



# Marcus Foster Arboricultural Design & Consultancy

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## Tree Survey & Hazard Assessment Report

Date:

13th October 2022

Client:

Athlone House

Site:

Athlone House  
Hampstead Lane  
London  
N6 4RU

Prepared by:

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BA (Hons); NDipArb; Tech.Cert (AA); MArborA

Report Reference

AS/MF/0161/22



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## **1.0 INSTRUCTIONS**

1.1 This report has been commissioned by Athlone House to undertake a hazard assessment survey of 1 x tree at Athlone House, Hampstead Lane, London N6 4RU

## **2.0 REPORT LIMITATIONS**

2.1 No soil excavation or root inspection has been carried out.

2.2 The information contained within the report reflects the condition of the specimen/s 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 in any of the trees inspected and furthermore that no future problems or deficiencies may arise.

2.3 An assessment of the tree in relation to the property has not been assessed as this is primarily a hazard assessment report.

2.4 Trees are natural dynamic organisms and are subject to change from environmental and physical site changes.

2.5 Validity period: the conclusions and recommendations in this report are valid for a period of one year from the date of survey. Trees are living organisms subject to change; this validity period may be reduced should changes in condition occur to the subject(s) of the report or surrounding area. All recommendations are given in the context of the site's current usage; any change would dictate a re-inspection.

### **3.0 INTRODUCTION**

3.1 A site visit was made on 12th October 2022 to survey and assess the tree. The weather at the time of inspection was dry, bright and cold with the tree in early autumn mode.

3.3 The details of the subject tree is set out in the tree survey table in Appendix A. The tree was surveyed on the date and time shown above and the tree survey assessment information for the tree describing size, condition and surroundings is found in this appendix.

3.4 The trees surveyed are shown in a site plan, *Appendix B*, and this corresponds to the tree survey results table, *Appendix A*.

3.5 This report and the opinions within it have been produced without prejudice by Marcus Foster; a qualified arboriculturist and professional member of the Arboricultural Association holding a National Diploma in Arboriculture, and the Arboricultural Association's Technicians Certificate, the Professional Tree Inspection Certificate (LANTRA) as well as a degree in History and Society. Work experience within the industry includes a Local Authority Tree Preservation Officer (LB Islington) work as a Contracts Manager for an Arboricultural Association Approved Company, and an independent Arboricultural Consultant.

## **4.0 METHODOLOGY**

### Tree Survey

4.1 The tree survey has been undertaken as a visual inspection. The survey has been undertaken from ground level only. The height of the trees have been estimated and the diameter of the trunks measured using a diameter tape.

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

4.3 The following information was recorded for the trees and is shown in the Tree Schedule included in Appendix A - refer to full tree schedule key:

- 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)
- Physiological Condition:: G (good); F (fair); P (poor); D (dead)
- Structural Condition: G (good); F (fair); P (poor); D (dead)
- General Comments: Specific comments relating to each tree
- Management recommendations
- Work Priority Ratings
- Inspection Frequency

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

## **5.0 FINDINGS & ANALYSIS**

### Statutory Protection

5.1 The tree's location is within the London Borough of Camden. The tree is protected by Conservation Area status with the following checks made:

(i) Conservation Area status  
*Highgate Conservation Area*

(ii) Tree Preservation Order (TPO) status :  
*Not possible due to LB Camden online checks not available*

### Tree Survey Summary

5.2 The Holm oak (T2426) has the following key characteristics:

- Fracture in main stem from ground level to 1.0m to east and also within southern buttress to 0.2m height
- Staining to main stem at 1m to west and 0.3m + 2m to south
- Secondary leader with tight union at 2.5m to east - leader reduced 1.0m above resulting in excessive wound and misshapen crown; absent east / north crown
- Crown 60% dead - regenerative growth from pruning and / or regeneration at a lower height with very poor vitality / limited annual growth

5.3 No remedial measures (such as terraventing) are deemed appropriate for the tree with the decline projected as terminal for the tree.

5.4 Additional investigative methods of tree decay detection have not been undertaken due to the obvious and extensive structural defects which have been identified.

## 5.5 The following photographs summarise the declining form of the tree



Tree T2426 viewed to the west showing declining form



Southern buttress with fracturing and staining to initial main stem



Eastern buttress with fracturing



Northern buttress with fracturing



Declining form as viewed to south west within landscape

## **6.0 CONCLUSIONS**

6.1 The tree is proposed for removal to remove the current hazard and initiate a replacement planting scheme. The replacement planting is specified to provide replacement amenity value and canopy cover for the prominent location.

6.2 The works are recommended to be carried out as a Moderate Priority. (remediate within 90 days).

6.3 Recommendations are proposed within *Section 7* overleaf. These recommend for removal with a robust replacement strategy to ensure future canopy cover for the front of property



## **7.0 TREE WORKS SCHEDULE**

7.1 Any tree work should be carried out to BS 3998; 2010 Recommendations for Tree Work. Permissions from the Local Authority (Section 211 Notification or Tree Preservation Order Application) should also be sought where required prior to the commencement of any tree works.

### **T2426 - Holm oak**

**Fell to ground level and grind out stump to minimum 300mm below ground level**

**Provide replacement planting - species and size to be agreed with LB Camden prior to planting**

All replacement tree planting to the following specifications:

- *Replacement location with rear garden*
- *Minimum 16-18cm girth tree*
- *Full topsoil exchange from removal of stump and associated grindings*
- *Appropriate staking / irrigation*
- *All tree planting undertaken in accordance with BS8545: Trees: From Nursery to Independence in the Landscape*
- *Implementation of O&M watering manual*

7.3 The priority rating for the recommended works are as follows:

**WORKS PRIORITY RATING: Moderate**

**INSPECTION PRIORITY RATING: N/A**

#### **NOTE: Wildlife & Habitat Protection Guidelines**

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.

