

RE: H&S Arboricultural Survey & Consultancy

SITE: Hampstead Manor, Kidderpore Ave, London, NW3 7ST

Introduction:

As instructed, the above site was visited on 9-June-2022 to assess the trees contained on/within the supplied boundary, i.e. on the property grounds. The survey is to address the arboricultural related health and safety considerations and provide recommendations for arboricultural management.

This advice has been prepared by Rod Benzies (Arboricultural Consultant, BSc, NDArb., MArborA) based on the site assessment at the time of the survey; the observations and recommendations are detailed herein.

Limitations:

Our survey, assessment and this report is subject to caveat as appended at Appendix I, the surveyed trees are indicated by way of an annotated site plan at Appendix II and the survey data and associated recommendations are detailed in table format at Appendix III.

Our survey of the trees, the soils and any other factors, is of a preliminary nature. We have not taken soil/root samples for analysis and the trees were not climbed, but inspected from ground level. No decay detection equipment was used and wood samples were not taken.

The observations and associated management recommendations are based on the evidence available on the survey date and hence are limited in terms of realistic observation, e.g. unable to identify Massaria on London Plane trees due to nature of disease appearing on the upside of smaller branches, and seasonal variation for pests and diseases, i.e. the absence of fruiting bodies at certain times of the year.

We have not assessed the main building(s) or other structures nor do we have any information as to the integrity of the drainage systems. Drainage/water supply systems, if damaged, can allow roots to penetrate however, roots have little capacity to access/damage sound underground services.

If you have any information to suggest that any structures have been/are suffering any structural defect in proximity to trees, please release the information to us.

The Site & Trees:

The site comprises a heritage property and grounds converted into apartments and homes with associated site entrances, vehicle and pedestrian access routes, parking, open amenity space. This is all depicted as per the Survey plan (Tree Location Plan base at Appendix II).

There are a mixture of trees on site and offsite trees which encroach and overhang the site boundary. These have been surveyed and plotted using the above mentioned OS extract plan, their physiological and biological features noted which would otherwise be considered typical for their species, and associated reactive tree work recommendations and tree maintenance recommendations provided.



Discussion:

Many of the site's trees have been planted with future purpose are well established and are growing successfully in their locations with good future potential. However, many of these trees do require general maintenance, enhancement works to their growing conditions, monitoring of their condition owing to potential tree health decline, or are recommended for removal owing to their declined condition.

Thereafter, some of the trees within the central courtyard appear under stress the Indian Bean Tree T10 seems to be particularly affected, possibly by ground works. General monitoring in this area is recommended with further investigation by 'Picus' testing to the Oak T5 and Beach T20 or removal.

For all tree works, they have been given a category of 1 - Tree Removal, 2 - Pruning Works, 3 - Monitoring / Ongoing Maintenance, or, 'blank' meaning no works currently recommended. This is not a list of priority, but to distinguish between the works required; no works were noted as urgent, and so all works should be scheduled within a reasonable timeframe, and organised to fit with with the calendar constraints of the site's use, (see; 'Management' within the appended survey schedule).

The tree cover and species diversity is fair, although there is ample space to enhance biodiversity and improve the benefits provided by trees to the site. Further, the chosen tree planting species does suit the chosen locations on site and hence serves to be functional and fitting, although the majority of the self set growth is unsuitable owing to location and future growth potential.

As such, for tree removals, and where additional tree planting is proposed on site, it is recommended that this focuses on promoting continuity of tree cover and biodiversity by selecting a mixture of tree species of varying interest (berries, leaf color etc.) and ultimate size, this may include secondary planting lines, additional ornamental planting etc, i.e. Red Oak, Pine, Birch, Norway Maple.

Recommendations:

All trees should be inspected regularly by an appropriately qualified, experienced and insured arboriculturist as a matter of course to discharge liability in duty of care. In this instance [based on the site usage] it is recommended to have the trees inspected every 9 - 18 months to overlap with the growing season. This will allow for an inspection during the dormant season (no leaves and minimised obstruction to survey observations) followed by an inspection during full leaf which will allow for a comparison on extension growth and tree condition to be made; in each instance a tree works schedule would be provided.

The 'management' section of the appended tree survey schedule outlines the recommendations for tree work. Where trees are located on the site these works should be undertaken within a reasonable timeframe.

Before authorising tree works, the appointed *tree works contractor* should contact your Local Planning Authority to ascertain the Tree Preservation Order/Conservation Area considerations. Additionally, when appointing a tree works contractor, only a properly qualified and experienced company and check that they carry Public Liability Insurance (minimum of £2 million cover) and suitable Employers Liability Insurance.



Please do not hesitate in contacting me with any queries or for further information.

This concludes our advice.

