



ARTEMIS
TREE
SERVICES



Site
Inverforth House,
Hampstead,
NW3 7EU

Prepared for
Ringley Chartered Surveyors

Prepared by
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10th September 2024

Preliminary Tree Condition Survey PTCS-31818

Artemis Tree Services Ltd

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1. Brief

- 1.1 Artemis Tree Services Ltd has been instructed by Adele Roberts of Ringley Chartered Surveyors to undertake a Preliminary Tree Condition Survey of trees at Inverforth House, NW3 7EU.
- 1.2 The tree condition survey is primarily concerned with the structural and physiological condition and safety of the trees surveyed.
- 1.3 Recommended management actions are provided for any issues identified by the tree survey.

2. Report limitations

- 2.1 Climbing inspections have not been carried out as part of the preliminary survey. If the preliminary inspection identifies a need for further investigation of specific trees, this will be detailed within our recommendations.
- 2.2 Conclusions and recommendations relate to the condition of the site and tree at the time of the inspection only. Comments valid for a period of 1-year from the date of this report. Within this period, trees should be inspected for damage following storms or other severe weather events.
- 2.3 Trees are dynamic, living organisms and can never be entirely free of risk. The forces of nature dictate a failure rate, even among intact trees with no apparent defects. The recommendations in this report cannot guarantee the elimination of all risk.
- 2.4 The survey and report does not include risk assessment of trees in relation to subsidence.

3. Methodology of Survey

- 3.1 I carried out the tree condition survey from ground level using the Visual Tree Assessment method (Mattheck,c and Breloer,H, 1994), using basic inspection tools (mallet, probe, and binoculars).
- 3.2 For the purposes of this report, tree heights and stem diameter measurements are estimated with the aid of a Haglofs digital clinometer and a laser distance measurement device.

4. Documents provided

- 4.1 A tree location plan has been included in Appendix 2 of this report.

5. Introduction

5.1 Qualifications

5.1.1 I hold an FdSc in Arboriculture from Northampton University and Level 5 HE Diploma in Arboriculture from Moulton College. I have also passed the Lantra Professional Tree Inspection course (PTI).

5.2 Site visit

5.2.1 I visited the site on the 10th of September 2024 to undertake the Preliminary Tree Condition Survey. The weather was overcast with intermittent rain showers.

5.3 Site Description

5.3.1 The site is a private residential area covering approximately 3.6 acres. The trees are predominantly located towards the perimeter of the site to the East and South, with the more mature trees located in the garden areas to the West.

6. Findings and Recommendations

6.1 Appendix 1 contains the findings and recommendations for the trees surveyed. A key for the table information can be found at the end of the survey schedule.

6.2 Summary of recommended work

Priority		No. of Trees/Groups
U	Within 2 weeks	-
A	Within 3 months	13x
B	Within 1 year	14x
C	Within 2 years	1x

7. Re-inspection frequency

7.1 I recommend that all trees recorded in this report are re-inspected every two years, unless otherwise specified in appendix 1, notably T6, T13, T19, T39, T41 and T44

7.2 In the period between programmed surveys, trees should be inspected for damage following storms or other severe weather events.

8. Trees Subject to Statutory Controls

8.1 Artemis Tree Services Ltd have not been instructed to establish the presence of Tree Preservation Orders (TPO) or Conservation Areas Designation at this stage. If Artemis Tree Services Ltd is employed to undertake recommended works; all necessary checks will be made on the clients' behalf. Please note that any works to protected trees require written permission from the local authority (Camden) which can take 6-8 weeks to receive a decision.

- 8.2 Further to 8.1 it was noted that previous planning applications to Camden council show that the site is within a conservation area.

9. Arboricultural Standards

- 9.1 All tree works recommended in this report should be carried out in accordance with: *British Standard BS 3998:2010. Tree Work – Recommendations* and undertaken by a suitably qualified contracting company (preferably approved by the Arboricultural Association).

