

Massaria assessment: Spring 2023

Site: Alexandra Palace

Report Reference: ALLYMASS00123



Report produced by Paul Zepler / FdSc Arb, NC Arb, LANTRA PTI, VALIDATOR Arb

Date of inspection: 20th of May 2023

Date of final report production 06TH of June 2023

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1.0 Executive summary

- 1.1 Islington Tree Service have been commissioned to undertake an inspection of all London Plane trees within the grounds of Alexandra Palace to identify any presence of Massaria (APPENDIX A).
- 1.2 This investigation will include:
 - Analysis of onsite tree related data obtained during a survey undertaken 20/05/2021
 - The site context and analysis of constraints
 - Recommendations
- 1.3 Conclusions will be based upon analysis of data detailed within this report.

2.0 Introduction

- 2.1 This report has been produced by Paul Zepler, a professional within the arboricultural industry in relation to multiple disciplines within the sector. I currently hold the qualifications of FdSc arb, ND/arb, VALIDATOR Arb and LANTRA PTI. I have also worked as an Arboriculture Officer for fourteen years, consulted for seven years and have an additional four years working in the industry in a practical capacity.

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3.0 Tree survey details

- 3.1 Alexandra Palace were visited on 20/04/2023 to inspect the London plane trees and record relevant details on Massaria disease of plane.
- 3.2 The weather at the time of the inspection was sunny and warm.
- 3.3 Alexandra Park is a 196 acre Grade II listed English Heritage listed parkland landscape including a boating lake, deer park, pitch and putt golf course, a “Go Ape” high ropes facility, sports pitches, tree-lined avenues, veteran tree areas and several woodland areas.
- 3.4 Alexandra Park has a population of one hundred London plane trees at various locations across the site. As part of the ongoing management, the plane trees in Zone M areas which include the Rose Garden car park, road by Go Ape, the boating lake and Duke’s passage are surveyed for this inspection.
- 3.6 The inspection was undertaken in accordance with the London Tree Officers Association (LTOA) document ‘Massaria Disease of Plane – Practical Management Guidance’. <https://www.ltoa.org.uk/massaria-disease-of-plane/193-massaria-disease-of-plane-practical-management-guidance/file>. All inspections are conducted from the ground, with the aid of binoculars where necessary.

- 3.7 The canopy of each plane tree is visually inspected for symptoms of Massaria, ranging from primary scaffold limbs to outer canopy branches. Symptoms range from dead branches to discoloured blister strips on the upper side of branches (a full list of symptoms are contained with the LTOA guidance).
- 3.8 When a branch is identified, the location within the canopy and diameter of the branch is recorded on the EzyTreev tree management system under the 'Massaria Specification Prune' work specification. This is then inputted into the report and issued to the Head Gardener.

4.0 Statutory Obligations

4.1 Duty of Care:

Under British common law, the owner of the land on which a tree stands, together with any party who has control over the tree's management owes a duty of care to all people who may be injured by the tree. The duty of care is to take reasonable care to avoid acts or omissions that cause a reasonably foreseeable risk of injury to persons or property.

- 4.2 The Occupiers Liability Act (1984) and Health and Safety at Work Act (1974) cover the legislative duty of care.

4.3 Town and Country Planning Act (1990) (TCPA)

Under the TCPA, any tree that has a Tree Preservation Order placed upon it by the Local Planning Authority (LPA) cannot be worked on without the permission of the LPA. It is an offence to work on a TPO tree without the LPA's permission.

The Inner Temple Gardens sits within the City of London Conservation Area; all trees within the Conservation Area are provided an automatic level of protection, provided that the stem diameter is over 75mm at 1.5m height.

Any TPO tree within the Inner Temple Gardens requiring tree surgery work will have to have an application submitted to the LPA, work cannot happen until the LPA have responded with permission to carry out the work.

As all trees within the Gardens are covered by the Conservation Area, for any that require tree surgery work (unless for urgent risk related work), the LPA have to be notified of intent to carry out work. The LPA then has six weeks to respond to the notification.

4.4 Wildlife and Countryside Act (1981)

The presence of an active bird's nest is a protected habitat for the duration that the nest is active.

