

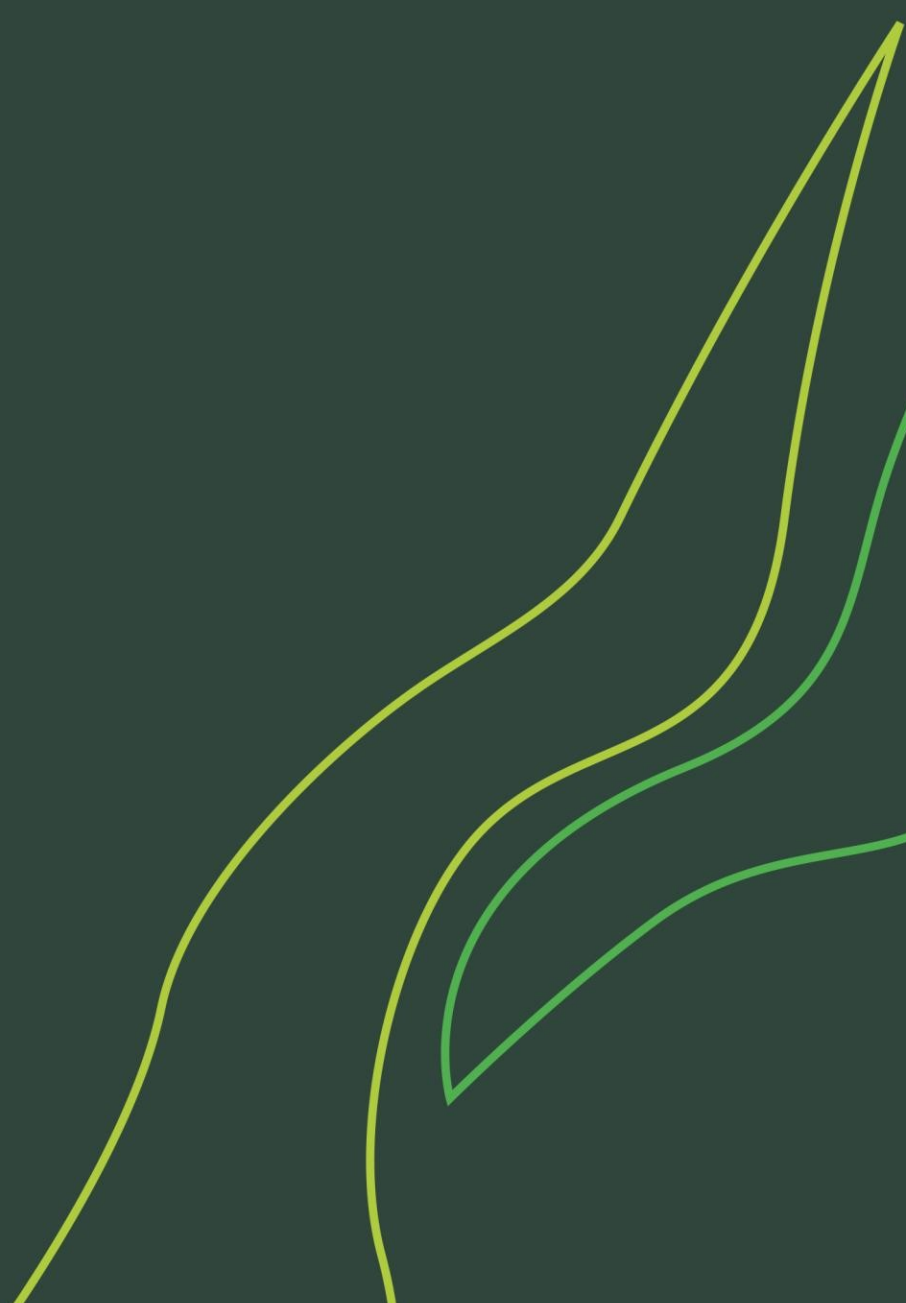


Ecology  
Arboriculture  
GIS and Mapping  
Landscape Architecture

# Tree Condition Survey Report (VTA)

**Site:** Bright Horizons Regents Park Day Nursery and Preschool,  
15 Gloucester Gate, London, NW1 4HG

**Client:** Bright Horizons



## Document Control Sheet

<i>Title</i>	Tree Report: Tree Condition Report (VTA)		
<i>Client</i>	Bright Horizons		
<i>Site Name</i>	Bright Horizons Regents Park Day Nursery and Preschool, 15 Gloucester Gate, London, NW1 4HG		
<i>GC Document Reference</i>	J240701		
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<i>Issue Status</i>	<b>Issue</b>	<b>Date</b>	<b>Status</b>
	1	07/08/2024	Final
			-
<i>Disclaimer</i>	<p><i>The recommendations contained in this report represent Ground Control's professional opinions, in exercising the duty of care required of a suitably experienced and qualified Arboricultural Surveyor/ Arboricultural Consultant.</i></p> <p><i>All data recorded and recommendations made are based on observable factors present at the time of inspection. Inspections consist of a ground based visual inspection only. Where access to conduct a full inspection