Appendix 1

Tree no. (Tag no.)	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
T1	Holly (<i>Ilex aquifolium</i>)	7	19, 20	5	EM	G	F	Twins stemmed from base. Included union starting to form. Previously crown lifted. Upper growth becoming end weighted and pendulous.	Reduce crown by around 1.5m height and 1m spread to reduce wind sail and lever action on weaker union.	B	24
T2	Holly (<i>Ilex aquifolium</i>)	5	18	4	EM	G	G	No significant defects noted.	None.	-	24
T3	Sycamore (<i>Acer pseudoplatanus</i>)	10	20	9	EM	G	G	Twin stemmed from around 1.6m. Minor deadwood in crown, typical of species.	None.	-	24
T4	Holly (<i>Ilex aquifolium</i>)	8	28	5	EM	G	G	No significant defects noted.	None.	-	24
T5	Yew (<i>Taxus baccata</i>)	11	40	8	EM	G	F	Multiple leaders from around 4m. Minor deadwood in crown, typical of species.	None.	-	24
T6	Holly (<i>Ilex aquifolium</i>)	6	21	4	EM	F	F	Upper crown appears a little sparse compared to adjacent trees.	Monitor with regular (annual) inspections for decline.	B	12
T7	Holly (<i>Ilex aquifolium</i>)	6	22	5	EM	G	F	4x stems from base. Stem to E of group has cavity formation at 1m to NE, probed horizontally to around 10cm.	Undertake decay detection of stem at 1m to better ascertain amount of sound wood remaining (Resistograph).	A	24
T8	Holly (<i>Ilex aquifolium</i>)	5	18	4	EM	G	G	3x stems from base.	None	-	24

Appendix 1

Tree no. (Tag no.)	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
T9	Cherry Laurel (<i>Prunus laurocerasus</i>)	6	20, 22	6	M	G	G	Twin leaders from around 1m. Previously crown lifted.	None.	-	24
T10	Cherry Laurel (<i>Prunus laurocerasus</i>)	7	15 to 20	6	M	G	F	Multiple leaders from base. Included union forming at me to SW. Previously crown lifted.	Remove stem to S with included union at 1m, to prevent failure at weak union.	B	24
T11	Beech (<i>Fagus sylvatica</i>)	14	56	10	EM	G	F	3x leaders from 1.6m with tight unions and pocket of organic matter between, probed vertically to around 10cm. Historic wound at 3m to W is partially occluded with possible area of decay within.	Reduce crown all round by up to 1.5m, pruning to suitable growth points/branch fork junctions. Install cobra bracing (or similar) at around 7m to offer additional support to weaker unions. Climber to inspect wound at 3m to W for excessive decay and provide further management recommendations if required.	B	24
T12	Birch (<i>Betula pendula</i>)	8	-	7	EM	G	F	Lower stem obscured by Holly shrubs. Visible part of crown appears in reasonable health. Minor deadwood in crown, typical of species.	None.	-	24

Appendix 1

Tree no. (Tag no.)	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
T13	Sycamore (<i>Acer pseudoplatanus</i>)	9	40	7	EM	F	F	Lower stem partially obscured by fencing. Area of necrotic bark at 3m to SE has some visible wound wood development. Early leaf drop with minor deadwood throughout crown.	Monitor with regular (annual) inspections for decline.	B	12
T14	Cherry (<i>Prunus serrulata</i>)	6	20	5	EM	G	G	No significant defects noted.	None.	-	24
T15	Himalayan Birch (<i>Betula utilis</i>)	7	15	6	EM	G	G	Multi stemmed from base.	None.	-	24
T16	Scots Pine (<i>Pinus sylvestris</i>)	10	30	9	EM	G	G	Minor deadwood in crown, typical of species.	None.	-	24
T17	Sycamore (<i>Acer pseudoplatanus</i>)	15	45	12	M	G	F	Codominant leaders from around 2.5m. Minor deadwood in crown, typical of species. Branch tips in contact with balcony fencing to W.	Prune to give around am clearance from fence.	B	24
G18	Yew (<i>Taxus baccata</i>)	6	30 to 40	6	EM	G	F	Group of 4x trees within planted bed area. Minor deadwood in crown, typical of species. Provides screening to green waste storage.	None.	-	24
T19	Ash (<i>Fraxinus excelsior</i>)	16	26	10	EM	F	F	Major deadwood in crown and apical dieback of lower branches. Dense reactive growth on upper side of branches, possible stress response to Ash dieback.	Remove major deadwood over 40mm diameter and/or over 1m length. Monitor with regular (annual) inspections for decline.	A	12