As it is an offence to disturb or destroy an active bird nest, tree surgery work is recommended to wait until after nesting season (1st March – 31st August) where nesting birds are present.

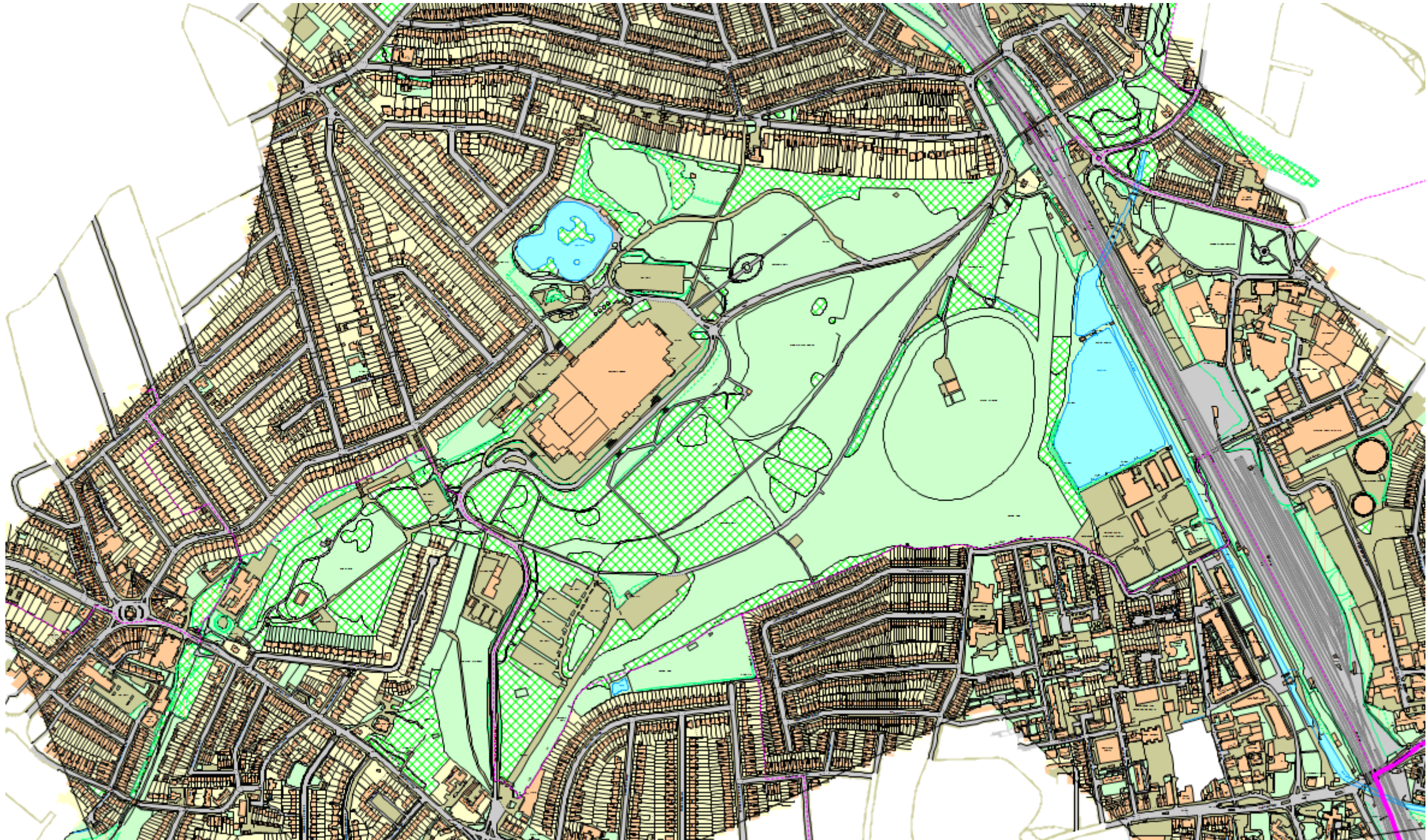
5.0 Contacts

Name	Company	Role	Email	Phone
Mark Evison	Alexandra Park and Palace Trust	Client	mark.evison@alexandrapalace.com	02083654144
Paul Zepler	Islington Tree Service	Senior Tree Inspector	Paul.zepler@islington.gov.uk	07825098291
Jon Ryan	Islington Tree Service	Arboricultural Manager	jon.ryan@islington.gov.uk	07867802005

