiyejean intend to write to you separately, and I'm sure they feel the same.

Thank you Daniel. As you know I really am most grateful that you have chosen to invite my views and those of other neighbours who are most affected by your trees, and I look forward to hearing further what you plan.

All good wishes

Freda

[redacted]

[redacted]

**Sent:** Sunday, 26 May 2019, 18:27:25 BST
**Subject:** Tree Work

Dear Mr Cheifetz,

I have been given your contact details by Mrs Freda Deere who is my neighbour at 11 Adamson Road. She and I are the 2 flats with back garden space in our building.

First and foremost may I thank you for the works to date which you have carried out with the very large trees at the back of your garden.

You have kindly requested views with regard to the felling of the 2 Lime trees both of which precariously lean towards the Adamson Road houses. It is my view that this should urgently be carried out. I have serious concerns over and above those expressed by Mr Foster. If felling is to be carried out there is no need for me to expand on these but I would point out that occasionally in certain weather conditions our back gardens can become a real wind tunnel. If this occurs when the trees are in heavy foliage this has the potential to cause huge sway (admittedly presently reduced). Under such circumstances this is an accident waiting to happen and it is not a question of if the trees topple but when.

As regards the Camden the comments by Mr Foster are only pertinent if the trees are regarded as safe in the present condition. It is my belief that they are not and the Camden would need to be very cautious about refusing an application to make them safe by felling. I do not believe that they would be entitled to require new planting as part of that consent.....albeit you may be prepared to offer this.

It would be my hope that any new landscaping by you will ensure that new planting of trees will not allow for the excessive height to which the current trees were permitted to grow. However, the presence of plenty of greenery in the gardens is a real pleasure to look onto and hopefully your eventual scheme will achieve this for everyone's enjoyment and restore to you some of the garden beauty which presently you have lost.

Again may I thank you for dealing with this hazard and be assured that I am fully in support of the felling of the 2 Lime trees.

Kind regards,

Yours sincerely,

Charles K Walford

Charles K Walford

[redacted]

4.8 Therefore the trees are recommended for removal in order to provide appropriate replacement plantings 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 the following species to provide direct replacement:

*Betula nigra*
*Betula utilis* Doorenbos
*Crataegus prunifolia*
*Pyrus calleryana* Chanticleer

*Note: List is not exhaustive

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

*Tree T3 - Ash*

4.10 Tree T1 is a recently pollarded Ash which was reduced to a single main stem at 10-12m due to the following highlighted reasons as included within the report dated December 2018

- 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

4.11 No further works are recommended to this tree due to its significantly reduced form and retention for wildlife habitat.

[redacted]

**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 | Lime | Fell to ground level and grind out stump<br>Provide replacement planting |
| T2 | Lime | Fell to ground level and grind out stump<br>Provide replacement planting |
| T3 | Ash | No action required at present |

[redacted]

# 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 significant 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

[redacted]

**MARCUS FOSTER ARBORICULTURAL DESIGN & CONSULTANCY - TREE SURVEY**
**35a Buckland Crescent London, NW3 - Tree Schedule - 19/06/19**

| 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 | Lime | 12 | 510 | 3 | M | G | P | Reduced to approx 12m. Climbing arborist reported significant cavity within main / original unions. Leaning form. Poor location for the long term | Fell to ground level and grind out stump<br>Provide replacement planting of more appropriate size / species / crown density | M | / |
| T2 | Lime | 12 | 480 | 3 | M | G | P | Reduced to approx 12m. Climbing arborist reported significant cavity within main / original unions. Leaning form. Poor location for the long term | Fell to ground level and grind out stump<br>Provide replacement planting of more appropriate size / species / crown density | M | / |
| T3 | Ash | 10 | 1200 | 1 | OM | P | P | Pollarded at 10m; early signs of re-growth | Reduce to 8m pollard to retain screening of main stem and wildlife habitat | H | M |

