

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 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.



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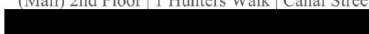
Please do not hesitate in contacting me with any queries or for further information.

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.



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Appendix II

Tree survey data schedule



DO NOT SCALE FROM DRAWING

The original of this drawing was produced in colour - if microfilm copy should not be relied upon.