6.0 Report limitations

- This report has been compiled for use by our client in accordance with the terms of our contract. Third parties may not rely on the information within this report without the written consent of the Islington Tree Service.
- Information provided by the client, or third parties used in the preparation of this report has not been verified by Islington Tree Service and is assumed to be correct.
- Due to the rapid nature of the progression of symptoms of Massaria disease of plane, this report is only valid for the period up to the subsequent scheduled Massaria report. It will become invalid if unforeseeable events or physical changes are made to the site. Extreme weather, construction or development including tree works or disturbance to the soil volume utilised by the tree will require partial or full re-survey. It is recommended that the trees continue to be inspected in accordance with the London Tree Officers Association (LTOA) document 'Massaria Disease of Plane – Practical Management Guidance'.
- It cannot be guaranteed that every Massaria branch is identified at the time of inspection. At the time of inspection, some branches may be in the very earliest stage of colonisation which often have little external visible symptoms.

7.0 Site map



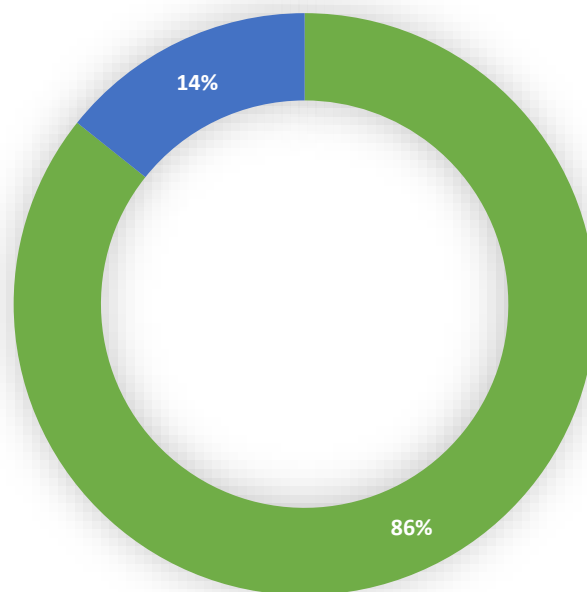
8.0 Summary of findings

- 8.1 Out of the 101 London Plane inspected on this site 13 were found to have Massaria present within the crown.
- 8.2 All Massaria branches were below 10cm diameter
- 8.3 All cases of Massaria were found within the stock that is known as the London Plane avenue.
- 8.4 The level of Massaria found within the crowns of the affected trees was minor.
- 8.5 Remedial works will be necessary as the avenue has a desire line, footpath and seating below the infected trees.

9.0 Conclusion(s)

The Massaria infection rate should be considered **Moderate** during the Spring of 2023

