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Tree Survey &
Hazard Assessment Report

Date:

25th January 2021

Client:

kay@micottis.com

Site:

70 Frognal
London
NW3 6XD

Prepared by:

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Report Reference

AS/MF/009/21

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1.0 INSTRUCTIONS

1.1 This report has been commissioned by Kay Micottis to undertake a hazard assessment survey of 2 x trees at 70 Frognal, London, NW3 6XD.

2.0 REPORT LIMITATIONS

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

2.2 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.

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

2.4 An assessment of the trees in relation to the property has not been assessed as this is primarily a hazard assessment report.

2.5 Trees are natural dynamic organisms and are subject to change from environmental and physical site changes.

2.6 Validity period: the conclusions and recommendations in this report are valid for a period of one year from the date of survey. Trees are living organisms subject to change; this validity period may be reduced should changes in condition occur to the subject(s) of the report or surrounding area. All recommendations are given in the context of the site's current usage; any change would dictate a re-inspection.

3.0 INTRODUCTION

3.1 A site visit was made on 21st January 2021 to survey and assess the tree. The weather at the time of inspection was dry, overcast and cold.

3.2 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 tree describing size, condition and surroundings is found in this appendix.

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

3.4 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, the Professional Tree Inspection Certificate (LANTRA) as well as a degree in History and Society. Work experience within the industry includes a Local Authority Tree Preservation Officer (LB Islington) work as a Contracts Manager for an Arboricultural Association Approved Company, and an independent Arboricultural Consultant.

4.0 METHODOLOGY

Tree Survey

4.1 The tree survey has been undertaken as a visual inspection. The survey has been undertaken from ground level only. The height of the trees have been estimated and the diameter of the trunks measured using a diameter tape.

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

4.3 The following information was recorded for the trees 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

4.4 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.

5.0 FINDINGS & ANALYSIS

Site Summary

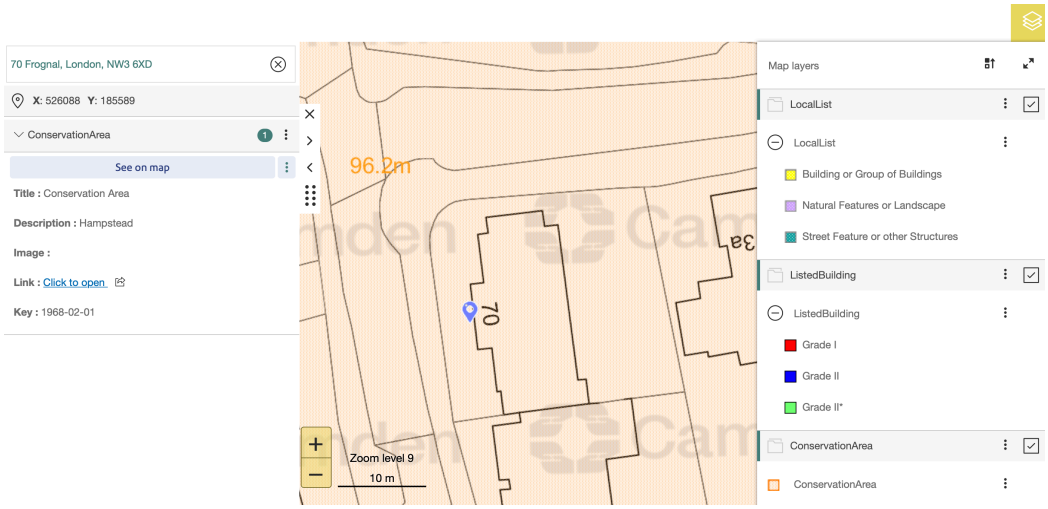
5.1 The trees are sited within the rear garden of 70 Frognal, London, NW3 6XD at the following distances:

Tree T1 - 9m from property
Tree T2 - 3m from property

Statutory Protection

5.2 The tree's location is within the London Borough of Camden. The tree is protected by Conservation Area status with the following checks made:

