Tree Survey Report For:

Montpelier Square
Westminster
London
SW7 1JY

Client	:	Neil Carthy
Date	:	17/05/2011
Ref	:	12/519
Surveyor	:	KM/JM

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1 INTRODUCTION

I was asked by Mr Neil Carthy to inspect the trees located within Montpelier Square, Westminster SW7 1JY.

The inspections were carried out as a matter of routine maintenance, and to enable the client to fulfil their duty of care under the Occupiers' Liability Acts of 1957 & 1984.

The trees were inspected on Friday 4th May 2012 during which time the need for further works, including climbing investigations was identified.

2 SITE APPRAISAL

The subject trees are located within a garden in Montpelier Square, Westminster. The garden covers approximately 0.2 ha, is predominately flat and is roughly rectangular in shape.

The garden is surrounded on all four sides by residential properties, public footways and public roads. Access to the garden is restricted and is predominately limited to local residents. The main purpose of the garden is to provide recreational space for local residents and as a distinct feature within the local landscape.

3 INDIVIDUAL TREE INSPECTION

Where considered necessary invasive investigation may include but not be limited to:

The use of hand-excavation of ground around the base of trees
Test-boring with twist-drill or microdrill
Extraction of increment cores
Removal of loose dead bark
Removal of shoots, branches and foliage
Removal and identification of fungi
When considered necessary, laboratory analysis of samples will be commissioned, subject to approval from the client.

4 CLIMBING INSPECTION

A Climbing Inspection is the close inspection of those parts of the tree that cannot be inspected while standing on the ground. A Climbing Inspection will usually be carried out by ascending the tree using rope and harness or by Mobile Elevated Work Platform (MEWP). For reasons of safety both of these methods require a second competent climber the cost of which is reflected in the unit rate. A lone inspector using a ladder might, taking appropriate precautions, carry out inspections within 4 metres of ground level.

5 DEFINITIONS

In the context of tree management services, the following meanings apply:

Survey

A general assessment of trees at the level specified by the instructing party and plotting of trees individually or in groups on a 'Tree Survey Plan' if necessary and recording of relevant observations on a tabulated schedule. Trees are surveyed and assessed only from land in the clients ownership or public land; access from neighbouring private land is not sought other than by special arrangement with the 'Instructing Party'

Inspection

A detailed examination of a tree or trees to determine the state of their health or mechanical integrity or both as might be specified by the 'Instructing Party', or to determine the cause of an effect such as damage to a structure in relation to a tree or trees. Trees will be surveyed, assessed and inspected only from land in the clients ownership or public land; access from neighbouring private land will not be sought other than by special arrangement with the 'Instructing Party'. An inspection may be a recommendation of the survey.

Target

A target is anything of value (persons or property), which could be harmed in the event of tree failure.

6 PRESCRIPTION OF WORKS

The prescription of works has been assessed according to the requirements of each tree within its context.

The recommended time scales/priority for the works are as follows:

IMMEDIATE: Immediate Action, 3 trees fell into this category and have been felled or reduced to standing stumps at the time of writing this report.

Within 3 week, notify asap
Within 3 months
Within 1 year

7 RE-INSPECTION PERIOD

All trees should be re-inspected on an annual basis by a suitably qualified and experienced arboriculturist.

All Plane Trees should be subject to a re-inspection every four months to examine for Massaria Disease.

All trees should be subject to routine monitoring by owners. Should any changes in the apparent health or appearance of trees be identified then these should be referred on to a qualified arboriculturist.

8 PROTECTION STATUS

All the trees are protected either by Conservation Area status or Tree Preservation Orders (TPO's). It is an offence to damage or fell any tree protected by a TPO, though exemptions may be granted for trees that are deemed dead or dangerous.

The Forestry Act 1967, Section 9, requires that a felling license must be obtained from the Forestry Commission to fell any substantial quantity of growing trees. There are again a number of exemptions to this rule (including proven dead or dangerous trees), either contained in the Act itself or outlined in the Forestry (Exceptions from Restriction of Felling) (Amendment) Regulations 1998.

