

## **Simon Pryce Arboriculture**

### **Report**

**Client:** Estate Management (Hampstead) Limited

**Site:** BAM Estate grounds, London, NW3

**Subject:** Tree safety survey to update previous reports

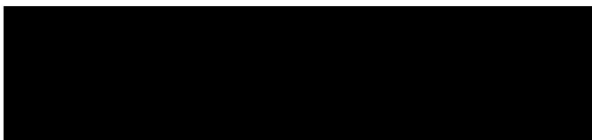
**Inspection date:** 30 July 2019

**Report date:** 24 August 2019

**Reference:**



**Author:** Simon Pryce, BSc, FARborA, RCarborA, CBiol, MICFor



## **I Introduction**

- I.1 This report has been prepared on the instructions of Estate Management (Hampstead) Limited.
- I.2 I have been asked to inspect trees growing in the grounds of BAM Estate, London, NW3, to assess their health and safety and to prepare a report specifying any necessary or appropriate work, updating my previous reports of 2006, 2010 and 2016. Comments made in the previous reports still apply unless expressly contradicted in this report.
- I.3 This section of the report is an overview, the trees concerned are listed individually in the schedule forming the second part with recommendations for necessary or appropriate work and their locations are shown on the attached drawing, based on Ordnance Survey data.

## **Inspection and survey methods**

- I.4 This survey and report follow the published guidance from the Health and Safety Executive <sup>(1)</sup>, the National Tree Safety Group (NTSG) guides on common sense management of trees <sup>(2)</sup> and the LANTRA tree survey guide <sup>(3)</sup>.
- I.5 The survey was carried out on 30 July 2019, following an initial discussion and walk round the site with the head gardener. Tree 4 was also inspected with representatives from the insurers, who are investigating subsidence in the nearby block.
- I.6 The trees were inspected visually from ground level, accessible cavities and decayed areas were probed. No climbing inspections or test boring were carried out, but tree 28 has been recommended for test drilling, as recent fungal growth indicates that the decay is active.
- I.7 A four part system has been used to indicate the urgency of the recommended work and trees are colour coded accordingly on the site plan. This is based on most trees being inspected on a three year cycle, unless a shorter interval is specified.
  - 1. Trees needing urgent attention [as soon as practical] - (red).
  - 2. Trees needing attention without undue delay [3 - 12 months] - (magenta).
  - 3. Trees that can be retained safely with a moderate amount of work or reassessment in the near future. Includes non urgent felling and reinspections. [12 - 24 months] - (blue).
  - 4. Trees needing little or no work in the foreseeable future to keep them safe - (green).
- I.8 In some cases it is appropriate to divide sites into risk zones if the consequences of a tree failure might be markedly different in some parts than in others. In this case almost any of the trees could cause significant harm in the event of a failure, so there is not enough variation to warrant zoning the site.

## **Site plan**

- I.9 Trees have been located on the plan by measurement or triangulation from other site features. This has been done with basic survey equipment, so that they can be identified unambiguously using the map and schedule, but is not a definitive topographical survey.

## 2 General observations and comments

- 2.1 The trees are a mixture of broadleaved species, including mature maple, sycamore, lime and London planes in both of the main gardens, together with some smaller mature specimens including hawthorn and crab apple. Most of these probably date from about the same time the estate was built, in the early 20<sup>th</sup> Century. Some are becoming over mature and a number of them have been removed since the initial survey in 2006, generally due to structural decay or physiological decline. This has been either following recommendations in my reports, including the two cherries that were test drilled in 2006, or on the initiative of the head gardener.
- 2.2 The removed trees have been replaced progressively by new ones, planted in about the same places or close enough to mitigate the effects of the removals as they mature. This will give a wider spread of ages and species, so in the longer term it will maintain continuity of cover by avoiding the possibility of having to remove large numbers of trees in a short time.
- 2.3 Several others have been crown reduced or pruned and in some cases the subsequent regrowth has been dense. In some cases that will need recutting in the near future to maintain clearance from buildings and over the pavement, rather than as a matter of safety.
- 2.4 Tree 4 has been implicated in damage to the nearby block and, following discussion on site with the insurance company's representatives, it has been recommended for removal. I gather trees 39 and 40 were implicated in subsidence at Emmanuel Church. I am not aware of any further problems there but both trees have been growing on vigorously since being reduced and it would be advisable to recut them in order to avoid possible liability for any further problems.