is not possible due to reasons such as vegetation, topography, fencing or other situations that the surveyor feels are unsafe, the Arboriculturist will make appropriate notes within the survey schedule.</i></p> <p><i>As dynamic living organisms, trees can change over time. Therefore, the observations and recommendations provided in this report should be considered valid for a maximum period of 12 months, unless specified otherwise by the Arboriculturist. Additionally, it is advisable to inspect trees after a significant, strong wind event to ensure their continued health and safety.</i></p> <p><i>The report has been prepared by Ground Control Ltd for the sole and exclusive use of the client and for the specific purpose for which Ground Control has been commissioned.</i></p> <p><i>Ground Control accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.</i></p> <p><i>Use of the Report by any other person is unauthorised and such use is at the sole risk of the user.</i></p>		

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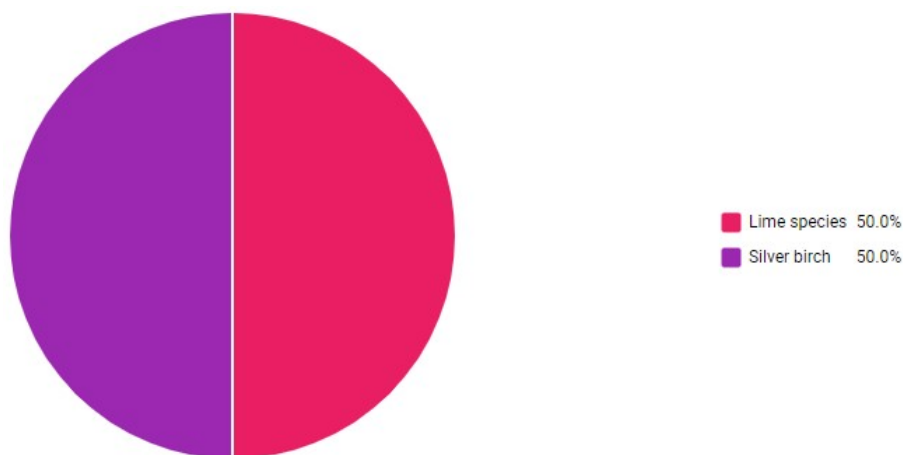
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## 1.0 Executive Summary

