

## **Simon Pryce Arboriculture**

### **Report**

**Client:** Engel Jacobs, Borehamwood

**Site:** Avenue Close, London, NW8 6DB

**Subject:** Tree safety and condition survey

**Inspection date:** 16 November 2021

**Report date:** 24 November 2021

**Reference:** 21/083

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## **I Introduction**

- 1.1 This report has been prepared on the instructions Engel Jacobs, the managing agents of . I have been asked to:
- Inspect trees growing near the buildings and update the original schedule and plan.
  - To assess their condition and identify any risks associated with them, particularly safety and damage to buildings.
  - To specify any necessary or appropriate work.
- 1.2 Some general matters are discussed below and the schedule forming the second part of this report contains individual descriptions of the trees and specifications for work. They are also shown on the attached site plan.

### **Inspection and survey methods**

- 1.3 This survey and report follow the published guidance from the Health and Safety Executive and the National Tree Safety Group (NTSG) guides on common sense management of trees.
- 1.4 The survey was carried out on 16 November 2021. The trees were inspected visually from ground level, accessible cavities and decayed areas were probed. No climbing inspections or test boring were carried out, but that has been recommended in the schedule where appropriate.
- 1.5 In some cases it is appropriate to divide sites into risk zones if the consequences of a tree failure might be markedly different in some parts than in others. In this case almost any of the trees could cause significant harm in the event of a failure, so there is not enough variation to warrant zoning the site in that way.
- 1.6 A four part system has been used to indicate the urgency of the recommended work and trees are colour coded accordingly on the site plan. This uses practical terms rather than setting precise time scales.
1. Extreme risk - mitigate the problem as soon as possible - (red).
  2. High risk - mitigate the problem as soon as the work schedule allows - (magenta).
  3. Moderate risk - retain and monitor the tree or mitigate the problem as necessary - (blue).
  4. Low risk - mitigate the problem if desired - (green).

### **Site plan**

- 1.7 This is based on an Ordnance Survey base plan. Trees have been located by measurement or triangulation from other site features. This has been done with basic survey equipment, so that they can be identified unambiguously using the map and schedule, but it should not be regarded as a definitive topographical survey.

## **2 Background**

### **The site**

- 2.1 The trees concerned are growing in a belt that runs along part of the Avenue Road frontage of the grounds, then turns to run along a broad bank on the south side of the drive opposite Rudgwick Terrace. There are three weeping willows growing on the grass island at the centre of the roundabout in front of the main building.

### **3 Trees**

#### **Limes**

- 3.1 These were probably planted when the estate was developed about 100 years ago. They appear to have been topped at an early age and maintained as pollards by recutting regularly, but that evidently lapsed a long time ago and they have developed large, natural looking crowns, notably trees 48 and 49 at the eastern end of the belt near the roundabout. Tree 7 has significant decay in the trunk, is beyond any remedial work and needs to be felled.

#### **Cherry plums**

- 3.2 The purple leafed cherry plums are all old and probably also remnants of the original planting. These are produced by grafting onto root stocks of the green foliated form and the green trees here would have originated as sucker shoots from the root systems that have been allowed to grow on. One tree of unknown colour has been killed by honey fungus, but the other trees of both types are generally in fair or good condition and provide useful amenity and screening.

#### **Sycamores**

- 3.3 There are more of these than any of the other species and they are almost certainly self seeded. Trees 5 and 16 are in decline or dying and with both that is partly due to being suppressed and removing them will give the more dominant trees more space to develop. Trees 21 and 26 have narrow forks that are a potential weakness, but that can be addressed without undue difficulty. However most of the others are in reasonable condition and they make a significant contribution to the site.

#### **Others**

- 3.4 There are also some evergreen yews, holly and a holm oak that are not outstanding individuals but provide some screening and amenity.