Prior to the commencement of any tree works, an ecological assessment of specific trees may be required to ascertain whether protected species (e.g. bats, badgers and invertebrates etc) may be affected.

9 CAVEATS

Inherent in tree inspection is assessment of the risk associated with trees close to people and their property. Most human activities involve a degree of risk, such risks being commonly accepted if the associated benefits are perceived to be commensurate. Risks associated with trees tend to increase with the age of the trees concerned, but so do many of the benefits. It will be appreciated, and deemed to be accepted by the client, that the formulation of recommendations for all management of trees will be guided by a cost/benefit balance.

A risk index of 10 or 1/10,000 is generally considered as acceptable in most industries. Ultimately, the landowner / site manager will determine his own thresholds and exposure.

10 CONCLUSION

A total of 49 trees were inspected within the garden. Generally the trees on the site are in an acceptable condition with the exception of the few that have been highlighted for pruning or further inspection.

The recommendations have taken into account both the owners' duty of care and the target area surrounding each tree. All the works are for precautionary safety reasons and are the minimum required to take reasonable care of those persons who may come within the vicinity of inspected trees.

A summary of the recommended works, to be completed within the next 12 months, is provided below:

Tree Number	Species	Recommended Works	Priority	Reason
1, 18, 22, 25, 33, 41, 42	London Plane	Inspect for Massaria disease; treat as prescribed - see recommendations	3 mths	Massaria Disease - See Appendix 1
11	Lime	Reduce back to previous pruning points	12 mths	To maintain size and minimise risk of branch failure
12	Norway maple	Monitor progress of decay in stem at 4m	12 mths	To prevent injury/damage
16	Lime	Remove deadwood over road; climbing inspection to examine area of abnormal growth	3 mths	To prevent injury/damage
27	Horse Chestnut	Re-inspect in 6 months when out of leaf	6 mths	Structural inspection limited due to dense epicormic growth
28	Ailanthus	Monitor canker activity on a casual basis; re-inspect in 12 months	12 mths	Routine maintenance

All London Plane trees should be subject to a detailed climbing inspection within the next 3 months. The purpose of this inspection is to identify whether any of the trees are infected with Massaria Disease of Plane. If any such areas of infection are identified then the advice of a suitably qualified and experienced arboriculturist should be sought.

Following this initial inspection all Plane trees should be re-inspected for Massaria Disease at four monthly intervals. These inspections should include a ground-based appraisal to identify dead or dying branches and twigs as well as an aerial climbing inspection to examine the main structural

limbs. Again if any such areas of infection are identified then the advice of a suitably qualified and experienced arboriculturist should be sought.

Lime tree T11 should be pruned back to previous pruning points within the next 12 months. This is necessary to prevent the existing re-growth from breaking away from the tree and will also maintain it at an appropriate size. This pruning should be carried out on a cyclical basis every five years.

Norway Maple T12 should be inspected every year by a suitably qualified and experienced arboriculturist with particular attention paid to the area of decay present within the stem at 4 metres. Should the decay be found to be spreading then further remedial works may be required.

The Lime tree T16 should be subjected to a climbing inspection within the next three months in order that the area of abnormal stem growth can be examined in more detail. Should any evidence of decay, or hollowing be found then the advice of an arboriculturist should be sought. The deadwood over the road should be removed, also within the next three months.

Horse Chestnut T27 should be re-inspected when out of leaf, and within the next six months. Existing leaves on the stem and branches prevented a thorough inspection of the tree at the time of the visit and a re-inspection is required once these have fallen.

The Ailanthus tree T28 was the subject of a recent detailed tree inspection (Ref. 12/508 and dated 08/03/2012). No significant defects were found but the tree was identified as having several areas of canker infection. These may cause future problems as they have the capacity to kill areas of bark and also provide entry points for wood decaying fungi. None of the canker sites appeared to be active at the time of inspection but the situation should be monitored, and the tree should be inspected again in 12 months time.

