

Arboricultural Assessment Report

Summary Report on Trees

For:	Client:	Oriel Services Limited
	Insurer:	Aviva
Site:	Policyholder:	14 Greville Road Management
	Risk Address:	Flat 4, 14 Greville Road, London, NW6 5JA
Refs:	OCA Ref:	55206
	Client Ref:	7489761
	Insurer Ref:	9590302120

Survey By:	John Hall		
Title:	Senior Consulting Arborist	Date:	28 th November 2013
Report By:	Andrew Graham		
Title:	Senior Consulting Arborist	Date:	24 th December 2013
Revisions By:	Margaret MacQueen		
Title:	Consultant Arborist	Date:	09 th September 2014



Consulting Arboriculturists

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1.0 Introduction & brief

- 1.1** OCA UK Limited has been instructed by Oriel Services Limited on behalf of the building insurers of Flat 4, 14, Greville Road, London, NW6 5JA (the insured property). We have been advised by Oriel Services Limited that the property has an electricity substation located on the southern rear garden boundary which is considered to be at risk resulting from the location of a nearby Sycamore tree growing adjacent the substation.
- 1.2** We have been instructed to undertake a survey of the vegetation growing adjacent the substation, to provide our opinion as to whether, based on the available information any of this vegetation is likely to be posing a risk to the sub station and if so to provide recommendations as to what tree management could be implemented to effectively prevent damage occurring
- 1.3** The vegetation growing adjacent the risk address has been surveyed from the ground using digital measuring devices and/or standard tape measures. All distances are measured to the nearest point of the structure at risk unless otherwise stated.

2.0 Limitations

- 2.1** Recommendations with respect to tree management are associated with the at risk structure as stated on the front cover of this report and following consultation with instructing engineers. The survey of trees and any other vegetation is associated with impacts on the at risk structure subject of this report.
- 2.2.** The leasehold land owners have sought professional advice as it relates to the health and stability of a tree not under their direct control.
- 2.3** Recommendations do not take account of any necessary permission (statutory or otherwise) that must be obtained before proceeding with any tree works.

3.0 Vegetation and the risk of direct damage

3.1 Assessing decay

Where decay is present and easily confirmed by visual inspection the position and extent of the decay must be evaluated..

In the case of Sycamore T3 the extend of the decay is obvious: the hazard is very apparent..

A very significant proportion of what is a woody cylinder has been hollowed out by the decay agent

The mass of the tree above the decayed cavity and the degree of exposure to prevailing winds should now additionally influence the response to the known dimensions and decay location.

3.2 Mattheck and Breloer

The co authors of the Body Language of Trees A handbook for failure analysis HMSO 1994 have formulated assessment criteria in relation to the amount or extent of tree stem in cross section which can be compromised before stem stability is unacceptability impaired.

"the minimum advisable wall thickness ratio of 0.30 to 0.35 can be applied with greatest confidence when the cavity is central and has no external opening".

Sycamore T3 has cavity 2m deep and almost full width diameter with an opening partially facing normal south westerly winds

3.3 Third party liaison and statutory controls

Trees do not respect physical or property boundaries and the weight or mass above the potential failure point of T3 is growing asymmetrically over the substation .So any degree of tree failure will result in extensive damage .

The purpose of this report is to ascertain the likelihood that T3 is the most likely substantial and/or effective contributory cause of direct and to allow for liaison with third parties or with local administrative Councils as necessary.

4.0 Conclusions and Recommendations

4.1 Results of the field survey

We can confirm that vegetation exists on or near the insured property that is considered to be contributing to the current risk of direct damage.

