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DESIGN

LANDSCAPING

GARDENING

TREE SURGERY

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GARDEN AND LANDSCAPE DESIGN

ARBORICULTURAL REPORT

Client: Camden Arts Centre

Site: Arkwright Road
London
NW3 6DG

Date: 8th July 2021

INTRODUCTION

1.0 Background

1.1 We have been asked by Chris Larner at Camden Arts Centre to put together a report assessing the trees and vegetation on site.

1.2 There have been issues regarding subsidence relating to the building and walls a number of reports have been put together to assess the condition of the building as well as previous arboricultural reports.

2.0 Scope of Report

2.1 We have assessed all the trees on site and included any trees that we believe require work for either structural and access reasons or good arboricultural practice.

2.2 We have read the previous reports and have given our own recommendation on the structural issues.

3.0 The Site

3.1 The building is a historic building with additional modern extensions. There is vegetation around the entrance to the front and side plus a large garden to the rear. There is a cafe with seating plus an area maintained as a wild garden.

TREE SURVEY

4.0 Survey Methodology and Limitations

4.1 Trees are observed, assessed and plotted on the drawing. All locations are approximate although where relevant the distance from buildings or other trees is given.

4.2 The condition is a visual assessment from ground level. No excavation or bore holes were carried out and no trees were climbed.

4.3 As well as the health of the tree the survey takes into account any other issues we observe on site and any concerns that are raised.

4.4 The trees were assessed for any sign of animal habitation especially bird nests and bat roosts.

4.5 All observations recorded were true at the time of the survey.

5.0 General Survey Notes

5.1 The trees are numbered. These numbers refer to numbers on the drawing. Individual trees are marked as T and groups as G.

5.2 Genus and species followed by common or English name in brackets. Where flowers, leaves or fruit are absent and they are required to identify the species, the Genus has been stated followed by sp. (e.g. *Crataegus* sp.)

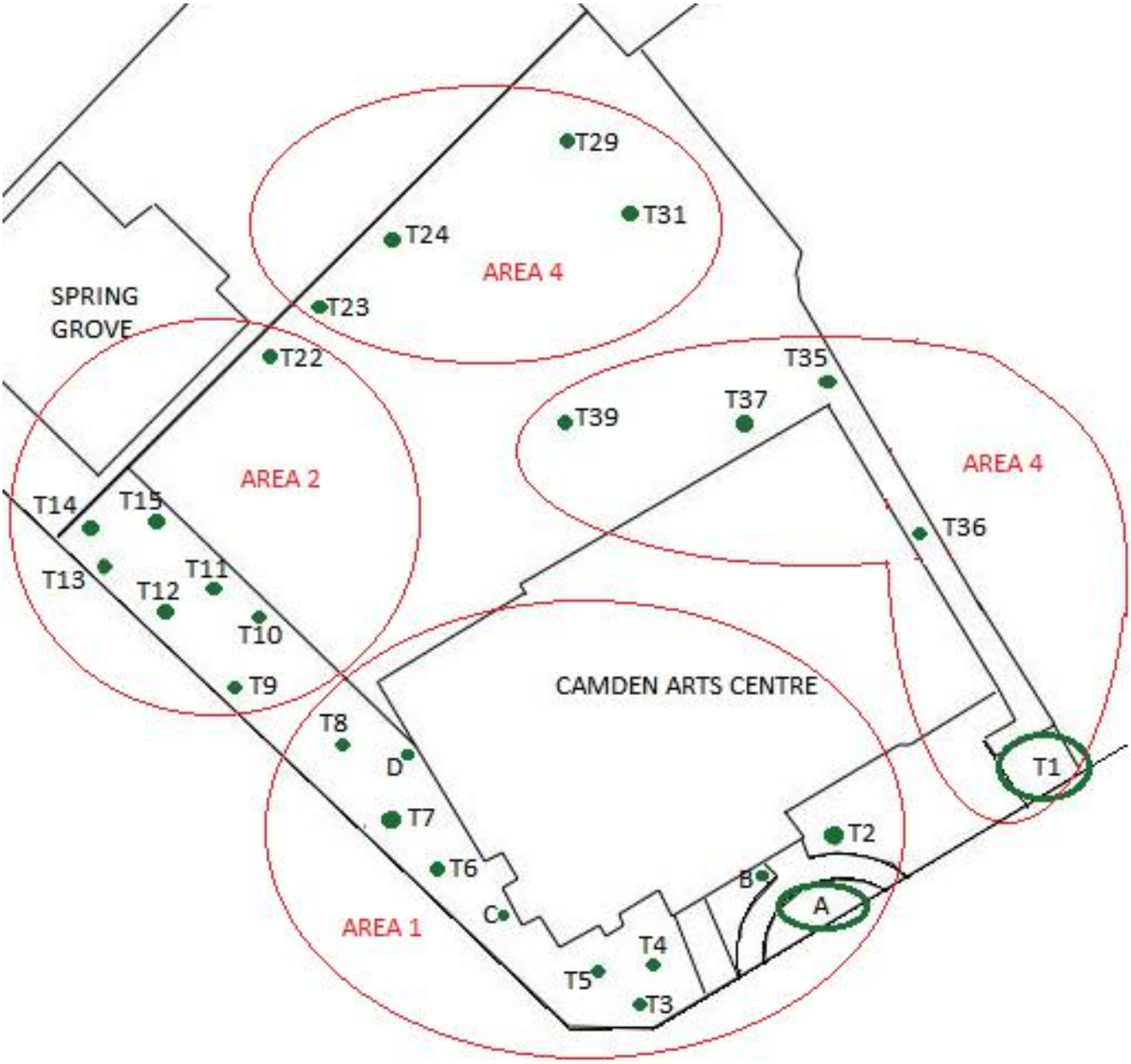
5.3 The height (HT) is approximate in metres, estimated by eye.