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Tree no. (Tag no.)	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
T20	Holly (<i>Ilex aquifolium</i>)	9	30	6	M	D	P	Dead standing tree.	Remove as close to trees current ground level as possible, leaving the stump in the ground.	A	-
T21	Sycamore (<i>Acer pseudoplatanus</i>)	15	-	5	EM	G	F	Stem obscured by Ivy growth. Historic wound at base of stem to NW shows typical wound wood development.	Sever and clear a 1m section of Ivy from the circumference of the stem.	C	24
G22	Sycamore (<i>Acer pseudoplatanus</i>), Holly (<i>Ilex aquifolium</i>)	15 to 17	20 to 35	8 to 10	EM	G	F	Group of trees along southern boundary. 1x tree to E of group is twin stemmed from base with tight union starting to form. Minor deadwood in crowns, typical of species.	None.	-	24
T23	Sycamore (<i>Acer pseudoplatanus</i>)	13	27	7	EM	F	P	Large area of decay of holding wood from base of stem up to around 1.2m on E side, likely due to compost storage against stem causing damp and rot. Crown bias to N, weighted towards tennis courts.	Remove as close to trees current ground level as possible, leaving the stump in the ground. Stack arisings nearby as habitat.	A	-
T24	Silver Birch (<i>Betula pendula</i>)	12	30	6	M	G	F	Stem has slight lean to NE, corrected from around 5m. Crown bias to N due to competition. Minor deadwood in crown, typical of species.	None.	-	24
T25	Holly (<i>Ilex aquifolium</i>)	7	30	4	M	D	P	Dead standing tree within target area of tennis courts.	Remove as close to trees current ground level as possible, leaving the stump in the ground. Stack arisings nearby as habitat.	A	-

Appendix 1

Tree no. (Tag no.)	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
G26	Sycamore (<i>Acer pseudoplatanus</i>), Oak (<i>Quercus robur</i>)	17 to 18	30 to 40	8 to 10	EM	G	F	Row of trees along southern boundary. Minor deadwood in crowns, typical of species. Ivy growth partially obscures 3x stems. Access limited to trees in SW corner due to dense undergrowth and sloped ground. . Dead branches noted in 3x trees on tennis court side.	Sever and clear a 1m section of Ivy from the circumference of the stems where present. Remove major deadwood over 40mm diameter and/or over 1m length.	A	24
T27	Sycamore (<i>Acer pseudoplatanus</i>)	6	15	4	Y	F	F	Smaller diameter stemmed tree on Edge of boundary planting. 1x dead branch overhanging tennis court fence.	Remove major deadwood over 40mm diameter and/or over 1m length	A	24
T28	Ash (<i>Fraxinus excelsior</i>)	8		6	EM	F	F	Dead branch over hedge to N. Stem obscured by ivy.	Remove major deadwood over 40mm diameter and/or over 1m length. Sever and clear a 1m section of Ivy from the circumference of the stem.	A	24
T29	American Oak (<i>Quercus rubra</i>)	12	56	12	EM	G	G	Minor deadwood in crown, typical of species. Historically crown lifted with occluded wounds.	None.	-	24
T30	Tulip Tree (<i>Liriodendron tulipifera</i>)	17	90	16	M	G	F	Cobra bracing in crown between two main leaders at around 10m. Historic wounds at 1m to N and S have visible decay of sapwood which can be probed to around 30-40cm horizontally each side. Possible audible hollowing of stem when tapped with mallet at base. 2x wounds at around 3m have visible decay within. Minor deadwood in crown, typical of species.	Climber to inspect cobra bracing and readjust if needed. Undertake decay detection of stem at base, 0.5 and 1m to better ascertain amount of sound wood remaining (Picus)	A	24