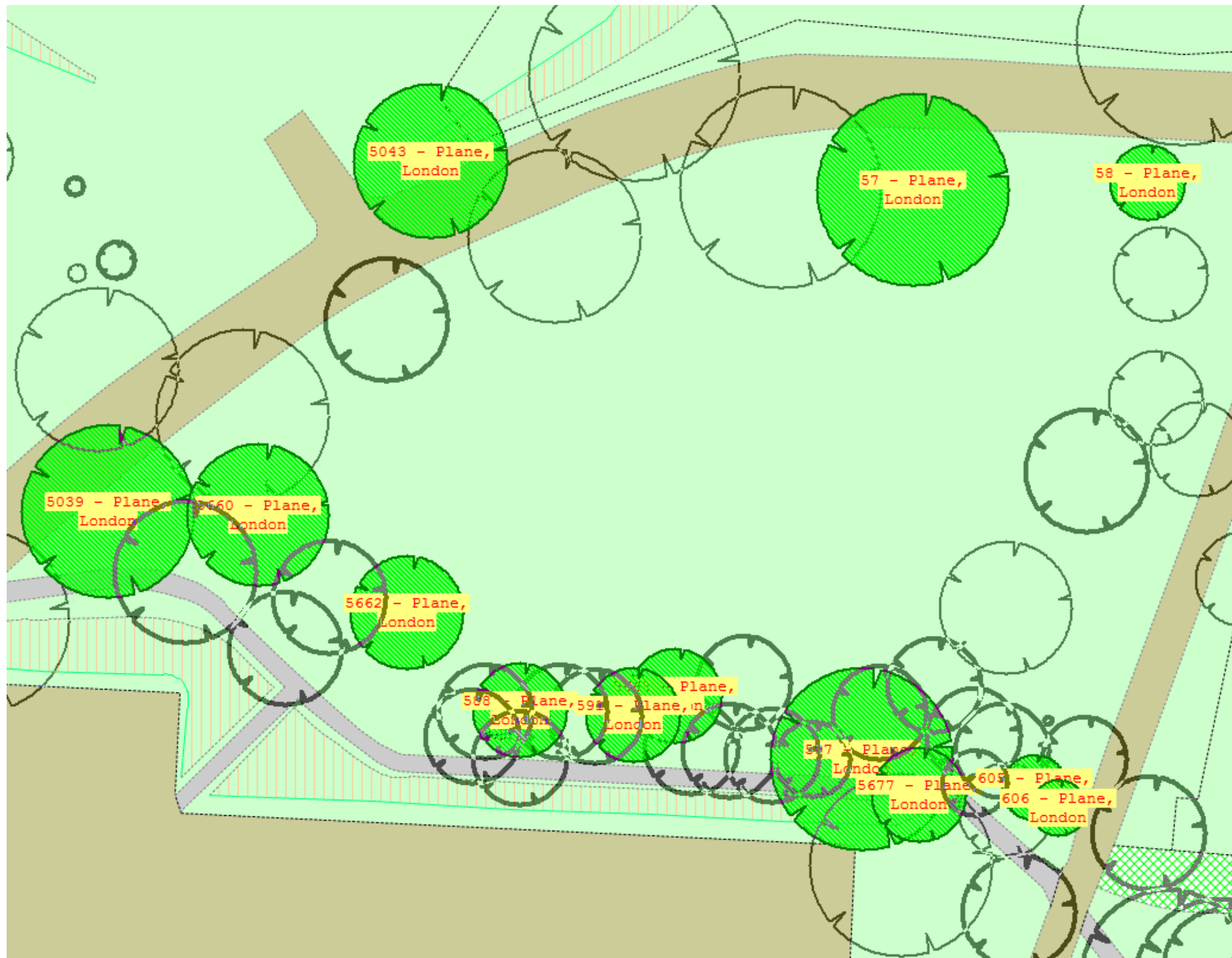
MASSARIA INFECTION RATE: SPRING 2023



■ Non symptomatic ■ Symptomatic

APPENDIX A: MASSARIA ASSESSMENT REPORT

MASSARIA SPRING 2023													
Line description	Site Type	Tree type/code	TAG	Common Name	Species Name	Tree location	Height	Spread	Trunk	Condition	Priority	Comments	Work description
Alexandra Palace (ALEXPALA), _External	Event	Sq/5039.00 (286100)	5039	Plane; London	Platanus acerifolia	Ave of planes adj animal enc	21m	18m	85cm	Fair	Priority 2	Massaria, main stem second branch, multipl Massaria hangers within upper canopy	Massaria Specification Prune Extra
Alexandra Palace (ALEXPALA), _External	Event	Sq/5043.00 (286108)	5043	Plane; London	Platanus acerifolia	Ave of planes adj animal enc	19m	16m	90cm	Fair	Priority 2	Massaria branch overhanging footpath, first scaffold	Massaria Specification Prune Large
Alexandra Palace (ALEXPALA), _External	Event	Sq/57.00 (286114)	57	Plane; London	Platanus acerifolia	Ave of planes adj animal enc	21m	20m	110cm	Fair	Priority 2	Massaria, third lateral scaffold, branch at tip of limb	Massaria Specification Prune Extra
Alexandra Palace (ALEXPALA), _External	Event	Sq/58.00 (286116)	58	Plane; London	Platanus acerifolia	Ave of planes adj animal enc	12m	8m	55cm	Fair	Priority 2	Massaria branch at crown break directly over footpath	Massaria Specification Prune Med
Alexandra Palace (ALEXPALA), _External	Event	Sq/5660.00 (311502)	5660	Plane; London	Platanus acerifolia	Ave of planes adj OP car park	18m	15m	47cm	Fair	Priority 2	Massaria, central stem second branch	Massaria Specification Prune Large
Alexandra Palace (ALEXPALA), _External	Event	Sq/5662.00 (311508)	5662	Plane; London	Platanus acerifolia	Ave of planes adj OP car park	18m	12m	47cm	Fair	Priority 2	Massaria, main stem seventh scaffold, second stem first scaffold first branch	Massaria Specification Prune Large
Alexandra Palace (ALEXPALA), _External	Event	Sq/588.00 (311512)	588	Plane; London	Platanus acerifolia	Ave of planes adj OP car park	18m	10m	45cm	Fair	Priority 2	Massaria, second scaffold branch, fourth and eighth	Massaria Specification Prune Large
Alexandra Palace (ALEXPALA), _External	Event	Sq/591.00 (311518)	591	Plane; London	Platanus acerifolia	Ave of planes adj OP car park	18m	10m	45cm	Fair	Priority 2	Massaria, fourth scaffold 0-20	Massaria Specification Prune Large
Alexandra Palace (ALEXPALA), _External	Event	Sq/5668.00 (311520)	5668	Plane; London	Platanus acerifolia	Ave of planes adj OP car park	18m	10m	45cm	Fair	Priority 2	Massaria, first scaffold and branch off third scaffold 0-20 multiple small branches throughout tree	Massaria Specification Prune Large
