

Simon Pryce Arboriculture

Report

Client:



Site:

48 Redington Road, London, NW3 7RS

Subject:

Tree survey and report

Inspection date:

27 October 2021

Report date:

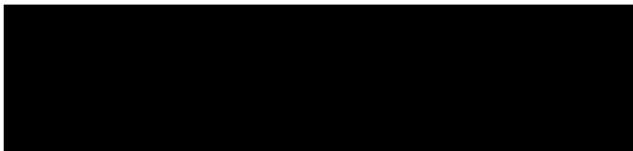
10 October 2021

Reference:



Author:

Simon Pryce, BSc, FARborA, RCArborA, CBiol, MICFor



I Introduction

- 1.1 This report has been prepared for [REDACTED] 48 Redington Road, London, NW3 7RS. I have been asked to inspect trees and other vegetation in the garden, to assess their health and general condition and potential effects on the house, and to recommend any necessary or appropriate work.
- 1.2 This report is based on a site visit and inspection of the trees on 27 October 2021. The inspections were visual and made from ground level. Trees belonging to other parties were inspected as closely as possible, either from within no.48 or the road to the front.
- 1.3 This report updates and superseded my previous one prepared in 2011, my reference 11/041. Some of the trees in that report have been removed and this one covers some new ones, so the numbering sequence is different.
- 1.4 General matters are discussed below and a schedule of comments and recommendations for individual trees and shrubs is attached. Left and right are used as if facing the building from the front, unless noted otherwise.

2 Background

The site

- 2.1 Number 48 is on the NE side of Redington Road, between no.50 to the left and no.46 to the right and the rear garden backs onto the garden behind no.3 Templewood Avenue. It is a three storey detached house that dates from about the early 20th Century. There is a conservatory to the rear that is a later addition but apart from that there are no signs of any major modifications and it is maintained to a high standard.
- 2.2 The area has a moderate overall slope down from left to right as seen from the front, but most of the plot is level, although the front garden slopes down towards the road and there is a low retaining wall along the frontage.

Previous damage

- 2.3 The house had been affected by subsidence in the past, which was investigated by Peter Kelsey Associates. Limited information is available, but this appears to have started during the dry period between 1989 - 91. Various tree works were carried out, but further movement occurred in about 2003. Following that further tree works were done in about 2006. My 2011 report also recommended further tree work including removal and reduction of some trees to the front and felling a eucalyptus and sycamore to the rear for safety.
- 2.4 Currently some cracks in the front of the house are being monitored remotely, which is partly in connection with the construction of a basement at no.50, which will involve piling and excavation along the boundary.

3 Observations - trees

- 3.1 Since my previous report some of the trees at the front have been removed, although the honey locust is still present and a viburnum growing among the other shrubs has grown appreciably and is now recorded individually. Most of the trees to the rear are still present, apart from the sycamore and eucalyptus recommended for removal in 2011. Some of these and the large shrubs and hedges along the sides of the garden have grown considerably and the effect is becoming oppressive, particularly with the laurels along the right hand side.

- 3.2 The trees and shrubs concerned are described individually in the schedule forming the second part of this report, with recommendations for any necessary or appropriate work and are shown on the site plan.

4 Discussion

- 4.1 Most of the trees and other vegetation near the house are not major or imminent threats, but the local subsoil is London clay, which has a high potential for shrinkage and swelling with changes in water content, so it would be advisable to continue managing it actively.
- 4.2 The trees and other vegetation to the rear are generally in fair or good condition, but have grown on appreciably and are shading the garden heavily, particularly the laurels to the right. Most of this can be addressed by pruning and maintaining the laurels along the edges as smaller hedges.
- 4.3 The schedule contains comments and recommendations for work on the trees and other vegetation. This is based on the available information and will address the various issues, although it might need to be reviewed if problems occur or in the light of any further information, particularly relating to the buildings.

Tree work

- 4.4 Any tree work should be carried out in accordance with BS3998: 2010, Recommendations for Tree work, by an arboricultural contractor with appropriate third party and public liability insurance.
- 4.5 Where trees or other woody plants are removed it is good practice to remove the stumps and main roots in order to prevent colonisation by honey fungus, which can spread into other plants, either killing them or decaying the structural roots while they are still alive, leading to them uprooting. That also makes them less likely to send up sucker shoots, which can be a problem in some species.

Restrictions

- 4.6 Camden's web site shows that the gardens are in Redington Froggnal Conservation Area, so the council would need to be given six weeks notice of any proposed work to trees over 75mm diameter at 1.5m above ground. They can allow that by confirming that they do not object of by letting the six weeks lapse without making a TPO to prevent the work. In that event, or if trees are already protected, it would be necessary to make an application for consent; if that is refused there is a right of appeal to the Secretary of State via the Planning Inspectorate.
- 4.7 Shrubs and hedges are beyond the scope of the legislation and there are exemptions, including the removal of dead or dangerous trees, such as the cherry at the end of the garden, and removing dead wood from live trees.
- 4.8 Some of the trees belong to neighbours, so there is no direct control over them. There is a common law right to cut overhanging growth back to the boundary, but that still needs the council's agreement under the conservation area legislation.

cont...

