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Tree Survey & Management Plan

Site details:

UCS Junior Branch
Holly Bush Vale
London
NW3 6QN

Client details:

University College School
Frognal
London
NW3 6XH

Report Reference:

AS/MF/0115/21

Date of Report:

30th July 2021

Report Prepared by:

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Report Contents

1.0 Introduction

1.1 This report has been commissioned to survey, assess and provide recommendations for 11 trees (T1-T11) within the grounds of UCS Junior Branch, Holly Bush Vale, London, NW3 6QN.

1.2 A site visit was made on 20th July 2021 to survey and assess the trees; the survey of all trees within the school grounds in order to undertake a hazard assessment and provide a long term management plan. The weather at the time of inspection was warm and dry with full canopy growth occurring for the mid growing season.

1.3 The survey was carried out further to the instruction of Afshan Sohali (Head of Estates), on behalf of University College School and a report and recommendations have been compiled for the trees, which have been surveyed.

1.4 The details of the subject trees are set out in the Tree Survey Schedule in Appendix A. The trees were surveyed on the date and time shown above and the tree survey assessment information for the trees describing size, condition and surroundings is found in this appendix.

1.5 The trees surveyed are shown in a site plan, Appendix B, and this corresponds to the Tree Survey Schedule - Appendix A.

1.6 This report and the opinions within it have been produced without prejudice by Marcus Foster a qualified Arboriculturist with over 20 years experience and holding a National Diploma in Arboriculture, the Arboricultural Association's Technicians Certificate, Professional Tree Inspection Certificate (LANTRA) as well as a degree in History and Society. Work experience within the industry includes work as a Contracts Manager for an Arboricultural Association Approved Company, a Local Authority Tree Preservation Officer and an independent Arboricultural Consultant. As a consultant many of projects undertaken are in the inner London Boroughs of Islington, Hackney, Westminster, Camden, Southwark and RBKC, making Marcus Foster familiar with the most recent requirements of development and constraints on urban trees.

1.7 No documentation has been supplied relating to the trees for the compilation of this report.

2.0 Survey Details and Scope

2.1 The site survey included the 11 trees (T1-T11) shown in the Tree Survey Schedule, Appendix A, and also highlighted on the site plan, Appendix B.

2.2 All trees were surveyed from ground level. The heights of the trees were estimated due to the limited space available for use of a clinometer. The diameters of the trunks were measured using a diameter tape.

2.3 The following information was recorded for each tree and is shown in the Tree Schedule included in Appendix A:

- 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)
- Vigour: G (good); F (fair); P (poor); D (dead)
- Visual Condition: G (good); F (fair); P (poor); D (dead / dangerous / diseased)
- Structural conditions: Specific comments relating to each tree
- Management recommendations
- Priority Rating: Urgent (U); H (High); M (Moderate); L (Low)
- Inspection Priority: H (High); M (Moderate); L (Low)

2.4 The information contained within the report reflects the condition of the specimens 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 any of the trees inspected and furthermore that no future problems or deficiencies may arise.

2.5 Information recorded in the tree survey is expanded in the report findings and a maintenance programme specified in the recommended schedule of works has been included.

2.6 Statutory protection is highlighted within the Tree Works Schedule - Section 6 where relevant.

3.0 Survey Limitations

3.1 No soil excavation or root inspection was carried out.

3.2 This report only considers conditions at the time of inspection. As the inspection was only visual no guarantee can be given concerning the condition of the wood at present in any part of the trees inspected and furthermore that no future problems or deficiencies arise.

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

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

3.5 This report is a hazard assessment survey and further investigations may be required in order to reach firm conclusions and/or recommendations for action.

3.6 It should be noted that trees are dynamic organisms and are subject to environmental change / alterations further to site condition changes.

4.0 Tree Survey Summary

4.1 Thee survey included all trees as specified within the site survey plan and survey findings, located within boundary of the site and neighbouring where relevant. A works specification has been included within Section 6 - Tree Works Schedule: Appendix A. This highlights all works, recommended to be carried out under the following priorities:

- High Priority Works (H)

These works are recommended to be carried out within the next 3 months from October 2020 onwards.

N/A

- Medium Priority Works (M)

These works are recommended to be carried out within 6 months months of the survey having been carried out:

T1, T3, T6, T7, T8, T9, T11

- Low Priority Works (L)

These works are recommended to be carried out within the next 2 years.