#### **Young trees**

- 3.5 There is a group of seven young birches at the eastern end of the site and three well established weeping willows in the middle of the roundabout. These are in good condition and will

### **4 General comments**

- 4.1 Some trees are carrying heavy growths of ivy, particularly at the western end of the belt near Avenue Road. This does not harm them directly but can hide decay and other defects and increases weight and wind resistance, making them more susceptible to storm damage. In remote areas it can be left, but here the heavy growths should be removed. The most practical option is to sever the stems just above ground, leaving a gap of about 1m, following which it will die, disintegrate and fall from the trees.

#### **Buildings**

- 4.2 The local subsoil is London clay which shrinks and swells with changes in moisture content. That can create a potential for trees to cause subsidence in nearby buildings, but hardly any of the trees here are close enough to the buildings to create a risk warranting work simply as a precaution. The only possible exception is the weeping willows, which are high water demanders, but regular moderate pruning would contain their growth and water uptake.

### **Tree work**

- 4.3 Any tree work should be carried out in accordance with BS3998: 2010, Recommendations for Treework, by an arboricultural contractor with appropriate third party and public liability insurance. The Arboricultural Association has a list of approved contractors, at <https://www.trees.org.uk/ARB-Approved-Contractor-Directory> .
- 4.4 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 and infect live trees. Tree no.3 has been killed by it. It can also decay structural roots while the tree is alive, making them unstable. Removing stumps makes the root system less likely to send up sucker shoots, which can be a problem in some species, particularly cherries and plums.

### **Restrictions**

- 4.5 Camden Council's web site shows that the grounds are in Elsworthy Conservation Area, so they will 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 formally that they do not object or by simply letting the six weeks lapse without making a TPO to prevent the work. In that event, or where trees are already protected, it is 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.

### **Wildlife**

- 4.6 With a few exceptions, all birds, nests and eggs are protected. It is an offence to intentionally or recklessly kill, injure or take any wild bird, or disturb a nest whilst it is in use or being built. Tree work should not be undertaken during the nesting season (broadly March to August) unless a survey for nesting birds confirms their absence.
- 4.7 Bats and their roosts are also protected and it is an offence to disturb or harm a bat, or damage, destroy or obstruct any place used for shelter, whether they are present or not. Trees should be inspected before any works start, and if the presence of bats is suspected, works must stop and advice sought from a qualified bat specialist.

  
Simon Pryce, BSc, FArborA, RCarborA, CBiol, MICFor

### **References**

- 1) Health & Safety Executive (2013) Management of the risk from falling trees or branches, SIM 01/2007/05
- 2) National Tree Safety Group (NTSG) (2011) Common sense risk management of trees - Manager guide ISBN 978-0-85538-840-9, Forestry Commission code FCMS024  
Landowner guide, ISBN 978-0-85538-841-6, Forestry Commission code FCMS025  
Householder guide, ISBN 978-0-85538-842-3, Forestry Commission code FCMS026
- 3) LANTRA (2009) Basic Tree Survey and Inspection Workbook vol.1