5 Conclusions

- 5.1 The various tree works in the past have appear to have stabilised the house, although it is being monitored, partly in connection with the basement that will be constructed at no.50.
- 5.2 Since my previous inspection some trees and shrubs have been removed. Most of the remaining ones are in fair or good condition, but have been growing on vigorously and the effect in the back garden is becoming oppressive.
- 5.3 This can be addressed mainly by pruning the existing vegetation and maintaining the large hedge at a smaller size.
- 5.4 The gardens are in a conservation area, so Camden would need to be given six weeks notice of any proposed work to trees over 75mm diameter at 1.5m.
- 5.5 Some trees belong to other parties, so there is no direct control over them.


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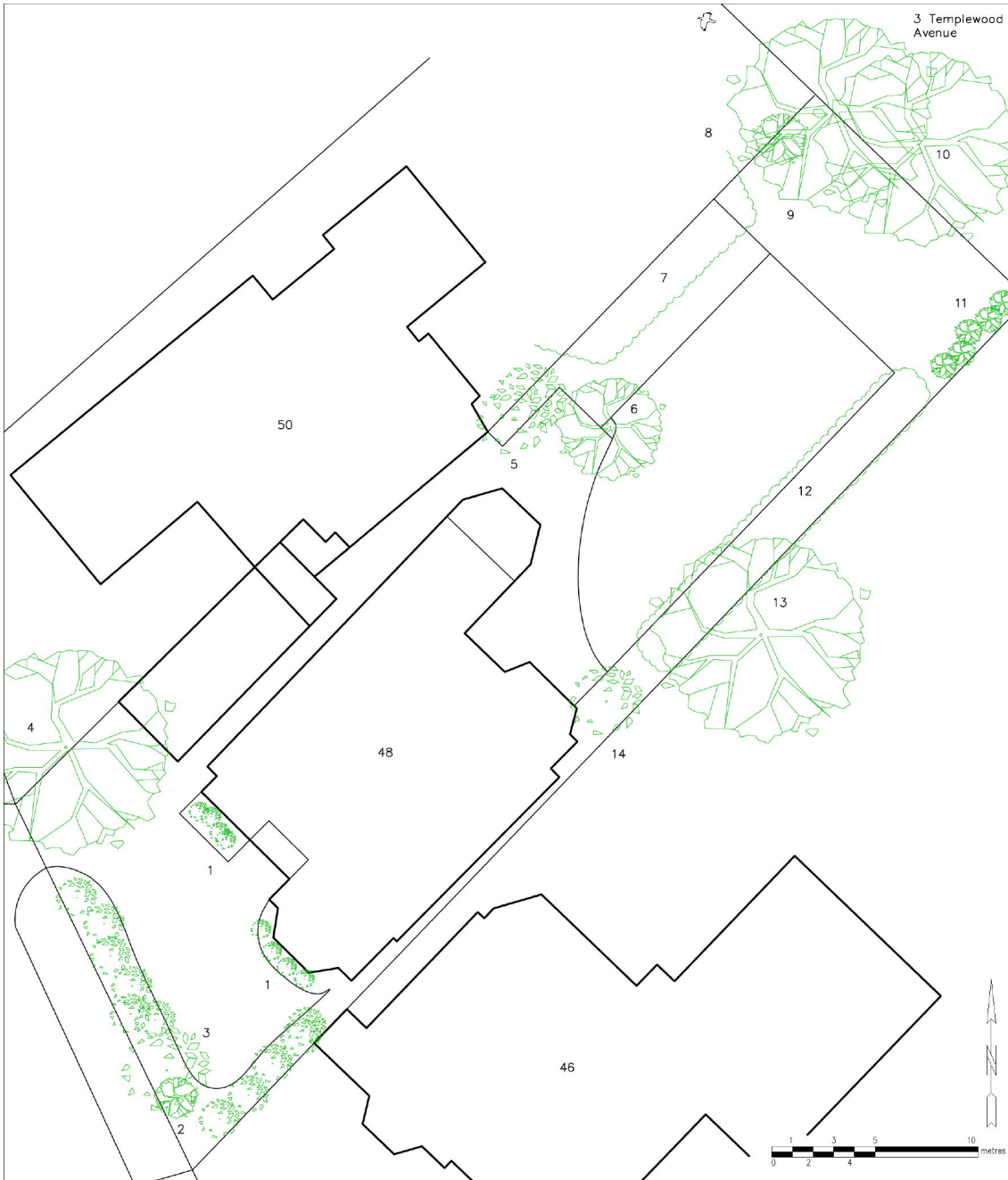
Trees inspected by Simon Pryce, 27 October 2021