Alexandra Palace (ALEXPALA), _External	Event	Sq/597.00 (311530)	597	Plane; London	Platanus acerifolia	Ave of planes adj OP car park	18m	19m	50cm	Fair	Priority 2	Massaria, first third scaffold + multiple branches on eastern face of tree 0-20	Massaria Specification Prune Large
Alexandra Palace (ALEXPALA), _External	Event	Sq/5677.00 (311534)	5677	Plane; London	Platanus acerifolia	Ave of planes adj OP car park	18m	10m	40cm	Fair	Priority 2	Massaria, first scaffold first branch 0-20	Massaria Specification Prune Large
Alexandra Palace (ALEXPALA), _External	Event	Sq/605.00 (311546)	605	Plane; London	Platanus acerifolia	Ave of planes adj OP car park	18m	7m	30cm	Fair	Priority 2	Massaria, second scaffold 0-20	Massaria Specification Prune Large
Alexandra Palace (ALEXPALA), _External	Event	Sq/606.00 (311548)	606	Plane; London	Platanus acerifolia	Ave of planes adj OP car park	18m	6m	30cm	Fair	Priority 2	Massaria, first and third scaffold 0-20	Massaria Specification Prune Large



APPENDIX B MASSARIA PRUNING SPECIFICATION

- The 'Massaria Specification Prune' works recommendation in this report are to be undertaken in accordance with the London Tree Officers Association (LTOA) '*Massaria Disease of Plane – Practical Management Guidance Document*'.
- Each tree specified will be climbed and all branches inspected for signs of Massaria.
- Branches identified at the time of inspection will be documented on the specification. However, the climber is expected to additionally look for other Massaria branches that may not have been identifiable at the time of inspection.
- The climber **must** be proficient in the identification of Massaria disease of plane.
- Whilst in the tree, the climber will assess the upper side of branches looking for the Massaria blister strip, patches of discolouration associated with Massaria.
- The climber will remove – or reduce – identified Massaria branches in addition to dead or hanging branches to the first branch junction of healthy wood, or to the previous branch order. Whichever is nearest the edge of the canopy.
- Pruning is to comply with BS3998: *Tree Work: Recommendations*. The size of pruning wounds should not exceed 100mm in diameter unless otherwise stated by the site manager, representative, or within a management report. In the case of a previously unidentified Massaria branch exceeding 100mm diameter located within a climbing operation, the climber is expected to report this back to the client.
- The climber will also visually check neighbouring plane trees from a high vantage point and report any suspected Massaria branches to the client.

