Tree Survey, Condition Management Report

Client Name: University of London
Site Address: 10 Sites around London
Date: 15th January 2015
Job Reference No. JM/2755R/sh

BARTLETT CONSULTING
SCIENTIFIC TREE CARE SINCE 1907

Contents

TREE SURVEY, CONDITION AND MANAGEMENT PLAN SUMMARY

OUR REF: JM/2755/R/sh
YOUR REF: 23352
DATE: January 15th 2015

CLIENT:	University of London
SITE ADDRESSES:	1. Gordon Square and Taviton Street, WC1H. 2. College Hall and rear of 74-80 Gower Street, WC1H. 3. International Hall, WC1H. 4. The Boathouse, rear of 83 & 87 Hartington Rd, Chiswick. 5. Nutford House, Brown Street, W1H. 6. Malet Street Gardens, WC1H. 7. Rear of Gordon Square, 10-18 Woburn Square, Woburn Square Gardens, WC1H. 8. Senate House and surrounding precinct area, WC1H. 9. Egham Depository, Egham, Surrey. 10. Cartwright Gardens and Hughes Parry Hall, WC1H.
DATE/TIME OF VISITS:	AM & PM December 9th, 10th, 17th, 18th & 19th 2014 AM & PM January 6th & 8th 2015.
PEOPLE PRESENT:	Mr J Mills and Mr J Hasaka
REPORT COMPLETED BY:	Mr Jason Mills and Mr Jason Hasaka

This report details the tree condition and hazard inspections carried out at the above sites, including recommendations for further detailed inspections and tree management operations where appropriate. The suggested timescales have been highlighted in a colour-coded format for reference and ease of application.

In reading and understanding the contents of this report it should be remembered that no tree can be deemed risk free. As with all things in the natural environment, trees are subject to unpredictable forces such as extreme weather, effects of disease, and man's influence upon them. We investigate every obvious and available facet of the tree's structure and its surroundings in reaching a conclusion as to a level of risk.

These conclusions and recommendations seek to reduce the level of risk the trees may pose to one that could be considered acceptable, given the tree's location and the perception of its value to the local environment, the site use, and owners' acceptance of the level of risk.
No tree can ever be considered completely hazard free, and regular monitoring of the tree and its surroundings should be undertaken by the owner and their appointed specialist advisors, where necessary on a cyclic and recorded basis.

1.0 SCOPE OF REPORT

1.1 Survey Brief

To inspect the trees at ten sites under the management of the University of London as listed on the front page with a view to identifying tree hazards and associated risks.

Trees inspected are those previously tagged and assessed by another Arboricultural Consultant outside of Bartlett Consulting, as identified and plotted on the accompanying ten maps provided to us by the University.

1.2 Background

The managers of the sites wish to ensure a greater level of understanding of their tree stock, its condition and what risks (if any) it poses.

1.3 Report References

As a progressive company, we keep abreast of research data relating to arboriculture. All observations, recommendations and works are based on current industry standard reference material and extensive FA Bartlett research findings derived from the company's own facilities at the University of Reading in England, as well as in Charlotte, North Carolina, in the USA. A selection of pertinent items is shown in Appendix 2.

Guidance and tree survey methodologies followed by Bartlett Consulting include:

· ISA "Best Management Practice – Tree Risk Assessment" (Smiley, Matheny and Lilly 2011)
· F.A. Bartlett 'Tree Risk Management' (Smiley, Fraedrich, Hendrickson 2009)
· 'Arboriculture' 4th Edition (Harris, Clark and Matheny 2004)

Further reference and guidance on the relationships between trees and decay includes:

· 'Principles of Tree Hazard Assessment & Management' (HMSO Lonsdale 1999)
· 'Fungal Strategies of Wood Decay in Trees' Schwarze, Engles, Mattheck – Springer Publishing 2004

1.4 Report Limitations

This report is restricted to those trees which were previously surveyed; tagged; plotted on the plans provided to Bartlett Consulting; and described in the tree survey schedule. The statements, findings, and recommendations made within the report do not take into account any effects of extreme climate and weather incidences; vandalism; changes in the natural and built environment around the trees after the date of this report; any damage whether physical, chemical or otherwise.

Bartlett Consulting cannot accept any liability in connection with the above factors; nor where recommended tree management is not carried out in accordance with modern tree health care techniques, within the time scales proposed.

The trees were not climbed at the time of the tree survey. Tree dimensions were recorded using hand tools such as a diameter tape, laser range finder, and measuring tape. A "sounding hammer" and binoculars, as well as other tools were used to assess trees in more detail where necessary; and species identification, age range and vigour were entered within the tree details. Trees not detailed in the 'Survey Brief' were not surveyed.

All tree information and data was captured using Pear Technology tree management software using a Trimble hand-held computer and the maps provided to Bartlett Consulting by University of London.

A basic tree risk assessment and tree health inspection were conducted on each tree identified in the 'Survey Brief". A basic assessment as described by the International Society of Arboriculture (ISA) is: a detailed visual inspection of a tree and surrounding site that may include the use of simple tools. It requires that a tree risk assessor walk completely around the tree trunk looking at the site, aboveground roots, trunk and branches. Tree details are approximations made to a level that is required for the purposes of this report. These tree details include species identification, tree dimensions, age range and vigour entered within the report.

It is important to understand that as trees are living and dynamic organisms, it is not possible to maintain them free of risk. Some level of risk must be accepted in order to experience the full range of benefits that trees provide. As such, we reference the recently published document by the National Tree Safety Group (NTSG), Common sense risk management of trees (Forestry Commission 2011). This document provides guidance on trees and public safety in the UK for owners' managers and advisors.

2.0 TREE PRESERVATION ORDER & CONSERVATION AREA STATUS

2.1 Tree Preservation Order

Given the size of the sites and number of trees included within the 'Survey Brief' a Tree Preservation Order (TPO) check was not undertaken. If the trees are subject to a TPO it is expected that the University should have copies of the documents.

See "Implications" below for more information.

2.2 Conservation Areas

When dealing with trees in a Conservation Area, all trees with a stem diameter greater than 75mm are subject to the statutory protection afforded them by the Town & Country Planning Act (Tree Preservation) (England) Regulations 2012.

The sites inspected have been defined into four areas as detailed in section 3.2 below. Using the internet, a Conservation Area (CA) status check was carried out by Bartlett Consulting through the websites of:

Camden Council – Area One: all sites are located within the Bloomsbury designated CA.

City of Westminster – Area Two: Nutford House is located within the Portman Estate designated CA.

Hounslow Council – Area Three: all sites are located within the Grove Park designated CA.

Runnymead Borough Council – Area Four: Egham Depot is **not** located within a designated Conservation Area.

2.3 Tree Management Implications

The removal of dead trees and the pruning of dead wood from living trees are permitted and "exempted" works under the 2012 Regulation listed above. These works can be undertaken only after 5 working days' written notice has been given to the appropriate local planning authority.

A TPO status check must be carried out for all trees recommended for works within this report.

Any trees which are within a designated CA or subject to an individual TPO will first require a 1App Tree Work Application to be submitted to the relevant Local Planning Authority for permission. Bartlett Consulting would be happy to submit the application on the University's behalf, using this report as supporting evidence, should you wish to proceed with any of the works arising from this survey.

3.0 GENERAL SITE DETAILS

3.1 Weather Conditions at Time of Surveying

Conditions were generally cold, dry and clear. There were occasional showers but suitable for surveying work.

3.2 Site Locations

The site locations can be divided into four areas: The first and main area, consisting of multiple sites is located in central London, between Fitrovia and St Pancras, with the postcode WC1H. The second area, which consists of one site, is located in West London close to Paddington. The third area, which also consists of one site, is located in South West London in Chiswick. The fourth area is a remote site located in the London commuter belt in Egham, Surrey.

The majority of the trees inspected are located in Area One, which contains seven sites; Gordon Square and Taviton Street, College Hall and rear of 74-80 Gower Street, International Hall, Malet Street Gardens, 10-18 Woburn Square, Woburn Square Gardens, Senate House and surrounding precinct area, Cartwright Gardens and Hughes Parry Hall.

Gordon Square Gardens, Malet Street Gardens, Woburn Square Gardens and Cartwright Gardens generally consist of a central lawn, either flanked or bisected by internal footpaths and surrounded by roads; all of the gardens are ordinarily open to the public. The dominant trees within all of the gardens are predominantly located on the perimeters and thus generally overhang both public highways and public footpaths.

The sites at Taviton Street, College Hall, International Hall and Hughes Parry Hall are located amongst institutional buildings and; as such, they are predominantly dominated by large buildings surrounded by a mixture of hard, paved surfaces and intermittent lawns and shrub beds.

The sites to the rear of 74-80 Gower Street and 10-18 Woburn Square are domestic dwellings in which the tree stock is located in small rear gardens, which are predominantly hard-surfaced.

Area Two at Nutford House, Brown Street, London, W1H is dominated by a large institutional building flanked by a rear and side garden with a mixture of lawn and shrub beds.

Area Three, The Boathouse and rear of 83 & 87 Hartington Road, Chiswick consists of a large recreational depot, 'Boathouse' which houses numerous boats and equipment for accessing the River Thames. There is a large building centrally to the site and storage areas to the north and a garden laid to lawn to the east, which is currently utilized for the storage of trailers and boats. The remainder of the site consists of a mixture of hard surfacing suitable for accepting cars. There are also two domestic dwellings at Nos. 83 and 87 at the site, which have hard-standing gardens including driveways to the front and rear gardens laid to lawn.

Area Four, the Egham Depository site, consists of a large light industrial/warehouse building with a hard-surfaced entrance driveway and parking. The site is surrounded by rough grass and a woodland area to the north.

3.3 Assessment of Ecological Status and Constraints

Following our survey of the site, and analysis of climax and sub climax vegetation, we are of the opinion that the sites have the potential to provide a habitat for some protected species.

The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000, provides statutory protection to birds, bats, insects and other species that inhabit trees, hedgerows, or other associated vegetation.

These could impose significant constraints on the use, management and development of these areas, as well as the timing of tree works. The finer points of these matters are beyond Bartlett Consulting's area of expertise and you must seek advice from an ecologist to check if any such constraints apply to this site, where we identify any such potential habitat.