All trees within the garden should be subject to re-inspection on an annual basis. Trees are complex living organisms that are exposed to, and can be come damaged by the weather, pests and diseases. Regular annual inspections are necessary in order to identify any potential hazards and to make informed decisions on their management. All inspections should be carried out by a suitably qualified and experienced person and all recommendations should be acted upon within the specified period of time.

11 REFERENCES

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12 TREE SCHEDULE

	Common Name	Ht.	Struct. Cond.	Roots and Rooting Area	Stem Base and Stem	Primary Branches	Secondary Branches, Foliage and Crown	Works Prescription	Size	Probability	Target	Risk Rating	Priority	Notes/ Reasons for works
1	London Plane	21	Good	Within bed between pavement and gravel path; near entrance on north side of garden	Above average buttress flaring; typical stem basal swelling; old pollard points between 7-10m	Typical form and habit	Previously lightly reduced	Inspect for Massaria disease; treat as prescribed - see recommendations	2	2	2	6	3 mths	Massaria Disease - See Appendix 1
2	Amelanchier	4	Good	Within bed between pavement and gravel path; near entrance on north side of garden	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
3	Oak	6	Good	Within bed between pavement and gravel path; near entrance on north side of garden	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
4	Magnolia	5	Good	Within bed between pavement and gravel path; near entrance on north side of garden	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-

	Common Name	Ht.	Struct. Cond.	Roots and Rooting Area	Stem Base and Stem	Primary Branches	Secondary Branches, Foliage and Crown	Works Prescription	Size	Probability	Target	Risk Rating	Priority	Notes/ Reasons for works
5	Himalayan Birch	3	Fair	Within bed between pavement and gravel path; near entrance on north side of garden	Staked	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
6	Himalayan Birch	7	Good	Within bed between pavement and gravel path; near entrance on north side of garden	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
7	Cherry Kansan	4	Good	Within bed between pavement and gravel path; near entrance on north side of garden	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
8	Himalayan Birch	3	Fair	Within bed between pavement and gravel path; near entrance on north side of garden	Staked	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
9	Himalayan Birch	3	Fair	Within bed between pavement and gravel path; near entrance on north side of garden	Staked	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-

	Common Name	Ht.	Struct. Cond.	Roots and Rooting Area	Stem Base and Stem	Primary Branches	Secondary Branches, Foliage and Crown	Works Prescription	Size	Probability	Target	Risk Rating	Priority	Notes/ Reasons for works
10	Himalayan Birch	3	Fair	Within bed between pavement and gravel path; near entrance on north side of garden	Staked	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
11	Lime	18	Fair	Within bed between pavement and gravel path; near entrance on north side of garden	Numerous medium sized pruning wounds to west of stem at between 3 – 5m	Typical form and habit	Previously lightly reduced	Reduce back to previous pruning points every 3-5 years	1	1.5	2	4.5	12 mths	To maintain size and minimise risk of branch failure
12	Norway Maple	18	Poor	In raised bed adjacent to western boundary	Kink in stem at 4m where previous primary stem has been removed –decay present	Minor pruning wounds throughout	Previously lightly reduced	Monitor progress of decay in stem at 4m	1.5	1.5	2	5	-	-
13	Magnolia grandiflora	8	Good	Within bed	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
14	Cherry	7	Fair	Within bed	Pruning wounds around stem graft at 3m; some bacterial canker exudations	No apparent significant defects	Previously lightly reduced; minor deadwood	None	1	1	1.5	3.5	-	-
15	Portuguese Laurel	9	Fair	Within bed	Moderate kink to lower stem			None	1	1	1.5	3.5	-	-

