Tree Condition Survey

Crown Estate Paving Commission

St Andrew's Place
Regent's Park
London
NW1

Prepared by:

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AR/33014/18 July 2019

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1.0 Details of survey

The Site: St Andrew's Place, Regent's Park, London, NW1.

Survey date: 25th June 2019

Report date: 18th July 2019

Surveyed by: Clive Mayhew BA (Hons), MICFor, FArbor.A., CEnv

2.0 Instructions

2.1 I am instructed to survey the condition of the trees growing within the confines of the site.

2.2 I have also been commissioned to provide a written report containing:

1. A written commentary of the survey
2. Identification of 'problematic' trees plotted on a survey plan
3. Suggested remedial works
4. Urgency of those works

2.3 My name is Clive Mayhew and I am the author of this report. I have over 35 years of experience in tree, landscape and ecology management in both the public and private sectors. I am a Chartered Arboriculturist within the Institute of Chartered Foresters, a Chartered Environmentalist, and a Fellow of the Arboricultural Association.

3.0 Site details

3.1 The subject site is located on land at St Andrew's Place, Regent's Park London, NW1.

3.2 **Existing topography:** The site is level throughout, apart from specific areas where historic horticultural operations have resulted in a localised change of levels.

3.3 **Existing vegetation:** Vegetation throughout the site is consistent with that of a formal garden, actively maintained to a high horticultural standard.

3.4 **Soils:** The British Geological Survey website indicates the bedrock soil geology to be clay, silt and sand from the London clay formation; however, experience on site shows the surface soils to be much more alluvial in nature, with little recognisable stratified structure. In general terms the soils can be characterised as silty, and generally appearing to be made-up. The site can also lay wet, particularly in winter.

4.0 Existing trees

4.1 The species, location and condition of each tree are listed in the schedule at Appendix A.

4.2 The indicative locations of those trees are illustrated at Appendix B.

4.3 Works specifications arising from the 2019 tree condition survey are listed at Appendix C.

5.0 Tree Works

5.1 As a result of my survey I identified a requirement for various tree works, and these are listed within the schedule at Appendix C.

5.2 A colour coding system has been adopted at Appendix A in order to indicate the nature of my observations and the relative urgency of any recommended works:

Red – Denotes a recommendation to undertake specific tree works, indicating that those works should be undertaken as soon as is practicably possible.

Amber – These recommendations are for works which are not required in order to address immediate public safety or liability concerns, but which would positively contribute to the future good health and/or safe management of the tree(s).

Green – These comments are advisory or informative and are made on the basis of current best arboricultural practice.

5.3 Any tree works undertaken should be compliant with the recommendations contained within British Standard 3998:2010 'Tree Work'.

5.4 All of the inspected trees in this report are growing within the London Borough of Camden's Regent's Park conservation area which was designated on the 1st November 1985.

5.5 Anyone wishing to undertake works to trees growing within a conservation area and greater than 75 millimetres in diameter – as measured at 1.5m above ground level – is required to give the Local Planning Authority six week notice of that intention. This gives the Local Planning Authority the opportunity to protect trees of amenity value which may be harmed by the proposed works, through the making of a Tree Preservation Order. If a Tree Preservation Order is made, consent for the proposed works will need to be sought through the Order's application process.

6.0 Conclusion

6.1 I consider that the tree surgery recommendations highlighted in red within this report should be implemented as soon as is practicably possible.