4.0 SITE DISCUSSIONS

What follows will be a separate discussion on the trees in each of the four main sites listed in Section 3.2 above, including the individual sub-sites where applicable. Each discussion will be followed by the tree survey schedule for that particular site.

4.1 Area One

This includes: Gordon Square Gardens; Taviton Street; College Hall; Gower Street; International Hall; Malet Street Gardens; Woburn Square; Woburn Square Gardens; Senate House and Cartwright Gardens.

Please note that trees referenced T544 – T568, which have been tagged individually, have also been referenced as "GRP01" by the previous Consultant on the tree location plan. Both references have been used in the Bartlett Consulting Survey Schedule.

4.1.1 Local Landscape Evaluation

The dominant tree species located within the above sites is mature London Plane. These trees are found growing around the periphery and boundaries of the site, usually amongst shrub beds. The sites also contain a diverse range of deciduous and evergreen sub-species including Beech, Common Lime, Maple, Birch and Holly.

Collectively the trees provide highly valuable greenspace in the locality; are important components of the character of a typical London public square; and are an integral part of the wider London canopy cover.

Not all of the trees are located within public open spaces however. Several trees are enclosed within courtyards and others within rear gardens screened by surrounding buildings. These include the trees at: Taviton Street; Rear of 10-18 Woburn Square; College Hall; and International Hall. These trees are of limited public visibility and amenity value.

4.1.2 Underlying Soils

Using the British Geological Survey's 'Geology of Britain' viewer (www.bgs.ac.uk - Contains British Geological Survey materials © NERC [2015]) it has been determined that the underlying geology is Lynch Hill Gravel member – Sand and Gravel overlying the London Clay Formation – of Clay, Silt and Sand.

4.1.3 Slopes and Boundaries

Malet Street Gardens is made-up over two levels. The periphery of the site is level with the surrounding street with ramps heading downwards into the centre of the site. The level drop is approximately 3 metres. Gordon Square Gardens is fairly level across the site; however the boundaries are slightly raised to the east and south by approximately 0.5 metres.

The other sites that constitute Area 1 are predominantly level with minor undulations.

All of the gardens are bordered by metal fencing with access for public at different points around the boundary. Both the Senate House and Gower Street sites have open boundaries, as the trees are predominantly in open spaces; whilst the trees at International & College Hall are in spaces enclosed by buildings.

4.1.4 Fungal, Disease, or Insect Pathogens

The most common fungal occurrence within the sits of Area 1 was the presence of *Inonotus hispidus* on the London Plane trees – especially within Gordon Square and Malet Street on trees T477; T479; T510; and T742. The decay fungi was present on old pruning wounds along the tree trunks or on scaffold branching.

Inonotus hispidus is one of a few decay fungi with a 'dual-decay' strategy being able to switch from a white-rot to soft-rot depending on how well the tree is defending against the internal decay.

In the wood cells there are two primary mechanical properties: tensile strength is provided be *cellulose* which allows the tree to bend and be flexible in the wind and under its own weight; whilst the corresponding stiffness and load-bearing capabilities are provided by *lignin*.

Inonotus hispidus normally enters London Plane trees at an open pruning wound, as a white-rot which initially attacks the lignin and degrades the cellulose more slowly. London Plane however has the ability to defend and compartmentalise against this decay at initial infection. It is at this time that the decay switches to a soft-rot and degrades the cellulose. It has been determined that the 'switch' often occurs when the tree is dormant in the winter.

Because of London Plane's ability to defend against this decay, failure usually only occurs at late stages of decay after many seasons when extensive cavity formation has occurred.

Figure 01: Desiccated Inonotus hispidus bracket at Pruning Wound on London Plane

4.1.5 General Overview

Over the 10 sub-sites which constitute Area 1 the London Plane trees are starting to reach an age and condition where management will become more intensive and regular to maintain a proactive approach to risk and hazard management. It is for these reasons that on-going annual walk-over surveys of the dominant trees within this area are recommended to monitor any changes in condition. This inevitably will have a financial implication; but one which will maintain the sociological and ecological benefits the trees provide for University of London as well as the city itself.

Several trees have been identified as having open cavities as well as growth habits and features indicative of internal decay. These trees will require further detailed investigations and decay testing to assess the extent of internal decay so that a complete assessment can be made.

The trees with *Inonotus hispidus* will require annual monitoring and further assessments of the level and spread of decay where the limbs and trunks are affected by the decay.

Many of the London Plane trees also have both steel cable and newer Cobra bracing systems doubled-up, and there are many instances where the older steel cables now need to be cut and/or removed as they are reaching a point where they are no longer of any practical benefit to the structural integrity of the tree.

The remaining trees in Area 1 are represented by a diverse range of species including Beech, Common Lime, Judas Tree, Western Red Cedar, Bay, Swedish Whitebeam, Japanese Maple, Red Oak, Turkish Hazel, Snowy Mespilus (*Amelanchier*), Cappadocian Maple, Common Mulberry, Common Oak, Magnolia, Mountain Ash, Highclere Holly, Sweetgum, Willow-leafed Pear, Common Quince, Common Holly, Weeping Wych Elm, Common Hornbeam, Pissard's Plum, Common Laburnum, Bird Cherry, Norway Maple, Crab Apple, Common Hawthorn, Tree of Heaven, Common Lime, Small-leafed Lime, Sycamore, Silver Maple, Silver Birch, Lawson Cypress and Hazel.

The majority of these various specimens are young through to early-mature, predominantly free of defects. Works recommended are in the main to remove those poor trees with limited future prospect to develop and minor and formative pruning to reduce risk and to improve crown balance and form of other trees.

Within Gordon Square is a row of predominantly even-aged Common Lime trees, reference GRP1; which are managed as pollards. The majority of these trees have decay within their stems; in some cases decay is significant that removal is recommended. The presence of new plantings amongst these trees indicates that trees are being removed piecemeal as they fall over, die or become unacceptable to retain. Of the twenty five existing trees, six are recommended for removal as a result of the extent of decay within their stems.

The gardens are high use sites – even in the winter and poor weather experienced during the tree survey – and there are numerous high value targets, many stationary, within striking distance of trees and parts of trees. The average risk assessment is 'moderate' for the trees across Area 1 as per the survey schedule below.

4.1.6 Risk Assessment of Trees within Site

As part of the assessment of the trees, a brief visual assessment has indicated that the following trees are considered a high risk (hazard) and require further investigation and immediate action of the works detailed in the survey schedule:

Site Name	Tree Reference	Site Name	Tree Reference
Cartwright Gardens	T424 T428 T432 T445	Woburn Square	T587
Gordon Square & Gordon Square Gardens	T502 T503 T504 T510 T523 GRP01	Torrington Square	T641
Malet Street Gardens	T704 T742 T749 T750		

4.1.7 Further Discussion

Laburnum T523 located in Gordon Square is considered an impressive veteran tree considering its age and size. It is appreciated that during the spring and summer months the area under the tree will be of high use and occupancy. However, from an Arboricultural perspective, it is recommended that every effort is made to retain and prolong the life of this tree as much as reasonably practicable.

Although there are pockets of internal decay and cavities in the tree, through management of the tree crown and proactive measures to improve the soils including nutrient availability, it is felt that it can be retained and invigorated to actively defend against and cope with its condition.

The older original plantings of Common Lime, within GRP1; which are managed as pollards, are considered to have a limited useful remaining life expectancy, and on-going removal of individuals due to poor condition can be predicted over the next five to ten years. As such, it would appear expedient for the site managers to consider the planned removal of all these specimens and replacement with new trees. This would provide a coherent group of even-aged trees to develop for the future.

Sycamore T800 has a large cavity running vertically up the trunk and is located in close proximity to a residential dwelling. Although the tree has been topped to address the decay and cavity, it has a very low safe useful life expectancy. The topping works will draw resources away from the tree's defence against internal decay and ability to lay down compensatory growth around the cavity in order to support the tree and enable it to produce a new flush of leaves.

The tree has very limited amenity value with the only 'public' visibility from the buildings opposite. There is no overriding justification to retain and continue to manage this tree.

4.1.8 Recommendations

Please find attached schedule tables for tree works below.

Risk Level	**Description of Risk** (As per Smiley, Fraedrich & Hendrickson 2002)
Extreme Risk	Failure imminent: personal injury and/or property inevitable.
High Risk	Failure likely especially during storms: personal injury and/or property damage likely.
Moderate Risk	Failure possible especially during severe storms: personal injury and/or property damage possible.
Low Risk	Failure unlikely: personal injury and/or property damage unlikely.
Tree Removal / Surgery	Weakened crown anchor points possible, require full risk assessment prior to tree works

All of the trees subject to the survey will require a re-inspection, in line with the methodology employed for this current inspection, in three (03) years. Please note that individual trees across all of the sub-sites will require a detailed inspection or re-survey within shorter time periods, such as six months and one year, depending on their structural condition associated risks and identified hazards.

Given the size of the London Plane trees, and the constant and static targets under the trees, it must be understood that these trees will always be a moderate risk. Although failure could occur, it is unlikely during normal weather conditions within the three year time frame of this report. An annual walk-by inspection and assessment of these trees to monitor any change in their condition will help meet the duty of care.

It is recommended that the next walk-over inspection is carried out during the summer of 2015 which will also allow an assessment of foliage density.

Massaria disease of Plane has become a significant problem in the London urban environment. It is significantly more prevalent in some Boroughs, such as Islington, than others. Our assessment of the trees included for visual inspection from ground level, highlighted no evidence of Massaria symptoms. However, the fungus commonly causes decay on the uppermost section of branches, which can be impossible to see without a climbing inspection/ viewing from above.
The London Tree Officers Association has produced a 'Practical Management Guidance' document, Link; http://www.ltoa.org.uk/documents/cat_view/116-massaria-disease-of-plane. The document recommends ground level inspections during summer when trees are in leaf, as branch decline manifesting as die-back from the branch tip progressing inwardly, when compared with surrounding live branches, is a reported symptom of colonisation.

