

# **Arboricultural Report**

**71 Canfield Gardens**

**9<sup>th</sup> April 2007**

**John Lowe**

**ISA Certified Arborist UK & I 0381**

**9 Croft Cottages. Croft Lane. Chipperfield. Herts WD4 9DX**

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## 1.0 Introduction

This survey and report was undertaken on behalf of Mr Charlie Caswell of De Metz Forbes Knight Architects. The remit was to provide a Tree Condition Survey and to discuss the arboricultural implications of the proposed extension.

Only one tree, T1- Holm Oak is likely to be considered as a material constraint by the local planning authority, however all the trees within the site boundary and trees within neighbouring properties are included in this initial survey as recommended in *BS 5837:2005 – Trees in relation to construction – Recommendations*.

Along with this tree condition survey a detailed tree protection plan including any required arboricultural method statements will be required for a formal planning application. This will need to be site specific in relation to the finalised proposals.

In light of the implications of T1 to the proposals (4.2) I would recommend further consultation with all interested parties as to whether the retention of this tree is absolutely necessary.

An area plan was provided showing the proposed outline of the extension. This has been over marked showing the approximate location of the trees referred to in this survey (appendix 1).

A site visit was made on the 28<sup>th</sup> March 2007.

## **2.0 Site**

### **2.1 Site Description**

The site comprises of the rear garden of a large semi detached property. The site is approximately 24m long and 13m wide. The ground falls away slightly to the south east. The trees within the site consist of a row of 5 medium sized pollarded Lime located along the south east boundary. A number of small ornamental trees, woody shrubs and a medium sized Holm oak are located near to the existing building. The garden is mostly laid to lawn, with shrub beds. A terrace is located adjacent to the existing building.

### **2.2 Site Proposals**

An extension to the rear of the property is proposed.

### **2.3 Designations**

It is understood that the site is located within a conservation area. The local planning authority must be notified prior to undertaking any remedial tree works.



### **3.0 Tree Survey**

#### **3.1 Summary**

The survey consists of 10 trees within the site boundary and 7 trees within the neighbouring properties to the east and west. Tree numbers have been added to the sketch drawing (appendix 1) showing the approximate locations of the trees. Access was not available to the trees in No 69 (G1) and No 73 (G2)

#### **3.2 Site Notes**

Inspected by J G Lowe

Date of Inspection 28.3.07

Weather conditions No wind / Sunny.

Accurate diameters at breast height (DBH) were recorded using a Metric Diametre Tape of all relevant trees in order that calculations of root protection areas (RPA) could be made. Where it was deemed necessary four measurements of a trees actual crown spread were made, in order to plot its actual crown spread, generally this relates to significant specimens and trees with severe lean or disproportionate crowns.

#### **3.3 Method of Inspection**

A visual tree inspection was undertaken from ground level.

Defects and hazards were noted and preliminary recommendations were made, however this survey should not be used as a Tree Hazard Risk Assessment. It is recommended that specific tree safety inspections are undertaken periodically.

At the time of inspection the deciduous trees were not in leaf, making it difficult to assess overall condition. Foliage is a good indicator of vitality and it is possible to observe indications of stress such as small leaf area and low leaf density.

Where an accurate assessment of potential defects could not be made by visual inspection, and the suspected defect warrants further inspection, such as diagnostic decay detection or aerial inspection of the crown, this has been reported.

Where the timing of inspection of individual trees is of importance, for example where internal fungal infection was suspected but no fungal fruiting bodies were present, a further inspection would be recommended for a time when fruiting bodies are likely to be present.

Tree roots and their relation to existing built structures were not part of this survey.

Detailed soil analysis was not undertaken as part of this inspection.

