



THE *Dulwich*
ESTATE

GUIDELINES FOR RESIDENTS

The Dulwich Estate Scheme of Management

14. GUIDELINES FOR TREE WORKS



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Dulwich has a vast array of wonderful ancient trees. They create an almost rural environment in an otherwise built up area of South London. Our policy is to maintain healthy trees, especially mature specimens. It is therefore necessary to get prior approval before pruning or carrying out any works.

The Scheme of Management requires you to get a licence before cutting down or removing any tree. Shrub, seedlings and fruit trees - apart from ornamental species like cherry trees, are the exception.

The Scheme's tree consultant offers free advice on trees and can be contacted through the office on 0208 299 5666.



Copper Beech and Oak trees in College Road



Crimson Horse Chestnut at College Gardens

How to apply for tree works

1. Make an appointment with the tree consultant through the Scheme of Management office, to inspect the tree(s) which are subject to the proposed works.
2. In most cases, the tree consultant will also wish to meet the applicant to discuss the proposals. No charge is made for the inspection.
3. The tree consultant can generally approve applications for minor works and grant a licence for these which is free of charge.
4. Proposals to remove a tree in a prominent position on the Estate or major tree works are generally referred to the Scheme of Management Committee who will make a site visit, usually accompanied by a member of The Dulwich Society's tree committee.
5. If works are approved, a licence will be issued.
6. Under the terms of the licence, all works must be completed within 52 weeks.

14. GUIDELINES FOR TREE WORKS CONT.

Care of established trees

Trees should be retained in their natural shape and form wherever possible. In order to avoid damaging the tree or adjacent property or causing injury, large trees should only be pruned by experienced professionals. Following the managers' approval for tree works, a licence is issued. A list of tree surgeons is available from the Scheme of Management Office. The Arboricultural Association can supply a list of approved contractors and some local authorities have a list of contractors they recommend.

Trees close to buildings can cause problems and the removal of a tree can result in ground heave. In Dulwich, the sub soil is composed of heavy shrinkable clay and severe structural problems, aggravated by root activity, can arise during excessive dry periods. Nearby trees are often blamed for exacerbating the situation and owners should take the advice of a chartered surveyor or structural engineer if such problems arise, as well as informing their insurance company.

Large trees may need thinning by an experienced professional to avoid excessive shade. A healthy tree may easily be ruined or killed by drastic lopping and unskilled pruning can produce areas which are affected by fungus and decay, as well as making the tree structurally unsound. However, with expert attention it is possible to reduce the density of a tree whilst still retaining its height and natural form.

Choosing a new tree

Most species of tree will grow in a wide range of soils. However, please give careful thought to the eventual size of a new or replacement tree and its root system. The Scheme's tree consultant is available to give help and advice about suitable species.

Please avoid the following, especially where space is at a premium:

- Forest type trees such as oak, beech, lime, ash, horse chestnut, plane, or Norway maple or cypress, unless there is full scope for ultimate development of the branch and root system.
- Large inappropriate species, such as willow or poplar trees, in small gardens or close to buildings or underground services. Such trees have extensive root systems which could damage nearby buildings, especially in areas where the sub soil is highly shrinkable clay.
- Fast-growing, dense crowned trees, such as cypress, close to boundaries in restricted situations. Such trees will require regular maintenance in order to prevent them affecting adjoining properties through lateral growth and shading.



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