NOTE: CLIENTS MUST MAKE TREE WORKERS AWARE OF THIS STATEMENT

CAUTION: Trees with structurally weak main stem or branches may not have sufficiently structural strength to withstand dismantling works. The weight of people climbing the tree or using the tree branches as load carrying points may increase the load to the point of tree or branch failure. Persons engaged on such works must undertake a thorough risk assessment of the tree structure before finalising a working method. Alternative work methods to consider may include the use of crane or mobile elevated platform.
Tree works recorded are to the specifications suggested in British Standard BS3998, "Tree works" 2010. All works should be carried out by a properly and fully insured tree surgeon, approved under the Arboricultural Association's Approved Contractor's scheme.

4.1.9. Area One Tree Survey, Condition and Management Report

Client:	London University	***Report No:***	JM/2755/R/sh
Completed by:	Jason Mills & Jason Hasaka		
Trees Tagged:	Yes	***Weather:***	Cold / Still / Clear / Dry
Site:	Area 01 (Section 3.2 above)	***Date of Survey:***	December 2014

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T418	International Hall courtyard within planting bed	Hazel	210	12	4	SM	Good	· Single stem. · Significant lateral surface rooting suggesting no tap root and below surface obstruction. · Adequate structural condition. · Good amenity tree.	· No works presently required.	N/A	Low	Three years
T419	International Hall courtyard within planting bed	Weeping Silver Birch	90	4	2	Y	Good	· Adequate structural condition. · Approximately 12 small stubbed branches from crown lifting (DIY) · Good amenity tree.	· Crown clean.	Three years	Low	Three years
T420	International Hall courtyard within planting bed	Lawson Cypress	40	2	1	Y	Good	· Single stem and single leader. · Adequate structural condition.	· No works presently required.	N/A	Low	Three years
T422	International Hall courtyard within planting bed	Silver Birch	130	9	1.5	Y	Good	· Nice amenity planting. · Developing poor form and branching structure	· Formative prune.	Six months	Low	Three years
T423	Cartwright Gardens	Silver Maple	505	12	6	EM	Good	· All root flares with direct damage and tissue Necrosis. · Topped at 9m. · Vigorous epicormic growth from topping points.	· Re-pollard.	One year	Moderate	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T424	Cartwright Gardens	London Plane	1225	22	12	M	Good	· Bottle butt development. · Eastern root flare growing around fence. · Kerbing being lifted. · Large cavity with decay approximately 5m above ground on western side of trunk. · Crown heavily reduced in past. · Very recently reduced on east towards building site.	· PICUS above & below wound to assess level of decay. · Will need Mobile Elevated Work Platform (MEWP) and to arrange access into building site as road is closed.	Six months	High	Two Years *
T425	Cartwright Gardens	Sycamore	560	17	6	EM	Good	· Acceptable structural condition. · Historically crown raised. · Wounds occluding. · Recently reduced on east towards building site	· No works presently required.	N/A	Moderate	Three years
T426	Cartwright Gardens	Silver Maple	560	15	10	EM	Good	· Natural lean to north due to competition. · Large scaffold limb at 3.5m above ground. · Pronounced compression growth on trunk and bottom of scaffold limb. · Two old pruning wounds with decay. · Dense crown.	· Crown thin 15% of total leaf area to reduce weight and wind-sail area.	Three years	Moderate	Three years
T428	Cartwright Gardens	London Plane	1490	25	14	M	Good	· Twin stem from 4m. · Two areas of dead bark on E and SE base of trunk, but with visible adaptive growth in area. · Sounding indicated sound internal wood. · Adequate union for main stems. · Lateral branches and scaffold limbs with cracking on underside. · Appears to be adaptive growth.	· PICUS of trunk to confirm sounding. · Aerial inspection of branching with MEWP. · Reduction of lateral growth towards buildings by 1m maximum using target pruning.	Six months	High	One year*
T429	Cartwright Gardens	Small-leafed Lime	280	9	6	SM	Good	· Pronounced root flare suggesting shallow rooting. · Co-dominant leaders with included bark. · Heavily crown-raised in past. · Wounds occluding.	· Establish as pollard at 5m above ground	Two years	Moderate	Three years
T430	Cartwright Gardens	Common Lime	550	12	6	EM	Good	· Mature epicormic growth prevents surveying of root flare and trunk. · Heavily crown-raised in past. · Topped. · Epicormic growth throughout.	· Remove all epicormic growth · Re-survey when works complete. · Re-pollard.	Three years	Moderate	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T431	Cartwright Gardens	Privet	170	5	4	EM	Good	· Decay around base of trunk. · Decay column with vertical cracking spanning 2m length of trunk · Asymmetrical crown with growth habit towards east. · Dense crown.	· Coppice - tree failure anticipated towards tennis courts, away from public.	Two years	Low	Three years
T432	Cartwright Gardens	London Plane	2060	23	14	OM	Good	· Massive buttressing. · Area of dead bark and adaptive growth at north of trunk (behind epicormic growth). · 4 co-dominant leaders from 4m above ground with adequate unions. · Tree pollarded within last 12 - 18 months. · Roots lifting path.	· Resistograph or PICUS around trunk at approximately 1.0 metre above ground level.	Six months	High	One year*
T433	Cartwright Gardens	London Plane	1235	29	12	M	Good	· Roots lifting path - visible resurfacing works. · Small column of dead bark and tissue on northern side of trunk. · Most likely old mechanical damage. · Co-dominant leaders at 4.5m adequate union. · Numerous small horizontal ribs down trunk from union. · Maiden tree (not pollarded or topped). · Larger horizontal scaffold limb to south. . Picus testing of the tree stem carried out Summer 2014.	Recommendations brought forward from previous report from Summer 2014. Reduce the lowest three structural branches on the west side of the main stem which overhang road, (between 9.0 and 15.0 metres) by approximately 2.0 metres and reshape. Remove sub-lateral branch on east side of main stem at 8.0 metres above ground level to clear adjacent Cherry tree.	Three months Three months	Moderate	Three years*

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T434	Cartwright Gardens	London Plane	1650	23	13	M	Good	· Root flare and buttress visible. · Growing through fence to south and lifting path. · Large scaffold limb to north with apical co-dominance. · Adequate union. · 3 large scaffold limbs to west over road. · Heavily lifted and thinned in past. · Wounds occluding. · Broken limb over road. · Some old lopping cuts to west but no overall reduction.	· Clean and formative prune western crown. · Reduction of lateral growth by 1.0m maximum using target pruning.	Three years	Moderate	Three years
T435	Cartwright Gardens	Common Lime	260	10	6	SM	Good	· Suppressed with growth habit towards east due to suppression by neighbour. · Epicormic growth around trunk and stems. · Heavily lifted in past and wounds occluding.	· Establish pollard at 4m - low quality tree with limited potential.	Three years	Low	Three years
T436	Cartwright Gardens	Privet	120 100 100 80	5	3.5	SM	Good	· Multi-stem · Mature epicormic growth from coppice stool. · All stems with growth habit towards east. · Dense crown.	· Re-coppice.	Three years	Low	Three years
T437	Cartwright Gardens	Common Lime	800	20	8.5	EM	Good	· Basal epicormic growth prevents surveying root flare and buttress. · Slight lean and growth habit towards NW. · Multiple pruning wounds from lifting – most occluding but decay pockets visible. · Decay cavity at approximately 10m height south side of trunk. · Possible squirrel drey. · Major deadwood throughout 10% crown. · Crossing branches.	· Remove all epicormic growth · Crown clean. · Formative prune. · Gentle reduction of height and lateral spread by 1m maximum using target pruning. · Re-survey when works complete	One year	Moderate	Three years*
T438	Cartwright Gardens	Privet	140 120	4	3	EM	Good	· Twin-stemmed tree. · Stems fused and grafting. · Old storm damage.	· Coppice	Three years	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T439	Cartwright Gardens	Common Lime	420	8	4.5	SM	Good	· Epicormic growth prevents surveying root flare and buttress. · Heavily lifted in past. · Multiple pruning wounds with both wound wood and some internal decay. · Poor crown form. · Possibly topped at approximately 5m.	· Pollard (re-pollard) at 5m	Two years	Moderate	Three years
T440	Cartwright Gardens	Tree of Heaven	855	16	9	M	Good	· Asymmetrical crown with no growth around northern crown. · Lifted in past. · Wounds occluding.	· No works presently required.	N/A	Moderate	Three years*
T441	Cartwright Gardens	Tree of Heaven	310	12	5	SM	Good	· Most likely self-set sucker from T440. · Group effect with T442. · Asymmetrical crown with growth habit towards north. · Acceptable structural condition.	· No works presently required.	N/A	Low	Three years
T442	Cartwright Gardens	Tree of Heaven	350	12	5	SM	Good	· Same description as T441. · Asymmetrical crown with growth habit towards south.	· No works presently required.	N/A	Low	Three years
T443	Cartwright Gardens	Privet	110 110	5	2	SM	Good	· Twin-stemmed from ground level. · Crossing branches. · Lifted over footpath.	· Crown clean. · Formative prune.	Three years	Low	Three years
T444	Cartwright Gardens	Privet	120 100	4	3	SM	Good	· Twin-stem. · Old pruning wound. · Crossing branches.	· Gentle crown thin by 10%	Three years	Low	Three years
T445	Cartwright Gardens	London Plane	1180	17	9	M	Good	· Significant buttress rooting around western side of trunk. · Curbing being lifted. · 2 large old pruning wounds with decay cavity. · First at 4m above ground, second at 7m. · Both on SE side of trunk. · Crown has been reduced and reshaped in last 18 months.	· Climbing inspection of cavities. · Possible PICUS or Resistograph.	Six months	High	Three years*
T446	Cartwright Gardens	Privet	110	3	2	SM	Good	· Nothing notable.	· No works presently required.	N/A	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T447	Cartwright Gardens	London Plane	1040	25	11	M	Good	· Root flare and buttress visible. · Adequate structural condition. · Scaffold limb to NW. · Significant adaptive compression growth underside of limb and vertically down trunk. · No major past pruning operations.	· No works presently required.	N/A	Moderate	Three years*
T448	Cartwright Gardens	Privet	180	4	3	EM	Good	· Crossing branches.	· Formative prune.	Three years	Moderate	Three years
T449	Cartwright Gardens	Common Hawthorn	145	6	3	SM	Good	· Adequate structural condition.	· Crown clean. · Formative prune.	Three years	Low	Three years
T450	Cartwright Gardens	Crab Apple	200	6	4	EM	Good	· Suppressed. · Poor form and structure. · Two mature epicormic lateral branches which have grafted and wrapped around trunk.	· Formative prune. · Remove epicormic branching. · Reshape lateral spread by 1m maximum.	Three years	Low	Three years
T451	Cartwright Gardens	London Plane	920	15	11	M	Good	· 3 large scaffold limbs on western side of trunk. · Adequate structural condition. · Crown to east towards building site lopped.	· No works presently required.	N/A	Moderate	Three years*
T452	Cartwright Gardens	Crab Apple	135	4	2	SM	Good	· Suppressed with poor form. · Lifted and cut-back in past. · Major deadwood throughout. · Low quality tree with short life expectancy.	· · Remove and replace.	Two years	Moderate	Two years
T453	Cartwright Gardens	Norway Maple	430	10	8	EM	Good	· 4 co-dominant leaders at 3m. · Old steel cable bracing systems 3-way. · Heavily lifted in past & wounds occluding. · Recently reduced on east towards building site. · No other major past pruning operations. · Reasonable tree.	· Gentle reduction of lateral growth to west by 1m maximum using target pruning.	Three years	Moderate	Three years
T454	Cartwright Gardens	London Plane	1565	22	13	M	Good	· Not many root flares visible. · More bottle butt form. · Curbing being lifted on east side. · Major scaffold limbs to west with developed adaptive compression growth. · Lower 1/2 crown removed over highway. · Half-dozen lateral branches lopped with stubbed ends towards building site.	· Monitor quality of regrowth from stubbed branches · If poor - remove branches in entirety	Two years	Moderate	Two years*

