



FAO: Rae Fether

**RE: Arboricultural Survey & Consultancy**  
**SITE: 110 Chetwynd Road, NW5 1DH**

**Introduction:**

As instructed, the above site was visited on 26th April 2023 to assess the trees growing within influencing distance of the site in relation to the (i) Structural integrity of the property;  
(ii) Light structures; and  
(iii) Health and Safety.

The tree survey was undertaken at the above site on the above date by Andrew Turnbull *FDS* *MArborA* in clear conditions with light winds; the survey observations and recommendations are detailed herein.

**Limitations:**

Our survey, assessment and this report is subject to caveat as appended at Appendix I, the surveyed trees are indicated by way of site photos at Appendix II and the survey data and associated recommendations are detailed herein.

Our survey of the trees, the soils and any other factors, is of a preliminary nature. We have not taken soil/root samples for analysis and the trees were not climbed, but inspected from ground level. No decay detection equipment was used and wood samples were not taken.

The observations and associated management recommendations are based on the evidence available on the survey date and hence are limited in terms of realistic observation, e.g. seasonal variation for pests and diseases, i.e. the absence of fruiting bodies at certain times of the year.

No information have been provided as to the structural integrity of either the main building or the drainage system. Drainage/water supply systems, if damaged, can allow roots to penetrate. If the system is sound or after repair, roots have little capacity to access / damage underground services; a drainage expert can give more advice.

If you, or your advisors, have at your disposal any information to suggest that the property has/is suffering any structural defect, please release the information to us. All relevant data is presented within this report together with any recommendations for further analysis, as appropriate.



### The Site & Trees:

The site comprises a residential property split into flats. The surveyed tree is situated within the site's front garden; the trees location is illustrated on the attached sketch plan which is at Appendix II.

A cursory visual inspection of the property revealed no stress, cracking, defects or other indicators present to suggest a loss of structural integrity as a result of tree related subsidence. The property's wall is being displaced by T1.

The tree growing within influencing distance of the property have been assessed from ground level and the information from these is as follows:

- Tree:** T1: London Plane; Platanus  
**Data:** Approx. 20m tall, 780mm stem diameter, a mature tree growing within the front garden at site with hard surfaces, boundary treatment, and slope down to lower ground level reached by stairs and lift.  
**Notes:** Cavity at 7-8m, multiple-stems above cavity, which is most likely to be the original or most historic crown removal/pollard point. Crown formed of multiple stems above cavity, 10 - 15m current growth forms ultimate crown, with multiple stem upper canopy and pollard, encroachment of front elevation, windows, roof gutters, 2-4m growth since 2020 pruning. Front wall is displaced by T1.

### Discussion:

T1 is actively managed by crown reduction with a record of historic crown pruning provided by the client, which notes pruning every 4 - 5 years, with the most recent reduction to previous pruning points undertaken in 2020.

The crown of T1 is currently conflicting with the front elevation, windows and roof gutters of the property. Hence, it is considered the previous pruning points and current pruning frequency of 4 - 5 years are no longer suitable to allow for crown regrowth to be clear of the building. Therefore, it is recommended to reduce the pruning frequency and to reduce the overall height of the tree and lateral spread on the building side to allow for crown regrowth without building conflicts between pruning.

### Recommendations:

All trees should be inspected regularly by an appropriately qualified and experienced arboriculturist as a matter of course to discharge liability in duty of care. In this instance, it is recommended to have the trees inspected bi-annually (once every two years) whereby a tree works schedule can be provided.

The following works are recommended for the site's trees.

**T1 - Work** - reduce height from 18m to 15m (window level of 2nd floor), balance upper canopy edges to provide 3m clearance from the property's front elevation.



31/5/2023 | DATE

Before authorising any tree works, you should contact your Local Planning Authority in order to ascertain the Tree Preservation Order/Conservation Area considerations; if either applies statutory permission is required prior to work taking place.

When appointing a tree works contractor, please use only properly qualified and experienced companies and always check that they carry Public and Products Liability Insurance with a minimum of £2 million cover and the relevant Employers Liability Insurance

Please do not hesitate in contacting us with any queries, if we can be of further assistance or should you require further information.

**This concludes our advice.**

On behalf of Indigo Surveys Ltd

A handwritten signature in blue ink, appearing to read "Tony Banner".