Site: Avenue Close, London, NW8 6DB  
 Inspection date: 16 November 2021

Tree no.	Species	Age	Condition	ht. m	dia. mm	Comments and recommendations	Cat.
The trees are described in sequence as shown on the plan, starting at the end of the belt next to Avenue Road and going into the site towards the roundabout in front of the main building. A few of the trees have numbered tags from a previous survey, but many are missing or damaged. Numbers of these are noted where the tags are still present and legible.							
1	Lawson cypress	MA	fair/poor	9	160	One sided due to growing near the yew, otherwise good. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
2	Yew	M	good	11	410	Healthy specimen that provides good screening. Tag 53- <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
3	Purple cherry plum	D	dead	8	250 200 100	Dead and has honey fungus growing at the base, decaying and will collapse. <ul style="list-style-type: none"> <li>Fell.</li> </ul>	2
4	Sycamore	MA	good	15	350	Leans slightly over the garden, but sound and healthy. Tag 555. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
5	Sycamore	MA	poor	15	300	Twig growth is sparse and there is a large amount of dead wood, indicating that it is starting to decline. Not far from the road and removing it would give the others more space as well as removing the hazard. <ul style="list-style-type: none"> <li>Fell</li> </ul>	2
6	Lime	MA	fair	14	420	Lower trunk leans but the upper part is more upright. Has dense shoots at the base and a small cavity at 2.5m, but is healthy otherwise. <ul style="list-style-type: none"> <li>Reduce by about 4m to former topping point and reshape, cut new growth every 2 - 3 years. Cut back shoots at the base and keep clear to aid inspection in future.</li> </ul>	2
7	Lime	MA	poor	14	420	Has some major dead wood in the top and a large decay cavity in the upper trunk just below where it was pollarded in the past. Could be reduced, but then would need to be cut back drastically followed by frequent inspection and recutting. Tag damaged and illegible. <ul style="list-style-type: none"> <li>Fell</li> </ul>	2
8	Sycamore	MA	fair	16	400	Leans towards the drive and has heavy ivy, although the twig growth is healthy looking. <ul style="list-style-type: none"> <li>Cut ivy.</li> </ul>	3
9	Lime	MA	fair	16	450	Has heavy ivy but healthy looking. <ul style="list-style-type: none"> <li>Cut ivy.</li> </ul>	3
10	Lime	M	good	21	640	Leans over the electric substation. Has heavy ivy but no obvious problems. <ul style="list-style-type: none"> <li>Cut ivy</li> </ul>	3

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Tree no.	Species	Age	Condition	ht. m	dia. mm	Comments and recommendations	Cat.
11	Sycamore	MA	fair	18	450	Slightly one sided due to the proximity of the lime, otherwise good. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
12	Yew	MA	fair	9	300	Lower trunk leans but that is long standing and it is stable. Well away from heavily used areas and provides low to mid level screening. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
13	Cherry plum	M	fair	10	600	One sided due to growing near the yew, otherwise good. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
14	Sycamore	MA	good	18	330	One sided due to growing near the other trees but sound and healthy. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
15	Sycamore	MA	good	20	380	One sided due to growing on the edge of the group, otherwise sound and healthy. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
16	Sycamore	MA	dying	14	320	Has very sparse twig growth and a large area of dead bark on the trunk. <ul style="list-style-type: none"> <li>Fell.</li> </ul>	2
17	Sycamore	MA	fair	12	200	Sinuuous and drawn up due to growing among the others, but with 16 removed it would have more light and probably improve. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
18	Sycamore	MA	fair	18	250	One sided due to growing near the others but not unduly suppressed. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
19	Sycamore	MA	fair	20	350	Slightly one sided, otherwise good and has healthy looking twig growth. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
20	Sycamore	MA	fair	20	250	Also rather one sided due to growing near the others. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
21	Sycamore	MA	fair	21	380	Slightly one sided and has a narrow fork between the main stems at 4.5m. The bark is becoming ingrown, which is weakening the junction between the stems. <ul style="list-style-type: none"> <li>Install flexible brace between the main limbs. Reduce upper crown by about 3m to lessen the load on the fork.</li> </ul>	3
22	Sycamore	MA	good	20	480	Large dominant tree, sound and healthy. Some ivy. <ul style="list-style-type: none"> <li>Cut ivy.</li> </ul>	3
23	Hawthorn	M	fair	10	240	One sided due to growing beneath the sycamores, otherwise good and contributed to screening. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4