APPENDIX C NOTIFICATION OF HAZARDOUS TREE(S)

TAG: 5871
SPECIES: HORSE CHESTNUT
NOTIFICATION: DIE-BACK RATIO @ 95%
RISK: LIMB OR TOTAL TREE FAILURE
RECOMMENDATION: MONOLITH TO 6M

Tree/Inspection Details (369526)

Type: Single tree Location: AP Way to muswell hill entrance Copy
Code: 369526 Tag: 5871 5871 Paste

Site: Alexandra Palace Seq: 870
Type: External Survey Locn: External Rte:

Species: Aesculus hippocastanum (Chestnut; Horse) Prev Repl

OsRef: 529442.189685 No Of Stems: 1 Stock Type: Planted

Contract: Owner: Private - Owner Value: No Value

Edit Attachments Add Notes Group Info Mtree Regimes

Status: Last tree visit. Visited: 18/05/2023 at: 10:01 by: PZ for: Standard Inspection

Height: 17.0 Large metres
Spread: 15.0 12+ metres
DBH: 60 41-60 cm
Age: 60-80 years

Area: Parks South
Condition: Dead
Access: Normal
C Function: 0%
S.U.L.E: <5

Site Features: FP,GE,OV,RD
Tree Condition: CR000,CR001,CR004,CR007,CR008,CR023,G0003,G0009,TR
Recommendations: FEL21,GR
Tree Works: None recorded.
Priority: Priority 1