(i) Conservation Area status
Redington & Frognal Conservation Area

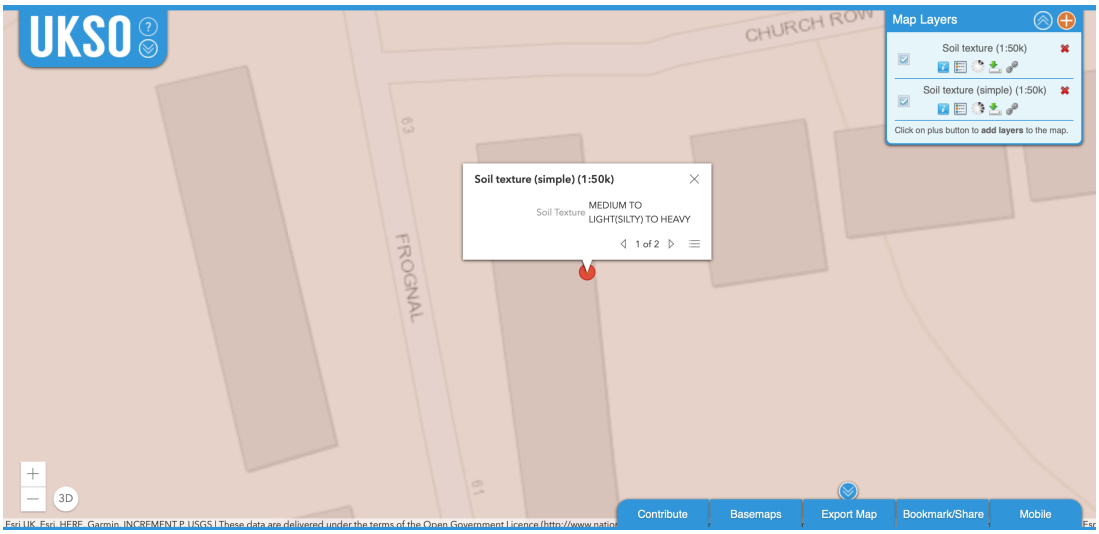


Extract from map as shown below confirming findings
https://www.camden.gov.uk/redington-and-frognal-conservation-area

(ii)Tree Preservation Order (TPO) status :
Not possible due to LB Camden online checks not available

Soils Overview

5.3 As viewed January 2021, http://www.ukso.org the property is shown to be located on a 'medium' soil mix consisting mainly of clayey loam to silty loam meaning that volumetric changes of the soil are likely to be moderate as classified within the NHBC ratings (Chapter 4.2, 2013).



Extract form UKSO.ORG - January 2021

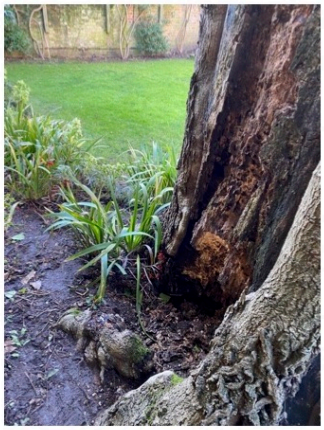
5.4 The Ash tree is classified as a 'Medium' category water uptake tree within the NHBC ratings meaning that any proposed loss of water uptake capabilities from the tree are recommended to be accounted for within proposals to mitigate this loss.

5.5 Tree T1 has the following key characteristics:

- Tree sited at 1m distance from boundary to east. Significant cavity at base; most extended from eastern buttress to at least 2.0m height with cavity also extending through to northern buttress
- Approx 60-70% of base of tree absent. Obvious presence of *Kretzschmaria deusta* fungal fruiting bodies to 300mm height above ground break.
- Crown lifted with major limb removal 4-10m height generally fully occluded. Crown break at 7-10m height with major secondary leader to south east over boundary of line; remainder of crown developing from main leader
- Established branch framework with pollard points at 9-14m height; managed within past 1-2 years.

5.6 The following photographs summarise the decay at base of the tree and fungal fruiting body:

Base of tree T1 as viewed in a northerly direction showing heavily decayed form of base



Decayed eastern buttress as viewed in a southern buttress

5.7 The identified fungus *Kretschmaria deusta* is a simultaneous 'soft rot' which in advanced stages, can as described within Fungi on Trees, Watson, G. & Green, T. (Arboricultural Association, 2011*)* leading to 'catastrophic brittle failure'.The advanced presence of the fungus where combined with over-extended vertical form provides clear evidence of the hazardous form of the tree in its current state.

5.8 Additional investigative methods of tree decay detection have not been undertaken due to the obvious and extensive structural defects which have been identified.

5.9 Tree T2 is a Cherry tree which is dead. The tree is not hazardous but requires removal due to close proximity to property.

6.0 CONCLUSIONS

6.1 The tree is proposed for removal to remove the current hazard. The removal of the tree for reasons of health and safety is a priority and the 'Moderate' NHBC rating of the species on 'medium' soils should be considered within the replacement planting scheme to continue moisture uptake at the distance of 9.0 metres from the property. The replacement planting is recommended to be of a species categorised as a minimum 'Medium' NHBC water uptake tree.

6.2 Once the tree has been removed and replacement planting implemented, should there be future structural movement to the property, the situation regarding the tree would need to be re-assessed.

6.3 For tree T1 due to the hazardous nature of the fungal fruiting bodies and the location adjacent to and overhanging the neighbouring property the tree is recommended to be carried out as a High Priority. (remediate within 30 days). Tree T2 is recommended to be carried out as a 'Medium' priority; both trees should be removed simultaneously.