N/A

4.2 The survey schedule also includes priority ratings for re-inspection of the trees which should be adhered to for continued hazard assessment within the school environment.

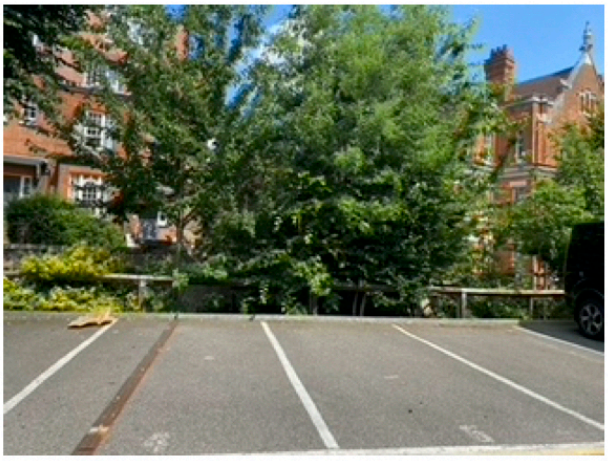
5.0 Findings

5.1 A summary of key findings from the survey are highlighted below:

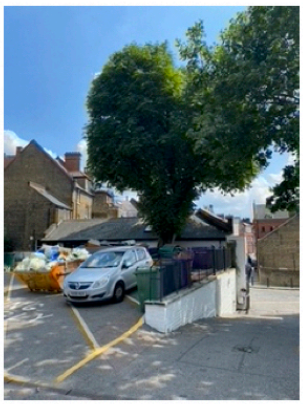
- Tree T1, a mature Lime tree with cyclically managed form remains in managed formal lapsed 2-3 years
- Tree T11, a mature Horse chestnut tree with cyclically managed form remains in managed formal lapsed 2-3 years
- Mature trees to west of site previously removed are now replaced with additional number of trees on eastern boundary to south of tree T1

5.2 The following photographs summarise the trees as surveyed July 2021:

Tree T1 as viewed in a northerly direction with young trees T2-T3 to south



Newly planted trees T2- T7 as viewed in an easterly direction from playground area



Horse chestnut tree T11 as viewed in a southerly direction

Base of tree T11 as viewed in an easterly direction showing limited planting pit against structure to south

Base of tree T11 as viewed in a westerly direction showing limited planting pit against structure to south

Management of Newly Planted Trees

5.3 The newly planted trees all require ongoing management until fully established to ensure their long term health is ensured. The following measures are recommended from the onset during the remainder of the growing season and from March 2022:

- Watering on a regular basis of newly planted trees via irrigation system a minimum of 3 times / week during growing season

- Formative pruning including the removal of dead / dying branches and crossing branches as required

- Liquid feed of a soluble seaweed fertiliser on a monthly basis:
  10 litres mixed to recommended application rate / tree

Summary

5.4 The trees within the site are generally in fair to good condition. The following works require prioritisation for continued management of the tree population as follows:

- Implementation of MEDIUM PRIORITY tree works within the recommended 6 month timeframe

- Re-survey trees within the recommended timeframes included within the Tree Works Schedule - Appendix A

5.5 It should be noted that no Low or High priority works are recommended within the tree works schedule.

6.0 Tree Works Schedule

6.1 Local Authority Permissions should be sought where applicable - checks should always be carried out prior to the commencement of any tree works. Statutory checks have been made and the following is applicable:

Local Planning Authority:
London Borough of Camden

Conservation Area Status:
Hampstead Conservation Area

Tree Preservation Order Status:
None applicable

6.2 All work must be carried out to BS3998: 2010 Tree Work Recommendations

6.3 Wildlife & Habitat Protection Guidelines are as follows:
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.

SECTION 6: TREE WORKS SCHEDULE - HIGH PRIORITY WORKS - PAGE 1/1
SITE: UCS Junior Branch, Holly Bush Vale, London, NW3 6QN | DATE: July 2021

Tree No.	Common Name	Tree Works

No works specified

SECTION 6: TREE WORKS SCHEDULE - MEDIUM PRIORITY WORKS - PAGE 1/1
SITE: UCS Junior Branch, Holly Bush Vale, London, NW3 6QN | DATE: July 2021