#### **3.4 Key to survey schedules**

Reference Number	T	Tree
	G	Group
	H	Hedge
	S	Stump

Species	Common name
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Height	Metres
DBH.	Stem diameter in centimetres at 1.5 metres above ground. On multi stemmed trees DBH is largest stem or at ground level.
Height of first branch	Metres from ground to first significant branch
Crown spread	Metres Where it is appropriate to show the actual crown spread of individual trees 4 measurements from stem to be taken in order to plot exact crown position
Age Class	
	Juvenile Very young / less than 15cm Diameter at Breast height (1.5m)
	Semi Mature Trees that are maturing but have not yet reached the characteristic size and shape for the species
	Mature Trees having attained the characteristic size and shape for the species
	Over Mature Trees that show signs of senility and probable continued decline
Form	Reflection of the trees appearance in relation to a typical maiden tree. Good- Average -Poor - Very Poor. When a tree has been pollarded, is multi stemmed, coppiced or bifurcated tree this is stated
Condition / notes	A general assessment taking into consideration its form, vigour, any defects and general health. Normal -Poor -Very Poor. Details of defects, relevant notes and observations.
Recommendations	Includes remedial works and future monitoring
Useful Safe Life	In years to assist in determining category below Less than 10years 10 – 20 years 20 – 40 years More than 40
Grade	Category Rating -A to R as per BS 5837 2005
Root Protection Area (RPA) Radius.	In metres. Calculation as BS 5837 2005
Root Protection Area (RPA).	Area. Square metres

### **3.5 Survey Data**



John Lowe							Survey Data Sheet		Retained Trees			
ISA Certified Arborist UK & I 0381												
9 Croft Cottages. Croft Lane. Chipperfield. Herts WD4 9DX												
Client:		Mr C Caswell de Metz Forbes Knight										
Inspected by:		John Lowe ISA UK&I Certified Arborist 381										
Inspection Date:		28.3.07			Weather Conditions:			Sunny showers. No wind				
Report Date:		8.4.07			Ref No:							
Site:		71 Canfield Gardens.										
Purpose of Inspection:		Tree condition survey and assessment of suitability for retention in development proposals										
Tree No	Species	Height	Height 1st Branch	Crown spread m	DBH cm	Age Class	Condition / notes	Comment / Recommendations	Useful safe life	Grade	TPZ Radius m	TPZ area m2
1	Holm oak	10	3	N 4 E 3 S 2 W 4	32	EM	Normal vigour. Average form. Leans towards house. Foliage rust noted. Grown tight to brick wall less than 10cm clearance. Recently pruned. Leader removed.	Will require ongoing pruning to reduce nuisance by direct physical contact and over shading.	10/20	C	3.84	46
2	Apple sp	8	3	3	20	EM	In No 69.		10/20	NA	2.4	18
3	Elder	6	3	4	22	EM	Normal vigour. Grown tight to wall	Ivy clad - sever. Low value	10	C	2.64	22
4	Elder	3	2	3	12	J	Very poor form and condition	Fell	0	R		
5	Amelachier	6	2	N 2 E 3 S 3 W 0	13	EM	Multi stemmed. Poor form. Normal vigour	Low landscape and amenity value	10/20	C	1.56	8
6	Apple sp	9	3	2	9	J	Deformed stem. Lean. Normal vigour. Poor form	Low landscape and amenity value	10/20	C	1.08	4



Tree No	Species	Height	Height 1st Branch	Crown spread m	DBH cm	Age Class	Condition / notes	Comment / Recommendations	Useful safe life	Grade	TPZ Radius m	TPZ area m2
G1	London plane	18	4	10	60	M	Located in rear of No 69. Appear in good condition. Measurements estimated		20/40	NA	7.2	163
7	Lime	15	4	N 4 E 2 S 4 W 2	44	M	Pollarded at 9m. Some minor dead wood. Ivy clad stems.	Trees 7 to 10 form row on southern boundary. Some decay was noted at the previous pruning points and it is likely that the branches are poorly attached. Consideration should be given to undertaking repollarding in the next 7 years. Sever ivy	20/40	B	5.28	88
8	Lime	16	4	N 4 E 2 S 4 W 2	43	M			20/40	B	5.16	84
9	Lime	17	4	N 4 E 2 S 4 W 2	45	M			20/40	B	5.4	92
10	Lime	15	3	N 4 E 2 S 4 W 2	34	M			20/40	B	4.08	52
11	Lime	15	2	N 4 E 2 S 4 W 3	49	M	Located in rear of No 73. Lombardy poplar pollarded at 9m		20/40	B	5.88	109
G2	Mixed, London plane, Poplar sp.	upto 20	4	10		M			20/40	NA	0	0