### Tree work

- 2.5 Any treework should be carried out in accordance with BS 3998: 2010, Recommendations for Treework, and any other relevant standards. It is essential that the contractor doing the work has appropriate third party and public liability insurance.
- 2.6 Stumps of removed trees are being removed, which is a good practice and should continue. As well as removing eyesores and facilitating new planting it reduces the risk of colonisation by honey fungus [*Armillaria* sp.]. This can spread and infect other vegetation nearby, either killing plants or decaying structural roots and making them unstable. That also makes them less likely to send up sucker shoots, which can be a problem in some species, particularly *Prunus* family trees and poplars.

### Restrictions

- 2.7 The estate is in West End Green Conservation Area and three trees in the west garden were protected by Camden Council's TPO no C427 of 2004. Those are T1, (cherry plum, 28 of this survey), T2, (sycamore, tree 34), T3 (wild cherry 35 or 36). T1 and T2 are still present, while 35 and 36 were both felled due to decay. The replacement trees nearby are not protected by the original TPO, unless it was amended or a new order made to cover them, but will come under the conservation area procedures once they reach 75mm diameter.

  
Simon Pryce, BSc, FArborA, RCarborA, CBiol, MICFor

### References

- 1) Health & Safety Executive (2013) Management of the risk from falling trees or branches, SIM 01/2007/05
- 2) National Tree Safety Group (NTSG) (2011) Common sense risk management of trees - Landowner guide, ISBN 978-0-85538-841-6, Forestry Commission code FCMS025
- 3) LANTRA (2009) Basic Tree Survey and Inspection Workbook vol.1

Site: BAM Estate grounds, London, NW3  
 Inspection date: 30 July 2019 by Simon Pryce - updates surveys of June 2006, September 2010 and November 2016

Tree no.	Species	Age	Condition	Comments and recommendations	Cat.
The trees are described in order, starting in the garden south of Avenue Mansions then the garden to the west of Marlborough Mansions. They are also numbered on the attached site plan, based on an OS base plan. Trees not recorded in previous surveys have either been numbered in sequence followed by a letter or replacement trees have been allocated the number from the removed tree.					
<b>Avenue Mansions gardens (East garden)</b>					
1	Hawthorn <i>Crataegus monogyna</i>	Y	good	Healthy young tree. Not a direct replacement for the former no.1, which was a white beam but not far from where it was. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
2	Purple cherry plum <i>Prunus pissardii</i>	MA	fair	Not significantly altered since 2016, has a wound on the trunk, leans over a footpath, but is well rooted and not large enough to be hazard. <ul style="list-style-type: none"> <li>No work needed at present, but should be monitored.</li> </ul>	4
3	Winter cherry <i>Prunus subhirtella autumnalis</i>	M	fair / poor	Dead wood has become more extensive and it has been affected by leaf scorch, a fungal disease where the leaves die and are retained on the tree. This looks unsightly, but is not making the tree unsafe and the live foliage is healthy. <ul style="list-style-type: none"> <li>Dead wood could be removed but this is not a safety issue.</li> <li>Burning or composting dead leaves will reduce the amount of fungus available for reinfection next year.</li> </ul>	4
4	Goat willow <i>Salix caprea</i>	MA	fair	Base is slightly distorted where it has grown over the edge of the concrete, but there are no signs that this has weakened the tree and it is otherwise sound and healthy. It has been reduced since previous surveys but has regrown vigorously and is implicated in subsidence in the nearby building. Reducing it again would lessen water uptake but it is too close to the building for that to be effective or reliable. <ul style="list-style-type: none"> <li>Remove.</li> </ul>	2
5a	Flowering cherry <i>Prunus</i> variety	MA	fair	Slightly one sided due to growing beneath the whitebeam but not unduly suppressed. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
5	Whitebeam <i>Sorbus aria</i>	M	fair	Growing on the bank crossing the garden, leans but looks well rooted and there have been no signs of instability. Has been reduced heavily and has dense regrowth. <ul style="list-style-type: none"> <li>Thin regrowth by 1.5 - 20%.</li> </ul>	2
6	Norway maple <i>Acer platanoides</i>	MA	fair	Drawn up where it had grown between the whitebeam and no.7 which has been removed. Also reduced and has some new growth. Reasonably sound at present, but regrowing branches are brittle and prone to being shed if they become too crowded. <ul style="list-style-type: none"> <li>Could be improved by light thinning and formative pruning.</li> </ul>	3