# Appendix B

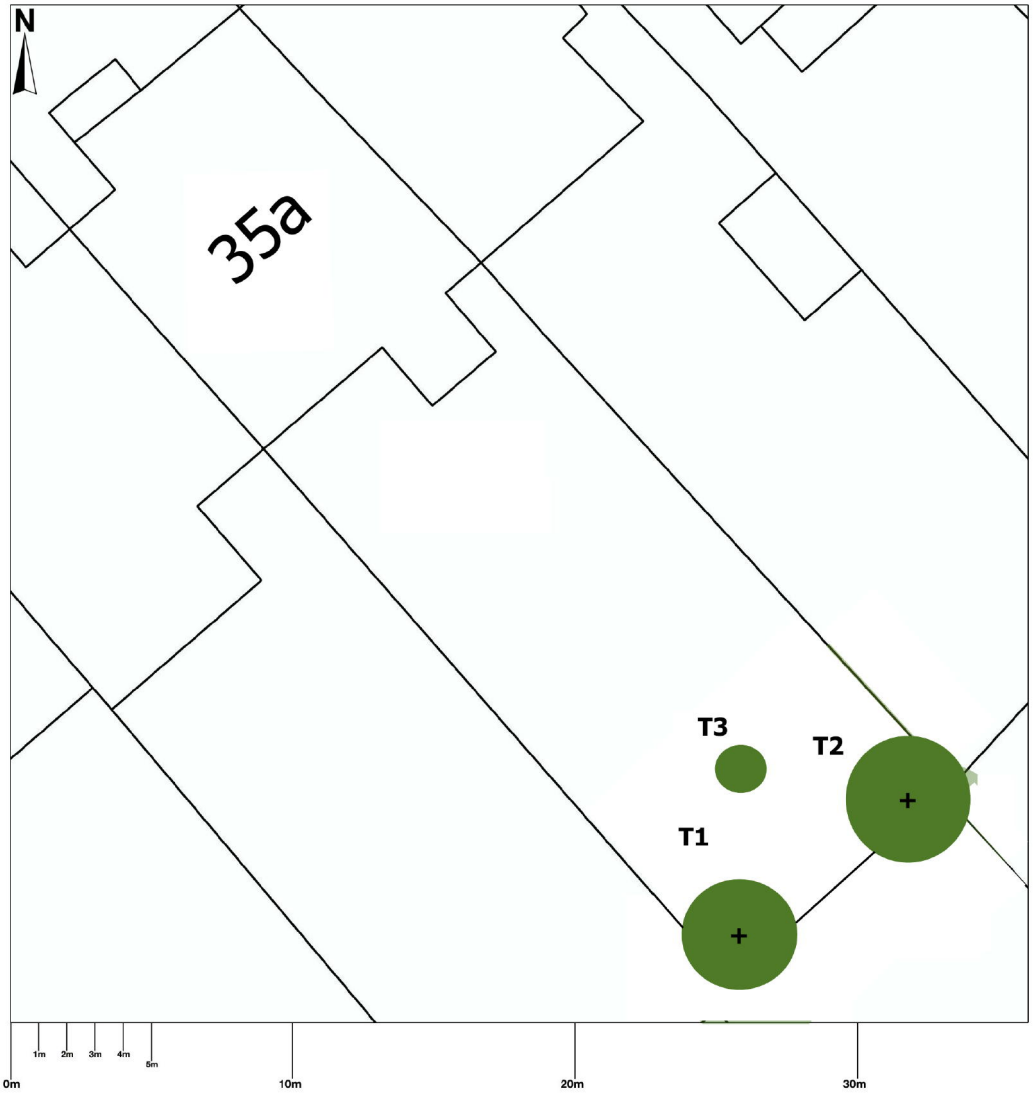
## Tree Survey Site Plan

35a Buckland Crescent
London
NW3 5DJ

[redacted]

**TREE SURVEY SITE PLAN**

**SITE: 35a Buckland Crescent, London, NW3 5DJ**
**DATE: June 2019**
**DWG: T001**




SCALE: 1:200 @ A4



**PREPARED BY M FOSTER**

# 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)

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)