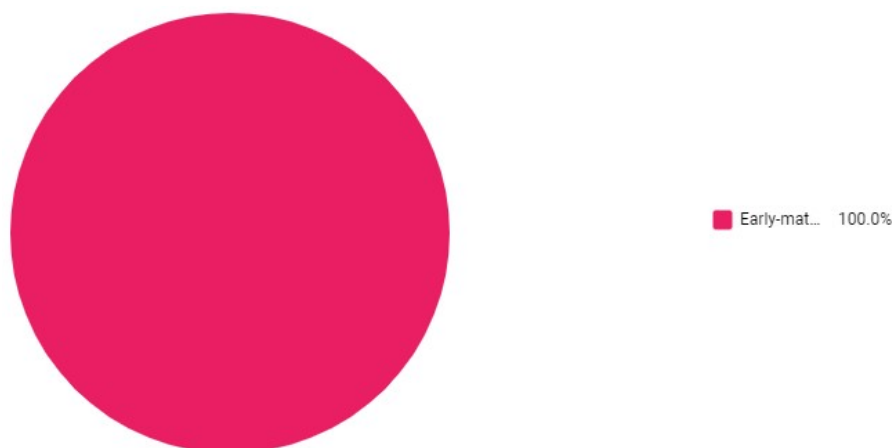
- 1.1 The tree survey was undertaken on the 06<sup>th</sup> August 2024 by Jordan Croden, Ground Control's Arboricultural Surveyor at Bright Horizons Regents Park Day Nursery and Preschool, 15 Gloucester Gate, London, NW1 4HG; hereafter referred to as the 'site'.
- 1.2 A summary of the tree work actions required from this survey alongside a summary of the site's tree stock species composition is included below. Detailed information of required tree works for this site can be found within section 4.0 of this report.

Inspection Records:		4
Action Records:		9
<b>Action Priorities</b> <i>The table provides a collated summary of the recommended tree work actions in relation to the 'Action Priority' timeframes.</i>	IMMEDIATE/ URGENT	0
	Within 1 month	0
	Within 1 - 3 months	4
	Within 3 - 6 months	4
	Within 6 - 12 months	0
	Within 12 - 18 months	1

**Table 1 – Tree Works Actions Summary Table**



**Diagram 1 – Species Composition Across the Site**



**Diagram 2 – Tree Age Class Across the Site**

## **2.0 Introduction**

- 2.1 Ground Control Ltd were instructed by Bright Horizons to undertake a Visual Tree Assessment (VTA) of all trees within the boundaries of the site.
- 2.2 The owner of land on which a tree or trees stand has a legal duty of care under the Occupiers' Liability Act 1957 and generally under the Health and Safety at Work Act 1974, to ensure people using the site (whether invited or not) are not exposed to tree related hazards that may present a risk to their health and safety or their property. This duty requires tree owners to take reasonably practicable steps to avoid foreseeable risk, including inspections of trees and the implementation of works where deemed necessary.
- 2.3 The purpose of this report is to assess the current condition of trees and significant vegetation within the site and to make recommendations for works based upon the risks of causing harm or damage to persons, property or equipment located at the site address.

## 3.0 Tree Survey & Methodology

- 3.1 The tree survey was undertaken on the 06<sup>th</sup> August 2024 by Jordan Croden *TechArborA*, LANTRA PTI., Arboricultural Surveyor for Ground Control.
- 3.2 The trees have been assessed from ground level only using the Visual Tree Assessment methodology and assessed with regards to:
- Structural Condition
  - Current H&S Implications
  - Recommendations for Remedial Works
  - Priority for Works & Indicative Cost Implications
- 3.3 A total of 4 records including 2 tree(s) and 2 group(s) have been inspected. The detail of these inspections can be found within the tree survey schedules in Appendix A and their locations shown on the tree survey plans enclosed within Appendix B.
- 3.4 Tree data inventory records species, height banding, stem diameter banding, age class, condition, structural defects, and recommendations for remedial work. Where possible the number of trees and species found within groups and woodland areas have been recorded. Approximate numbers have been used where access was not possible.
- 3.5 Trees have been tagged as part of this survey works only where the surveyor has deemed necessary to aid location.
- 3.6 Recommendations for remedial work are set out within the following Action Priority Class categorisation & time limits (Table 2)