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Tree no.	Species	Age	Condition	Comments and recommendations	Cat.
7	Sweet gum <i>Liquidambar styraciflua</i>	Y	good	Young tree planted to replace the original tree 7, which was felled after the 2010 survey. Healthy and growing well. • No work needed at present.	4
8	Plum <i>Prunus</i> variety	-	-	Removed since 2010.	-
9	Weeping silver pear <i>Pyrus salicifolia pendula</i>	M	good	Healthy, small ornamental tree. • No work needed.	4
10	Japanese maple <i>Acer palmatum</i>	M	good	Has been thinned lightly and crown cleaned since the last inspection. • No work needed at present.	4
11	Purple leaved crab apple <i>Malus</i> spp.	MA	good	Healthy, relatively young tree. Slightly sparse, but sound and healthy otherwise. • No work needed at present.	4
12	Norway maple <i>Acer platanoides</i>	-	-	Felled after 2010 due to decay by <i>Ganoderma</i> . Replaced with mimosa.	-
13	Pink hawthorn <i>Crataegus monogyna</i>	M	fair	Has been reduced in the past and grown on. Leans, but that is long standing and it is sound and healthy, condition improving now it is getting more light since tree 12 was removed. Shades the bank • No work needed for safety but removing lower growth and shortening the crown over the bank by 1 - 1.5m would admit more light to the bank.	4
14	Purple crab apple <i>Malus</i> sp.	M	fair	Also growing on the bank and leans slightly down it, but appears well rooted and there are no signs of instability. Some dead wood and slightly sparse, otherwise good, also shades the bank. • No work needed for safety but crown lifting and shortening would admit more light.	4
15	Ash leaf maple <i>Acer negundo</i>	-	-	Removed since 2010.	-
16	Pink hawthorn <i>Crataegus monogyna</i>	M	fair	Has been reduced in the past and grown on, foliage healthier than in previous years, otherwise little change. Has a cavity in the trunk but no signs of active decay. • No work needed at present, but should be monitored.	4
17	Pink hawthorn <i>Crataegus monogyna</i>	Y	fair	Young tree replacing original hawthorn removed since 2010 survey. Slightly shaded by the others but growing well. • No work needed at present.	4