## **8.0 REFERENCES**

1. Principles of Tree Hazard Assessment and Management, Lonsdale, D. (Department for Transport, Local Government and the Regions, 1999)
2. The Body Language of Trees, Mattheck, C. and Breloer, H. (HMSO, 1994)
3. Trees in Britain, Philips, R. (Pan Books, 1978).
4. Diagnosis of Ill Health in Trees, Strouts, R. and Winter, (TSO, 1994)
5. Bats & Trees, D. Jackson (Bat Conservation Trust, 2015)
6. Fungi on Trees, Watson, G. & Green, T. (Arboricultural Association, 2011)

# **Appendix A: Tree 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 significant 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, including 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 / previously implemented

**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

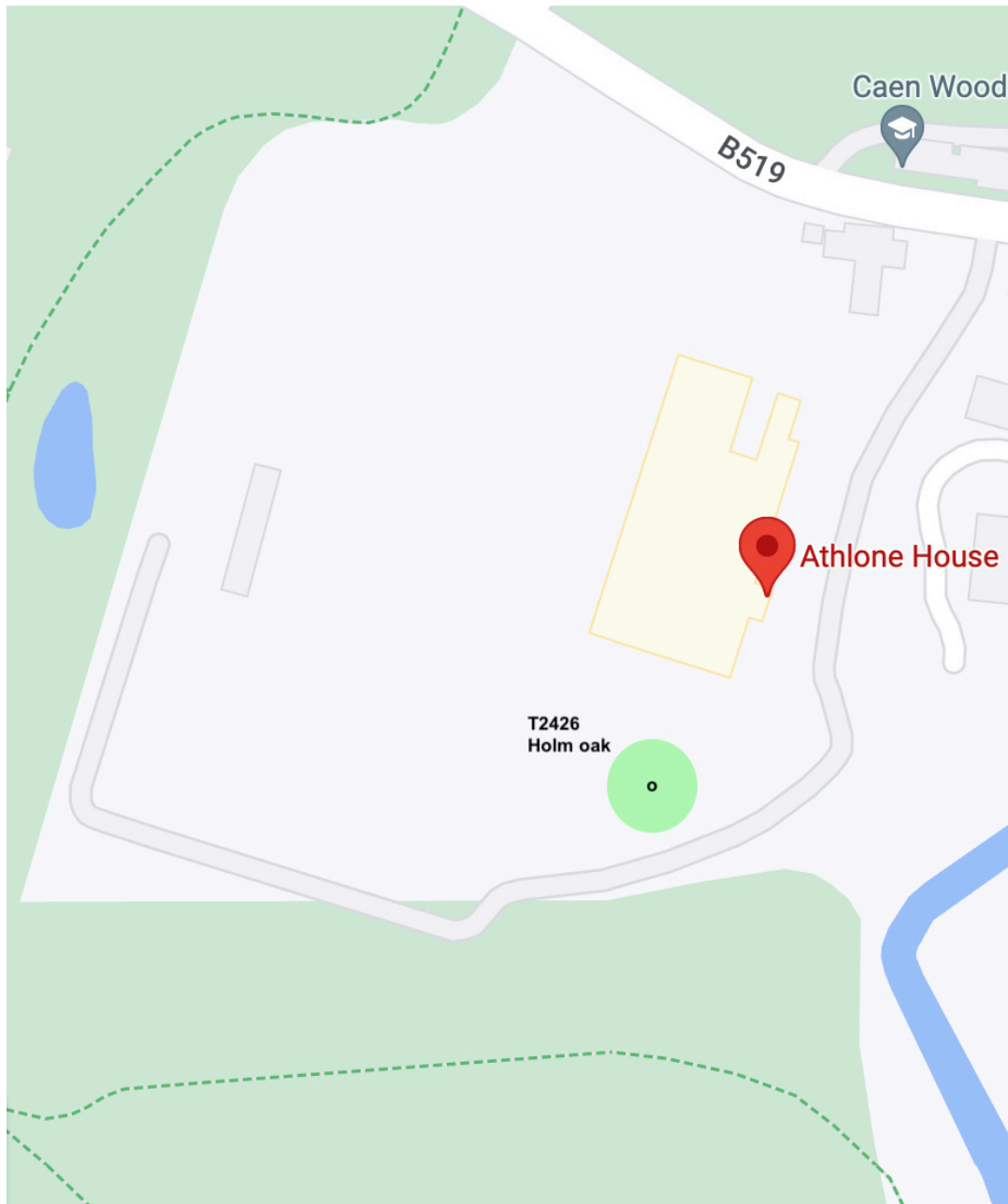
L (Low) Every 3 years

**MARCUS FOSTER - ARBORICULTURAL DESIGN & CONSULTANCY - TREE SURVEY**  
**SITE: Athlone House, Hampstead Lane, London N6 4RU DATE: 11th October 2022**

Tree No	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)	Age Class	Structural Condition	Vitality	Condition Comments	Recommendations	Tree Works Priority Rating	Inspection Priority Rating
T2426	Holm oak	14	1200	9	M	P	P	Fracture in main stem from ground level to 1.0m to east and also within southern buttress to 0.2m height. Staining to main stem at 1m to west and 0.3m + 2m to south. Secondary leader with tight union at 2.5m to east - leader reduced 1.0m above resulting in excessive wound and misshapen crown; absent east / north crown. Crown 60% dead - regenerative growth from pruning and / or regeneration at a lower height with very poor vitality / limited annual growth	Fell to ground level and grind out stump Provide replacement planting	M	/

## **Appendix B: Tree Survey plan**

SITE: Athlone House, Hampstead Lane, London N6 4RU



*Map not to scale*