Appendix 1

Tree no. (Tag no.)	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
T31	American Oak (<i>Quercus rubra</i>)	14	50	12	EM	G	G	Minor deadwood in crown, typical of species. Historically crown lifted with occluded wounds.	None.	-	24
T32	Sweet Chestnut (<i>Castanea sativa</i>)	8	120	9	V	G	F	Tree growing in circular brick pit, displays veteran features. New growth appears in reasonable health. Large areas of missing bark, minor deadwood and a woodpecker hole at 5m to W.	Consider adjusting mowing regime to create a circle of growth under the crown or install a low fence to discourage residents from sitting under the tree.	B	24
T33	Beech (<i>Fagus sylvatica</i>)	19	100	20	M	G	F	Historically crown lifted. Minor deadwood in crown, typical of species. Young fungal fruiting bodies at base of stem to W and NE with the appearance of <i>Meripilus giganteum</i> . (Staff on site have confirmed that there have been previous clusters of fungal fruiting bodies around the tree, since removed)	Undertake decay detection of stem at base, to better ascertain amount of sound wood remaining (Picus)	A	24
T34	Yew (<i>Taxus baccata</i>)	7	57	12	EM	G	G	Base of stem and rooting area obscured by ground cover ivy. Minor deadwood in crown, typical of species.	None.	-	24
T35	Sweet Chestnut (<i>Castanea sativa</i>)	18	180	17	M	G	F	Historic wound at 1.7m to SW can be probed approx. 40cm horizontally into stem. Woodpecker holes at 7m to W, 5m to S, 6m to NW and 3m to NW. Area of missing bark on main central leader, shows typical wound wood development, possible historic lightning strike. Minor deadwood in crown, typical of species.	Climber to inspect woodpecker holes for excessive decay and provide further management recommendations if required.	A	24

Appendix 1

Tree no. (Tag no.)	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
T36	Indian bean tree (<i>Catalpa bignoides</i>)	12	55	14	M	G	F	Previously crown lifted. Branch tips to E approx. 0.5m from building. Some deadwood in lower crown, likely from competition for light.	Remove major deadwood over 40mm diameter and/or over 1m length	A	24
T37	Lime (<i>Tilia cordata</i>)	12	33	6	EM	G	G	Minor deadwood in crown, typical of species. Included union forming at 4m between codominant leaders.	Reduce and shape height by around 2.5m to reduce wind sail and lever action on weaker union.	B	24
T38	Silver Birch (<i>Betula pendula</i>)	12	20	4	EM	G	F	Ivy partially obscures lower stem. Tree growing in raised area surrounded by low wooden fence. Species is shallow rooted and likely to outgrow the planter in the near future. Management of size is advisable to reduce likelihood of failure due to limited rooting area.	Reduce and shape height by around 3m.	B	24
T39	Oak (<i>Quercus robur</i>)	14	30, 36	16	EM	G	G	Codominant leaders from 1.4m with well-formed union. Minor deadwood in crown, typical of species. Visible trails on SW side of stems and up into the crowns, possible indicator of recent OPM activity though no nests clearly visible from ground level at time of survey.	Monitor with regular (annual) inspections for Oak Processionary Moth presence.	B	12
T40	Sycamore (<i>Acer pseudoplatanus</i>)	12	20, 26, 26	8	EM	G	F	3x leaders from around 0.5m. Included union formed on W side between stems. Minor deadwood in crown, typical of species.	Remove westernmost stem to prevent failure of weak union as tree grows.	B	24