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18	Norway maple <i>Acer platanoides</i>	MA	fair	Leans slightly, otherwise sound and healthy. Has been cut back from the building not long ago and is growing back towards it. • Will need recutting to maintain clearance from the building in the next year.	3
19	Cappadocian maple <i>Acer cappadocicum</i>	MA	fair	Has some cuts at 2.5 - 3m where lower branches were removed in the past but these are callusing well and there are no signs of significant decay. Has also been cut back to clear the building and is growing back. • Will need also need recutting to maintain clearance from the building in the next year.	3
20	False acacia <i>Robinia pseudoacacia</i>	-	-	Removed since 2010.	-
<b>Frontage of Marlborough Mansions</b>					
21	Purple cherry plum <i>Prunus pissardii</i>	M	fair	Leans over the pavement, has a narrow fork at 2.5m but this is reasonably well formed. Has been crown lifted and cut back from the building. Has been trimmed lightly to clear scaffolding. • No work needed at present.	3
22	Birch <i>Betula pendula</i>	M	fair	Had been topped before the 2010 survey, regrowing and developing a new dominant trunk. • No work needed at present.	4
23	Magnolia <i>Magnolia</i> variety	Y	fair	Replaces laburnum removed after the 2006 survey. • No work needed at present.	4
24	Purple cherry plum <i>Prunus pissardii</i>	M	fair	Has a sinuous trunk, but is sound and healthy, has also been cut back to clear the building. • No work needed at present, will need cutting again in due course to clear the building.	3
24a	Weeping cherry <i>Prunus</i> variety	Y	good	Planted in the last few years. Slightly sparse but healthy. • No work needed at present.	4
<b>Garden behind Marlborough Mansions (West garden)</b>					
25	Hawthorn <i>Crataegus monogyna</i>	Y	good	Replaces weeping cherry, removed after 2010 survey. • No work needed at present.	4
26	Crab apple <i>Malus</i> spp.	M	good	Ornamental variety "John Downie". Healthy and in good condition. • No work needed.	4
27	Winter cherry <i>Prunus subhirtella autumnalis</i>	Y	good	New tree in planting bed, replacing one removed after the 2010 survey.	4



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28	Purple cherry plum <i>Prunus pissardii</i>	M	fair	T1 of the TPO. Has had lower branches removed and been cut back from the nearby building. Has a cavity in the trunk with extensive decay behind and fruiting bodies of the fungus <i>Phellinus pomaceus</i> on the trunk, which have developed since 2016 and indicate that the decay is active. <ul style="list-style-type: none"> <li>• Test drill to assess decay.</li> </ul>	2
29	Hawthorn <i>Crataegus monogyna</i>	Y	fair	Replaces a removed tree. Leaning and becoming suppressed due to the proximity of the lime. <ul style="list-style-type: none"> <li>• Young enough to transplant farther from the lime</li> </ul>	4
30	Lime <i>Tilia x europaea</i>	MA	fair	Pollarded at about 4m when younger, allowed to grow on and been reduced in the last few years. The new growth at the top is dense and healthy. Suppressing the two 29 and 31, removing lower branches would give them more light. <ul style="list-style-type: none"> <li>• Remove lower branches to lift the lower edge of the crown to 5 - 6m over the planting bed .</li> </ul>	4
31	Hawthorn <i>Crataegus monogyna</i>	Y	good	Replaces a crab apple that had decay and was being suppressed by the larger trees. Becoming shaded by the lime and plane.	4
32	London plane <i>Platanus acerifolia</i>	M	fair	Also pollarded when younger and allowed to grow on. There are also signs of a lighter reduction in the past at about two thirds of its current height. Has been recut in the last few years but is regrowing rapidly and encroaching on the building. <ul style="list-style-type: none"> <li>• Cut back to the previous reduction points, recut every 2 - 3 years. Lift crown as for tree 30.</li> </ul>	3
33	Tulip tree <i>Liriodendron tulipifera</i>	y	good	Replaces previously removed red horse chestnut. Healthy and growing well. <ul style="list-style-type: none"> <li>• No work needed at present.</li> </ul>	4
34	Sycamore <i>Acer pseudoplatanus</i>	M	fair	T2 of the TPO. Healthy, but has been reduced in the last few years and grown on, the new growth is now very dense and vigorous and encroaching on the nearby building. There are no report of foundation problems in the building, but the local subsoil is clay and it is well within the tree's potential influencing distance. <ul style="list-style-type: none"> <li>• Reduce back to former reduction points.</li> </ul>	3
35	Red maple <i>Acer rubrum</i>	Y	good	Replaces a wild cherry felled after the 2006 survey. That might have been T3 of the TPO but the order does not apply to the replacement trees unless amended. <ul style="list-style-type: none"> <li>• No work needed at present.</li> </ul>	4
36	Birch <i>Betula pendula</i>	Y	good	Replaces another cherry felled after the 2010 survey. <ul style="list-style-type: none"> <li>• No work needed at present.</li> </ul>	4
37	Purple crab apple <i>Malus</i> spp.	MA	good	Healthy, relatively young tree, slightly sparse foliage and one sided crown but good otherwise. <ul style="list-style-type: none"> <li>• No work needed at present.</li> </ul>	4