## 4.0 Arboricultural Discussion

### Retained trees

The row of limes to the south east of the site, the 3 London plane located in the rear garden No. 69 and the 3 trees located in the rear garden of No.73 will not impact on the proposed development. They provide screening and separation from neighbouring properties to the south. There is ample separation between the proposed development and these trees so that over shading is not an issue. The other small mostly ornamental trees are not considered material constraints due to their condition and/or size.

### T1

Given the current size, young age and species of T1- Holm oak, together with its close proximity to the existing building and the dividing brick wall it is considered that T1 is barely suitable for its location. The tree has been pruned in the past, most likely in order to reduce physical interference to the buildings and to reduce the problem of over shading.

The following points should be considered in determining if the retention of the tree is acceptable;

- In order to retain the tree on going remedial pruning will be required to prevent the crown from physically touching the building. The number of old pruning wounds indicates that this has already been undertaken on a number of occasions. The neighbouring property has recently removed several branches that were still on site, suggesting that this tree is causing an actionable nuisance. This will be an ongoing issue as the tree continues to grow. The tree is considered to be early mature and although the foliage shows signs of a rust like disorder this is not affecting its vigour.
- The fact that the tree is just 5m from the existing building means that the tree does not have enough space to attain the normal expected size for this species. The stem leans towards the building and the crown appears unbalanced. High levels of on going management would be expected.
- That the tree is evergreen and has dense foliage means over shading will continue to be an issue. Extensive and continual remedial pruning will be required to maintain the present levels of available light to the windows of the existing building in both of the affected properties. Its location in relation to direct sunlight means that at least six windows, three in each property, will be over shaded for the majority of the day. Being evergreen this will be an all year round issue.
- The separation between the stem of this tree and the dividing brick wall is less than 10cm at ground level, as the stem continues to grow physical damage to this wall is likely.
- As the tree grows its demand for water will increase. It is possible that there may be subsidence issues in the future, depending on the soil type, the condition of foundations and other relevant factors. I would therefore recommend that such an investigation is undertaken by a suitably qualified expert if the tree is to be retained. This type of investigation is outside of the remit of this report. Based on the current size I would suggest that removal of the tree at this stage would not have any implications with heave. However before making any decision as to the removal of this tree, consultation should take place with a structural engineer or similarly suitably qualified expert to assess any heave implications.

If it were to be agreeable to all parties concerned that the removal of this tree was the way to proceed, a suitable replacement tree could be planted to mitigate its loss. I would suggest that Holm oak is not a suitable species to be planted in a garden in close proximity to buildings. It would be worthwhile considering selecting a different species given the light issues. Silver birch, Whitebeam or Cherry are all suitable native species and being deciduous would not affect the available sunlight to the same degree as Holm oak does all year round. I would also recommend siting the tree



further from the building, there are a number of suitable locations available either side of the garden. It would be necessary to consult the local planning office in the first instance to ascertain if this would be acceptable to them.

The location of underground services was not known at the time of inspection.