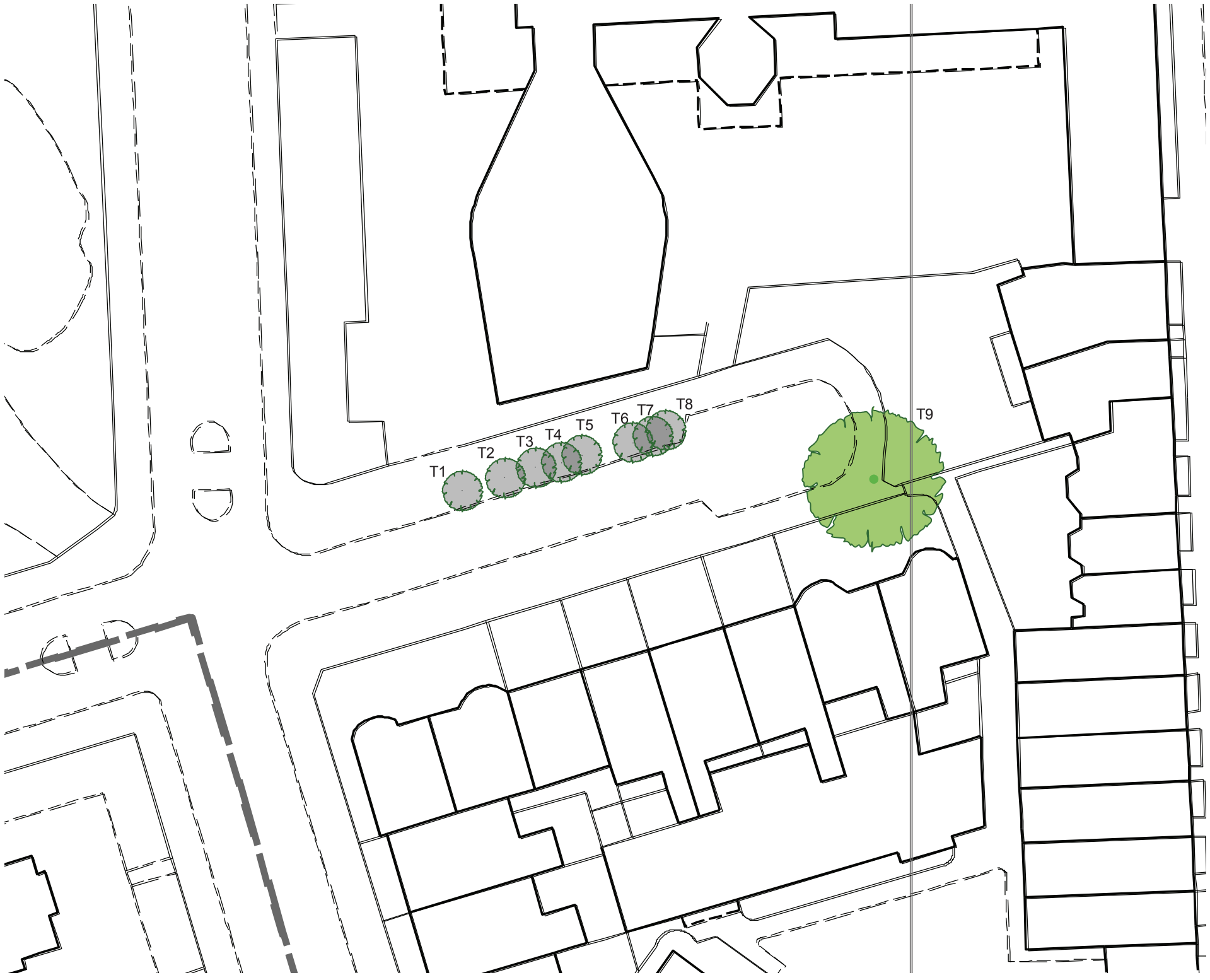
6.2 This survey's scope and method is detailed at Appendix C. Particular attention should be paid to the declared limitations of this survey and the recommendations with regards to the frequency of re-inspection.

APPENDIX A

St Andrew's Place - Tree Survey – 27th July 2017, 19th July 2018 & 25th June 2019.

Tree No	Species	Ht.	Stem dia.	Crown spread N – S – E - W				CB	Age class	Phy con	Str con	ECR	Class	Observations & recommendations
T1	*Betula jacquemontii*	7	10	2	2	2	2	2	Y	G	G	M	C	Good, established young tree. Planted in 2008.
T2	*Betula jacquemontii*	7	10	2	2	2	2	2	Y	G	G	M	C	Good, established young tree. Planted in 2008.
T3	*Betula jacquemontii*	7	10	2	2	2	2	2	Y	G	G	M	C	Good, established young tree. Planted in 2008.
T4	*Betula jacquemontii*	7	10	2	2	2	2	2	Y	G	G	M	C	Good, established young tree. Planted in 2008.
T5	*Betula jacquemontii*	7	10	2	2	2	2	2	Y	G	G	M	C	Good, established young tree. Planted in 2008.
T6	*Betula jacquemontii*	7	10	2	2	2	2	2	Y	G	G	M	C	Good, established young tree. Planted in 2008.
T7	*Betula jacquemontii*	7	10	2	2	2	2	2	Y	G	G	M	C	Good, established young tree. Planted in 2008.
T8	*Betula jacquemontii*	7	10	2	2	2	2	2	Y	G	G	M	C	Good, established young tree. Planted in 2008.
T9	*Tilia x europaea*	20	90	7	7	7	7	8	M	G	G	L	A	Very prominent tree, with good, dense crown.