5.4 The diameter at breast height (DBH) is measured at a height of 1.30m from ground level. Multi-stemmed trees are noted, measurements of multi stemmed trees are followed by x and the number of stems. The value is given in centimetres.

5.5 Where appropriate the distance (DIS) from the building (or other point of interest) is given. The value is given in metres.

5.6 Trees labelled in previous surveys have been listed with the same number. Trees that were not previously included have been identified with an alphabetised key. The site has been broken into four areas for the purpose of assessing different issues and quoting.

6.0 Site Plan


T29
T31
T24
AREA 4
SPRING
GROVE
T23
T22
T35
T37
T39
AREA 4
AREA 2
T14
T15
T36
T13
T11
T12
T10
T9
CAMDEN ARTS CENTRE
T8
D
T1
T7
T2
T6
B
A
C
AREA 1
T4
T5
T3

7.0 Tree Survey

T	TREE SPECIES	HT	DBH	CONDITION	RECOMMENDATION
T1	Various (Lilac, privet, cotoneaster)	6m	Multi	Lilac is dead (birds nest at 3.5m - check before work takes place), overhangs pavement and car park	Fell lilac, prune remainder back to boundary to clear footpath and car park
T2	Prunus 'Kanzan' (Cherry)	10m	60cm	Cavity at base extends 20cm into trunk, 2m from building, close to wall - cracks observed in building and wall	Remove lights from tree, fell and treat stump
A	Various (Shrubs and tree saplings)			Shrubs overhanging, elder sapling in bed, cherry sapling in crack in wall	Trim shrubs away from footpath, fell all tree saplings including elder and cherry
B	Buddleia sp.	3m	Multi	Too close to building	Fell
T3	Prunus sp. (Cherry)	5m	25cm	Good screen from road	Remove deadwood, crown thin by 25% to reduce water demand
T4	Prunus sp. (Cherry)	3m	2 x <10cm	Too close to building (4m)	Fell
T5	Prunus sp. (Cherry)	4m	3 x <10cm	Too close to building (2m), under canopy of T3	Fell
C	Buddleia sp.	2.5m	Multi	Too close to building, growing at base of building wall	Fell
T6	Sorbus aucuparia (Rowan)	8m	20cm	Good condition, 5m from building, low water demand	Remove deadwood, fell tree saplings around base