Tony Banner TechCert (ArborA), TechArborA  
Arboriculturist

## Appendix I

### CAVEAT

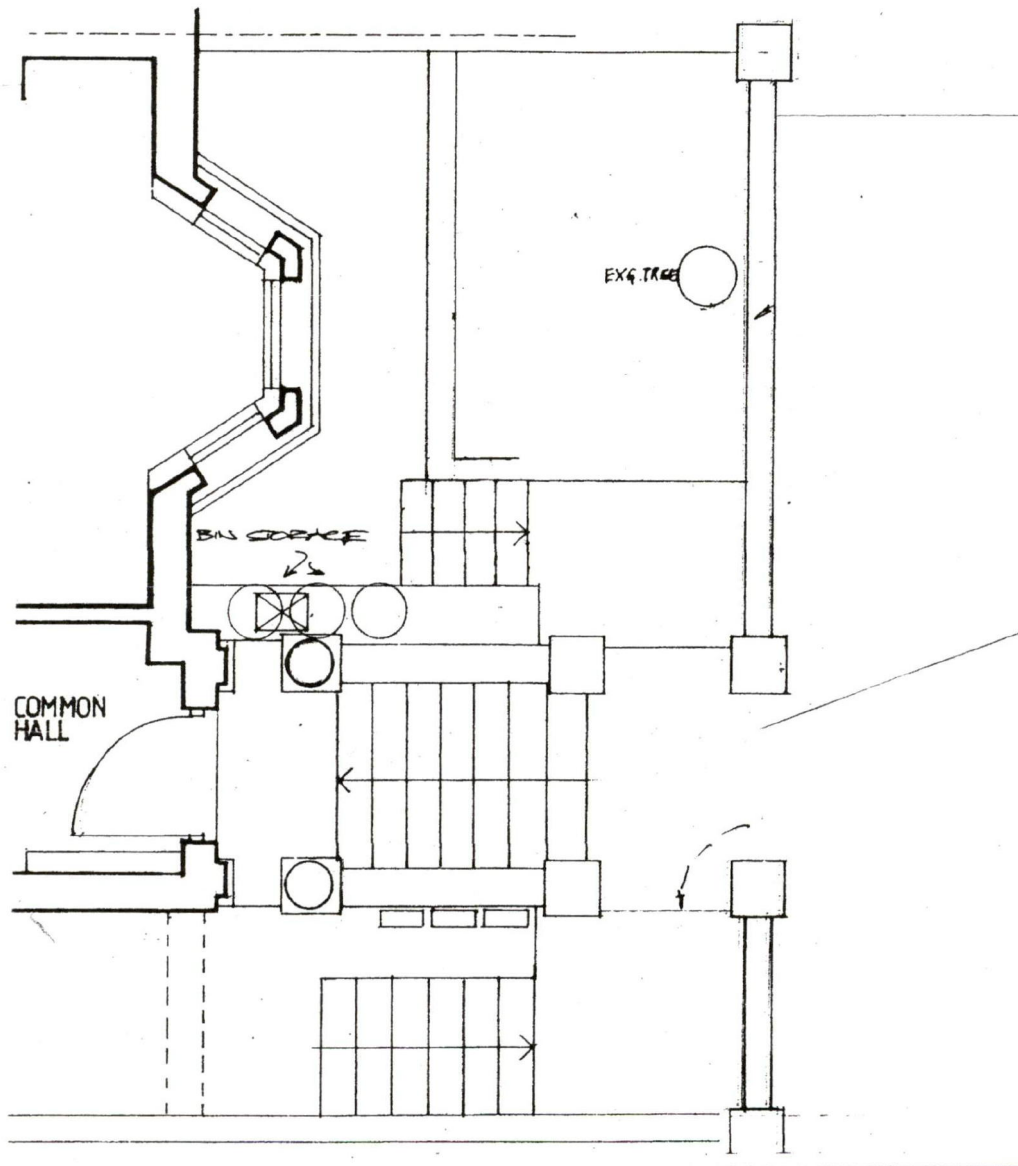
Any and all information supplied to Indigo Surveys Ltd by/on behalf of the client is assumed to be accurate unless otherwise informed. | This report is limited to the observations made on the date of inspection as detailed herein and any deletion, editing or alteration will result in the report being null and void in its entirety. | This report in its entirety may be deemed null and void if remedial works are undertaken on any area of the site, on or after the date of the survey. | No liability is assumed by the author or by Indigo Surveys Ltd for any misuse, misinterpretation or misrepresentation of this report. | This report is not valid in adverse or unpredictable weather conditions or for any failure due to 'force majeure' or unpredictable events. | No responsibility is assumed either by the author of this report or by Indigo Surveys Ltd for any legal matters that may arise as a consequence. Neither the author nor Indigo Surveys Ltd will be required to attend court or give testimony as part of this agreement. | The responsibility for any works undertaken on the basis of the recommendations of this report does not form part of this agreement.

## Appendix II

Site photos.







Lower Maisonette 110 Chetwynd Road  
London NW5 1DH

Plan of front area showing position of tree

Scale 1:50      Date: 04/03/2013