<b>Work Action Priority Class Categorisation</b>		
<b>Work Priority</b>	<b>Time Limits</b> <i>(As detailed on survey schedule)</i>	<b>Details</b>
<b>URGENT</b>	<b>IMMEDIATE</b>	Separate to this report all urgent work (immediate) has been phoned / emailed through immediately to the client
<b>HIGH</b>	<b>Within 3 Months</b>	Covers trees within target distance of High- Risk Zone likely to cause injury, death, or substantial damage.
<b>MEDIUM</b>	<b>Within 6 Months</b>	Covers trees within target distance of High-Risk Zone likely to cause an inconvenience such as pruning to clear buildings or phone lines. Covers trees within target distance of Medium Risk Zone likely to cause injury or damage.
<b>LOW</b>	<b>Within 12 Months</b>	Covers trees within target distance of High or Medium Risk Zones with regards to tree works that are necessary to be programmed to promote the future health and well-being of tree stock, such as re-reductions whereby higher categories are not necessary.

**Table 2 – Work Action Priority Class Classifications**

3.7 The location of trees have been categorised as High (Red), Medium (Orange) or Low (Green). This is determined by accessibility to the general public and frequency of use. If the client has not provided risk zone maps specific to each site, then categorisation is based solely on the Arboricultural Surveyor's discretion from observations gained during the site visit only. Guidelines for this subject come from Common Sense Risk Management of Trees - National Tree Safety Group (NTSG). Due consideration has been given to the principles set out below:

- Public impact - Numbers of public using site.
- Site usage - Location of roads, footpaths, buildings
- Business Risk - Risk of damage to property

<b>Site Risk Zone Classifications</b>	
<b>HIGH</b>	Adjacent property including gardens, parks or schools, public roads and footpaths, car parks. Buildings, infrastructure, or plant. Any internal access roads or footpaths leading to buildings or infrastructure used on a regular basis.
<b>MEDIUM</b>	Internal access roads and footpaths used on a limited basis, open grassland.
<b>LOW</b>	Woodlands with limited access or fenced inaccessible areas with no surrounding targets.

**Table 3 – Site Risk Zone Definitions**

- 3.8 It is recommended that upon receipt of this report the client reviews the survey schedule and mapping to check that the survey area, risk zones/ hazard classes noted by the Arboricultural Surveyors are in line with clients' own views of that site. Ground Control cannot be held liable for any incorrect categorisation of risk/hazard zones or extent of the survey area.



## 4.0 Conclusions and Recommendations

### Recommended Tree Works:

4.1 A total of 4 survey inspections were recorded from which a total of 9 tree work actions have been recommended. A summary of the tree work actions recommended for the site are set out in the below table with photographic records of these trees found in Appendix C.