6.4 Recommendations are proposed within *Section 8* overleaf. These recommend for removal with a robust replacement strategy to ensure

(i) future canopy cover for the rear garden area
(ii) replacement of water uptake capabilities

7.0 TREE WORKS SCHEDULE

7.1 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.

T1 - Ash
Fell to ground level and grind out stump to minimum 300mm below ground level
Provide replacement planting

T2 Cherry
Fell to ground level and grind out stump to minimum 300mm below ground level

7.2 The replacement planting is recommended from the following list (not exhaustive)

Nyssa sylvatica
http://www.deepdale-trees.co.uk/trees/2017/04-Nyssa-sylvatica.html
Gleditsia triacanthos inermis
https://www.barchampro.co.uk/store/products/gleditsia-triacanthos-inermis
Alnus incana 'Lacinata'
https://www.vdberk.co.uk/trees/alnus-incana-laciniata/
Betula nigra
http://www.deepdale-trees.co.uk/trees/2010/09-Betula-nigra.html

All tree planting to the following specifications:

- *Replacement location with rear garden (rear boundary area)*
- *Minimum 12-14cm girth tree*
- *Full topsoil exchange from removal of stump and associated grindings*
- *Appropriate staking / irrigation*
- *All tree planting undertaken in accordance with BS8545: Trees: From Nursery to Independence in the Landscape*
- *Implementation of O&M watering manual*

7.3 The priority rating for the recommended works are as follows:

WORKS PRIORITY RATING: High (T1) & Medium (T2)
INSPECTION PRIORITY RATING: N/A

NOTE: Wildlife & Habitat Protection Guidelines
The tree work specifications included within this report do not provide an exemption from the requirements to comply with the Wildlife and Countryside Act 1981, the Habitats Regulations 1994 and the Countryside and Rights of Way Act 2000, or any acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests, whilst being built or in use. It must be noted that failure to comply with the Acts may result in a criminal prosecution.

8.0 REFERENCES

1. Principles of Tree Hazard Assessment and Management, Lonsdale, D. (Department for Transport, Local Government and the Regions, 1999)

2. NHBC, Chapter 4.2 ‘Building Near Trees’ (2011)

3. The Body Language of Trees, Mattheck, C. and Breloer, H. (HMSO, 1994)

4. Trees in Britain, Philips, R. (Pan Books, 1978).

5. Diagnosis of Ill Health in Trees, Strouts, R. and Winter, (TSO, 1994)

6. Bats & Trees, D. Jackson (Bat Conservation Trust, 2015)

7. THREATS, Tree Hazard: Risk Evaluation & Treatment System, Forbes Laird Arboricultural Consultancy (June 2010)

8. Fungi on Trees, Watson, G. & Green, T. (Arboricultural Association, 2011)

Appendix A: Tree Schedule

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 signifiernt 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
70 Frognal, London, NW3 6XD
21st January 2021

Tree No	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)	Age Class	Structural Condition	Vitality	Condition Comments	Recommendations	Tree Works Priority Rating	Inspection Priority Rating
T1	Ash	16	840	N: 4 E: 6 E: 5 W: 5	M	P	F	Tree sited at 1m distance from boundary to east. Significant cavity at base; most extended from eastern butters to at least 2.0m height with cavity also extending through to northern buttress. Approx 60-70% of base of tree absent. Obvious presence of *Kretzschmaria deusta* fungal fruiting bodies to 300mm height above ground break. Hazardous form. Crown lifted with major limb removal 4-10m height generally fully occluded. Crown break at 7-10m height with major secondary leader to south east over boundary of line; remainder of crown developing from main leader. Established branch framework with pollard points at 9-14m height; managed within past 1-2 years.	Fell to ground level and grind out stump	H	N/A
T2	Cherry	8	270	N: 2 E: 2 E: 2 W: 5	SM	P	P	Trees historically reduced / pollarded. Tree is now dead	Fell to ground level and grind out stump	M	N/A

