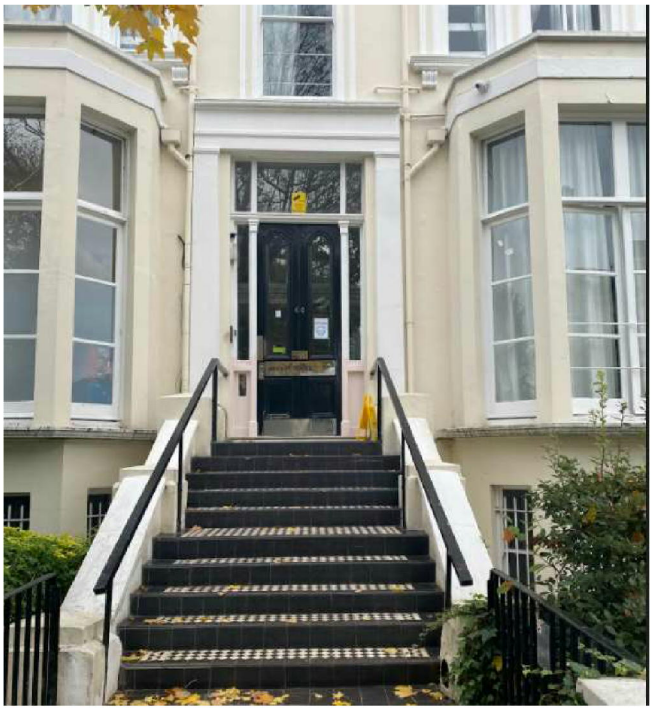
Project: 21_VTA_10_20
Site: Belsize House, 40 Belsize Park Gardens, London, NW3 4NA
Client: Mark Panter



Document Title:	Tree Safety Survey - 3 year time cycle.
Document Author:	Peter Haine FDSc Arb, MArborA
Project Manager:	Matt Harmsworth
Project Title:	Belsize House, 40 Belsize Park Gardens, London, NW3 4NA

Revision History.

Date:	Version number:	Summary of changes:
09/11/2021	1.0	First Draft
09/11/2021	1.0	First Issue

Distribution.

Approved by:	Signature	Date:	Version:
Matt Harmsworth	MWH	09/11/2021	1.0
Mark Panter	MP	09/11/2021	1.0

Re-Survey Date.

Survey Type:	Lifecycle:	Re-survey Date:
BS5837: 2012	Planning Only	November 2024

Report no: 21_VTA_10_20

Date: 09/11/2021

Summary:

The tree survey for Belsize Park contains the details of four individual trees, three of which are located in the rear garden of 40 Belsize Park, and one which is located in the rear garden of 30 Belsize Park.

Our brief has been to obtain details of the tree population on site with a view to assessing their suitability and safety in a hostel environment.

Heavy ivy cladding is an issue in the rear garden of 40 Belsize Park, recommendations have been made for ivy removal where appropriate.

One tree is heavily in decline and will require removal.

One tree in the rear garden of 30 Belsize Park is becoming overgrown with a climbing vine originating from the neighbouring garden; this will require careful removal if the tree is to survive.

Report Author.

Peter Haine attended Reaseheath College in Cheshire in the late 1990's studying horticulture and arboriculture to National Diploma level before gaining employment as an arborist, working both in the commercial and local authority sectors.
After a number of years, Peter started an Arboricultural Contracting business serving residential and commercial clients across the East of England, gaining ArbAC status. During this time Peter also completed the FDSc in Arboriculture, and gained Professional Membership of the Arboriculture Association.
Following the sale of this business in 2021 Peter started a new role as Senior Arboricultural Consultant at ROAVR Environmental.

ROAVR Environmental (ROAVR Group)was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants, and to date have completed well in excess of 600 BS:5837 reports.

Table of Contents.

1. Scope

1.1 We were instructed in October 2021 to assess the site at Belsize Park following instruction from Mark Panter.

1.2 This survey is to be considered a time mark for all future inspections. The data within the report will allow us to monitor decline (or improvement) of stems.

1.3 To undertake this assessment we have used the visual tree assessment methodology developed by Claus Mattheck. This technique is widely recognised as the benchmark and is the most widely used approach.

It consists of the following stages:

- Visual inspection of the tree for defect symptoms and overall vitality. If there are no signs of any problems the assessment is concluded.
- If a defect is suspected on the basis of the symptoms, the presence or absence of that defect must be confirmed by thorough examination.
- If the defect is confirmed, it must be quantified and the strength of the remaining part of the tree evaluated.