**Table 4 – Tree Work Actions Summary**

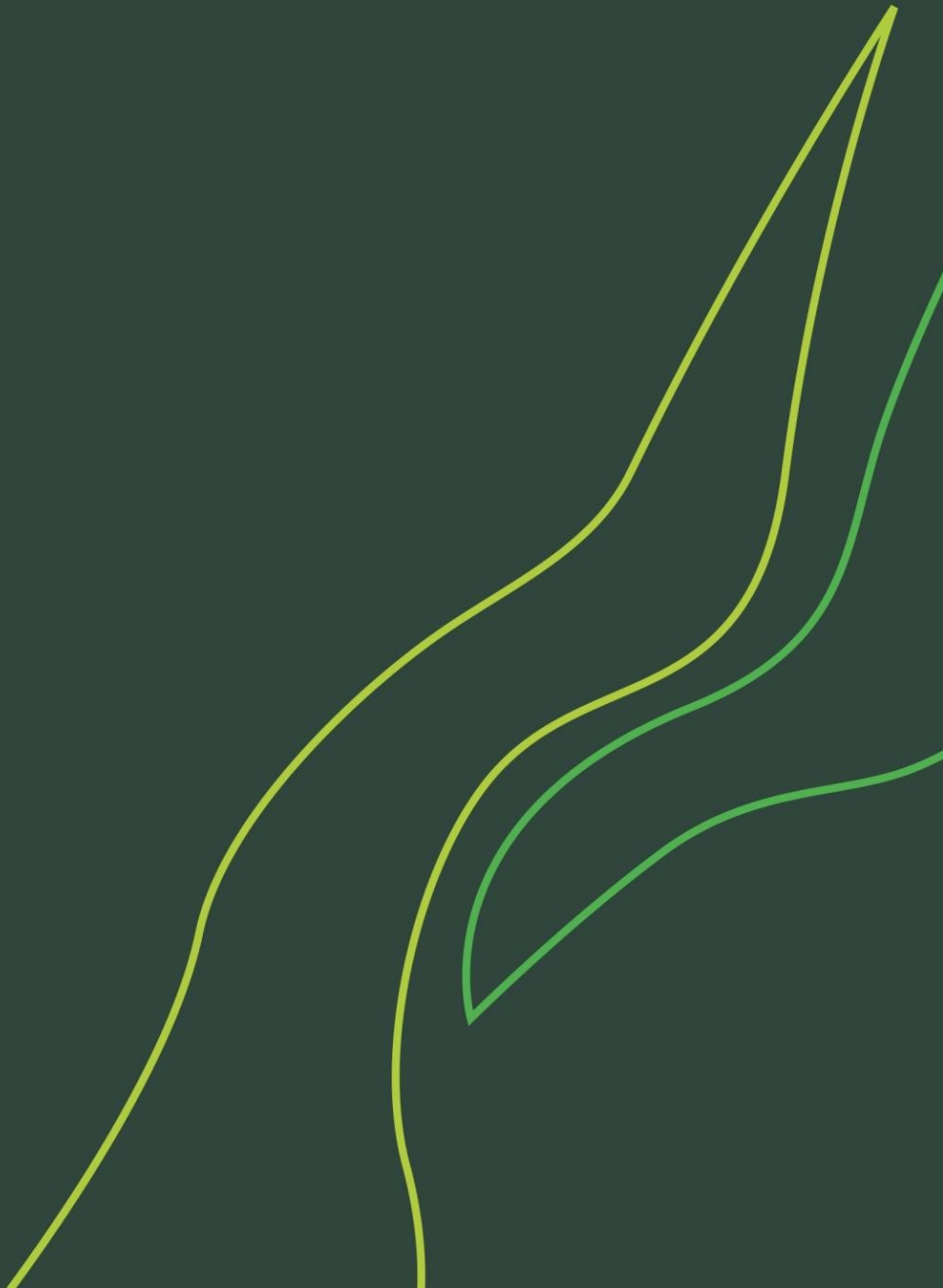
Tree / Group ID	Common Name	Work Task	Work Priority	Description	Tag No
Group 1	Sycamore, Hornbeam	Client Action/Client to inform owner	Within 3 - 6 Months	Inform third party owner of works to take place to hornbeams.	
Group 1	Sycamore, Hornbeam	Client Action/Client to inform owner	Within 3 - 6 Months	Inform third party owner of dead sycamore within striking distance of clients boundaries.	
Group 1	Sycamore, Hornbeam	Prune to Clear structure/wires/buildings by 1m	Within 3 - 6 Months	Prune hornbeams to clear sheds.	
1	Silver birch	Prune to Clear structure/wires/buildings by 2m	Within 3 - 6 Months		
2	Lime species	Client Action/Client to inform owner	Within 1 - 3 Months	Clarify ownership of tree and carry out works if tree is client owned.	
2	Lime species	Client Action/Client to inform owner	Within 1 - 3 Months	If tree is not client owned, inform owner of deadwood overhanging the path on the north west side and the crown encroaching onto the traffic light.	
2	Lime species	Clear vegetation to allow access to basal areas of trees for inspection purposes	Within 12 - 18 Months	Clear basal epicormic growth ahead of next inspection if tree is client owned.	
2	Lime species	Prune to Clear structure/wires/buildings by 2m	Within 1 - 3 Months	Prune crown away from traffic light if tree is client owned.	
2	Lime species	Remove Dead Wood	Within 1 - 3 Months	Remove deadwood overhanging the path on the north west side if the tree is client owned.	