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Tree no.	Species	Age	Condition	ht. m	dia. mm	Comments and recommendations	Cat.
24	Cockspur thorn	M	fair	5	140	Also one sided and has several sucker shoot growing up from the base, otherwise good. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
25	Hawthorn	M	fair	8	180	One sided like the previous two, otherwise good. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
26	Sycamore	MA	fair	22	590	Has a narrow fork at 3.5m, but is developing some reaction wood round the junction to compensate for the weakness. <ul style="list-style-type: none"> <li>Install flexible brace. Reduce upper crown by about 3m to lessen the load on the fork.</li> </ul>	3
27	Holm oak	Y	good	13	160	Leans over the parking area, but is shade tolerant, so is not being suppressed by the larger trees and provides good screening. <ul style="list-style-type: none"> <li>Shorten growth over the car park by up to 2m and reshape as necessary.</li> </ul>	3
28	Sycamore	M	good	21	530	Large, healthy dominant tree. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
29	Sycamore	MA	fair	16	290	One sided due to growing near 28 otherwise good. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
30	Cherry plum	M	good	9	200	Slightly sinuous and one sided due to growing among other trees, otherwise good. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
31	Sycamore	MA	good	15	410	Sound, healthy specimen. Remains of tag illegible. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
32	Elder	M	poor	9	100 120	Growing into the holly, but not a hazard and contributes to screening. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
33	Holly	MA	good	10	3 x 100	Dense, bushy one that provides good screening. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
34	Purple cherry plum	M	good	10	220 290	One sided due to growing near the others. Has a small wound in the lower trunk, but that has occluded and there are no signs of decay. Tag 563. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
35	Tree of heaven	Y	fair	11	180	Healthy young specimen. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
36	Cherry plum	M	fair	9	160 - 200	Leans and has some sucker shoots growing through the crown, otherwise good. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
37	Cherry plum	M	fair	10	250+ 100	Leans over the lawn, but good otherwise. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4

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Tree no.	Species	Age	Condition	ht. m	dia. mm	Comments and recommendations	Cat.
38	Purple cherry plum	M	fair	8	350+300	Large specimen that divides into a pair of wide spreading main limbs. Under larger trees, but sound and healthy. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
39	Holly	MA	good	5	180	Leans due to others, but sound and healthy. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
40	Cherry plum	M	fair	10	320	Has a large old cut on the lower trunk, but no signs of decay. Tag 572. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
41	Sycamore	Y	fair	15	250	Drawn up due to growing near the ash, otherwise good. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
42	Ash	MA	good	19	330	Healthy specimen with no significant dead wood or signs of ash die-back. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
43	Purple cherry plums	M	good	9	220	Pair of co-dominant trees that are rooted close together, so their crowns have merged to form a combined canopy. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
44				9	2x200		4
45	Sycamore	MA	fair	18	350	Upper growth is slightly sparse, possibly due to less than ideal growing conditions but sound and healthy otherwise. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
46	Tree of heaven	MA	fair	19	670	One sided due to growing near the ash, but sound and healthy. Has light ivy growth on the trunk. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
47	Cherry plum	MA	fair	6	160	Under the tree of heaven, but healthy and provides screening. <ul style="list-style-type: none"> <li>No work needed at present.</li> </ul>	4
48	Lime	M	good	19	380	Pollarded at about 4m when younger and has been reduced more recently. Has some large dead wood over the drive. Basal shoots have been cut. <ul style="list-style-type: none"> <li>Remove dead wood. Recut basal shoots to keep the lower trunk clear.</li> </ul>	2
49	Lime	M	good	25	720	Also pollarded and grown on, reduced at about 3/4 height several years ago and has grown back. Leans over the drive but sound and healthy looking. Basal shoots have also been cut. Ivy is starting to spread up the trunk. <ul style="list-style-type: none"> <li>Cut ivy. Recut basal shoots as necessary.</li> </ul>	3



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Tree no.	Species	Age	Condition	ht. m	dia. mm	Comments and recommendations	Cat.
50	Birch	Y	good	6	110	Row of young trees, all well established and healthy. Some have grown larger than others, but the small ones also have dense healthy foliage and they all have good potential. They have good collective value as a screen, but variation is normal in groups of birches and it would be a mistake to try and turn them into a hedge by topping and trimming. <ul style="list-style-type: none"> <li>No work needed at present, might need light pruning in future to maintain clearance from the drive and street light.</li> </ul>	4
51	Birch	Y	good	7	140		
52	Birch	Y	good	9	160		
53	Birch	Y	good	12	160		
54	Birch	Y	good	10	160		
55	Birch	Y	good	10	200		
56	Birch	Y	good	7	180		
57	3 no.	Y	good	6	220	Group of nearly identical young trees growing on the roundabout island. Lower growth has been trimmed to create headroom beneath them, but there are no signs of other pruning. Capable of growing much larger. <ul style="list-style-type: none"> <li>No work needed at present, but will need moderate pruning in future to maintain clearance from the drive.</li> </ul>	4
58	weeping willows	Y	good	6	200		
58	willows	Y	good	6	180		