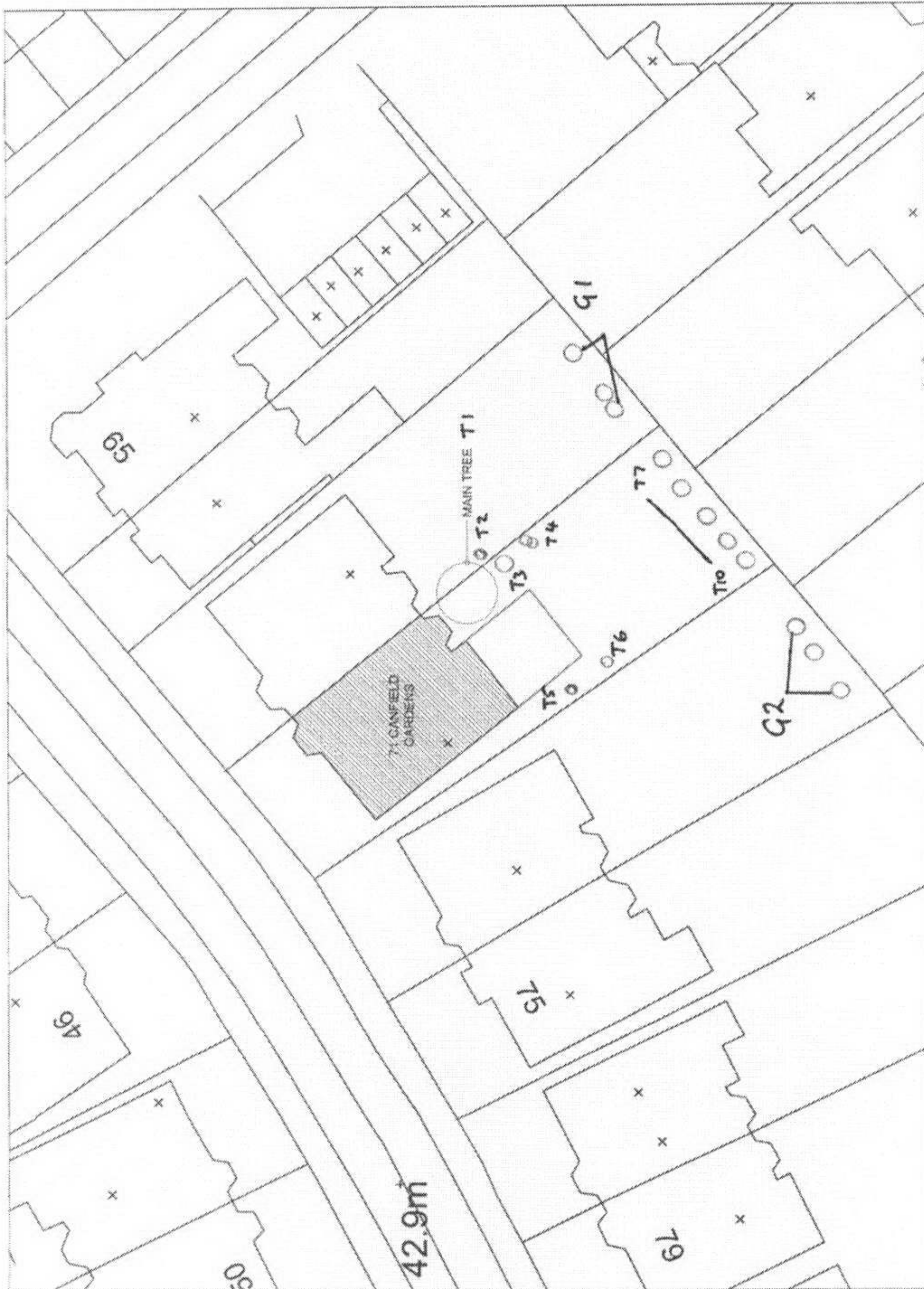
It is understood that the existing levels will not be altered within the root protection areas of any retained trees.

In the event of any construction tree protection will be required for the row of limes. This would be covered in the site specific tree protection plan.



**Appendix 1.**      Sketch plan showing location and numbering of trees.

Appendix 1. Sketch plan showing location and numbering of trees.





## Appendix 2

**Photograph 1 - showing stem of T1 in relation to dividing wall**



**Photograph 2 – T1 in relation to existing building**





### **Appendix 3                      Limitations of this report**

This report has been prepared for the exclusive use of the commissioning party. No other party may make use or rely on the contents of this report unless otherwise agreed. This assessment is based upon factors evident at the time of inspection. Trees and Shrubs are living organisms and their health and condition can rapidly change, it is therefore recommended that the condition and safety of trees should be re inspected at a frequency commensurate with the level of risk and preferably annually.