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Tree no.	Species	Age	Condition	Comments and recommendations	Cat.
38	Sycamore <i>Acer pseudoplatanus</i>	MA	fair	Has been pollarded when younger and reduced several years ago, following which it has grown on. Dead wood was removed, foliage slightly sparse but reasonably healthy looking. Minor root damage near the gate but that is long standing. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
39	London plane <i>Platanus acerifolia</i>	MA	fair	Has been pollarded when younger, reduced more recently and recut a few years ago, apparently following structural problems in the nearby church. New growth is dense and vigorous and will need recutting to reduce the risk of further problems in the church. <ul style="list-style-type: none"> <li>Reduce back to former pruning points, cut new growth every 2 - 3 years.</li> </ul>	3
40	Lime <i>Tilia x europaea</i>	MA	fair	Has also been reduced a few years ago and is growing on. Also close to the church. <ul style="list-style-type: none"> <li>Reduce back to former pruning points, cut new growth every 2 - 3 years.</li> </ul>	3
41	Lime <i>Tilia x europaea</i>	-	-	Removed after fruiting bodies of <i>Kretschmeria deusta</i> were found in 2006 and caused major decay by 2010. No obvious direct replacement nearby.	-
42	Lime <i>Tilia x europaea</i>	MA	fair	Leans due to growing near the large horse chestnut. Has a scar at the base but that has almost been occluded by callus growth. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
43	Horse chestnut <i>Aesculus hippocastanum</i>	M	poor	Leans to the west and has a long cavity in the trunk. The centre is decayed, callus growth is occluding the wound. Upper growth was thinned in about 2005/6. Has been infested by leaf miner and there is some minor bleeding from the trunk. Heavy pruning would reduce weight but lessen the tree's vitality and ability to tolerate leaf miner infestations. <ul style="list-style-type: none"> <li>No work needed at present, but should be monitored.</li> </ul>	3
44	Wild cherry <i>Prunus avium</i>	Y	good	Young tree, slightly misshapen but healthy, replaces one removed following 2006.	4

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#### Notes

##### Age [life stage]

Assessed as below:

Immature.	[IM]	Newly planted or self-set tree.
Young	[Y]	Tree that is established but has not yet attained the size or form of a fully developed example of its type.
Middle aged	[MA]	Between one third and two thirds of its estimated lifespan.
Mature	[M]	Over two thirds of its estimated life span.
Veteran	[V]	Old tree with features including hollow trunk, old wounds etc. that give high landscape, ecological and cultural value.
Dying/Dead	[D]	Dead/dying or so badly decayed that it should be removed without delay if a potential threat.

##### Category [Cat.]

This is intended to give a general indication of the urgency with which trees need attention, but should be used with the more detailed observations and comments. Colours relate to drawings where applicable.

- |   |  |         |
|---|--|---------|
| 1 | Trees needing urgent attention.  | Red     |
| 2 | Trees needing attention without undue delay [within one year].   | Magenta |
| 3 | Trees that can be retained safely with a moderate amount of work or reassessment in the near future [1 - 2 years]. | Blue    |
| 4 | Trees needing little or no work or continuing with current maintenance [2 - 3 years].                              | Green   |

Terms used in the survey relate to British Standard 3998: 2010, Recommendations for treework unless otherwise stated.

Observations are made from ground level unless stated otherwise.





<div>Simon Pryce Arboriculture</div> <div></div>	Client: Estate Management (Hampstead) Ltd	Ref: <div></div>	Rev: a	Notes:  Trees are colour coded according to urgency category:  1 = red 2 = magenta 3 = blue 4 = green Removed trees are greyed out and numbers are in brackets  © Crown copyright and database rights 2019 Ordnance Survey
	Site: BAM Estate, London, NW3	Scale: 1:1000 at A4 (1cm = 10m)		
	Title: Tree safety survey	Original drawing: Simon Pryce		
	Date: 30 July 2019			