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#### Notes

##### Age [life stage]

Assessed as below:

Immature.	[IM]	Newly planted or self-set tree.
Young	[Y]	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.
Veteran	[V]	Old tree with features including hollow trunk, old wounds etc. that give high landscape, ecological and cultural value.
Dying/Dead	[D]	Dead/dying or so badly decayed that it should be removed without delay if a potential threat

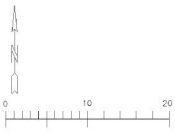
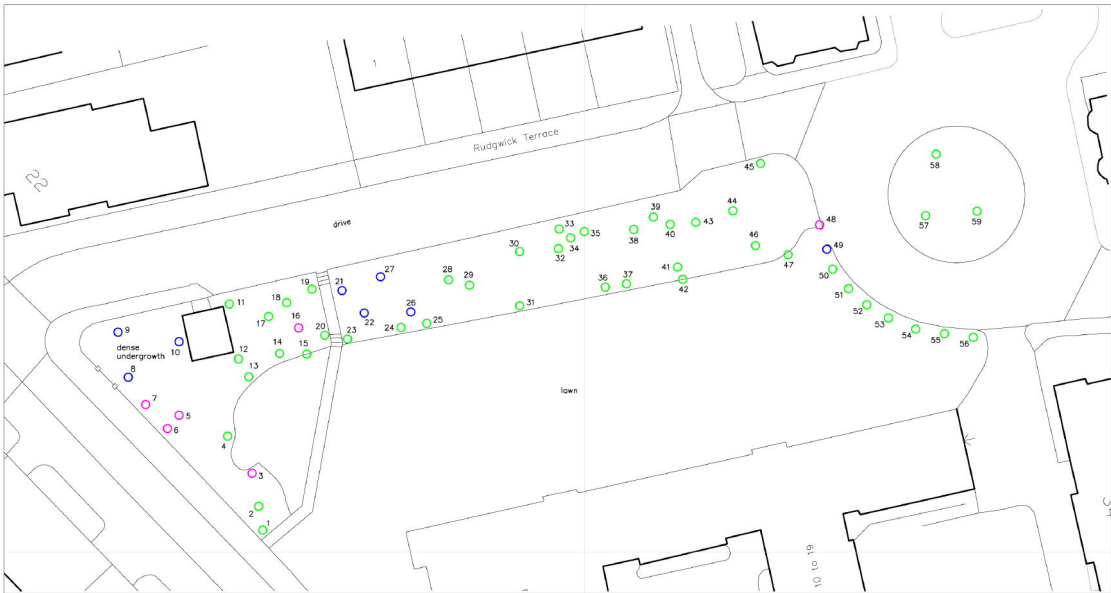
##### Category [Cat.]

This is intended to give a general indication of the urgency with which trees need attention, but should be used with the more detailed observations and comments. Colours relate to drawings where applicable.

- |   |   |         |
|---|---|---------|
| 1 | Extreme risk - mitigate the problem as soon as possible.                          | Red     |
| 2 | High risk - mitigate the problem as soon as the work schedule allows.             | Magenta |
| 3 | Moderate risk - retain and monitor the tree or mitigate the problem as necessary. | Blue    |
| 4 | Low risk - mitigate the problem if desired.                                       | Green   |

Terms used in the survey relate to British Standard 3998: 2010, Recommendations for treework unless otherwise stated.

Observations are made from ground level unless stated otherwise.



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Client:  
Engel Jacobs

Site:  
Avenue Close and St Anthony's  
Close, London, NW8

Title:  
Tree survey

Date:  
16 November 2021

Ref:  
21/083

Scale:  
1:500 at A4

Original drawing:  
Simon Pryce on  
OS base plan

Rev:

Trees are colour coded according to urgency

Red - Extreme - urgent attention

Magenta - High - address as work schedule allows

Blue - Moderate - monitor or address as necessary

Green - Low - no urgency

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