APPENDIX B
ST ANDREWS PLACE



N 0 10m

A class tree

C class tree

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AR/33014/18 – St Andrews Place, Regent's Park
London, NW1
Existing Tree Plan
July 2019
Do not scale from drawing

APPENDIX C

Tree Survey date – 25th June 2019

Tree No	Species	Condition	Recommendation
T1	*Betula jacquemontii*	Crown low over pavement.	Crown lift to 3m. Prune back 1m clearance around adjacent lamp post.
T2	*Betula jacquemontii*	Crown low over pavement.	Crown lift to 3m.
T3	*Betula jacquemontii*	Crown low over pavement.	Crown lift to 3m.
T4	*Betula jacquemontii*	Crown low over pavement.	Crown lift to 3m.
T5	*Betula jacquemontii*	Crown low over pavement.	Crown lift to 3m.
T6	*Betula jacquemontii*	Crown low over pavement.	Crown lift to 3m.
T7	*Betula jacquemontii*	Crown low over pavement.	Crown lift to 3m.
T8	*Betula jacquemontii*	Crown low over pavement.	Crown lift to 3m. Prune back 1m clearance around adjacent lamp post.

Key:
Required works - Urgent
Advised works - Precautionary
Potential works – Future management

APPENDIX D

1.0 Scope of this report

1.1 I have been commissioned to produce base line survey data for trees, with a view to undertaking a quality assessment for each of those trees. The survey has been undertaken in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' and was made in the context of the site's current usage.

1.2 The tree locations and canopy spreads are plotted on the indicative plan at Appendix A.

1.3 A detailed condition survey or hazard assessment of each tree has not been undertaken within the scope of this report. If a tree was noted as being in such a condition as to require more detailed assessment, then that observation is included in the tree survey notes at Appendix B.

1.4 The findings within this report have been made on the basis of evidence seen on the day of inspection. It should be understood that some indications of tree hazard, such as leaf appearance and density, fungal fruiting bodies, and specific pests and diseases, are only visible at specific times of the year. Should additional information become apparent following the submission of this report I would reserve the right to modify the conclusion made accordingly.

1.5 This report is valid until:

- The re-inspection dates given for any tree in the survey schedule
- An episode of adverse weather conditions - for example winds over land measured at Beaufort scale force 7 or above.
- For two years from the date of inspection.

Whenever any of the above occurs first, the trees must be re-inspected, and any recommendations carried out. The presence of a hazard, the probability of harm and the value of the target area all help to determine the frequency of re-inspection.

1.6 Some trees are protected in law. Prior to any works to trees being undertaken a check should be made with the relevant Local Authority to ensure that prior permission is not required with regard to Tree Preservation Orders (TPOs), Conservation Areas (CAs) or planning conditions that may affect the site or its trees.

1.7 Works to trees can also be regulated because of the risk of harming wildlife which may live on, or around them. Wild birds and bats are protected under the Wildlife and Countryside Act (1981) for example, and it is an offence to knowingly disturb their nests or roosts, while works to trees in proximity to badger setts may require a license.

1.8 Any tree works should be undertaken in accordance with British Standard 3998:2010 'Tree work - Recommendations'.

1.9 My expertise is within the field of arboriculture and this report is limited to the arboricultural aspects of the site only. Any comments made with regard to other matters are from a lay person's point of view.

2.0 Survey method

2.1 Each tree was inspected from ground level, noting only external features and defects. The Visual Tree Assessment (VTA) method was used to carry out the tree survey; this is an industry standard, best practice method for assessing the health, stability and, to some degree, the amenity of urban trees. A tree may be physiologically healthy, with vigorous growth, but also exhibit mechanical defects and therefore be structurally weak, consequently presenting a risk. VTA involves an assessment of each tree's physiological and structural condition. It is carried out from ground level, with the aid of binoculars as necessary.

2.2 No climbing inspection was made of the crown, no excavation was made of the root system, and no specific decay detection equipment was used.

2.3 The following instruments were available to carry out the inspection:

- Diameter tape – To measure stem diameters
- Nylon headed mallet – To sound trees for audible indications of decay
- Steel probe – To indicate the presence and extent of cavities
- Binoculars – To visually inspect above ground parts of the tree

2.4 No soil samples were taken, and no tissue samples were collected.

2.5 The following publications have been used to inform this survey, and the recommendations which follow from it:

1. British Standard 5837:2012
   'Trees in relation to design, demolition and construction – Recommendations.'

2. British Standard 3998:2010 'Tree work - Recommendations.'

3. 'Diagnosis of ill-health in trees' by R.G. Strouts and T.G. Winter.
   DoE booklet Research for Amenity Trees No. 2, 1994.

4. 'The body language of trees - A handbook for failure analysis'
   by C. Mattheck and H. Breloer.
   DoE booklet Research for Amenity Trees No. 4, 1994.