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T455	Cartwright Gardens	Common Lime	630	17	7	EM	Good	· Natural lean to trunk with 'S' bend. · No obvious causal factor. · Lateral branch to north with included bark which is typical for species. · Adequate structural condition. · Major deadwood throughout crown.	· Crown clean. · Formative prune. · Selective removal of branches where numerous at one growth point. · Gentle reduction of lateral spread of scaffold limb to north by 1m maximum using target pruning.	Two years	Low	Two years
T456	Cartwright Gardens	Bird Cherry	530	12	7	EM	Good	· Significant surface roots. · No visible defects or decay. · Fully developed crown. · No major past pruning operations. · Adequate structural condition.	· Crown clean. · Formative prune.	Three years	Moderate	Three years
T457	Cartwright Gardens	Bird Cherry	450	12	6	EM	Good	· Same description as T456. · Crown is denser with more vigorous growth.	· Crown clean. · Formative prune. · Crown thin by 10% to allow better airflow and sunlight penetration through crown.	Three years	Low	Three years
T465	College Hall courtyard within planting area	Bird Cherry	190	8	6	SM	Good	· S-bend in trunk from ground level. · Single stem. · Natural lean and growth habit towards buildings. · Possible phototropism or from past competition. · Crossing branches & dense crown.	· Formative prune.	One year	Low	Three years
T467	College Hall courtyard within planting bed	Unknown Amenity Species	70	4	2	Y	Good	· Single stem. · Leader with growth habit towards west. · Possible phototropism or due to past competition from recently removed tree.	· Monitor growth habit with future reduction works.	Three years	Low	Three years
T469	College Hall courtyard within planting bed	Unknown Amenity Species	75	5	3	Y	Good	· Single stem. · Leader with growth habit towards west. · Possible phototropism or due to past competition from recently removed tree.	· Monitor growth habit with future reduction works.	Three years	Low	Three years
T471	College Hall courtyard within planting bed	Unknown Amenity Species	85	5	3	Y	Good	· Nice amenity planting. · Best form and structure. · Single stem with co-dominant leaders.	· Formative prune.	Three years	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T472	Gordon Square	Common Beech	600	14	8	EM	Good	· In circular planter with heavily compacted footpath surrounding. · Lifted in past & wounds occluding. · Gentle natural lean of final 1/4 of stem. · 2 scaffold limbs with apical co-dominance. · No tree tag.	· Formative prune by reduction in height of vertical scaffold limb growth.	Three years	Moderate	Three years
T473	Gordon Square	Crab Apple	260 240 240	6	6	M	Good	· 3-stem from 500mm above ground. · Suppressed with growth habit towards west. · Dense crown with crossing branches. · No tree tag.	· Formative prune. · Gentle 10% thin.	Three years	Low	Two years
T474	Gordon Square	London Plane	820	19	10	EM	Good	· No crown on NE side due to competition. · 'flat spot' at east base of stem with no root flare. · Possible corresponding horizontal rib around trunk at 1.5m above ground. · Old pruning wound approximately 5m above ground on NE side of trunk. · Occluding but decay pocket.	· Crown reduction and reshaping to manage growth habit by 1m maximum using target pruning.	Three years	Moderate	Three years*
T475	Gordon Square	London Plane	1015	19	13	M	Good	· Co-dominant leaders at 1.5m above ground. · Eastern stem with horizontal growth habit towards buildings. · Western stem with vertical habit. · Steel cable bracing system and Cobra system supporting eastern stem.	· Reduction of lateral growth on eastern stem to reduce leverage and strain on bracing systems · 1m to 2m using target pruning. · Check tension of bracing system.	One year	Moderate	Three years*
T476	Gordon Square	London Plane	980	19	10	M	Good	· Gentle natural lean in southern direction due to competition. · Adequate structural condition.	· No works presently required.	N/A	Moderate	Three years*

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T477	Gordon Square	London Plane	1130	20	12	M	Good	· Growth of trunk southern side indicates old wound almost completely closed. · Scaffold limb to east with steel cable bracing and Cobra system. · Union perfectly sound. · Desiccated *Inonotus* bracket at old pruning wound 10m above ground. · Northern lateral branch opposite with small decay pocket at old pruning wound. · Closing well. . Picus testing of the tree stem carried out Summer 2014.	Recommendations brought forward from previous report dated June 2014. Reduce crown emanating from over-extended limb to west by between 3.0 and 4.0 metres and reduce remaining crown by up to 3.0 metres in height and lateral spread to balance. . Carry out a climbing inspection to assess the extent of decay at cavities within the structural limbs at 12.0 and 13.0 metres and to check tension of the bracing. This may be carried out at the same time as the crown reduction works. Future inspections should monitor base for evidence of fruiting bodies of the fungus *Kretzschmaria deusta*.	Three months Three months	Moderate	Three years*
T478	Gordon Square	Black Cherry	260	6	7	EM	Good	· Single stem. · Two scaffold limbs. · Unremarkable tree with habit and form typical of species.	· No works presently required.	Three years	Low	Three years
T479	Gordon Square	London Plane	1290	22	14	M	Good	· Large co-dominant leader to east. · Steel cable bracing system triangle set-up. · 1 cable was wrapped around limb and is being enveloped by new wood · Approximately 100mm below secondary cable point · Desiccated *Inonotus* bracket approximately 8.5m height on southern scaffold limb at vertical crack. · Tree has been historically reduced & thinned. · Epicormic regrowth.	· Reduce and reshape back to old points. · Thin epicormic growth by 25%. · Possible Resistograph of cracking where fungal bracket is located.	Three years	Moderate	Three years*

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T480	Gordon Square	Black Cherry	230 140	6	4	EM	Good	· Twin-stemmed from ground level. · Included bark at stem union. · Lateral branch growing through fork of central leader has caused union to split. · Dense crown.	· Establish pollard at approximately 2.5m above ground. · Remove crossing stem.	Six months	Moderate	Three years
T481	Gordon Square	Common Laburnum	120	4	2	Y	Good	· Co-dominant leaders. · Asymmetrical crown with growth habit towards north.	· No works presently required.	N/A	Low	Three years
T482	Gordon Square	London Plane	1025	22	12	M	Good	· Over extended scaffold limb to south. · Co-dominant leader to east. · Both with adequate union. · Selection of steel cable bracing system and Cobra system throughout crown. · Open habitat hole 3.5m above ground on northern side of trunk. · Lateral branch at 7m height with cavity and decay pocket at old pruning wound. · Tree has had crown reduced and reshaped.	· Reduce and reshape back to established points. · Resistograph above and below habitat hole to assess extent of any cavity.	Six months Six months	Moderate	Three years*
T483	Gordon Square	Bird Cherry	165 150	7	3	Y	Good	· Twin-stemmed from ground level. · Adequate stem union. · Historically lifted in past & wounds occluding.	· No works presently required.	N/A	Low	Three years
T484	Gordon Square	Common Hawthorn	150	5	2	Y	Good	· Scaffold limb to SW. · Crossing branches. · Dense internal epicormic growth.	· Formative prune to improve form and structure.	One year	Low	Two years
T485	Gordon Square	London Plane	1160	23	13	M	Good	· Co-dominant leaders · Adequate structural condition. · 2 steel cable bracing systems between leaders with slack Cobra system. · Heavily lifted in past. · Crown reduced and reshaped.	· Reduce and reshape back to established pruning points.	Three years	Moderate	Three years*