	Common Name	Ht.	Struct. Cond.	Roots and Rooting Area	Stem Base and Stem	Primary Branches	Secondary Branches, Foliage and Crown	Works Prescription	Size	Probability	Target	Risk Rating	Priority	Notes/ Reasons for works
16	Lime	19	Poor	Within cultivated bed approximately 3m from footway	Slight lean to east; previously pollarded at approx. 9m; bifurcates to 3 stems at pollard point where it exhibits an abnormal pattern of growth; minor pruning wounds to stem, partially occluded but showing evidence of degraded wood within	No apparent significant defects; minor infestation of Horse Chestnut Scale (*Pulvinaria regalis*) on underside of some branches	Previously lopped; minor deadwood < 5cm diameter to east; vigour appears to be fair	Remove deadwood over road; climbing inspection to examine area of abnormal growth	1.5	1.5	2	5	3 mths	To prevent injury/damage
17	Cherry	7	Poor	Within bed	Significant lean to southwest	Typical form and habit	Typical form and habit; minor dieback	None	2	2	1.5	5.5	-	-
18	London Plane	18	Fair	Within cultivated bed; footway present approx. 2m distant to both east and south	Basal flaring to southern portion of stem base; stem leans to north; occluded pruning wound to west at 2m; bifurcates to 3 stems at 6m; both southern and eastern stems pollarded at approx. 9m	Previously lopped; minor decay present at branch ends	Previously lopped; asymmetric crown possibly due to competition with adjacent tree; vigour appears to be fair	Inspect for Massaria disease; treat as prescribed - see recommendations	2	2	2	6	3 mths	Massaria Disease - See Appendix 1
19	Hawthorn	5	Good	Within bed	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
20	Laburnum	3	Good	Within bed	No apparent significant	No apparent	No apparent	None	1	1	1.5	3.5	-	-

	Common Name	Ht.	Struct. Cond.	Roots and Rooting Area	Stem Base and Stem	Primary Branches	Secondary Branches, Foliage and Crown	Works Prescription	Size	Probability	Target	Risk Rating	Priority	Notes/ Reasons for works
					defects	significant defects	significant defects							
21	Apple	4	Good	Within bed adjacent to lawn	No apparent significant defects	No apparent significant defects	Previously reduced	None	1	1	1.5	3.5	-	-
22	London Plane	16	Fair	Within cultivated bed; footway to south and path 2m distant to north	Flared at base; bifurcates to 2 co-dominant stems at 4m; occluded pruning wounds to southern side of stem over road	Recently lopped	Recently lopped; limited re-growth to 0.6m in length	Inspect for Massaria disease; treat as prescribed - see recommendations	2	2	2	6	3 mths	Massaria Disease - See Appendix 1
23	Laburnum	4	Good	Within bed	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
24	Bird Cherry	9	Fair	Within bed	Moderate lean to north; minor pruning wounds	Typical form and habit	Slightly suppressed upper crown	None	2.5	1.5	1.5	5.5	-	-
25	London Plane	23	Fair	Within cultivated bed; footway to south and gravel path to north	Flared stem base with pronounced buttressing to west; stem leans slightly to south; occluded pruning wounds to stem; previously pollarded at around 13m	First significant branch at 9m to east; branches have been previously pollarded	Recently lopped to south; vigour appears to be fair	Inspect for Massaria disease; treat as prescribed - see recommendations	2	2	2	6	3 mths	Massaria Disease - See Appendix 1
26	Hazel	4	Good	Within bed	Multi-stem; no apparent	No apparent	No apparent	None	1	1	1.5	3.5	-	-

