

Simon Pryce Arboriculture

Report

Client: Kernahans Property Consultants

Site: Newmount, Lyndhurst Terrace, London, NW3 5QA

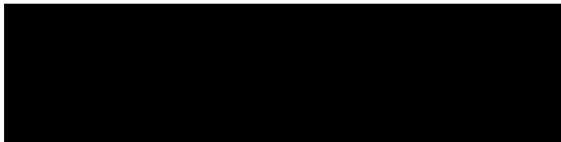
Subject: Tree survey, recommendations for work

Inspection date: 30 August 2017

Report date: 5 September 2017

Reference: 17/065

Author: Simon Pryce, BSc, FArborA, RCArborA, CBiol, MICFor



I Introduction

- 1.1 This report has been prepared on the instructions of Kernahans Property consultants, the managing agents of Newmount, Lyndhurst Terrace, London, NW3 5QA.
- 1.2 I have been asked to inspect the trees in the grounds, assess their condition and recommend any necessary or appropriate work. This follows approaches about branch encroachment from Oakhill Residential, the managers of 80 Fitzjohns Avenue, which backs onto the rear boundary.
- 1.3 This report is based on a site visit and inspection of the trees with Mr F McLaren of Modern Arboricultural Services Ltd. The inspections were visual and made from ground level with then site and from Spring Path, the public footpath that runs between the two sites.
- 1.4 General comments are made below and a schedule of comments and recommendations for individual trees is appended. Left and right are used as if facing the building from the front, unless noted otherwise.

2 Background

The site

- 2.1 Newmount appears to date from about the 1960s and the garden to the rear is mainly lawn with a slight slope down to the rear towards Spring Path. No.80 Fitzjohns Avenue is on the other side of the path and is a similar sized building with its rear elevation facing the path.
- 2.2 Camden Council's web site shows that the site is in Fitzjohns Netherhall Conservation Area. Planning records for recent permitted work indicate that the trees to the rear are also protected by their tree preservation order (TPO) C199.
- 2.3 There is no record of any on-site investigation, but the 1:50,000 scale online British Geological Survey (BGS) shows that the local subsoil is Claygate beds, a mix of clay, silt and sand, overlying London clay, which is the dominant subsoil under much of NW London.

3 Trees

- 3.1 The main group of trees are growing along the rear boundary and are a mixture including Norway maple, lime, hornbeam and ash. They are in early middle age and from their size and appearance they must all have been planted at about the time the flats were built.
- 3.2 All these trees have been reduced in height and spread, following which regrowth has been cut back regularly. Camden's online records show applications and consents for this in 2013 (ref 2013/1498/T) and 2015 (2015/6801/T), so it has been done every two growing seasons. Current growth for the last two years is healthy, although it only extends just beyond the fence of the path to the rear and is some way from the building at no.80 Fitzjohn's Avenue.
- 3.3 There is also a large mature horse chestnut to the front, just inside the front boundary, which evidently pre dates the current building. It has also been reduced in the last few years and had side growth cut back to clear the building.

4 Discussion

Current and potential problems

- 4.1 The local subsoil consists of superficial deposits of material that includes clay, overlying London clay. This creates a potential for subsidence where trees grow near buildings, but there are no signs or reports of that and most of the trees are well away from the building. The horse chestnut at the front is closer and larger than the trees to the rear, but is mature, not particularly vigorous and has coexisted with the building for many years with no reported problems. All the significant trees to the front and rear are pruned periodically, which is controlling their growth and will reduce any risk that might exist. That might need to be reviewed in the event of any foundation problems occurring but, on the basis of the available information continuing with the current regular pruning regime is appropriate.
- 4.2 The side growth on some of the trees to the rear is spreading towards the rear of no.80, but so far it has not extended far beyond the public path and is still well clear of the building itself. It does not need urgent attention, but continuing the current two year pruning cycle will increase clearance and maintain clearance at about the present amount.
- 4.3 The trees to the rear are generally healthy and form an effective screen between the two blocks. However they were planted close together, so they are competing for light and some have become more dominant and are suppressing others. Tree 5 is a suppressed ash that could be removed as thinning to favour the better and more dominant trees, although that is not urgent.
- 4.4 The Norway maple at the left hand end of the row, tree 1, divides at ground level into three trunks and the junctions between them are narrow with ingrown bark preventing a strong connection from forming. This common in maples and can lead to the tree splitting although this one does not appear to be in imminent danger of that and continuing with the regular reduction will prevent the load on the fork increasing much more.
- 4.5 The work recommended in the attached schedule will address these issues, although it might need to be reviewed in the light of any further information, or if any problems occur.