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T486	Gordon Square	London Plane	1290	23	13.5	M	Good	· Pronounced bottle butt possibly just indicative of size and stature of tree. · Scaffold limb to west. · Steel cable bracing and Cobra system. · Lower crown lateral spread reduced historically. · Desiccated *Inonotus* bracket approximately 13m above ground on co-dominant leader to south. · Tree tag missing	· No works presently required.	N/A	Moderate	Three years*
T487	Gordon Square	Pissard's Plum	220	5	2.5	M	Good	· Crossing branches. · Typical shape and form for species. · Tree tag missing.	· Formative prune to improve form and structure including removal of crossing branches.	Three years	Low	Three years
T488	Gordon Square	London Plane	310	8	5	SM	Good	· Suppressed with natural lean and growth habit towards north. · Tree tag missing.	· Establish pollard at 5m - limited estimated safe life expectancy due to growth.	Three years	Moderate	Three years*
T489	Gordon Square	London Plane	1605	24	11	M	Good	· Twin stem from 3m. · Adequate structural condition. · 2x steel cable bracing system between leaders. · Slack Cobra system supporting. · Impressive tree. · Crown reduced and reshaped previously.	· Reduce and reshape back to established pruning points.	Three years	Moderate	Three years*
T490	Gordon Square	Wild Cherry	210	10	3	SM	Good	· Planted in understory of Plane. · Single stem and leader. · Adequate structural condition.	· No works presently required.	N/A	Low	Three years
T491	Gordon Square	Tree of Heaven	220	10	5	SM	Good	· Natural lean and growth habit towards west. · Suppressed in understory of Plane.	· Remove - no future value or potential.	One year	Low	N/A
T492	Gordon Square	Common Hornbeam	265	11	4	SM	Good	· Single stem with co-dominant leaders. · No typical central leader. · Adequate structural condition.	· No works presently required.	N/A	Low	Three years
T493	Gordon Square	Common Lime	900	15	7	M	Good	· Topped at 13m. · Ivy removed but epicormic growth around base obstructs VTA. · Habit hole at 6m above ground SW side of trunk. · All lateral growth reduced.	· Re-pollard. · Remove all growth around base. · Re-survey. · Resistograph above and below habitat hole to asses any cavity.	One year Six Months	Moderate	Three years*

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T494	Gordon Square	London Plane	1120	24	13	M	Good	· Single stem with multiple co-dominant leaders. · Low over extended scaffold limb to east with horizontal growth habit. · 6x steel cable bracing & 4x Cobra system throughout crown. · Adequate structural condition. · Both height and spread reduced historically.	· Reduce and reshape back to established pruning points. · Inspect tension of steel cable bracing System at time of tree works. · Remove if necessary.	Three years	Moderate	Three years*
T495	Gordon Square	London Plane	875	19	10	Y	Fair	· Single stem and leader. · Natural lean and growth habit towards west. · Adequate structural condition. · Noticeable dieback on branch ends. . Crown above the over-extended limb emanating at 12.0 metres on the west side of the main stem is heavily weighted, with dense branch ends. . Picus testing of the tree stem carried out Summer 2014.	Recommendations brought forward from previous report from Summer 2014. Reduce crown emanating from limb to west at 12.0 metres by approximately 2.0 metres and remove deadwood in crown. Remove girdling root at base of main stem.	Six months Six months	Moderate	Three years*
T496	Gordon Square	London Plane	1005	20	14	M	Good	· Single stem with co-dominant leaders. · Adequate structural condition. · Long scaffold limb to west - reduced and reshaped previously.	· Reduce and reshape back to established pruning points.	Three years	Moderate	Three years*
T497	Gordon Square	Wild Cherry	165	5	3.5	Y	Good	· Single stem. · Suppressed with growth habit towards west. · Lateral growth horizontal. · Poor form and structure. · Tree tag missing.	· Remove and replace with smaller species (Hazel for example). · Low SULE	Two years	Moderate	Two years
T498	Gordon Square	London Plane	1040	22	14	M	Good	· 2 scaffold limbs to east. · Horizontal lateral branch to west. · Scaffold limb with 2x steel cable bracing and Cobra system. · Lateral branch heavily reduced.	· Reduce lateral growth of scaffold limbs to east by up-to 3m maximum using target pruning. To reduce leverage and weight on bracing system.	One year	Moderate	Three years*
T499	Gordon Square	Elm	120	5	3.5	SM	Good	· 20 degree lean toward south due to suppression by neighbouring trees.	· Reduce main leader overhanging path in height by approximately 1m back to suitable growth point.	Two years	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T500	Gordon Square	London Plane	1050	22	12	M	Good	· Co-dominant leaders. · Adequate structural condition. · Steel cable bracing and Cobra system. · Lowest 4 lateral branches lopped over road.	· Remove steel cable bracing system.	Three years	Moderate	Two years*
T502	Gordon Square	London Plane	1100	32	9	M	Good	· Decay cavity at old major lateral wound at 3.5m on west side of main stem. · Invasive steel cables attached to the two co-dominants at approximately 13m. · Newer Cobra system above at 17m above ground level. · Co-dominant to east heavily weighted. · Laterals overhanging road to south previously reduced.	· Reduce crown over road back to previous pruning points. · Reduce remainder of crown above co-dominant to east by 2m. · Remove steel cable. · Carry out PICUS test at 3.5m height to assess extent of decay attributable to wound.	Six months Six months	Moderate	Three years*
T503	Gordon Square	London Plane	1080	30	9	M	Good	· Decay at old wounds throughout crown. . Woodpecker hole at 12.0 metres on west side of stem. . Rubbing and fused limbs at 18.0 metres, the smaller diameter limb has little lower internal foliage growth. · Picus test of main stem carried out Summer 2014.	Recommendations brought forward from previous report from Summer 2014. Remove deadwood in crown. At the time of the deadwood removal, inspect the structural integrity of the crown including the woodpecker hole at 12.0 metres on the west side of the stem and fusing branches at 18.0 metres above ground level; remove the smaller touching limb if in excess of 30% of the limb cross sections are damaged.	Six months	Moderate	Three years*
T504	Gordon Square	London Plane	1120	32	11	M	Good	· Bulging bottle-butt appearance at base suggestive of heartwood decay. · Decay cavity on south side of main stem at 3.0m – 200mm x 50mm at opening. · Surrounding area sounds hollow when tapped with mallet - hollow sound continues around stem circumference to west and east. · Invasive screwhole cable bracing attached at 14m height with Cobra system 1.5m above.	· Carry out PICUS testing at base and in zone of cavity at 3m.	Six months	Moderate	Three years*

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T505	Gordon Square	Elm	120	4	3	SM	Good	· Minor wounds on main stem. · Supressed with 20 degree lean. · Poor form but adequate structural condition.	· Consider removal due to poor form.	Two years	Low	Three years
T506	Gordon Square	London Plane	1180	31	9	M	Good	· Base and buttresses are solid. · Main stem bifurcates at 4m - co-dominant. · Steel cable attached at 14m is loose. · 2 x Cobra restraints attached to the three co-dominants at approximately 18m height.	· No works presently required	N/A	Moderate	Three years*
T507	Gordon Square	London Plane	1045	32	11	M	Good	· Multiple surface structural roots on north side of main stem indicative of basal decay. · Decay cavity at old branch attachment on north side of main stem at 4m. · Cavity is 200 x 100mm at opening. · Crown to west and east previously reduced.	· Carry out non-invasive PICUS test at base and climbing inspection at 4m to assess cavity. · Reduce crown to west and east back to previous cut points.	One year Three years	Moderate	Three years*
T508	Gordon Square	London Plane	1010	30	9	M	Good	· Minor decay at old wound at 1.9m on north-west side of main stem, with canker beneath, not currently of concern. · Trifurcates at 7m. · Invasive metal cables attached at 13m between stems very tight. · Cobra bracing attached at 18-20m appears fit for purpose.	· No works presently required	N/A	Moderate	Three years*
T509	Gordon Square	London Plane	820	28	9	M	Good	· Twin-stemmed from 5m. · Invasive cable attached to stems at 12m is tight. · Cobra system attached to stems at 15m appears fit for purpose. · 5% major deadwood in crown on east side of main stem.	Remove deadwood from crown.	Six months	Moderate	Three years*
T510	Gordon Square	London Plane	930	26	11	M	Good	· Main stem trifurcates at 3m. · *Inonotus hispidus* brackets attached to lateral to north-east at 6m and to southern lateral to south at 9m. · Above stems are attached by Cobra bracing at 14m. · Wide-spreading crown.	· Climbing inspection and Resistograph testing to establish extent of decay in areas of fungal attachments.	Six months	High, subject to inspection	Three years*

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T511	Gordon Square	London Plane	965	30.5	8	M	Good	· Cavity at 2.5 metres above ground level assessed by way of Picus test Summer 2014. . Crown braced at 20.0 metres, which appears acceptable from ground level.	Recommendations brought forward from previous report from Summer 2014. Reduce entire crown in height and lateral spread by between 3.0 and 4.0 metres to reduce weight and wind-sail over the weakened main stem. Climbing inspection to check bracing.	Three months Three months	Moderate	Three years
T512	Gordon Square	London Plane	1030	31	11	M	Good	· Stem bifurcates at 5m. · Two stems aligned south and east are attached by two invasive steel cables at 13 and 16m which are tight. · Cobra bracing above at 18m, which appears fit for purpose. · Crown to south is heavily weighted at tips. · Lateral to north west with decay and woodpecker holes at 11m. · Wound wood appears to be decaying at base of wound.	· Reduce crown to south by approximately 2 metres to reduce weight. · At the same time carry out climbing inspection and possible Resistograph testing of lateral to north-west at 11m with decay and woodpecker holes.	One year One year	Moderate	Three years
T513	Gordon Square	London Plane	620	18	9	EM	Good	· Imbalanced crown. · Supressed by neighbouring tree to west which caused tree to form gradual but significant lean to east. ·This problem will persist Minor decay at old cavities throughout crown.	·Consider reduction in height by 2m and reduction of eastern crown by 1.5m to improve light reaching western side of this crown.	Two years	Low	Three years*
T514	Gordon Square	Common Lime	240	5.5	1	SM	Fair	· Managed as a pollard initially at 3.5m and more recently at 4.5m. · Acceptable structural condition	· Re-pollard at previous cut-points	Three years	Low	Three years
T515	Gordon Square	Common Lime	220	4	1	SM	Fair	· Managed as a pollard at 3.5m. · Acceptable structural condition	· Re-pollard at previous cut points at 3.5m above ground.	Three years	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T516	Gordon Square	Common Lime	240	5	1	SM	Fair	· Managed as a pollard at 3.5m. · Acceptable structural condition	· Re-pollard at previous cut points at 3.5m above ground.	Three years	Low	Three years
T518	Gordon Square	Weeping Wych Elm	170	3.5	1.2	SM	Fair	· Decay column at 2m in main stem. · Remaining wood considered adequate to support compact crown.	· No works presently required	N/A	Low	Three years
T519	Gordon Square	Pissard's Plum	230 150	6.5	3	EM	Good	· Rubbing and crossing branches in crown. · Vigorous water sprouts attached to main stems.	· Remove crossing and rubbing branches. · Thin out water sprouts approx. 50%.	Three years	Low	Three years
T520	Gordon Square	Common Holly	230 200 120 120	11	3	SM	Good	· Acceptable structural condition	· No works presently required	N/A	Low	Three years
T521	Gordon Square	Common Beech	570	20.5	5.5	SM	Good	· Acceptable structural condition	· No works presently required	N/A	Low	Three years
T523	Gordon Square	Common Laburnum	665	10	5	Vet	Fair	· Vertical columns of dead bark and wood tissue around entire trunk. · Vertical ribs formed as adaptive growth. · Ribs with dead tissue too. · Hollow sounding within stem when tapped with mallet. · Multiple leaders at 2m. · Decay cavities extend 600mm depth from unions down into trunk. · Dieback and deadwood in crown. · Wonderful old specimen. · Need to consider target area in summer for retention of trees vs. removal.	· Reduction in height of 2m back to suitable growth points. · Consider Tree Health Care (THC) practice to improve vitality: mulch, soil samples, soil amendments.	Six months	Moderate	One year
T524	Gordon Square	Common Beech	920	17	8.5	M	Good	· Very pronounced root flare growth and development - 220mm height & 320mm width of one flare for example. · Possible indicator of root decay or lack of rooting environment? · Single leader tree with scaffold limb to south. · Crown acceptable structural condition	· No works presently required.	N/A	Moderate	Three years*