- 4.2 All tree works specified within this report should be conducted in accordance with BS 3998:2010 by suitably skilled, experienced, and qualified operatives that are Arboricultural Association Approved Contractors.
- 4.3 Prior to the completion of any tree works the contractors should check for statutory tree protection and obtain the necessary permissions where required. This should include but not be limited to Tree Preservation Orders, Conservation Areas, and any requirements for Forestry Commission Felling Licenses where relevant.
- 4.4 Any works to third party trees will require written consent from the tree owner except those branches that apply to common law and overhanging branches without access into tree.
- 4.5 It is recommended that tree works are undertaken outside of the bird nesting season (March to September inclusive). Where works are undertaken during this period appropriate checks should be made prior to commencement by a suitably trained and competent individual.

**Recommended Re-Survey:**

- 4.6 Due to the intensity of site usage and to allow for inspection of seasonal features it is recommended that trees are inspected on a 15-month cycle, and after a significant, strong wind event or as per surveyor recommendation regarding specific trees.

# Appendix A – Tree Survey Schedule



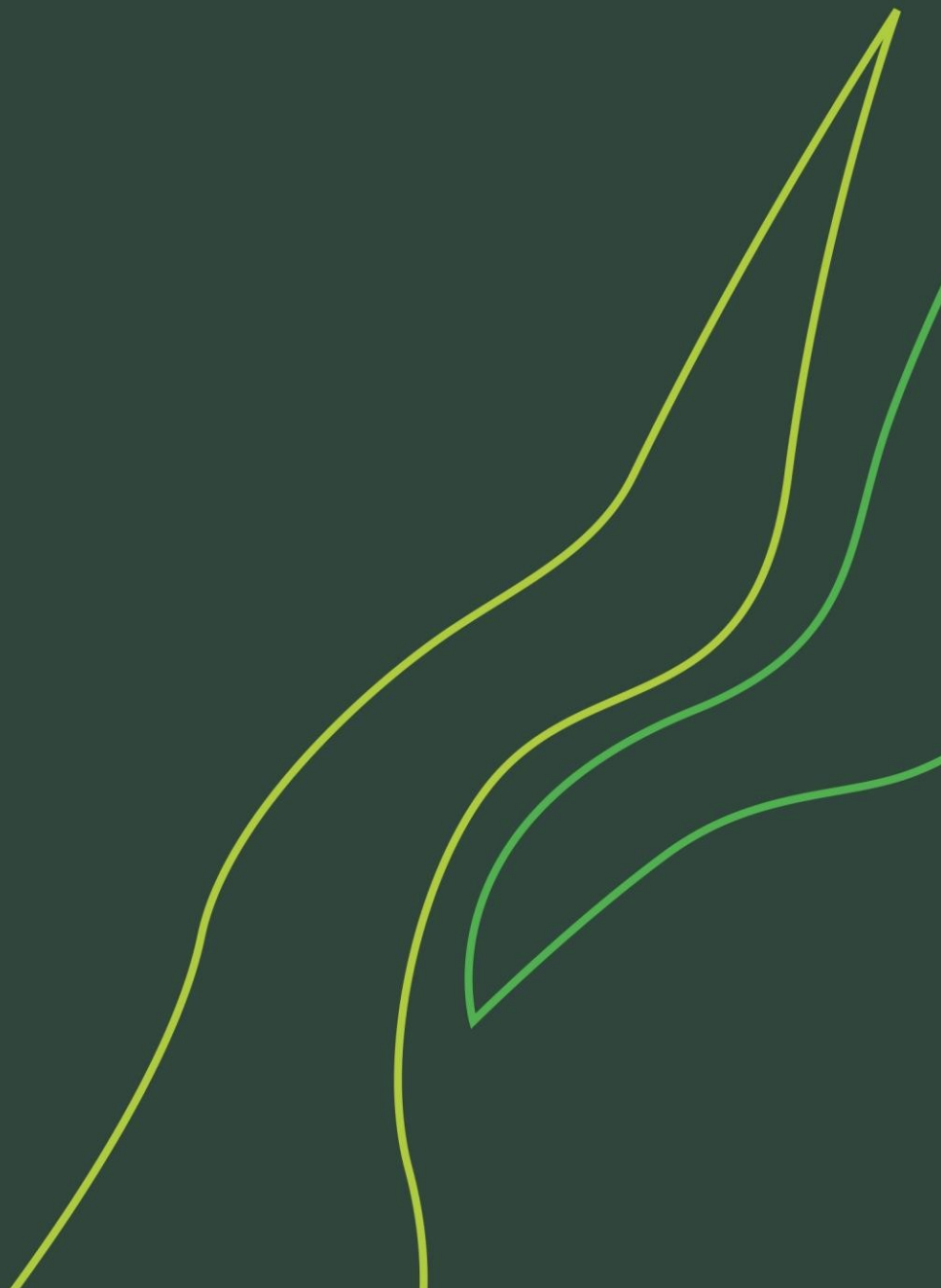
Tree Survey Schedule

Tree ID	Tag No	Common Name	Scientific Name	Tree Height (bands)	Stem Diameter (mm)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership
