

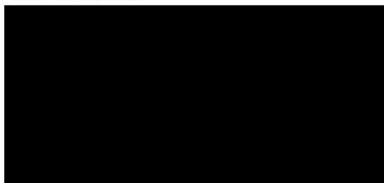


Tree Condition Report

2 Park Village East, London NW1 7PX

Report compiled by:

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1.0 Introduction

- 1.1 Following telephoned instructions from Linda Pilkington I visited the property on the morning of Wednesday 19th July 2023 to carry out a Visual Tree Assessment from ground level for the purposes of preparing this report. The weather at the time of my visit was adequate to allow suitable assessments to be made.
- 1.2 The purpose of this inspection is to survey an ash tree that recently suffered limb loss over the adjacent highway. The tree has a potential for resulting in negative impact on the property, adjacent properties and the general public via highways and pathways. This is a Duty of Care tree survey and as such, all works recommendations will be the minimum required to mitigate risk.
- 1.3 This inspection, together with adequate and competent completion of any recommended works will 'adequately discharge' the Clients 'duty of care' towards the health & safety of the general public under the Occupiers Liability Act 1957 & 1984 and Health & Safety at Work Act (Section 3) 1974.

2.0 Limitations

- 2.1 My survey report is based on external visual examination from ground level only. Internal decay detection equipment was not used and no samples removed for further analysis.
- 2.2 Any recommendations contained in this report are based on the above inspection and the conditions prevalent at the time of inspection. Future changes or site development may render this report and recommendations invalid. It cannot be inferred that, where no recommendations are given, a tree is completely safe.
- 2.3 As dynamic structures, trees are constantly in a state of flux. No large tree can be assessed as completely stable or safe in even average weather conditions.
- 2.4 It is recommended that trees be reassessed following any significant occurrence such as a severe storm and that the site be subject to periodic inspections thereafter. Such inspections substantially reduce the hazards associated with large trees in close proximity to dwellings, highways etc. when the recommendations contained in such reports are suitably carried out.
- 2.5 As previously noted this report is limited to making assessment to the level of risk of negative impact to persons or property as a result of failure of stability of whole trees or tree sections. The potential for negative impact to build structures as a result of the actions of tree roots is not commented due to insufficient information as to the construction of the structures and the make-up of the underlying subsoil.

3.0 Tree Survey Methodology

- 3.1 Species is given as common names.
- 3.2 Age Class is given as:
 - Young
 - Semi-mature
 - Early Mature
 - Mature
 - In senescence
- 3.3 The overall condition column is an assessment of the health and vigour of the tree in conjunction with an evaluation of the tree's structural integrity. Trees in good physiological and structural condition are better able to cope with disturbance or stress. Given as Good, Fair or Poor.
- 3.4 Quantified Risk Assessment (QRA):

Given as a number 1 to 10, where 1 is least risk and 10 is risk of imminent collapse onto a high value target such as a busy road or footpath. Any tree with a Quantified Risk Assessment of 4 and above should be considered for remedial works to make safe.
- 3.5 The comments column will note any significant findings to do with the tree and give any recommendations as relevant.

- 3.6 Life expectancy is an estimate of the number of years the tree is expected to survive in a structurally sound condition, or before the removal of the tree is likely to be required.

4.0 Site & General Tree Description

- 4.1 The tree is situated on the rear boundary of the property with a neighbouring property, and a small parcel of land (unknown ownership). There is a close watercourse and Victorian bridge.
- 4.2 The tree recently suffered a large limb loss over the adjacent bridge. The bridge is a busy highway and footpath with high pedestrian and road usage. The limb failed across the footpath and into the highway resulting in an emergency service response.
- 4.3 This company were then contacted and attended site to clear up the debris and undertake any remedial action. It was decided that the tree required further inspection once the failed section was removed entirely.

5.0 Duty of Care Considerations

- 5.1 The purpose of this survey is to provide a quantitative and qualitative assessment of the overall condition of tree.
- 5.2 This report assigns a Quantified Risk Assessment value to the tree as found at the time of the inspection as well as an indication as to how such value will alter with future growth.
- 5.3 Any tree that has a Quantified Risk Assessment of 6 or greater will have recommendations for remedial works. It is recommended that any trees with a QRA of 6 be subject to remedial works within six months and trees with a QRA of 7 or above be addressed immediately.

