

Santos Timber

Arboricultural survey and management recommendations

Report reference TAP001 14/02/2025



1. Executive summary

This report has been compiled to record all trees within the ownership boundaries of Three Acres Pre School, NW3 2YH In order to minimize risk, compile works recommendations and apply the recommendations to a regime, creating a short term management plan for the site.

This investigation will include:

- The site context and observation
- Tree survey data obtained during a site inspection undertaken 13/02/2025
- Analysis of data resulting in recommendations

Trees on this site were surveyed methodology guided by British Standards 5837. Recommendations will be based upon analysis of data obtained during the site inspection.

Limitations

Inspection was carried out on the basis of ground level, visual examination of external features of each individual tree. The principal objective of the survey was to identify trees identify locations and works recommendations.

Visual assessment, in accordance with accepted arboricultural practice, was based on apparent vitality (leaf cover, extension growth), presence of deadwood and die back,

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fractured, and detached limbs, evidence of excessive basal movement and external indications of stem and basal decay likely to affect the structural condition of the tree.

Trees and shrubs are living organisms whose health and condition can change rapidly. The health, condition and safety of trees should be checked on a regular basis, preferably at least once a year, and conclusions and recommendations are only valid for a period of 6 months. These periods of validity may be reduced in the case of any change in conditions in proximity to the trees or buildings. This assessment of the level of risk posed by trees, either individually or collectively is based on the available evidence, current published works, recognized professional opinion and my experience in these matters

Site context and observations

The trees detailed within this document are situated within the boundaries of Three Acres Pre School, NW3 2YH, some of which may have a potential impact encroaching on the property. This appears to be a well planted and maintained site with a multicultural planting system. Trees are of varying age ranges, heights, and conditions.

Professional standard and references

I have referred to the following standards and act as a framework to ensure good practice and tree evaluation in relation to trees throughout this project:

British Standard 5837:2012 (Trees in relation to design, demolition, and construction: recommendations) as a good practice guide for trees in relation to structure.

British Standards 3998:2008 (Recommendations for tree works)

Inspection regime overview

To be in keeping with the occupier's duty of care; all trees should be inspected on a regime of no less than once every three years to ensure the safe usage of space to owners and visitors alike.

Cyclical maintenance overview

Cyclical maintenance should be implemented no less than frequently than once every four-year based upon the recommendation supplied by an arboricultural professional after inspection.

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Tree removal

Tree removal should be supplemented with tree replacement; however, it is not always appropriate given the location of removal.

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5. Summary of tree data and proposals / Tree Schedule:

| Tree Reference Number | Tree Species | DBH (mm) | Age | Height | Crown spread | Condition | Recommendations | Comments |
|-----------------------|---------------------|----------|--------|--------|--------------|---------------------------|--------------------------------------|---|
| T1 | Acer pseudoplatanus | N/A | mature | 12m | 6m | good | Crown reduce and strip ivy, deadwood | Lift lower crown off building |
| T2 | Fraxinus excelsior | N/A | young | 12m | 3m | Good | Strip ivy, deadwood | |
| T3 | Group of sycamores | N/A | mature | 20m | 10m | good | Crown reduce, Deadwood, strip ivy | |
| T4 | Sycamore | N/A | young | 10m | 2m | Majority dead | Fell to ground level | Majority of crown is dead |
| T5 | Lime | N/A | Mature | 18m | 5m | Base is completely rotten | fell to ground level | Hollow resonance throughout base and 70%rotten |
| T6 | Group of sycamores | N/A | young | 14m | 10m | Good | Strip ivy and deadwood. Crown reduce | |
| T7 | Oak | N/A | young | 10m | 6m | Good | Reduce crown, deadwood | |
| T8 | Ash | N/A | young | 6m | 3m | Really poor | Fell to ground level | Previous pollard / Potentially associated with dead and decay |

| | | | | | | | | |
|-----|--------------|-----|-------------|-----|----|------|--------------------------------------|--|
| T9 | Sycamore | N/A | Semi-mature | 15m | 6m | good | Crown reduce, Deadwood and strip ivy | |
| T10 | Silver birch | N/A | young | 7m | 3m | good | Crown reduce to balance crown | |

| | | | | | | | | |
|-----|--------------------|-----|-------------|-----|-----|-----------|-----------------------------------|--|
| T11 | Group of sycamores | N/A | young | 13m | 6m | Good | Crown reduce, Deadwood, strip ivy | |
| T12 | Sycamore | N/A | young | 11m | 5m | Very poor | Fell to ground level. | Tree has significant dead and is over a play structure |
| T13 | Group of sycamores | N/A | Semi mature | 14m | 10m | good | Deadwood | |
| T14 | Ash | N/A | Semi-mature | 15m | 4m | Good | Remove deadwood. | |

| | | | | | | | | |
|-----|------------------|-----|-------|-----|----|------|--------------------|--|
| T15 | Elder | N/A | young | 6m | 2m | good | Nothing at present | |
| T16 | Cherry | N/A | Young | 12m | 5m | Good | Remove deadwood | |
| T17 | Corkscrew willow | N/A | young | 7m | 2m | Good | Remove deadwood | |

| | | | | | | | | |
|-----|----------|-----|--------|-----|----|------|-----------------------------------|------------------------|
| T18 | Sycamore | N/A | mature | 14m | 4m | Good | Crown reduce and deadwood | Over a play structure |
| T19 | Sycamore | N/A | mature | 15m | 8m | Good | Remove deadwood and crown reduce. | Next to play structure |

| | | | | | | | | |
|-----|----------|-----|--------|-----|----|-------------|-----------------------|-----------------|
| T20 | Ash | N/A | mature | 15m | 8m | Good | Remove deadwood. | |
| T21 | Sycamore | N/A | young | 6m | 4m | Very rotten | Fell to ground level. | Next to pathway |

T1



T2



T3



T4





T6



T7



T8



T9



T10



T11



T12



T13



T14



T15



T16



T17



T18



T19



T20



T21







Unless otherwise stated this arboricultural report is valid for a period of no longer than 6 months. Should there be any period of extreme weather, construction. or excavation works within the RPA vicinity of any trees stated within this document a structural analysis will be required to validate this at the period of time. If this report is submitted as part of a planning application it is valid to be submitted for a period of up to a maximum of 6 months after compilation. Should this report be coordinated with a mortgage application then only the information provided by the client and a site survey will be incorporated. Should this report contain recommendations as a result of potential property structural related issues then it is highly recommended that a structural engineers report be obtained to validate removal or reduction options. Should report be a site inspection for tree recommendations then condition will only be remarked upon in basic values, meaning that a full condition survey should be undertaken on all trees within areas of congregation or on trees adjacent to structure. The rest is based on experience and standards compiled by governing bodies and professional recommendations.



EST.

2016

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We care for your trees.