1		Silver birch	Betula pendula	5-10m	375	Early-mature	Fair	Good	Historic cavity with occlusion on the south side of stem at 90cm above ground level, 30cm in length and 10cm in width.	None Significant	Bark Occlusion	Crown Close to Building and/or Infrastructure	None Observed	Building, Fence, Footpath, Playground, Road	High	Good	Client
2		Lime species	Tilia sp.	5-10m	300-450mm	Early-mature	Fair	Fair	Unsure of ownership. Unable to inspect base due to epicormic growth. Deadwood present overhanging path on the north west side. Crown encroaching onto traffic light.		Epicormic growth	Minor Dead Wood Under 50mm Diameter, Previously Reduced	None Observed	Building, Fence, Footpath, Road	High	Good	Unclear

**Tree Group Survey Schedule**



Group ID	Tag No	Common Name	Scientific Name	Number of Trees	Tree Height (bands)	Stem Diameter (bands)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership
1		Sycamore, Hornbeam	Acer pseudoplatanus, Carpinus betulus	6	5-10m	150-300mm	Semi-mature	Mixed	Fair	A group of 5 third party hornbeams and 1 third party dead sycamore about 4-5m in height.			Crown Close to Building, Previously Reduced	None Observed	Building, Fence, Playground	Medium	No access - crown health only assessed	Third Party
2		Common ash, Mixed species	Fraxinus excelsior, Mixed species	5	0-5m	150-300mm	Semi-mature	Fair	Fair	A mix of third party shrubs and 1 ash tree inspected from clients property. Ash tree has stage 1 Ash dieback.		Multi-Stem	Dieback, Minor Dead Wood Under 50mm Diameter	None Observed	Building, Fence, Playground	High	No access to base/stem	Third Party

# Appendix B – Tree Survey Plans





**LEGEND**

-  Tree
-  Tree Group
-  Site Boundary



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Client

**Bright Horizons**

Project (Address)