Tree no.	Species	Distance	Height	Trunk dia.	Est. age	Comments and recommendations	CA?
The trees are described in sequence starting in front of the house and going round clockwise, as shown on the site plan. Asterisks in the first column denote those in other ownership, with house numbers in brackets. m/s = multiple stemmed. CA? indicates whether a six week conservation area notice is needed.							
front							
1	Assorted shrubs	1m min	2 - 4m	m/s	30+	Mixed group including escallonia and laurel near the bay and the front of the house and a trimmed privet hedge along the front. Trimmed regularly, but some are capable of growing larger if left. <ul style="list-style-type: none"> Trim annually to keep them to their current sizes or smaller. 	none - shrubs
2	Honey locust	8m	7m	220mm	30+	Healthy tree that has been reduced periodically and is growing on. Not an imminent or major threat to the house. <ul style="list-style-type: none"> Reduce to former pruning points 2 - 3 years. 	yes - tree
3	Viburnum	7m	5m	m/s	30+	Has grown on and dominates the other shrubs nearby. More or less full sized and not an immediate or major threat. <ul style="list-style-type: none"> No work needed at present, could be reduced and managed if the need arose. 	none - shrub
4* (50)	Oak	6m (2m gge)	13m	450mm	60+	There is a retaining wall on the boundary, but that will not be a reliable root barrier and this tree was suspected of affecting the garage. Camden's records show a consent to crown reduce it in 1998 and in 2005 they did not object to it being felled, which was clearly not done and the consent has now expired. There are no records of more recent pruning, it has grown on significantly since 2011 and will continue if left. <ul style="list-style-type: none"> Reduce to former pruning points, cut regrowth every 2 - 3 years. 	yes - tree
rear							
5	Garrya	4m	7m	m/s	30+	Has grown on appreciably and is dominating the area near the back of the house. <ul style="list-style-type: none"> Reduce height and spread by 2 - 2.5m and reshape. 	none - shrub
6	Japanese maple	6m	6m	m/s 50 - 80mm	30+	Healthy specimen, creates some shade, but this is not excessive compared with the other trees and shrubs. Would not tolerate heavy pruning. <ul style="list-style-type: none"> Lift the lower edge of the crown to 2 - 2.5m by removing lower branches. 	yes - tree
7* (50)	Laurels	8m min	6 - 8m	m/s	50+	Row planted in the garden of no.50, evidently as a hedge, but with no signs of recent trimming, so they have spread significantly over the garden. <ul style="list-style-type: none"> Trim overhang back by 2m - 2.5m. 	no - hedge

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Tree no.	Species	Distance	Height	Trunk dia.	Est. age	Comments and recommendations	CA?
8	Flowering cherry	20m	6m	250mm	40+	Severely suppressed due to growing under the sycamore, dying and becoming unstable. <ul style="list-style-type: none"> • <i>Fell for safety.</i> 	yes but exempt
9	Sycamore	24m	19m	750mm	90+	Large healthy specimen, but the lower branches contribute to the shade in the garden and could be removed with no adverse effects on the tree's health or appearance. Ivy is extending into the crown and also contributing to the shade. <ul style="list-style-type: none"> • <i>Shorten the lower branch over the garden of no.50 by 3 - 4m. Remove the smaller second and third branches above that. Cut ivy stems round the base of the trunk.</i> 	yes, but not ivy cutting
10 * (3)	Sycamore	25m	20m	800mm	90+	Could not be inspected closely, but is similar to tree 9. <ul style="list-style-type: none"> • <i>Increase clearance by removing lower secondary branches from the first main branch over the garden. This is all over no.48.</i> 	yes
11	Sycamores	17 - 20m	5 - 6m	m/s	5+	Group of shoots growing where the sycamore was felled after the previous report. Will get much larger if left. <ul style="list-style-type: none"> • <i>Cut back to ground level, treat with herbicide to prevent regrowth.</i> 	no - under size
12	Various	4 - 14m	6 - 7m	m/s	50+	Hedge formed mainly of laurel, viburnum, cherry and others. Has been trimmed in the past, but not topped recently and is growing on rapidly. <ul style="list-style-type: none"> • <i>Cut back and reshape, maintain as a hedge 4 - 5m high.</i> 	no - hedge
13 * (46)	Wild cherry	12m	20m	700mm	90+	Could not be inspected closely, but is sound and healthy looking. Some branches are growing through the hedge. <ul style="list-style-type: none"> • <i>Cut back overhanging growth up to 5m. Would need owner's agreement to cut back to the trunk in line with good practice.</i> 	yes
14	Garrya	2m	3m	m/s	30+	Healthy, but trimmed regularly. <ul style="list-style-type: none"> • <i>Trim annually to keep it to this size or smaller.</i> 	no - shrub

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Simon Pryce Arboriculture 	Client: 	Ref: 	Rev: 	Notes: <small>© Crown copyright and database rights 2021 Ordnance Survey</small>
	Site: 48 Redington Road, Hampstead, London, NW3 7RS	Scale: 1:250 at A4		
	Title: Tree survey	Original drawing: Simon Pryce on OS base plan		
	Date: 27 October 2021			