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T526	Gordon Square	Bird Cherry	360	10	6.5	SM	Good	· Single stem & leader. · Natural lean east due to competition. · Adaptive root growth and tension wood from lean. · Old pruning wound 1.5m height west side of main stem 3/4 closed over. · Adequate structural condition.	· No works presently required.	N/A	Moderate	Three years
T527	Gordon Square	Elm	120 90 90	4	5	Y	Good	· 3 stem at ground level. · Natural lean east due to competition. · Dense crown with multiple crossing / rubbing branches.	· Crown lifting to 3m. · Crown thin 20%.	One year	Moderate	Three years
T528	Gordon Square	Bird Cherry	225	4	5	Y	Good	· Suppressed with horizontal growth habit to south.	· No works presently required.	N/A	Low	Three years
T529	Gordon Square	Common Quince	255	10	7.5	SM	Good	· Historically twin-stemmed at ground level. · One stem removed historically. · Single leader. · Adequate structural condition. · Natural lean to south due to competition. · Missing tree tag.	· No works presently required.	N/A	Moderate	Two years
T530	Gordon Square	Wild Cherry	140 115 95 95	6	6.5	Y	Good	· Multiple stem at ground level. · Stems crossing and rubbing with damage. · Suppressed with horizontal growth habit to south. · Missing tree tag.	· Remove 2 crossing & rubbing stems	Three years	Low	Three years
T531	Gordon Square	Wild Cherry	210 180 160	9	6	SM	Good	· Southern stem fallen away from base. · Decay present around entire base. · Probed 150mm depth. · Suppressed with growth habit to south. · Missing tree tag.	· Monitor. · Anticipated failure in lawn space closed to public. · Remove or Replace.	Three years	Moderate	Three years
T532	Gordon Square	Willow-leafed Pear	130	3	3	Y	Good	· Single stem. · Dense compact crown. · Heavily lifted previously. · Tree tag missing.	· No works presently required.	N/A	Low	Three years
T533	Gordon Square	Prunus species	220	10	3	SM	Good	· Co-dominant stems with included bark. · Gentle natural lean south due to historic competition.	· Reduction in height of both leaders by approximately 1m using target pruning.	One year	Moderate	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T535	Gordon square	Prunus species	150	3.5	1	Y	Good	· New planting to replace previously removed tree. · Acceptable structural condition. · Bamboo stake and ties tight on stem. · Tree tag missing.	· Remove stake and ties.	Three months	Low	Three years
T536	Gordon square	Pissard's Plum	260 150 250	10	3.5	M	Good	· *Ganoderma spp* fungus attached to adjacent stump. · No evidence on remaining tree. · Previously reduced at approximately 6m. · Vigorous growth from cut points. · Vigorous epicormic poles. · Second tag referenced 0350.	· Reduce crown back to previous pruning points and thin out epicormic water shoots by 50%.	One year	Low	Three years
T537	Gordon square	Silver Birch	190	10	2	SM	Good	· Main stem leans 20 degrees to south from ground level to 6m height. · Stem then rights itself to vertical. · Acceptable structural condition.	· No works presently required	N/A	Low	Three years
T538 - TG	Gordon square	Unknown	110	3	1.5	SM	Good	· Weeping form. · Acceptable structural condition. · Tree tag missing.	· No works presently required	N/A	Low	Three years
T539	Gordon square	Willow-Leafed Pear	170	4	3	EM	Good	· 5% deadwood within internal crown. · Otherwise acceptable structural condition.	· Remove deadwood in crown	One year	Low	Three years
T540 - TG	Gordon square	Sweetgum	95	5.5	1	Y	Good	· Commemorative tree. · Acceptable structural condition. · Tree tag missing.	· No works presently required	N/A	Low	Three years
T541	Gordon square	Highclere Holly	420	9.5	3	M	Good	· Extensive burr at base but no evidence of decay. · Stem to north previously pollarded at 4.5m. · Acceptable structural condition.	· No works presently required	N/A	Low	Three years
T542	Gordon square	Wild Cherry	90x3	8	1	SM	Good	· Tri-stemmed at ground level. · Currently acceptable structural condition.	· No works presently required	N/A	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
GRP1	Gordon Square	Row of Common Lime – Managed as pollards	Ave = 250	Ave = 7	1.5	SM - EM	Fair	T544 – Acceptable. T545 - Extensive decay column in main stem and laterals with wound wood decaying. T546 - Cavity at 1.6m but acceptable. T547 - Extensive decay column occupying 50% of stem - residual wall sufficient currently. T548 - Small cavities but acceptable. T549 - Extensive decay columns. T550 - Coalescing cavities at 1.8 - 2.3m. T551 - Cavities but acceptable. T552 – Young replacement planting. T553 - Cavities but acceptable. T554 - Cavities but acceptable. T555 – Acceptable condition. T556 - Decay column from ground level to 3m and tree liable to fall apart. T557 - Extensive column of decay but currently acceptable structural condition. T558 - Extensive decay in lateral to north east. T559 - Decay cavity occupying over 60% of stem area at 2m, and with lean above, stem liable to snap. T560 - Decay cavities occupying 30% of stem at 2m. T561 - Decay cavities but acceptable structural condition. T562 - Acceptable condition. T563 - Coalescing decay column at 2m. T564 – Young replacement planting. T565 – Young replacement planting. T566 – Young replacement planting. T567 - Minor decay cavity at 1.6m. Originally pollarded at 3.5m, now managed as pollard at 5.5m. T568 - Dense basal growth. Bifurcates at 1.6m. Cavity at 2m can be probed 100mm. Originally pollarded at 3.5m.	T544 – Re-pollard T545 – Remove and replace T546 – Re-pollard T547 – No works presently required T548 – Re-pollard T549 – Remove and replace T550 – Remove and replace T551 – Re-pollard T552 – No works presently required T553 – Re-pollard T554 – Re-pollard T555 – Re-pollard T556 – Remove and replace T557 – Re-pollard T558 - Remove lateral to north-east T559 – Remove and replace T560 – Re-pollard within. T561 - Re-pollard within. T562 - Re-pollard within. T563 – Remove and replace T564 – No works required. T565 – No works required. T566 – No works required. T567 – Re-pollard within 2 years. T568 – Re-pollard at 3.5 metres	Two years One year Two years N/A Two years One year Two years Two years N/A Two years Two years Two years Six months Two years Two years Two years Two years Two years Two years Two years N/A N/A N/A Two years Two years	Low - Moderate	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T584	Rear of Gordon Square	Fig	320	8	5	M	Good	· In 3m x 3m planter. · Mature epicormic growth around base obstructs VTA. · Second stem removed historically from base. · Stump is decaying. · Branches lopped towards property. · Low hanging crown.	· Crown lift to 4m all around. · Formative prune & remove epicormic growth. · Reduction in height of 1m maximum using target pruning.	Two years	Moderate	Three years
T585	Woburn Gardens	Suspected Sorbus	150	4	3	Y	Fair	· Decay pocket at root flare. · Multiple torn and stubbed branches. · Dead lateral branch. · Asymmetrical crown with growth habit towards road. · Low quality tree.	· Remove and replace	One year	Moderate	One year
T586	Woburn Gardens	Mountain Ash	195	6	4	SM	Good	· Minor damage to root flare - most likely human cause. · Single stem. · Adequate structural condition. · Growing into crown of adjacent London Plane.	· Formative prune - crossing branches. · Reduction of co-dominant leader to encourage one leader.	Three years	Low	Three years
T587	Woburn Gardens	London Plane	1430	30.5	10	M	Good	· Roots lifting path outside garden and visible on surface. · Pronounced buttress swelling. · Large gall at base of trunk. · Large old pruning wound on west trunk - 1.8m above ground and 1.5m length. · Resulting from old flush cut. · 300mm deep with good occluding. · Scaffold limb at 13m height to west with approximately 2m strip of dead bark on underside. ‘ Picus testing carried out Summer 2014 to establish extent of decay at large old wound at 1.8 metres.	Recommendations brought forward from previous report from Summer 2014. Remove first and second vertical sprouts on limb located on the north-west side of crown at approximately 15.0 metres; reduce remaining crown in height and lateral spread by between 2.0 and 3.0 metres to reduce weight and wind-sail over the weakened main stem.	Three months	High	Three years*
T589	Woburn Gardens	Pissards Plum	230 190	7	3	EM	Good	· Twin stem from ground level. · Both have fused at base. · Historically lifted and lopped over road. · Reduced form and structure.	· Light thinning of internal epicormic growth.	Three years	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T590	Woburn Gardens	London Plane	1128	25	12	M	Good	· Co-dominant leaders at 4.5m. · Crown has both old steel cable bracing and Cobra system - why? · Cobra system is slack. · Adequate structural condition. · No major past pruning operations.	· Consider removing steel cable bracing system.	Three years	Moderate	Three years*
T592	Woburn Gardens	Unknown Understory Planting	90 110	4	3	Y	Fair	· Twin-stem from ground level. · Reasonable union. · Suppressed under Plane. · Deadwood and low bud density.	· Monitor - future removal	Three years	Low	Three years
T593	Woburn Gardens	London Plane	990	22	10	M	Good	· Long scaffold limb to west with steel cable bracing system and Cobra - Cobra is slack. · Adequate union. · Old storm damage with open cavity and water staining 5m above ground west side. · Approximately 300mm x 500m but occluding. · Crown generally thinner than other trees. · Tree tag missing.	· Gentle reduction in height of tree by 1m maximum using target pruning. · Climbing inspection of wound.	One year One year	Moderate	Three years*
T594	Woburn Gardens	London Plane	810	15	10	EM	Good	· Natural lean and growth habit towards west and buildings. · Good adaptive growth along stem and root flare. · Torn central leader following storm damage.	· Gentle reduction of lateral spread and height by 1m maximum using target pruning.	Three years	Moderate	Three years*
T595	Woburn Gardens	London Plane	1040	28	14	M	Good	· One of most impressive trees on site. · Heavily lifted in past & all wounds occluding. · Large scaffold limb to east with sound union. · Adequate structural condition.	· Gentle reduction of lateral growth of scaffold limb by 1m maximum using target pruning (not essential)	Three years	Moderate	Three years*
T596	Woburn Gardens play area	London Plane	1035	21	14	M	Good	· Roots lifting footpath. · Twin-stem from 3m above ground. · Good union. · Natural lean and growth habit south. · Asymmetrical crown. · Adequate structural condition.	· No works presently required.	N/A	Moderate	Three years*
T597	Woburn Gardens	London Plane	935	22	12	M	Good	· Roots lifting footpath. · Tree heavily lifted in past. · Adequate structural condition.	· No works presently required.	N/A	Moderate	Three years*