**Bright Horizons Regents Park Day Nursery and Preschool, 15 Gloucester Gate, London, NW1 4HG**

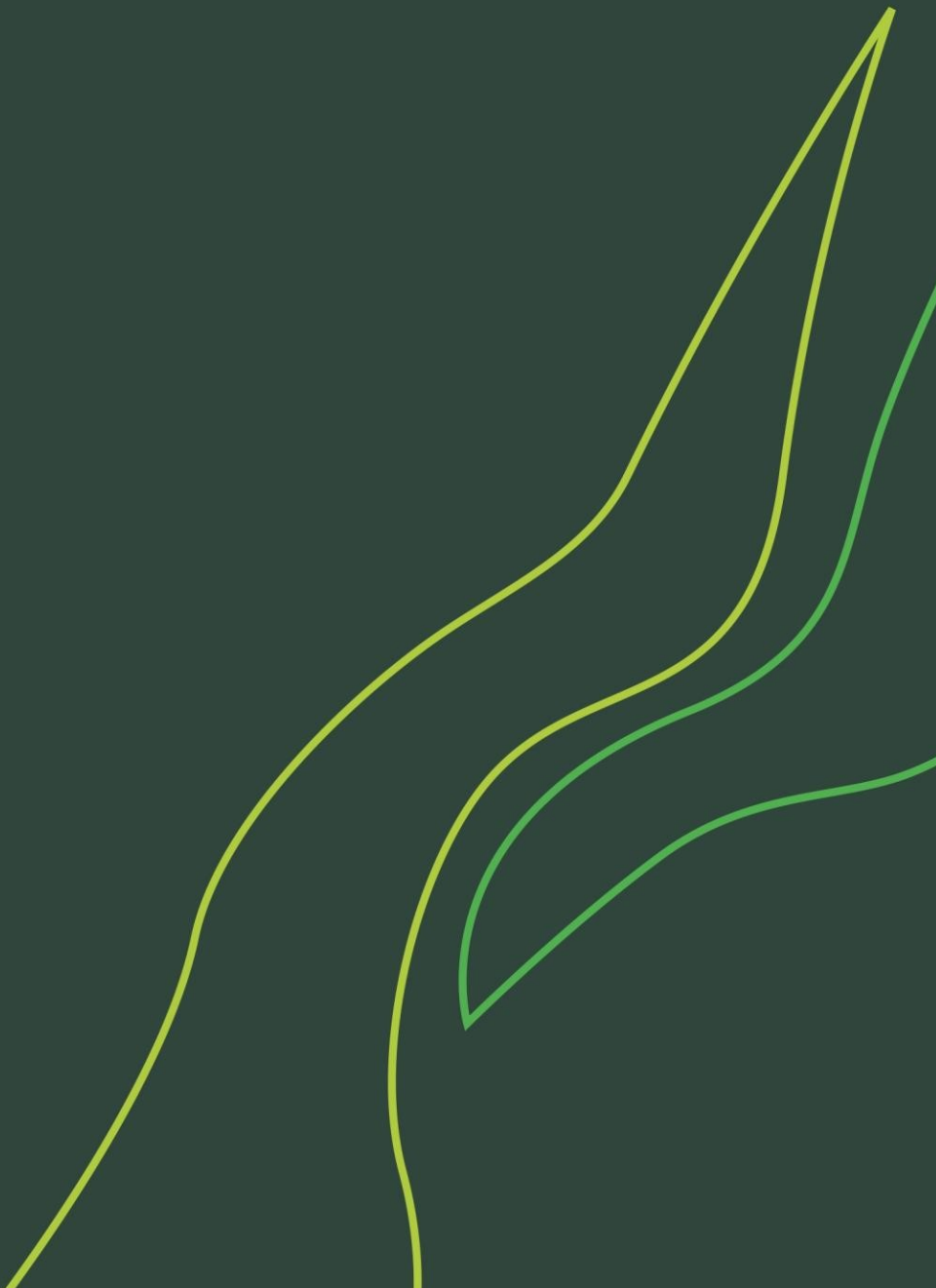
Figure No.

**Site Layout Plan**

022 Project ID: J240701 Issue Date: 07/08/2024

- Notes:
1. © This drawing is the copyright of Ground Control Ltd and cannot be reproduced in any form without express consent of the company.
  2. Tree positions are approximate only and based upon mobile GPS and/or site features.
  3. Do not scale off this drawing. All written dimensions are to be checked on site prior to commencing works.
  4. All discrepancies, errors or omissions are to be reported for clarification before proceeding.

## Appendix C – Photographs





# Group 1



Tree 1



Tree 2





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