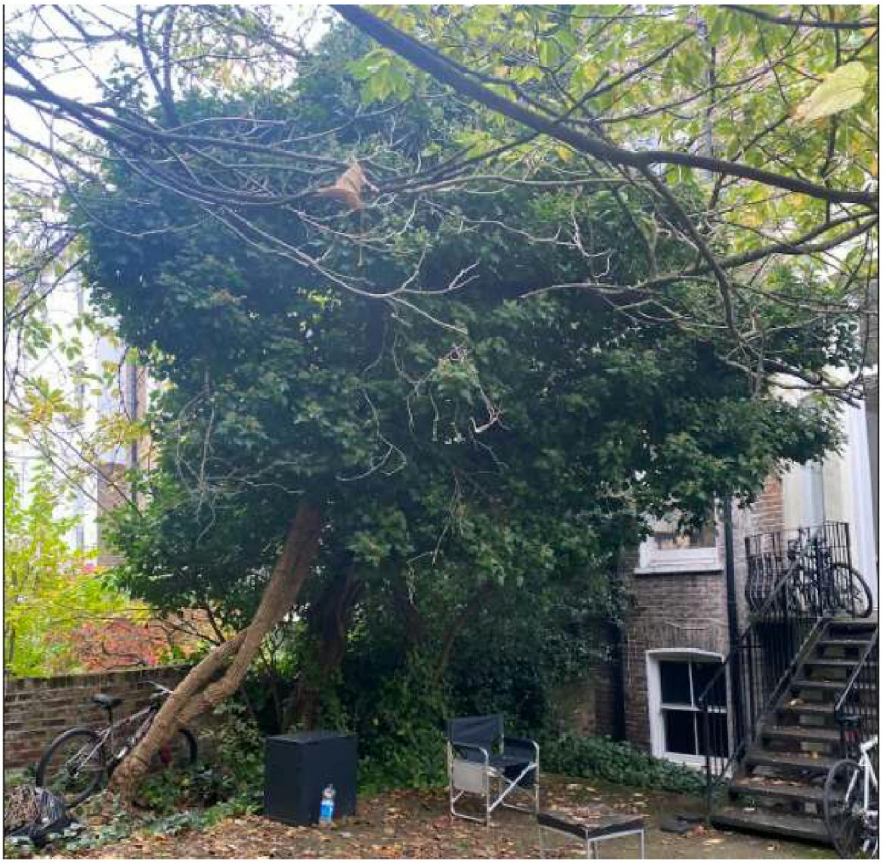
1.4 It should be noted that a visual tree assessment is visual only (although it is often undertaken with the aid of a probe, a sounding mallet and a pair of binoculars). The quantification and evaluation (stage 3) may be beyond the scope of a visual inspection and require the use of diagnostic decay equipment and/or a separate climbing assessment.

1.5 The trees within the scope were inspected on the 09/11/2021 by Mr. Peter Haine who holds a foundation degree in Arboriculture, and is a Professional member of the Arboricultural Association.

1.6 The weather was clear, bright and dry allowing for a full and thorough inspection to take place.

1.8 The site is a hostel, as such a risk based approach has been adopted, if a tree was to fall in this environment, the chances of it striking people or property are high.

Photographic Plates.



Photographic plate showing the heavy ivy growth in T0445 and T0446.

Photographic plate showing the heavily declining Elder, T0447.

2. Site Conditions & Site Surroundings

2.1 The site is situated in Belsize Park in the Camden Council control area.

2.2 The site is home to a hostel with associated hard and soft landscape.

2.3 The wider locality is predominantly residential housing. The site is accessed via a private entrance pathway.

2.4 A desktop assessment has failed to highlight if the site is located within a Conservation Area or if there are any TPO protected trees on or adjacent to the plot.

2.5 All desktop assessment data was cross checked and validated on the 09/11/2021 using the web portal provided by the local planning authority.

2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.

2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible.

2.8 As we have failed to discover the TPO status without direct contact with the LPA, we recommend the appropriate checks are carried out before any works takes place.

3. The Trees

3.1 Tree cover at the site is predominantly located in the rear garden of 40 Belsize Park and is in fair condition.

3.2 Data was recorded within our mobile GIS database and then exported in a desktop exercise to form the appended arboricultural data tables. Work within the tables is prioritised over a three-year period from ASAP to <3 years. Additionally, tree condition has been classed in a colour coded system with red being poor or dangerous, fair being orange and good being green.

3.3 Tree positions were captured with our survey handset and have been applied to a Google Map extract to enable contractors to locate and price the works.

3.4 Full details of the surveyed trees are located within the data tables with general comments in the paragraphs below and in the appended video walkthrough.

4. Recommendations

4.1 Recommendations for safety works are included within the data tables, with additional recommendations in the paragraphs below.

4.2 Heavy ivy cladding is an issue in the rear garden of 40 Belsize Park, recommendations have been made for ivy removal from T0445 and T0446.

T0447 is heavily in decline and will require removal.

4.3 T0448 in the rear garden of 30 Belsize Park is becoming overgrown with a climbing vine originating from the neighbouring garden; this will require careful removal if the tree is to survive.

4.4 Link to video with inspections and recommendations for surveyed trees:

https://youtu.be/E_55cL_q2QM

5. Contractors

5.1 Tree works should be carried out by suitable qualified and insured operators who are preferably members of the Arboricultural Association which demonstrates commitment to best practise.

6. Limitations

6.1 ROAVR Environmental has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.

6.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR Environmental. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR Environmental has not independently verified information obtained from third parties.

6.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.

Should you require any further information, please do not hesitate to contact us at any time.

Mr. Peter Haine FDSc Arb, MArborA
Consultant Arborist

[redacted]

Prepared by: Peter Haine
Checked by: Matt Harmsworth

Appendix 1 – Trees & Site Location

Appendix 2 – Arboricultural Data Tables

Tree Tag	Species	Height	Age Class	Life Expectancy	Condition	Physical Desciption	Works Required	Timescale
445	Cherry	4 metres	M	20-40 years	Fair	Heavy ivy growth	Sever and remove Ivy, prune to clear building by 2 metres.	1 year
446	Elder	4 metres	M	10-20 years	Fair	Heavy ivy growth	Sever and remove Ivy, prune to clear building by 2 metres.	1 year
447	Elder	6 metres	M	<10 years	Decline	Heavily in decline.	Fell to ground level	1 year
448	Japanese Maple	3 metres		40 + years	Fair	Heavy climber growth, dead wood in canopy.	Sever and remove climber, remove dead wood.	1 year