On behalf of Indigo Surveys Ltd

Rod Benzies ND Arb, BSc Forestry, MArborA Arboricultural Consultant



Appendix I

CAVEAT

Any and all information supplied to Indigo Surveys Ltd by/on behalf of the client is assumed to be accurate unless otherwise informed. | This report is limited to the observations made on the date of inspection as detailed herein and any deletion, editing or alteration will result in the report being null and void in its entirety. | This report in its entirety may be deemed null and void if remedial works are undertaken on any area of the site, on or after the date of the survey. | No liability is assumed by the author or by Indigo Surveys Ltd for any misuse, misinterpretation or misrepresentation of this report. | This report is not valid in adverse or unpredictable weather conditions or for any failure due to 'force majeure' or unpredictable events. | No responsibility is assumed either by the author of this report or by Indigo Surveys Ltd for any legal matters that may arise as a consequence. Neither the author nor Indigo Surveys Ltd will be required to attend court or give testimony as part of this agreement. | The responsibility for any works undertaken on the basis of the recommendations of this report does not form part of this agreement.



Appendix II

Tree survey data schedule

			HEAL	H & S	AFETY	TREE RISK SURVEY DATA TA	RFF	
	CLIENT	TP Landsc	aping		SITE:	Hampstead Manor, Kidderpore Ave, London, NW3 75	вт —	
	CONTACT	1			SURVEY DATE:	09th June 2022		
	PROJECT REF	220687/A1		ARB	CONSULTANT:	Andrew Turnbull FDSc MArborA		
TREE REF.#	SPECIES	AGE	HEIGHT (in m)	STEM (in mm)	CONDITION	NOTES	MANAGEMENT	ACTION
T1	Lime; Tilia, Tiliaceae	М	20 +	930	Normal	At path edge, minor kerb displacement, epicormic growth returning, multiple stems at 2m (x3), roadside overhang, lateral tips <1m from building, hanging branch over path.	 Continue to manage epicormic growth by removal of shoots with secateurs back to the main stem (to also allow inspection of basal and buttress flare and potential for diseases such as basal decay. Remove handing branch from crown. 	2
T2	Cherry; Prunus cerasifera	М	8	260 + 280mm	Poor	Co-dominant at 1m+, lacking vigour, small and sparse leaf cover.	 Improve rooting area by wood chip mulch layer, weekly watering during summer, remove all dead, dying and crossing branch material back to solid live growth, and monitor tree's condition more frequently for comparison, i.e. 6 monthly. 	2
Т3	Ash; Fraxinus, Oleaceae	SM	16	460	Fair	Growth lean away from building, over road, bark fracturing to tension side, dieback and deadwood, low stem over road vehicle impact damage and vehicle obstruction.	Consider removal down to ground level (as a preventative measure due to worsening situation), and plant replacement tree of suitable species.	1
G1	Group (Cypress & London Plane)	М	15 - 20 +	7	Normal	Offsite trees in rear neighbour's properties, separated by walkway, encroaching rear corner of site building, previously pruned for clearance.	Lateral reduction of branches for building clearance back to the site boundary wall.	2
T4	Fastigiate Cherry; Prunus cerasifera	Υ	5	< 75	Normal	New landscape planting.		1
T5	Oak; Quercus, Fagaceae	М	20 +	1050	Fair	Tag 86/or/98, basal decay and bark loss, 50-60% cambial loss at property side, previously managed by reduction.	 Picus tomograph and resistograph investigation at base to approx. 1.0m to establish extents of decay and internal sound wood; or Fell to ground level and plant replacement tree. 	1
T6	Cherry; Prunus cerasifera	Υ	3.5	< 75	Poor	New plan ting, mulch and dead leader and dieback.	 Remove dead material, formative prune and maintain (water, much and check). 	3
Т7	Maidenhair Tree; Ginkgo, Ginkgoaceae	м	20 +	670	Normal	Multiple stems at 2m, 2.5m from property, individual unions, wires in union, overhang of roof but no encroachment / conflict, previously reduced to lift / clear building.	Monitor growth rate and prune to lift / clear for building clearance when branch tip contact is near.	3
G2	Group (4x Birch)	Υ	5 - 6	75 - 90	Normal	Planted in formal border, normal vigour.		
Т8	Hornbeam; Carpinus, Betulaceae	LM	20 +	700, 710 + 890mm	Normal	Large specimen example, 3x stems union above ground level near base, previously pruned to clear building, branch tips remain 3m+ clear of building.		
Т9	Handkerchief Tree	М	18	300 x2	Fair / Poor	Included multiple stem union, wide lateral spread, laterals <1m from building, dieback in upper crown and throughout.	Remove dead and dying material back to live growth, prune to clear building by 3m, and crown reduce all over by 3m.	2
T10	Indian Bean Tree	LM	15	750 *	V.Poor	Co-dominant at 2.5m, 90% dead, bat box on stem.	Fell to ground level and plant replacement tree.	1