T7	Betula pendula (Silver Birch)	13m	40cm	Good condition	Raise crown to 4m, remove deadwood, prune back to glass wall
T8	Betula pendula (Silver Birch)	10m	15cm	Good condition	Remove deadwood
D	Buddleia sp.	2.5m	Multi	Too close to building (<1m)	Fell
T9-13, 15	Robinia pseudoacacia	Various	Various	Overhangs boundary, some dead branches	Raise crowns to 6m above pavement level, cut back overhang from Spring Grove, prune out major deadwood
T14	Robinia pseudoacacia	13m	2 x 15cm	Overhangs Spring Grove, close to boundary wall	Fell
T22	Fraxinus excelsior (Ash)	13m	17cm	1m from boundary wall, touch roof of Spring Grove	Fell to 1.5m to retain insect hotel
T23	Robinia pseudoacacia			Covered with ivy	Fell minor stem, trim ivy back to trunk
T24	Robinia pseudoacacia			Covered with ivy	Trim ivy back to trunk
T29	Tilia sp. (Lime)	18m	22m	Choked with ivy, dead	Fell
T31	Populus nigra 'Italica' (Lombardy Poplar)				Clear vegetation around base, check for cavities and fungus
T35	Tilia sp. (Lime)			Close to building	Crown reduce by 30%
T36	Salix caprea (Goat Willow)	15m	30cm	<1m from building, high water demand	Fell
T37	Prunus sp. (Plum)				Cut back to clear building by 1m
T39	Crataegus monogyna (Hawthorn)				Fell oak seedlings at base

ASSESSMENT

8.0 Arboricultural Report

8.1 We assessed a few areas of concern during our survey which we have broken down into different issues.

8.2 Subsidence reports have recommended that numerous trees and shrubs are felled as a precautionary measure. We not believe such drastic measures need to be taken as many of these trees have a low water demand or are too far away from the building to be an issue. Very few shrubs or any perennial planting present any structural concern and the only shrubs we have suggested felling are a few buddleias that are growing too close to the building.

8.3 However, we have recommended felling three cherry trees. T2 is very close to the building and a retaining wall and there are cracks visible around the windows and in the wall plus there is also a cavity at the base which could make it at risk of falling. The other two cherries (T4 and 5) are small and should be removed as a precautionary measure as they are too close to the building (4 and 2m) and could pose a problem in the future. They are also very close to another cherry which is far away enough that there shouldn't be a risk but we suggest thinning by 25% to reduce water demand.

8.4 Another area of concern is the cluster of Robinia trees (T9-15) on the Finchley Road side. There are some dead branches within these trees which could fall plus some overhang onto the pavement. We recommend removing all major deadwood and raising the crowns over the pavement to reduce any risk.

8.5 Some of the Robinias plus one ash (T22) are close to the boundary with Spring Grove and have branches growing over the property. We suggest the two closest trees (T14 and T22) are both felled to avoid any problems.

8.6 The rear of the garden is managed as a wild garden and we would encourage this to continue for the benefit of wildlife. We have recommended some cutting back of ivy and vegetation from tree trunks to allow better inspection of trees and to avoid choking. There is one dead lime tree that should be felled.

8.7 The final area area trees along the east side of the building. We have recommended cutting back where appropriate as a precaution plus the removal of a goat willow (T36) which is too close to the building.

9.0 Conclusion

9.1 Our survey did find several areas that we think require attention but in our opinion extensive felling is not required. We would recommend the work we have suggested is carried out within the next year and that the trees are then assessed every 2-3 years.