	Common Name	Ht.	Struct. Cond.	Roots and Rooting Area	Stem Base and Stem	Primary Branches	Secondary Branches, Foliage and Crown	Works Prescription	Size	Probability	Target	Risk Rating	Priority	Notes/ Reasons for works
					significant defects	significant defects	significant defects							
27	Horse Chestnut	19	Fair	Within cultivated bed; footway approx. 6m to south; path 1m to south. No apparent disturbance to rooting area	Noticeable fluting to stem from ground level to approx. 5m; extensive epicormic growth	Crown break at approx. 4m; minor pruning wounds present; dense epicormic growth	No apparent significant defects; vigour appears to be fair	Re-inspect in 6 months when out of leaf	2.5	1.5	2	6	6 mths	Structural inspection limited due to dense epicormic growth
28	Ailanthus	16	Fair	Within cultivated bed, footway immediately to south, gravel path approximately 3m to north	Slight lean to south, occluded pruning wounds, small areas of canker present – no active exudation visible	First significant branch to south at approximately 7m, branches lopped	Heavily crown reduced in past, some re-growth	Monitor canker activity on casual basis; re-inspect in 12 mths	1.5	1.5	2	5	-	-
29	Crab Apple	7	Fair	Within bed	Moderate lean to east	Typical form and habit	Typical form and habit	None	2	1.5	1.5	5	-	-
30	Apple	4	Fair	Between compost bins and railings	Moderate lean over road	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
31	Cherry	7	Fair	In garden storage area next to railings	No apparent significant defects	Minor pruning wounds	No apparent significant defects	None	1	1	1.5	3.5	-	-
32	Laburnum	4	Good	In garden storage area next to railings	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-

	Common Name	Ht.	Struct. Cond.	Roots and Rooting Area	Stem Base and Stem	Primary Branches	Secondary Branches, Foliage and Crown	Works Prescription	Size	Probability	Target	Risk Rating	Priority	Notes/ Reasons for works
33	London Plane	11	Fair	Within bed between shed and railings in southwest corner	Moderate lean to southwest ivy to stem	No apparent significant defects	Previously lightly reduced	Inspect for Massaria disease; treat as prescribed - see recommendations	1	1	1.5	3.5	3 mths	Massaria Disease - See Appendix 1
34	Laburnum	4	Good	Within bed between shed and railings in southwest corner	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
35	Bay Tree	8	Fair	Within bed adjacent to gravel path	Slight lean to southwest; minor pruning wounds	Typical form and habit	Previously lightly reduced; crown weighted to southwest	None	1.5	1.5	1.5	4.5	-	-
36	Variegated Holly	4	Fair	Within bed	Moderate kink to lower stem	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
37	Variegated Holly	4	Fair	Within bed	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
38	Chinese Tree Privet	3	Fair	Within bed	Multi-stem; minor pruning wounds	No apparent significant defects	Previously lightly reduced	None	1	1	1.5	3.5	-	-
39	Cherry	5	Fair	Within bed	Slight lean to west	No apparent significant defects	No apparent significant defects	None	1.5	1.5	2	5	-	-
40	Purple leaved	7	Fair	Within bed adjacent	Leans to west	Typical form and	Previously lightly	None	1.5	1.5	1.5	4.5	-	-

	Common Name	Ht.	Struct. Cond.	Roots and Rooting Area	Stem Base and Stem	Primary Branches	Secondary Branches, Foliage and Crown	Works Prescription	Size	Probability	Target	Risk Rating	Priority	Notes/ Reasons for works
	plum			to grovel path		habit	reduced							
41	London Plane	18	Fair	Within cultivated bed, gravel path approx. 2m to east, brick path 2m to south	Bifurcates to 3 stems at approx. 2m. Eastern stem bifurcates again to 2 stems at approx. 4m. No apparent significant defects.	Evidence of historic branch lopping.	Specific branches previously lopped; physiological condition is fair.	Inspect for Massaria disease; treat as prescribed - see recommendations	2	2	2	6	3 mths	Massaria Disease - See Appendix 1
42	London Plane	18	Fair	Within cultivated bed; footway immediately to west, gravel path 0.5m to east	Flaring to stem base; bifurcates to 2 co-dominant stems at approx. 3m; eastern stem exhibits a slight lean; historic pruning wounds now fully occluded	Specific branches have been lopped in the past; no apparent significant defects	Branches lopped in past; vigour appears to be fair	Inspect for Massaria disease; treat as prescribed - see recommendations	2	2	2	6	3 mths	Massaria Disease - See Appendix 1
43	Magnolia	3	Fair	Within bed	Slight lean to north	No apparent significant defects	No apparent significant defects	None	1	1	1.5	3.5	-	-
44	Bay tree	-	Fair	Within bed adjacent to railings	Twin stem at 2m	No apparent significant defects	No apparent significant defects	None	2	1.5	2	5.5	-	-
45	Sweet Gum	12	Good	Within bed adjacent to railings	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1.5	2	4.5	-	-
46	Apple	7	Fair	Within bed	Wound at 2m to north	No apparent	Crown weighted to	None	1.5	1.5	1.5	4.5	-	-