Tree work

- 4.6 As the trees are protected Camden's consent will be needed for any work. As they have been allowing the regular pruning, which addresses the problems without harming the trees, it would be reasonable for them to continue granting consent. This report and plan have been prepared so they can be submitted with the application.
- 4.7 Any treework should be carried out in accordance with BS 3998: 2010, Recommendations for Treework. It is essential that the contractor doing the work has appropriate third party and public liability insurance. The Arboricultural Association has a list of approved contractors, published on their web site at www.trees.org.uk.
- 4.8 Where any trees are felled it is advisable to remove the stumps and main roots in order to avoid colonisation by honey fungus, which can spread and infect other trees nearby, either killing them or decaying structural roots and making them unstable.

cont...

5 Conclusions

- 5.1 The local subsoil is clay but there are no signs or reports of any problems and most of the trees are well away from the block and are pruned regularly, which will reduce any risk.
- 5.2 Some side growth is extending towards 80 Fitzjohns Avenue, but is well clear of the building and continuing with the current two year pruning cycle will maintain clearance.
- 5.3 The trees to the rear are competing with one another; removing a suppressed ash would improve the growth of the others and the group as a whole.
- 5.4 The Norway maple has weak junctions between the trunks, but the regular pruning will reduce the mechanical load on them.


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Tree no.	Species	Age / vigour	Ht. m	Dia. mm	Comments and recommendations
The tree locations are shown on the attached site plan					
rear					
1	Norway maple	MA/N	13	220 330 370	One sided due to growing at the end of the row but also one of the more vigorous trees due to receiving more light. There is a narrow fork between the trunks but regular reduction will keep its weight and wind resistance down. Like most of the others it has been reduced about 2 years ago and had side growth over the path shortened. <ul style="list-style-type: none"> Reduce back to former reduction points and trim lower growth to give 5m clearance over the path.
2	Ash	MA/N	13	330	Slightly one sided, but sound and healthy, has also been reduced recently. <ul style="list-style-type: none"> Reduce back to former reduction points and trim lower growth to give 5m clearance over the path.
3	Lime	MA/N	13	330	Similar to the previous trees, slightly drawn up due to growing close the others but not unduly suppressed. <ul style="list-style-type: none"> Reduce back to former reduction points and trim lower growth to give 5m clearance over the path.
4	Hornbeam	MA/N	13	320	Leans over the lawn, but not unduly suppressed and is sound and healthy. <ul style="list-style-type: none"> Reduce back to former reduction points.
5	Ash	MA/N	13	240	Drawn up due to growing among the others, so is becoming suppressed and does not contribute significantly to the group or to the screening effect. Will become increasingly suppressed if retained and removing it would give the other trees more space to develop and improve the group as a whole. <ul style="list-style-type: none"> Fell to thin out the group.
6	Variigated sycamore	MA/N	14	400	Slightly one sided but is a healthy specimen and one of the more dominant trees in the group. <ul style="list-style-type: none"> Reduce back to former reduction points and trim lower growth to give 5m clearance over the path.
7	Hornbeam	MA/N	11	190 160	One sided due to growing among the other trees and leans over the lawn, but is far more shade tolerant than the ash and is not unduly suppressed. <ul style="list-style-type: none"> Reduce back to former reduction points.
8	Ash	MA/N	14	400	Growing at the end of the row, so receives more light than the others, so is one of the larger and more dominant individuals. <ul style="list-style-type: none"> Reduce back to former reduction points and trim lower growth to give 5m clearance over the path.
9	Holly	MA/N	8	130 140	Well established specimen, probably older than the other trees, growing in a raised bed at the side of the garden. Healthy but naturally slow growing. <ul style="list-style-type: none"> No work needed at present.
front					
10	Horse chestnut	M/N	18	750	Large mature tree that probably pre dates the building. The base is heavily covered in ivy but probing that did not reveal any decay or other defects. It has been pollarded at about 5m when younger and possibly recut regularly, but was then left to grow on and develop a natural looking crown. In 2016 it was reduced lightly and side growth growing towards the block was cut back. Regrowth since then has not been very rapid. It is infested with horse chestnut leaf miner, but there are no signs of die back or trunk bleeding which is potentially more serious. <ul style="list-style-type: none"> No work needed at present but is likely to need moderate recutting in future.

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Tree no.	Species	Age / vigour	Ht. m	Dia. mm	Comments and recommendations
11	Crab apple	Y/N	6	150	One sided due to growing under the chestnut but is not unduly suppressed. <ul style="list-style-type: none"> No work needed at present



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Notes

Tree ages are estimated as below, based on the normal life expectancy of a tree of the species concerned on the site:

Immature.	[IM]	Newly planted or self-set tree.
Young	[Y]	Young 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.
Over mature	[OM]	Declining and/or approaching the end of its natural lifespan.
Dying/Dead	[D]	Dead/dying or so badly decayed that it should be removed without delay if a potential threat.

Vigour is assessed on the basis of what is normal for that the species concerned as:

High	[H]
Normal	[N]
Low	[L]
Dead / dying	[D]



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Site: Newmount, Lyndhurst Gardens, London, NW3 5QA	
Title: Tree survey	
Date: 30 August 2017	
Ref: 17/065	Rev:
Scale: approx 1:250 at A4	
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Original drawing: Simon Pryce	
Notes:	