Appendix 1

Tree no. (Tag no.)	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
T41	Oak (<i>Quercus robur</i>)	16	62	16	EM	G	G	Codominant leaders from around 2.5m. Minor deadwood in crown, typical of species. Slight crown bias to S due to competition. Visible trails on SW side of stems and up into the crowns, possible indicator of recent OPM activity though no nests clearly visible from ground level at time of survey.	Monitor with regular (annual) inspections for Oak Processionary Moth presence.	B	12
T42	Silver Birch (<i>Betula pendula</i>)	8	16, 21	6	EM	G	G	Twin stemmed from base. Minor deadwood in crown, typical of species.	None.	-	24
T43	Silver Birch (<i>Betula pendula</i>)	12	19, 25, 27	10	EM	G	F	3x stems from 0.3m with included unions between. Minor deadwood in crown, typical of species.	Remove central stem at around 1m to leave more upright leaders. To reduce likelihood of failure at weak union as tree grows.	B	24
T44	Scots Pine (<i>Pinus sylvestris</i>)	17	62	12	M	F	F	Base of stem to W appears to have had historic damage with slight concave area of wood noted, possible growth reaction due to footpath adjacent or area of historic damage. Crown appears sparse, particularly on the N side, with minor deadwood throughout. Multiple areas of hardened sap exudation and Burl formations on lower stem indicate possible infection (Potential <i>Dothistroma</i> sp.). Needles on upper NW side of crown appear slightly discoloured. Wisteria from adjacent park starting to encroach into crown.	Monitor with regular (annual) inspections for decline. Sever overhanging Wisteria growing into crown to prevent growth becoming engulfed or increasing wind sail of crown.	B	12

Appendix 1



Tree no. (Tag no.)	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
T45	Monterrey Cypress (<i>Cupressus macrocarpa</i>)	11	52	8	EM	F	F	Multiple areas of bleeding sap on stem, likely from recent pruning operations to crown lift. Hazard beam formation on low limb to N. 2x dead branches in lower crown.	Remove major deadwood over 40mm diameter and/or over 1m length and hazard beam at 2.5m to W.	A	24

Appendix 1



Key for column information

Height – Tree height measured in metres

Stem Diameter – Stem diameter in centimetres measured at 1.5m above ground level

Age Class – Relative to species

NP-Newly Planted (trees within 3-years of being planted)

Y-Young (first third of life, height and growth)

EM-Early Mature (second third of life, height and growth)

M-Mature (last third of life, ultimate height yet still increasing in girth)

OM-Over Mature/ancient (older than last third of life and tree starting to decline/retrench in height and girth starting to reduce. An old example of that species)

V-Veteran (trees of interest biologically, aesthetically, or culturally in their ancient stage of life relative to others of same species)

Physiological condition

Good - Tree in a healthy condition with no significant problems

Fair - Tree generally in good health with some problems that can be remediated

Poor - Tree in poor health with significant problems that can't be remediated

Dead - Tree without sufficient live material to sustain life

Structural condition

Good - Tree in a safe condition with no significant defects

Fair - Tree in a safe condition at present but with defects or with significant defects that can be remediated

Poor - Tree with significant defects that can't be remediated

Priority – Advised time frame for management recommendations to be undertaken from publication date of this report (for tree work only)

Priority	
U	Within 2 weeks (urgent) Where possible, the hazard should be fenced off until work can be carried out.
A	Within 3 months
B	Within 1 year
C	Within 2 years