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T599	Woburn Gardens	London Plane	1025	23	14	M	Good	· Impressive tree. · Adequate structural condition. · Heavily lifted in past & wounds occluding. · Slight growth habit towards east. · Over-extended scaffold limb to west. · Good union.	· No works presently required.	N/A	Moderate	Three years*
T600	Woburn Gardens	London Plane	1200	20	12	M	Good	· 3 co-dominant leaders at 3m above ground. · Sound union with tension and compression growth. · Eastern stem with growth habit towards buildings. · Tree tag missing.	· Reduction of lateral growth and height of eastern stem by 1m maximum using target pruning (not essential).	Three years	Moderate	Three years*
T601	Woburn Gardens	London Plane	570	15	10	EM	Good	· Suppressed tree from north & south · Poor form and structure.	· Establish pollard. · Remove stubbed lateral to north.	Two years	Moderate	Three years*
T602	Woburn Gardens	London Plane	930	18	10	M	Good	· Scaffold limb to east with included bark 2.5m above ground. · Tree appears to have been pollarded at 6m above ground. · 2 M epicormic poles.	· Reduction of height and spread by 2m to 3m using target pruning.	Three years	Moderate	Three years*
T603	Woburn Gardens	London Plane	1010	25	14	M	Good	· Another of most impressive trees in site. · Heavily lifted in past. · Multiple pruning wounds most closed. · Open pruning wound 6m above ground northern side of trunk. · Closing well and no major internal decay. · Adequate structural condition.	· No works presently required.	N/A	Moderate	Three years*
T604	Woburn Gardens	Unknown	140	4	2	Y	Good	· Twin stem from .5m above ground · Old pruning wound from crown lifting occluding. · Asymmetrical crown with growth habit towards north.	· No works presently required.	N/A	Low	Three years
T605	Woburn Gardens	Pissards Plum	250 220	5	5	M	Good	· Twin-stem from ground level. · Crossing branches with grafting. · Asymmetrical crown with growth habit towards east as suppressed by London Plane. · Dense crown with epicormic.	· Reduction of smaller lateral branch which is grafting back to epicormic upright.	Three years	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T606	Woburn Gardens	London Plane	960	20	10	M	Good	· Heavily lifted in past & wounds occluding. · Storm-damaged lateral branch with torn end. growing north. · Over-extended scaffold limb to west with sound union. · Adequate structural condition.	· Remove damaged lateral.	Three years	Moderate	Three years*
T607	South of Senate House	London Plane	815	22	8.5	M	Good	· Roots pushing stones of retaining wall. · Lapsed pollard at 5m. · Occluding wound. · Suspected weak union. · Reduced back from building. · Dense branch ends.	· Reduce in height and lateral spread by 4m maximum using target pruning.	One year	Moderate	Three years*
T608	South side Senate House	London Plane	730	22	9	M	Good	· Small pocket of decay SE base. · 50mm deep approx. 70mm x 70mm. · Not currently significant but will need monitoring. · Rest of comments as per T607	· Reduce in height and lateral spread by 4m maximum using target pruning.	One year	Moderate	Three years*
T609	South of Senate House	London Plane	670	22	8	M	Good	· Small pocket of decay along top of first lateral branch to northwest. · Rest of comments as per T607.	· Reduce and reshape by 4m maximum using target pruning.	One year	Moderate	Three years*
T610	South of Senate House	London Plane	605	22	8	M	Good	· Lateral cracking with dysfunctional wood atop lowest lateral branch. · Secondary point of decayed wood with occluding. · Rest of comments as per T607	· Reduce in height and lateral spread by 4m maximum using target pruning. · Remove lowest lateral branch to north.	One year	Moderate	Three years*
T611	South of Senate House	London Plane	810	22	9	M	Good	· Roots pushing stones of retaining wall. · Natural lean to south towards road. · Adaptive growth on trunk. · Small pocket of decay at SW base. · 50mm deep approximately 70mm x 70mm. · Not considered structurally significant.	· Crown reduce and reshape 4m maximum using target pruning.	One year	Moderate	Three years*

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T612	Malet Street, South of Institute of Eduction Building	London Plane	700	22	10	M	Good	· No access at time of inspection. · Base of main stem not inspected. · Main stem growing against top of boundary fence. · Pollarded at 5m, now lapsed. · Over-extended limbs to south and west. · Historically crown raised and thinned. · Minor decay at old occluded pruning wounds.	· Organise access to base of tree and inspect main stem. · Subject to inspection of main stem: 1) Reduce crown in height and lateral spread to south and west by between 2m and 4m back to suitable growth points to reduce lever arm. Alternatively 2) Pollard all stems at approximately 10m-12m above ground level.	Three months One year	Moderate	Three years*
T613	Malet Street, South of Institute of Eduction Building	London Plane	750	22	11	M	Good	· No access to tree at time of inspection. · Base of main stem not inspected. · Pollarded at 5m, now lapsed. · Historically crown raised and thinned with minor decay at old occluding pruning wounds. · Main limbs to all points are over-extended with slender form, except those to north which have been previously reduced.	· Gain access to base of tree and inspect main stem. · Subject to inspection of main stem: 1) Reduce crown in height by approximately 3m and lateral spread by between 2m and 4m back to a suitable growth point, to balance and reduce lever arm of major limbs, except for those limbs on north side of main stem, previously reduced. Alternatively 2) Pollard all stems at approximately 10m-12m above ground level.	Three months One year	Moderate	Three years*

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T614	Malet Street, South of Institute of Eduction Building	London Plane	700	22	10	M	Good	· No access to tree at time of inspection. · Base of main stem not inspected. · Pollarded at 5m, now lapsed. · Historically crown raised and thinned with minor decay at old occluding pruning wounds. · Main limbs to all points are over-extended with slender form, except those to north which have been previously reduced.	· Gain access to base of tree and inspect main stem. · Subject to inspection of main stem: 1) Reduce crown in height by approximately 3m and lateral spread by between 2m and 4m back to a suitable growth point, to balance and reduce lever arm of major limbs, except for those limbs on north side of main stem, previously reduced. Alternatively 2) Pollard all stems at approximately 10m-12m above ground level.	Three months One year	Moderate	Three years*
T615	Malet Street, South of Institute of Eduction Building	London Plane	650	22	10	M	Good	· No access to tree at time of inspection. · Base of main stem not inspected. · Pollarded at 5m, now lapsed. · Historically crown raised and thinned with minor decay at old occluding pruning wounds. · Main limbs to all points are over-extended with slender form, except those to north which have been previously reduced.	· Gain access to base of tree and inspect main stem. · Subject to inspection of main stem: 1) Reduce crown in height by approximately 3m and lateral spread by between 2m and 4m back to a suitable growth point, to balance and reduce lever arm of major limbs, except for those limbs on north side of main stem, previously reduced. Alternatively 2) Pollard all stems at approximately 10m-12m above ground level.	Three months One year	Moderate	Three years*