Tree No.	Common Name	Tree Works
T1	Lime	Crown reduce height and spread 25% to previous reduction points (4m height and 3-4m spread) and crown thin 15 %. Remove all epicormic growth to 5m
T3	Mimosa	Remove stakes
T6	Cherry	Remove stakes
T7	Hornbeam	Remove secondary leader to north at 1.2m height back to main stem to improve long term form / prevent growing against wall
T8	Rowan	Remove stakes
T9	Hom oak	Remove secondary leader to south at 0.3m back to main stem height to improve form
T11	Horse chestnut	Crown reduce to previous reduction points - 1.5-2.0m branch lengths retaining soft furnishing growth. Remove all trunk growth to 4m height

SECTION 6: TREE WORKS SCHEDULE - LOW PRIORITY WORKS - PAGE 1/1
SITE: UCS Junior Branch, Holly Bush Vale, London, NW3 6QN I DATE: July 2021

Tree No.	Common Name	Tree Works
No works specified		

Appendix A:
Tree Survey 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 / 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

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 SCHEDULE
SITE: UCS Junior Branch, Holly Bush Vale, London, NW3 6QN
DATE: 19th July 2021

Tree No.	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)	Age Class	Vitality	Structural Condition	Comments	Recommendations	Work Priority Rating	Inspection Frequency
T1	Lime	16	740	9	M	G	F	Tree growing from hard landscape directly adjacent Epicormic growth at base is regularly removed. Main union at 4m height is sound; cavities on main stem well occluded from crown lifting. Originally pollarded at 8m - most previous crown reduction points at 10-14m. Reduced within past 3 years; retains compact form.	Crown reduce height and spread 25% to previous reduction points (4m height and 3-4m spread) and crown thin 15 %. Remove all epicormic growth to 5m	M	M
T2	Cherry	6	160	3	Y	G	G	Planted within past 5 years; developing form	No action required at present	/	L
T3	Mimosa	7	180	4	SM	G	G	Planted within past 5 years; developing form; vigorous form. Stakes still attached	Remove stakes	M	L
T4	Cherry	7	120	3	Y	G	G	Planted within past 5 years; developing form.	No action required at present	/	L
T5	Crab apple	3	60	1	Y	G	G	Planted within past 5 years; developing form	No action required at present	/	L
T6	Cherry	5	90	2	Y	G	G	Planted within past 5 years; developing form. Stakes still attached	Remove stakes	M	L
T7	Hornbeam	6	120	3	Y	G	G	Planted within past 5 years; Leader to north will be problematic growing against wall as tree develops	Remove secondary leader to north at 1.2m height back to main stem to improve long term form / prevent growing against wall	M	L
T8	Rowan	6	100	2	Y	G	G	Planted within past 5 years. Developing form; Stakes still attached	Remove stakes	/	L
T9	Holm oak	4	100	3	Y	G	G	Planted within past 5 years; dense with poor form on initial main stem	Remove secondary leader to south at 0.3m back to main stem height to improve form	M	L
T10	Oak	5	80	2	Y	G	G	Self sown; developing	No action required at present	/	L

Tree No.	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)	Age Class	Vitality	Structural Condition	Comments	Recommendations	Work Priority Rating	Inspection Frequency
T11	Horse chestnut	16	1110	12	M	F	G	Tree sited very close to building; historic relationship with proximity to building - no signs of hard landscape alterations surrounding the tree from visual inspection. The tree is generally structurally sound at the base with buttress roots - some exposed; increased compensatory growth over kerbstone to north .Cavity at 1.8m to north; largely occluded. Main stem generally sound, large branches removed (low) but have generally occluded. Tree crown reduced on a cyclical basis - last reduced approximately 3 years ago with fair regenerative / re-growth. Leaf miner evident at base of tree	Crown reduce to previous reduction points - 1.5-2.0m branch lengths retaining soft furnishing growth. Remove all trunk growth to 4m height	M	M