	Common Name	Ht.	Struct. Cond.	Roots and Rooting Area	Stem Base and Stem	Primary Branches	Secondary Branches, Foliage and Crown	Works Prescription	Size	Probability	Target	Risk Rating	Priority	Notes/ Reasons for works
					of stem	significant defects	north and west							
47	Cherry	7	Fair	Within bed adjacent to railings; surface roots and prolific root nodules	Leaning to north over road	No apparent significant defects	Crown weighted to north	None	1	1.5	1.5	4	-	-
48	Cherry	4	Fair	Within lawn	Twin stem at 1.5m with included bark seam at division	No apparent significant defects	No apparent significant defects	None	1	1.5	1.5	4	-	-
49	Hornbeam or Ostrya	5	Fair	Within bed adjacent to railings	No apparent significant defects	No apparent significant defects	No apparent significant defects	None	1	1.5	1.5	4	-	-

13 TREE LOCATION PLAN

14 APPENDIX 1 – Massaria Disease

The London Plane (*Platnus x hispanica*) is commonly planted in London and is prized for both its amenity value and its tolerance to urban conditions including soil compaction, restricted rooting, drought, intensive pruning and air pollution.

This species of tree is however subject to infection by a species of fungus called *Splanchnonema platani*, more commonly referred to as Massaria Disease of Plane [MDP]. Historically this fungus was viewed as being common only in the 'warmer Mediterranean climates and southern United States' where it acted as a 'weak parasite … only capable of causing minor damage.' First discovered in England in 2003 it caused no significant problems until 2009 when it was associated with branch failures on Plane trees within the Royal Parks in London.

MDP is a fungus that occurs naturally in Plane trees which, capable of lying dormant until conditions are suitable, has the capacity to kill both the bark and cambium on twigs and branches. On smaller branches, up to 150mm diameter, the infected branch may be killed within a year whilst on larger branches infection may result in a strip of dead bark on its upper surface, something that is difficult to identify from the ground.

In some instances MDP has been associated with the failure of infected branches. Branches can decay rapidly and failure may occur within as little as four months. Infected branches may therefore pose a risk to persons and property unless identified and dealt with accordingly.

Research into MDP is on going although it is known that it generally affects Plane trees over 40 years of age, occurs most frequently on shaded lower branches and is typically not seen on pollarded specimens. Incidence of the disease is thought to be influenced by factors such as drought, soil rooting volume and tree health.

Should MDP be found on a Plane tree then expert professional advice should be sought. The disease will not kill the tree but may result in it shedding twigs or branches with obvious implications for health and safety. Infected trees should be assessed in relation to the risk that they pose, and appropriate steps taken to ensure that this is reduced to acceptable levels.

Where possible Plane trees should be managed in a manner that promotes health and vitality. Particular attention should be paid to reducing moisture stress through irrigation, environmental improvement and moisture retention.

It is, as yet, too early to determine the long-term implications of this disease for the London Plane. Trees should however be inspected frequently and, where branches are found that pose a risk to people or property then they should be dealt with in a manner that gives appropriate weight to both public safety and tree health.

Any pruning of infected trees should be carried out with due regard to bio-security. All tools and equipment should be disinfected on completion of the job and all arisings must be dealt with in a manner that avoids spreading any spores that may be present.