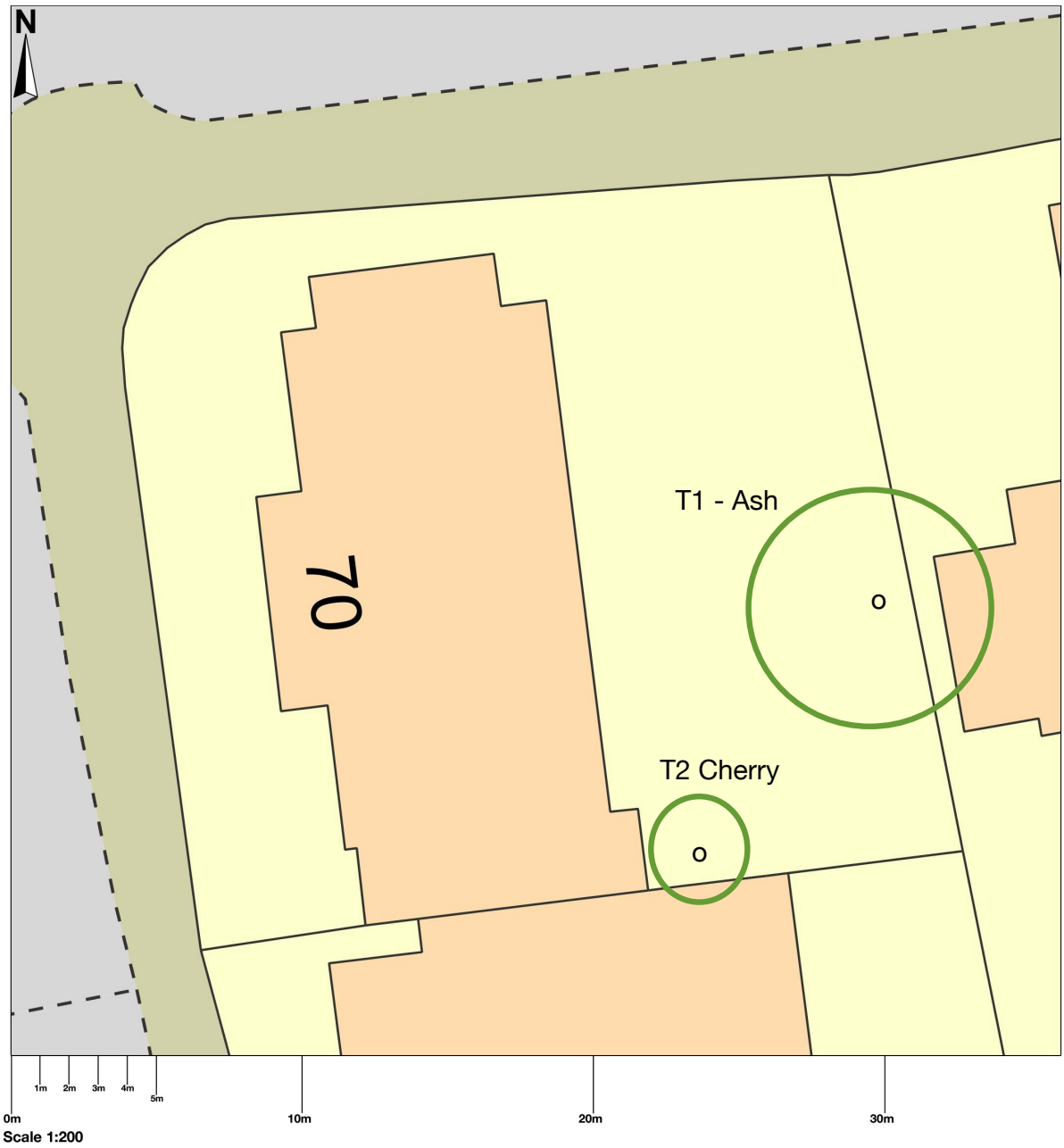
Appendix B

Tree Survey Site Plan

70 Frognal
London
NW3 6XD

TREE SURVEY SITE PLAN

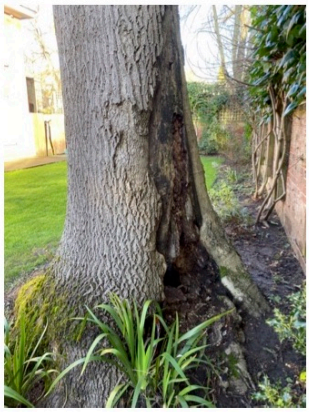
SITE: 70 Frognal, London, NW3 6XD
DATE: January 2021
DWG REF: T001



Appendix C

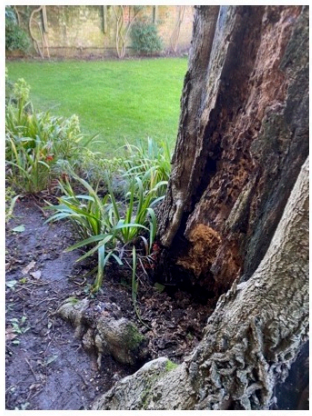
Tree Survey Site Photographs

Tree T1 as viewed in a northerly direction



Base of tree T1 as viewed in a northerly direction showing heavily decayed form of base

Decayed base of tree with Kretschamaria deusta fruiting bodies within central decayed section of main stem



Decayed eastern buttress as viewed in a southern buttress

Crown reduced form of tree T1 as viewed in a north easterly direction

Dead Cherry tree T2 as viewed in a south westerly direction