6.0 Tree schedule

T1	
Species	Ash <i>fraxinus excelsior</i>
Height	18m
Age Class	Mature
Overall Condition	Poor
Quantified Risk Assessment	8
Life Expectancy	>5 years

7.0 Conclusion

Tree is twin stemmed specimen with bifurcation at 2m (Photo.1). Extensive ivy growth enveloping remaining canopy. The tree has very little central growth due to the extent of ivy cover. The visible canopy is sparse and showing signs of dieback (Photo.3 and Photo.4), which is most likely chalarra [Ref.1], as are a number of other ash trees in the vicinity.

Inspection of the base did not reveal any fungal brackets, but full inspection was restricted because of obstructions to the rear half.

Tree has recently suffered large limb failure over adjacent bridge causing serious damage. Limb failed over a pedestrian footpath and onto high traffic road. The resulting damage to the tree is a large tear out at 6m on secondary leader to the NW (Photo.2).

8.0 Recommendation

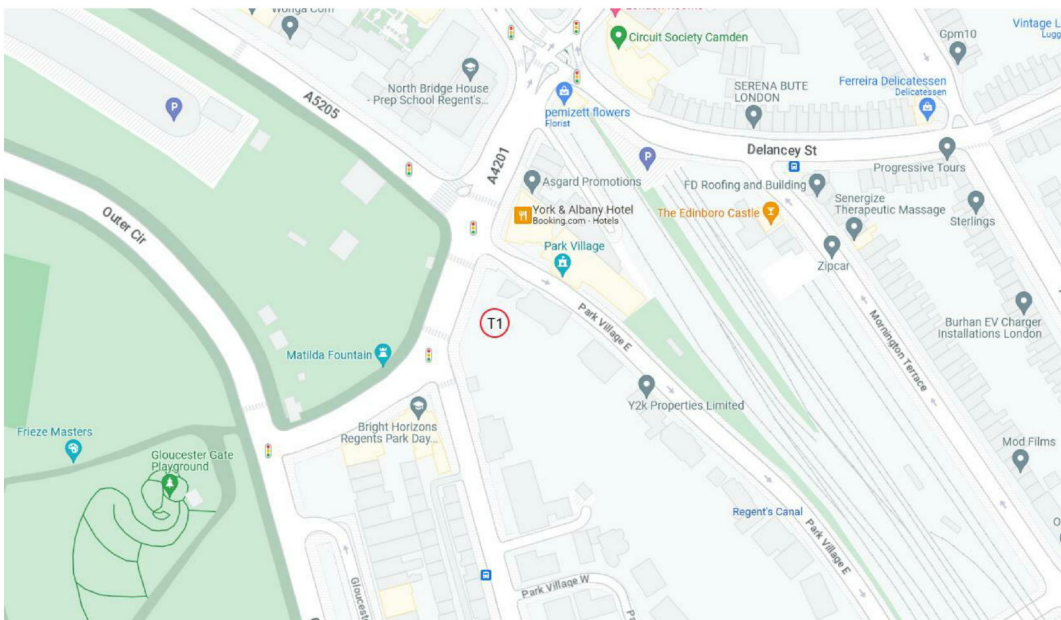
Fell the tree in sections to ground level and treat/grind the stump out. Plant replacement tree within 2m.

Because of the prominent position of the tree and the proximity to high value targets, remedial work is necessary. The torn-out limb has left a large wound mid-way up a main stem which has compromised the structural integrity of the stem.



An alternative option to mitigate the risk would be a crown reduction of the stem, plus remaining canopy. However, this is not appropriate for several reasons. The lack of suitable growth points means that a reduction would be very unsightly and there is a high chance that the tree would struggle to recover. Also the likely presence of ash dieback means that the tree has a high chance of succumbing to this disease in the near future, making any crown reduction works a short-term and uneconomical solution.

9.0 Map



10.0 Photographs

Photo.1



Photo.2





Photo.3



Photo.4



11.0 Index