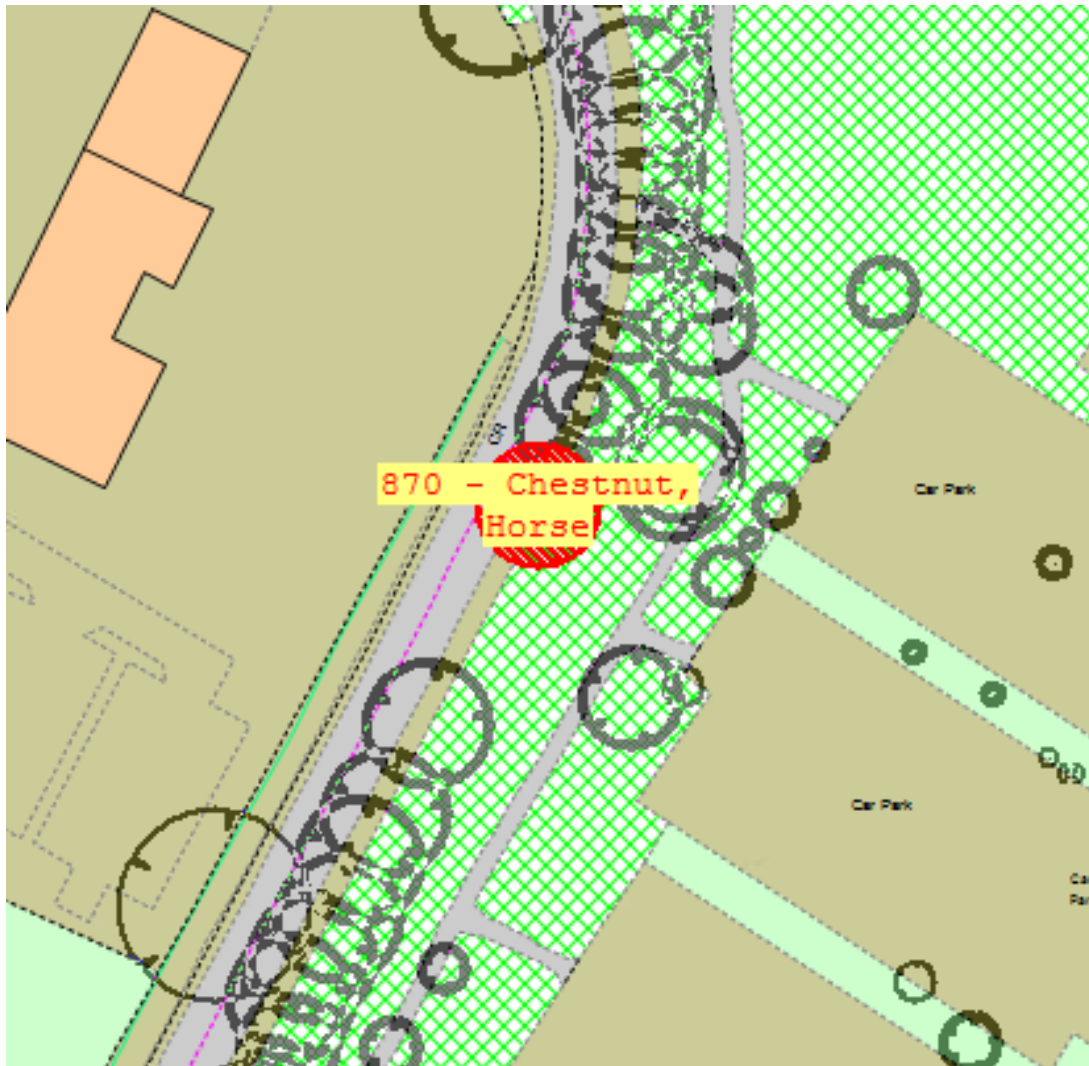
Value: No Value

Risk Factor: RiskOfHarm
Category:

Inspect Amend Delete Prev Next Re-inspect in: 36 months Next tree inspection: 05/2026 Ok

TPD Private
Proposed PrevRed
ChkNote Basal
Re-Visit Inspected

Add Comments
Visit history
Tree work history
Tree Enquiries
Tree Report





TAG: 5381

SPECIES: SYCAMORE

NOTIFICATION: LARGE DEAD LATERAL LIMBS OVER FOOTPATRH

RISK: LIMB OR PARTIAL TREE FAILURE

RECOMMENDATION: REMOVE DEAD LIMBS ANSD IVY, RE-INSPECT AFTER IVY
CLEARENCE

Tree/Inspection Details (290172)



Type	Single tree		Location	near dukes ave bridge		Copy	☐ Felled	☐ Replanted
Code:	290172	Tag:	5381	5381		Paste	☐ Proposed	☐ Hide
Site	Alexandra Palace		Seq:	341			Notes.. Multi-stemmed with included unions at base. Recommend pollard to 5m. 22/05/18 GAC	
Type:	External Survey	Locn	ALEXANDRA P.		Rte:			
Species	Acer pseudoplatanus (Sycamore)		Prev	Repl				
OsRef	529289,189897		No Of Stems	1		Stock Type		
Contract			Planted					
Owner	Private - Owner		Value	£27,179		☐ MGMT	☐ TPO	☐ Private
			☐ Alt.Cycle	☒ ChkNote	☐ Basal			
			☐ TMP	☐ Re-Visit	☐ Inspected			
Edit Attachments	Edit Notes	Group Info	Mtce Regimes					
Status:	Last tree visit..		Visited:	18/05/2023	at:	09:50	by:	PZ
			for:	Standard Inspection				
Height	21.0	Extra	metres	Site Features				
Spread	18.0	12+	metres	FP,GE,OV				
DBH	50	41-60	cm	Tree Condition				
Age		40-60	years	G0003,TR001,TR002,TR003,TR004,TR009				
				Recommendations				
				CROGP,CROWH,DW				
				Tree Works				
				None recorded..				
				Priority				
				Priority 2				
Area	Parks North		Value	£27,179		View Comments		
Condition	Fair							
Access	Normal							
C Functio	80%							
S.U.L.E	10-20							
			Risk Factor:	RiskOfHarm		Visit history		
			Category			Tree work history		
							Tree Enquiries	
							Tree Report	
Inspect	Amend	Delete	Prev	Next	Re-inspect in:	36	months	Next tree inspection:
					05/2026		Ok	