GENERAL ARBORICULTURAL ADVICE

10.0 Arboricultural Practice

10.1 Any tree surgery should be carried out in accordance with British Standard BS3998: 2010. This ensures the work is carried out properly with the ongoing health of the tree in mind and safely with minimal risk.

10.2 We recommend trees are inspected every three years for potential risks (deadwood, decay etc) and to maintain the tree at a good size if space is limited or the tree is close to the house.

11.0 Tree Protection

11.1 Under Section 3.0 The Site we will have stated whether any trees are covered by Tree Preservation Orders (TPOs) or if the site is within a conservation area. This information will have been sourced from the local council. An application must be made for both options.

11.2 A TPO application should be decided within eight weeks (although it can take longer). After this time an appeal can be lodged but we would recommend working with the council's tree officer to come up with a compromise.

11.3 If within a conservation are the council are notified and are given six weeks to object or issue a TPO. Consent can be granted sooner or consent is automatically granted after six weeks.

11.4 Emergency work to dead or dangerous trees (exception work) can be granted via a five day notice.

12.0 Protection of Wildlife

12.1 Birds, their nests and eggs are protected by law and it is an offence to destroy a nest when it is in use or being built, doing so would be an infringement of the Wildlife and Countryside Act 1981 and in breach of The European Habitats Directive 1992/Nesting Birds Directive.

12.2 The bird nesting season is from March to July (inclusive) for most species although some nest building will begin before this and this varies with different species. Where appropriate we advise work is avoided between this period although this is not always possible.

12.3 Care must also be taken to avoid ground nesting birds in ground vegetation that may not be obvious.

12.4 Bats and their roosts are protected by law meaning that it is illegal to damage, destroy or disturb bats or their roost sites. A roost is defined as any place that a wild bat uses for shelter or protection. The relevant legislation in England & Wales is the Wildlife and Countryside Act 1981 and Conservation of Habitats & Species Regulations 2017.

12.5 As part of the survey trees and hedges will be observed for any signs of birds or bats. Work should not take place if there is any evidence of a bat roost or active bird nest. Once the work has started the tree and hedges will be assessed again by our climber and if any new evidence is discovered while the work is in progress the work should be paused.

12.6 If a tree is being felled we recommend a replacement tree is planted to minimise the effect the loss will have on the local environment.

13.0 Hazards

13.1 SOIL COMPACTION Cars, people and building work are some of the things that can contribute to soil compaction and care should be taken to ensure this doesn't happen within the root protection area. Compaction can damage soil structure starving the tree of air, nutrients and water upsetting the balance between crown and roots established over many years. Sites should be planned to avoid heavy pedestrian traffic, car parking or building work below trees. Heavy machinery or temporary buildings should not be used within root protection areas and during building work these should be fenced off.

13.2 LEVEL CHANGES: Changing the soil level around the base of the tree can cause serious problems. Lowering the level risks removing roots, exposing the root system to the air and reduces the supply of moisture and nutrients available. Raising the soil level can cause compaction, affect bark and root function and moisture build up can cause rot and decay. Allowances to retain existing levels should be made to ensure this doesn't happen.

13.3 FIRES: Fires should be avoided near trees at all times or where necessary should be done safely with proximity to the tree's canopy and wind direction taken into account.

13.4 EXCAVATION: Digging down close to trees can severely impact the tree's health. Losing space for roots to spread can be a problem but the most likely outcome will be the loss of roots which will be detrimental to the health status or may compromise the stability and structural integrity of the tree. The closer to the trunk that roots are cut the more significant and severe the damage will be. A root protection area should be calculated and protected from any excavation.

13.5 CONTAMINATION: Hazardous materials should not be used within the tree's root protection area. If building work is taking place on site allowances should be made to ensure no cement or other contaminants run off into these areas. Protective barriers can be installed to mark these boundaries.