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	CLIEN	IT: TP Landsc	aping		SITE:	Hampstead Manor, Kidderpore Ave, London, NW3 7S	т	
	CONTAC	T: /		s	URVEY DATE:	09th June 2022		
	PROJECT RE	ECT REF: 220687/A1			CONSULTANT:	Andrew Turnbull FDSc MArborA		
TREE REF.#	SPECIES	AGE	HEIGHT (in m)	STEM (in mm)	CONDITION	NOTES	MANAGEMENT	ACTION
T11	Cotoneaster	м	12	450 *	Normal	Multiple stems at 3m, multiple stem crown, low over raised cobbled walkway (2m ground clearance).	Continue to hand prune any low branch tips by hand to provide pedestrian walkway access.	3
T12	Walnut; Juglans, Juglandaceae	М	20	570	Fair	Sparse in some upper canopy areas.	Remove turf and apply mulch to surrounds of stem for at least 2m radius.	2
T13	Birch; Betula, Betulaceae	Υ	4	< 75	Normal	Multiple stem base, in border.		
T14	Oak; Quercus, Fagaceae	М	20	790	Fair	Included co-dominant union at base, branch ridge at union, growth lean over lawn, low over lawn, minor deadwood.	 Crown lift over lawn to provide 3m clearance; and Monitor tree's growth habit and canopy bias over lawn area, with potential need for future pruning. 	2
G3	Group (5x Birch)	Y/EM	7 - 9	< 120	Normal	Multiple stem base group in border.		
G4	Group (2x Pear)	Υ	6 - 7	100	Normal	Pair in shrubs, one has low vigour (recently fell and has been replanted and staked).	 Maintain mulch for fallen tree, and monitor tree's condition. 	3
G5	Group (4x Pear)	Υ	7	100	Normal	Group in planted border.		
G6	Group (3x Birch)	Y/EM	6	< 120	Normal	Multiple stems in square planters, one with dead leader.	 Remove dead material, formative prune and maintain (water, much and check). 	3
T15	Lime; Tilia, Tiliaceae	SM	20	370	Normal	Near / over pond, low over path.	 Crown lift to 2-3m depending on pedestrian access needs. 	2
T16	Ash; Fraxinus, Oleaceae	M/LM	20 +	-114	Poor	Dominant tree, significant crown dieback, sparse and recent pruning, multiple stems at 10m, recent branch failure of concern over building corner.	Monitor tree's response to recent pruning, re- inspect in winter months, and proceeding summer months, and then consider tree removal.	1
T17	Lime; Tilia, Tiliaceae	Υ	14	190	Fair	Growth lean to pond, subservient, bird box attached.	Monitor tree's condition and growth form influence by T18.	3
T18	Lime; Tilia, Tiliaceae	SM	16	310	Normal	Growth lean to pond, fair form, bat box.		
T19	Lime; Tilia, Tiliaceae	М	16	670	Normal	Previously crown lifted, upper crown bias to neigh our's side, fair form.		
T20	Beech; Fagus, Fagaceae	М	20	750 *	Fair	Corrected basal lean, removal of old completing leader at 1m has left wound with fair scar development, crown lifted, canopy overhang of 2x buildings, building encroachment on site.	 Picus tomograph and resistograph investigation at base to approx. 1.0m to establish extents of decay and internal sound wood; or Fell to ground level and plant replacement tree. 	1
T21	Oak; Quercus, Fagaceae	M / LM	20 +	1000 *	Normal	Tag 12, low lvy covered part of base, dead lvy clear of crown now, previously pruned to clear building.		
G7	Group (6x pleached Hornbeam)	Y	4	< 75	Normal	Square pruned 'lollipops'.		
T22	Birch; Betula, Betulaceae	Y	6	< 75	Fair	In planted border, fairly sparse.	Maintain mulch and maintenance, and monitor tree's condition.	3

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	CLA	NT: TP Landso	aping		SITE:	Hampstead Manor, Kidderpore Ave, London, NW3 7S	r	
	CONT	ICT: /		S	SURVEY DATE:	09th June 2022		
	PROJECT	REF: 220687/A1		ARB	CONSULTANT:	Andrew Turnbull FDSc MArborA		
	TREE SPECIES REF.#	AGE	HEIGHT (in m)	STEM (in mm)	CONDITION	NOTES	MANAGEMENT	ACTION

H&S SURVEY DATA: KEY							
TREE REF. #	-	Tree reference number: see plan (T - individual tree, G - group of trees/shrubs, H - hedge)					
SPECIES	-	Genus, species and/or common name					
AGE	-	Age classification (Y - young, EM - early mature, SM - semi mature, M - mature, OM - over mature)					
HEIGHT (in m)		Estimated height of tree in metres					
VITALITY	-	A general measure of condition typically based on physiology, structure and annual extension growth (normal, fair, poor, dead)					
NOTES	-	Structural and physiological condition observations					
MANAGEMENT	-	Preliminary management recommendations (as appropriate)					
ACTION	-	Action required following tree survey observations (1 - Tree Removal / Priority Works, 2 - Pruning Works, 3 - Monitoring / Ongoing Maintenance, or, 'blank' meaning no works currently recommended)					
	-	Within the survey schedule denotes an estimate					

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