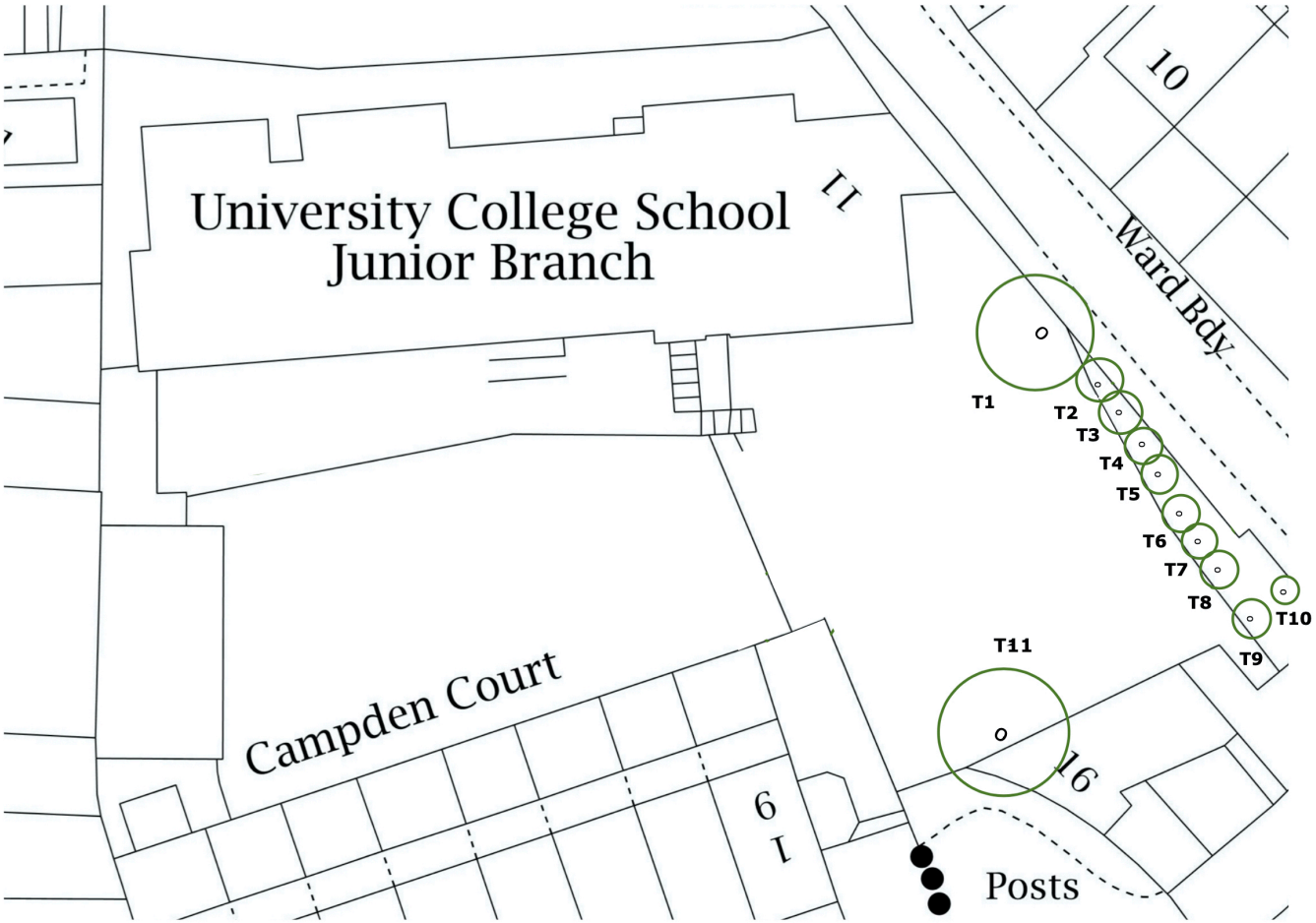
Appendix B
Tree Survey Site Plan

UCS Junior Branch
Holly Bush Vale
London
NW3 6QN

Date:
July 2021

Drawing Reference:
T001/UCSJunior

TREE SURVEY SITE PLAN:
UCS Junior Branch, Holly Bush Vale, London, NW3 6QN
DWG REF: T001/UCSJunior



Map and canopies not to scale

Appendix C: References

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

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

3. Diagnosis of Ill-health in Trees, R.G. Strouts & T.G.Winter (Department for Transport, Local Government and the Regions, 1994).

4. BS3998: Tree Work – Recommendations (2010)

5. NHBC, Chapter 4.2: Building near trees, (April 2013)

6. UK Soil Observatory www.ukso.org (NERC 2014)