Re-inspect – Advised re-inspection frequency

Deadwood classification

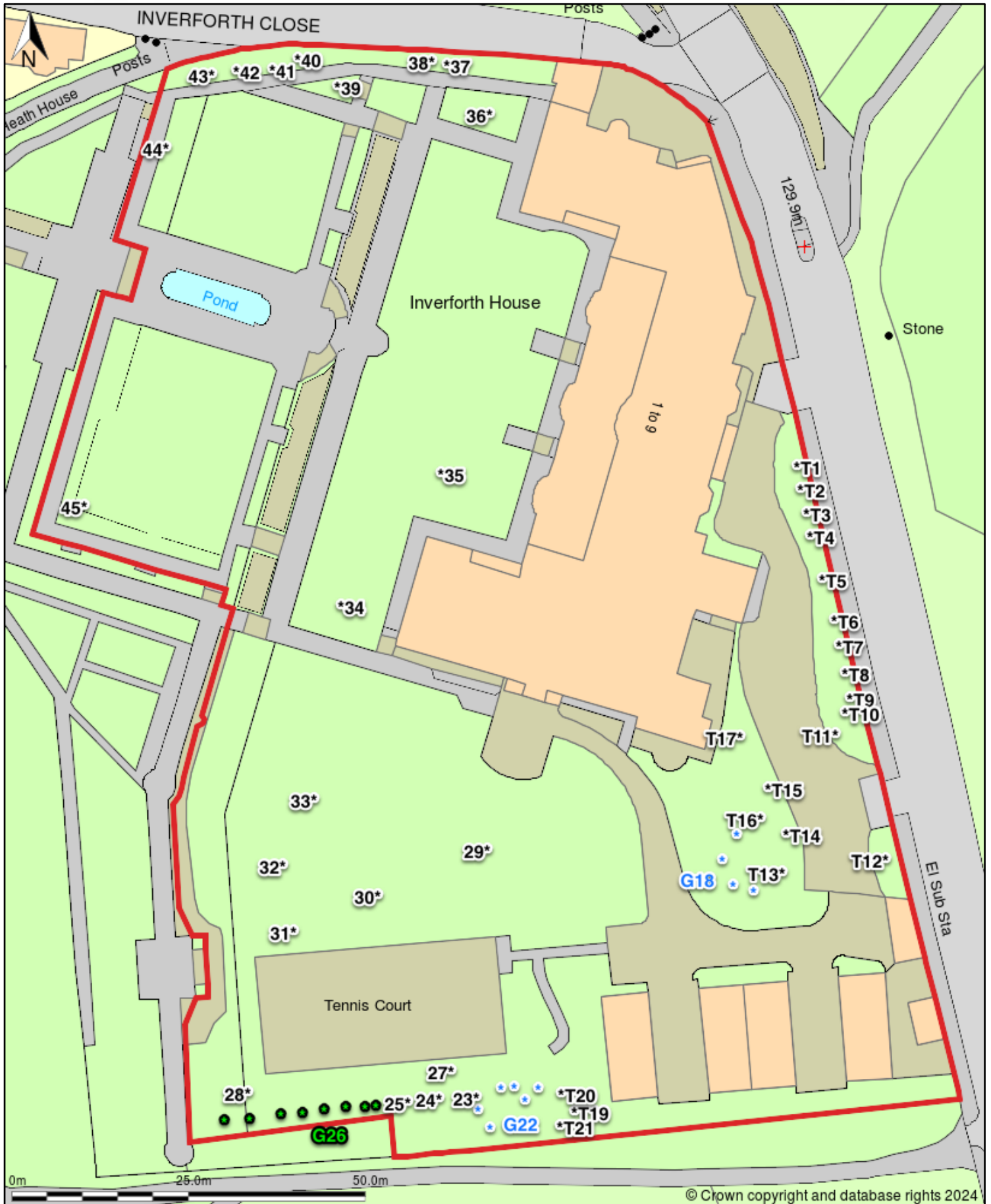
Minor deadwood – Below 40mm in diameter or less than 1m in length

Major deadwood – Over 40mm in diameter and 1m in length

Appendix 2



Inverforth House – Tree Location Plan



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Appendix 3

Document Record

Document	Editor	Publication date
PTCS-31818	Oliver Coleman	10/09/2024