



Arboricultural Report

Tree Condition Survey

Client: Patricia Cocks

Site: 81 Priory Road, London NW6 3NL

Reference: FP/TS/292

Author: Frank Parsons

Level 4 Diploma in Arboriculture

20th March 2023



Background:

With regards to tree condition and hazard assessment you have asked me to undertake a visual tree assessment of the trees that grow in the front and rear garden of 81 Priory Road. This survey stipulates re inspection of all trees in 2 years from the date this survey is submitted.

Scope:

To undertake a systematic visual tree assessments in correlation to tree locations and their surroundings and input results into a tree survey. The survey has been conducted in accordance with BS 5837:2012. Any recommended works should be undertaken to current British Standard 3998:2010 *tree work recommendations*.

The Site:

The property is located in the London borough of Camden and is within a conservations area. The property consists of 2 flats – 81 ground floor and garden, and 81A. The property is semi detached with a front garden containing one lime tree and a large landscaped rear garden with 3 large trees. The property has an exterior side access, a ground floor extension leading out onto paved patio. The rear garden is west facing with a recent housing development to the south and a residential property to the North. The rear garden is approximately 20m in length and 12m in width. The soil type is clay with shrinkable properties. There is a history of subsidence on this property. The weather at the time of survey was clear with no wind.

The Survey:

Includes: Species, height, stem diameter, branch spread, crown clearance, age class, physiological condition, structural condition, general observations, estimated remaining contribution, category grading and recommended works. Notes to the survey are found at the end of the document outlining an explanation of each field.

Below: Table 1 – Cascade chat for tree quality assessment, which relates to category grading within the survey supplied.

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none">Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)Trees that are dead or are showing signs of significant, immediate, and irreversible overall declineTrees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2



Observations

Photo 1: Illustrates T1 Small leaf lime growing in front garden of 81 Priory Road. The canopy has been reduced approximately 2 years ago and maintained in relation to its surroundings. No significant defects were recorded and no work is required this year however the canopy should continue to be pruned cyclically, typically every 4 years. Basal growth or sucker growth was observed at the stem base of the tree. This is produced as a reaction to pruning and should be removed regularly.





Photo 2 & 3: T2 London Plane growing in rear garden on the south boundary adjacent to a car parking area for block of flats. The tree canopy has been reduced approximately 5 years ago. There is substantial decay on the west limb pictured in photo 3 on the right. The decay extends from the main stem union 5m up the limb.





Photo 4 & 5: T3 pictured in the left hand photo T4 on the right. Both sycamores were observed to have no significant defects and no work required to canopy or soil and roots. The small silver birches pictured in both photos are also in good health with some light pruning over the footpath required.



Recommendations

Preliminary work recommendations are individually noted within the survey attached. Please refer to the survey and priority schedule for detailed tree work recommendations:

**Priority of Works:**

- Priority 1 – Within 3 months of works recommended.
- Priority 2 – Within 6 months of works recommended.
- Priority 3 – Within 12 months of works recommended.

Phenology

Pruning work to trees should ideally be carried out within the dormant period (November – February). However, the species of trees surveyed should react well to the works recommended and therefore works can be carried out within the priority scale indicated in the tree survey schedule.

Conclusion:

The trees surveyed should be maintained within the priority of works scheduled within the tree survey attached to this document. All work should be carried out in accordance with BS 3998:2010 Tree work Recommendations. This survey stipulates a re-inspection of retained trees in 24 months from the date this report is submitted.

References:

BS 3998:2010 Tree work Recommendations.
BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

Tree Survey

Client: Patrica Cocks
 Site: 81 Priory Road Lonodn NW6 3NL
 Date of Survey: 10th March 2023
 Job reference: FP/TS/292

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Tree ID	Species	Height	Branch spread	DBH	Crown clearance	Age class	Physiological condition	Structural condition	Preliminary management recommendations	Estimated contribution	BS Cat'
T1	Tilia cordata (Small Leaf Lime)	11.00m	N 3m E 3m S 3m W 3m	509.09mm	5m	Mature	Good. Vigourous species. Basal growth at stem base	Fair. No significant defects. Previously reduced. Minor deadwood.	Remove basal growth and root suckers. Priority 3.	20+	B
T2	Platanus X hispanica (London plane)	15.00m	N 5m E 6m S 4m W 4m	973.64mm	5m	Mature	Fair. Minor deadwood throughout canopy.	Fair. Previously reduced. Significant decay on lowest limb growing west extending 5m. Historic lightening strike.	Remove west limb to major union or growth point to eliminate hazard. Priority 1. Reduce back to previous points of reduction. Priority 3.	20+	B
T3	Acer pseudoplatanus (Sycamore)	15.00m	N 4m E 7m S 4m W 4m	534.55mm	4m	Mature	Good. No significant defects.	Fair. Leans east. Previously reduced over car ports.	No work required.	20+	B
T4	Acer pseudoplatanus (Sycamore)	14.00m	N 5m E 5m S 5m W 5m	534.55mm	5m	Mature	Good. Minor deadwood in canopy.	Good. No significant defects.	No work required.	40+	A

Tree ID	Species	Height	Branch spread	DBH	Crown clearance	Age class	Physiological condition	Structural condition	Preliminary management recommendations	Estimated contribution	BS Cat'
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Notes

- 1 Height describes the approximate height of the tree in meters from ground level.
- 2 The Branch Spread refers to the crown radius in meters from the stem centre and is shown on each of the four compass points (i.e. N, E, S, W).
- 3 DBH is the diameter of the stem measured in millimeters at 1.5m from ground level or just above ground level for multi stemmed trees. The diameter may be estimated (e), where access is restricted. An average is taken for tree groups.
- 4 Crown Clearance is the height in meters of crown clearance above adjacent ground level.
- 5 Physiological condition – Good (normal growth), Fair (below normal), Poor (sparse/weak), Dead (dead or dying tree). Individual observations are included in this section.
- 6 Structural Condition - Good (no or only minor defects), Fair (remediable defects), Poor – (major defects present or suspected), No significant defects – (defects of no concern present), Dangerous – (dead, diseased or dangerous). Individual observations are included in this section.
- 7 Preliminary management recommendations, refers to the work to be carried out on trees within the priority of works indicated.
- 8 Estimated contribution is the tree's estimated remaining effective contribution in years.
- 9 BS Cat refers to British Standard 5837:2012 Table 1 category and refers to tree/group quality and value; 'A' - High, 'B' - Moderate, 'C' - Low, 'U' - Remove or very poor quality.