4.2 Preliminary recommendations

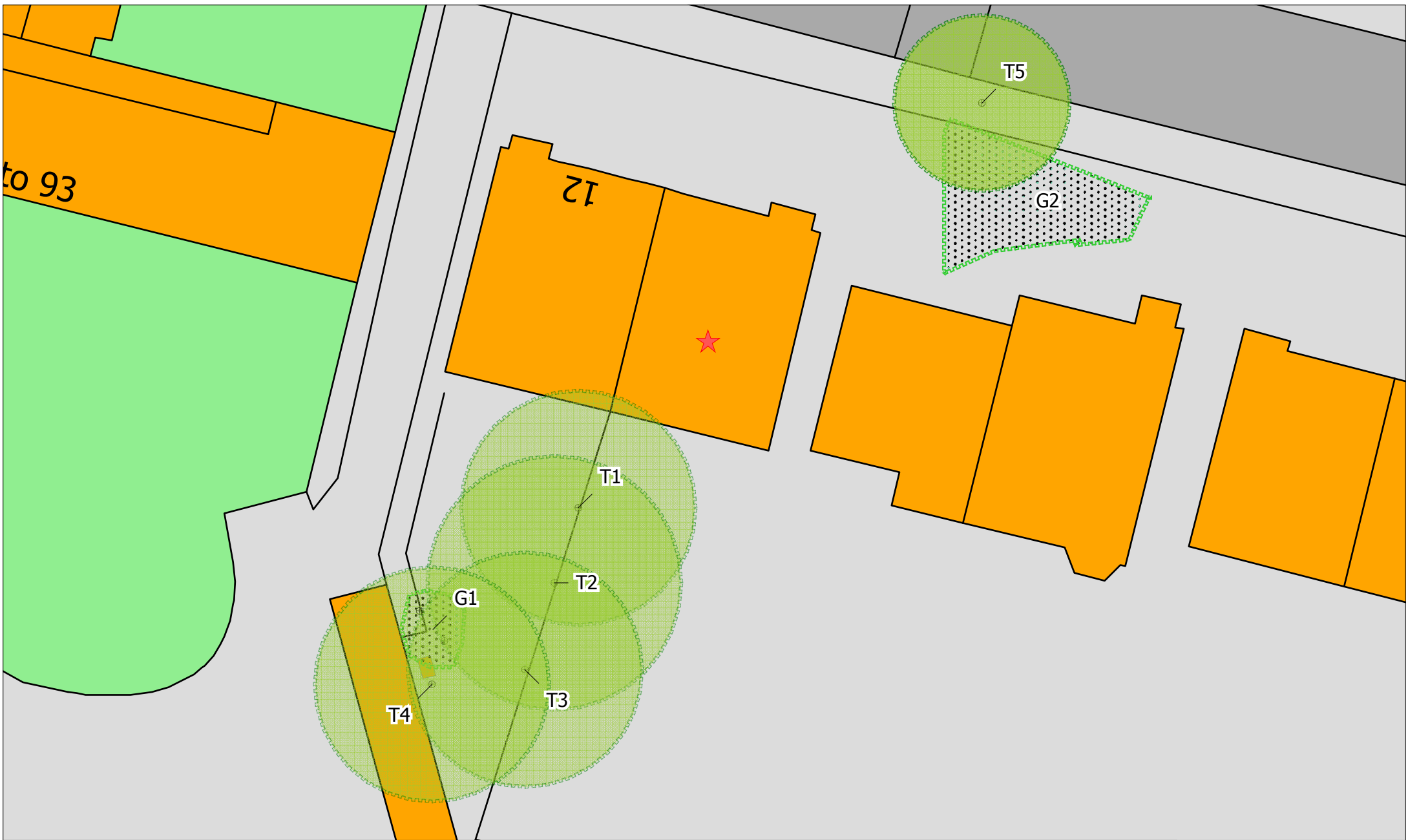
On the basis of our preliminary findings we have considered a practical vegetation management specification. This specification will assist in reducing the impact of the adjacent vegetation causing direct damage.

4.3 Recommended vegetation management to address the Health & Safety issues:

Tree No:	Species	Works Required
T3	Sycamore	Fell as close to ground level as possible and treat the stump

Age Class	YO – Young. SM – Semi-Mature. EM – Early Mature. MA – Mature. FM – Fully Mature. OM – Over Mature	Ownership	PH – Within boundary of risk address. P3P – Within boundary of third party properties. LA – Within land owned by a Local Authority. C3P – Commercial third party. U – Within land of indeterminable ownership.
Condition	G – Good. F – Fair. P – Poor. D – Dead, Dying or Dangerous		
Stem Diameter	MS – Multi-stemmed tree		

Tree No	Common Name	Age Class	Condition	Height (m)	Crown Spread (m)	Stem diam. (mm)	Dist to bldg (m)	Pruning history	Recommendation	Tree work constraints	Notes	Owner address	Owner
T3	Sycamore	MA	F	18	12	800	17.3	Crown lifted.	Fell and treat - for health and safety	Overhangs adjacent substation	Significant cavity and decay in main trunk.	12 Greville Road, London, NW6 5JA	3P



Location: 14 Greville Road, London, NW6 5JA
Job Ref.: 55206
Survey Date: 28/11/2013
Scale: 1:250 @ A4

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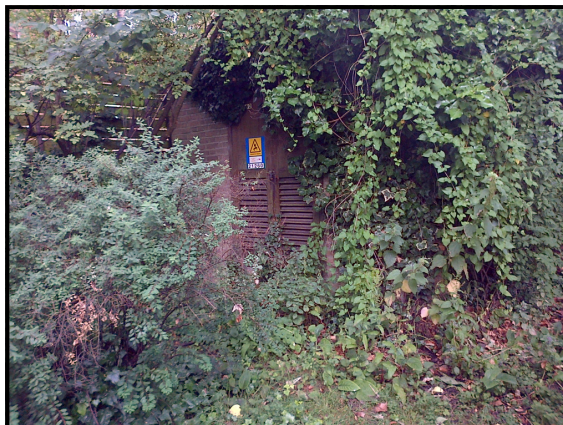


OCA
UK Limited

Site Photographs



1. Sycamore T3



2. The UKPN substation



3. Sycamore T3



4. Sycamore T3 seen on the left



5.



6.