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T616	Malet Street, South of Institute of Eduction Building	London Plane	650	22	11	M	Good	· No access to tree at time of inspection. · Base of main stem not inspected. · Pollarded at 5m, now lapsed. · Historically crown raised and thinned with minor decay at old occluding pruning wounds. · Main limbs to all points are over-extended with slender form, except those to north which have been previously reduced.	· Gain access to base of tree and inspect main stem. · Subject to inspection of main stem: 1) Reduce crown in height by approximately 3m and lateral spread by between 2m and 4m back to a suitable growth point, to balance and reduce lever arm of major limbs, except for those limbs on north side of main stem, previously reduced. Alternatively 2) Pollard all stems at approximately 10m-12m above ground level.	Three months One year	Moderate	Three years*
T617	Malet Street, South of Institute of Eduction Building	London Plane	800	22	12	M	Good	· No access to tree at time of inspection. · Base of main stem not inspected. · Pollarded at 5m, now lapsed. · Historically crown raised and thinned with minor decay at old occluding pruning wounds. · Main limbs to all points are over-extended with slender form, except those to north which have been previously reduced.	· Gain access to base of tree and inspect main stem. · Subject to inspection of main stem: 1) Reduce crown in height by approximately 3m and lateral spread by between 2m and 4m back to a suitable growth point, to balance and reduce lever arm of major limbs, except for those limbs on north side of main stem, previously reduced. Alternatively 2) Pollard all stems at approximately 10m-12m above ground level.	Three months One year	Moderate	Three years*
T618	To South of Birkbeck College	*Cotinus spp*. (Smokebush)	100 100 100	3.5	2.5	EM	Good	· 1.8m clearance over footpath. · Acceptable structural condition.	· Raise crown overhanging path to provide 2.4m clearance.	Six months	Moderate	Three years
T619	To South of Birkbeck College	Magnolia	210	5.5	5	EM	Good	· Crossing and rubbing branches on north side of crown. · Otherwise acceptable structural condition and form.	· Remove crossing and rubbing branches from crown.	Three years	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T620	Torrington Square	Sycamore	480	13	6	EM	Good	· Long-standing exposed root system, but acceptable condition. · Previously crown raised to 3.0m leaving decay at partially occluding wounds. · Rubbing branches on east side of main stem. · Crown over-extending laterally.	· Remove rubbing branch on east side of main stem. · Thin branch tips by 20% to reduce weight.	Six months	Moderate	Three years
T621	Torrington Square	Sweetgum	160	7	2.5	SM	Good	· Acceptable structural condition. · 30mm diameter hanger at 5m.	· Remove hanger at 5m.	Six months	Moderate	Three years
T622	Torrington Square	Sweetgum	180	7	2.5	SM	Fair	· Acceptable structural condition.	· No works presently required.	N/A	Low	Three years
T624	Torrington Square	Common Oak	130	7.5	2.5	Y	Good	· Compaction in root zone, buried root collar. · Acceptable structural condition.	· Remove made up soil to expose root collar at least 100mm radius from main stem. · Monitor foliage density annually.	Six months	Low	One year
T625	Torrington Square	Common Oak	110	6	2	Y	Good	· Compaction in root zone, buried root collar. · Acceptable structural condition.	· Remove made up soil to expose root collar at least 100mm radius from main stem. · Monitor foliage density annually.	Six months	Low	One year
T626	Torrington Square	London Plane	510	19	7	EM	Good	· Ground level raised root collar buried. · Historically crown raised wounds have occluded over. · Previously pollarded at 6m now lapsed. · Vigorous slender poles at pollard points.	· Remove raised ground to expose root collar. · Reduce crown in height and lateral spread by 2m. · Thin slender poles by 20%	Two years	Low	Three years
T627	Torrington Square	Common Oak	110	7	1.5	Y	Good	· Compaction in root zone, buried root collar. · Acceptable structural condition.	· Remove made up soil to expose root collar at least 100mm radius from main stem. · Monitor foliage density annually.	Six months	Low	Three years
T628	Torrington Square	London Plane	490	22	5	EM	Good	· Exposed root system, due to soil erosion. · Minor mechanical damage. · Historically crown raised wounds have occluded over. · Acceptable structural condition.	· Install and retain soil at base to cover roots.	One year	Low	Three years*
T629	Torrington Square	London Plane	310	11	4	SM	Good	· Historically crown raised wounds have occluded over. · Acceptable structural condition	· No works presently required	N/A	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T630	Torrington Square	Common Oak	100	4.5	1	Y	Fair	· Compaction in root zone, buried root collar. · Acceptable structural condition. Thinning crown.	· Remove made up soil to expose root collar at least 100mm radius from main stem. · Monitor foliage density annually.	Six months	Low	Three years
T631	Torrington Square	Common Mulberry	210 230	4.5	3.5	EM	Good	· Ground level raised at base with root flare partially buried. · Extensively crown raised with minor decay only at wounds. · Acceptable structural condition.	· Remove raised ground to expose root flare.	Six months	Low	Three years
T632	Torrington Square	Common Oak	110	6.5	2	Y	Good	· Acceptable structural condition.	· No works presently required.	N/A	Low	Three years
T633	Torrington Square	London Plane	1180	31.5	10	M	Good	· Lights attached to main stem. · Historically crown raised and thinned, wounds are occluding. · Main stem bifurcates at 7m. · Co-dominant to south is well balanced. · Co-dominant to north has been previously reduced over road but is heavily weighted. · Wound on topside of lateral on north side of main stem at 20m. · Unable to assess extent of wound or any decay.	· Reduce lower crown above co-dominant to north back to previous cut-points. · Reduce upper crown above northern co-dominant by between 1m and 1.5m back to suitable growth point. · Both operations to reduce weight and wind-sail area.	Two years	Moderate	Three years*
T634	Torrington Square	Cappadocian Maple	300	8	4	SM	Good	· Minor decay at mechanical wound at base of main stem. · Not currently considered structurally significant. · Acceptable structural condition.	· No works presently required.	N/A	Low	Three years
T635	Torrington Square	Snowy Mespilus (*Amelanchier*)	110	4.5	2.5	Y	Good	· Acceptable structural condition.	· No works presently required.	N/A	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T636	Torrington square	London Plane	1080	32	8	M	Good	· Bottle-but bulging formation at base, suggestive of underlying heartwood decay. · Base and buttresses sound solid when tapped with mallet. · Main stem bifurcates at 5m. · Co-dominant to east is well balanced. · Co-dominant to west divides into two further stems at 7m-8m. · West co-dominant is heavily weighted at branch ends due to historical thinning of lower and internal branches.	· Carry out PICUS test at base to assess the extent of any decay at base of main stem. · Reduce upper crown above western co-dominant by approximately 1.5m to reduce weight and wind-sail area.	One year Two years	Moderate	Three years*
T638	Torrington square	London Plane	32	1170	8	M	Good	· Extensively crown raised and thinned throughout crown, wounds are occluding. · Acceptable structural condition.	· No works presently required	N/A	Low	Three years
T639	Torrington Square	Common Oak	130	8	2	Y	Good	· Minor raising works in past. · Acceptable structural condition.	· No works presently required	N/A	Low	Three years
T640	Torrington Square	Turkish Hazel	90	4.5	1	Y	Good	· Acceptable structural condition.	· No works presently required.	N/A	Low	Three years
T641	Torrington Square	Common Lime	640	15	5	M	Good	· Extensive decay within 50mm diameter aerial roots on east side of main stem and on west side of stem. · Slight hollow sound from main stem on west side close to ground level. · Main stem leans 15 degrees toward west, and rights itself at 4m. · Small decay cavity on east side at2m with 50mm depth proven. · Decay at previous failure in central leader at 10m. · Decay at old wounds.	· Further inspection of base using non-invasive PICUS tomogram.	Six months	High	Three years
T643	Within Work Site Adjacent to Brunei Gallery	London Plane	750	32	10	M	Good	· No access within work site. · Poor view available of tree.	· Organise access to inspect.	One year	Low	Three years*
T644	Passage to North of Brunei Gallery	Red Oak	160	9	3	Vet	Good	· Growing within metal planter within paving. · 5% deadwood to 60mm diameter.	· Remove deadwood in crown.	Six months	High	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T645	Within Passageway to North of Brunei Gallery	Red Oak	150	9	3	Y	Fair	· Bike locked to main stem at time of survey. · Minor decay at old pruning wounds. · Previous failure at 5m on south side of main stem. · Less than 5% deadwood in crown to 40mm, well attached.	· Remove lateral with failure wound at 5m on south side of main stem. · Remove deadwood in crown.	Six months	Moderate	Two years
T646	Within Passageway to North of Brunei Gallery	Red Oak	140	10	3.5	Y	Good	· Bike locked to stem at time of survey. · Lowest lateral to south with on-set of decay at two points of sub-lateral failure. · Otherwise acceptable structural condition.	· Remove lowest lateral to south.	Six months	Moderate	Three years
T647	Within Passageway to North of Brunei Gallery	Red Oak	230	13	4	SM	Good	· Swelling of main stem in area of two occluding wounds at 1.8m. · Tapping with mallet does not suggest underlying decay. · Minor decay cavity at 2.5m. · Crown previously reduced leaving 80mm diameter wounds.	· Reduce back to previous cut points, thinning out any weakly attached poles. · Remove deadwood throughout crown.	Two years	Low	Three years
T648	Within Passageway to North of Brunei Gallery	Red Oak	250	13	5	SM	Good	· Crown previously reduced. . Acceptable structural condition.	· Reduce back to previous cut points, thinning out any weakly attached poles. · Remove deadwood throughout crown.	Two years	Low	Three years
T649	Within Passageway to North of Brunei Gallery	Red Oak	220	12.5	3.5	SM	Good	· Crown previously reduced. . Acceptable structural condition.	· Reduce back to previous cut points, thinning out any weakly attached poles. · Remove deadwood throughout crown.	Two years	Low	Three years
T650	Within Passageway to North of Brunei Gallery	Red Oak	220	13	3	SM	Good	· Crown previously reduced. . Acceptable structural condition.	· Reduce back to previous cut points, thinning out any weakly attached poles. · Remove deadwood throughout crown.	Two years	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T651	Within Passageway to North of Brunei Gallery	Red Oak	300	12	5	SM	Good	· Crown previously reduced. . Acceptable structural condition.	· Reduce back to previous cut points, thinning out any weakly attached poles. · Remove deadwood throughout crown.	Two years	Low	Three years
T652	Outside School of Oriental & African Studies	Red Oak	370	13.5	5	SM	Good	· Suspected root damage to adjacent flagstones. · Not considered current significant trip hazard but will require monitoring. · Historically crown raised, wounds have occluded. · Previously reduced by estimated 1.5m - 2m.	· Monitor base for root damage from paving. · Reduce back to previous cut-points, thinning out any weakly attached poles. · Remove deadwood in crown.	Two years	Low	Three years
T653 - TG	Outside School of Oriental & African Studies	Red Oak	210	13	3	SM	Good	· Historically crown raised wounds have occluded. · Previously reduced by estimated 1.5m - 2m. · Minor decay at old wounds.	· Preliminary recommendations: 1) Reduce back to previous cut points, thinning out any weakly attached poles & remove deadwood in crown. · A re-assessment of crown is recommended prior to final specification for reduction.	Two years	Low	Three years
T654	Outside School of Oriental & African Studies	Red Oak	270	12.5	3	SM	Good	· Significant damage and lifting of surrounding flagstones. · Suspected root damage. · Several vigorous epicormic sprouts on laterals.	· Remove epicormic sprouts on laterals. · Reduce back to previous cut-points, thinning out any weakly attached poles. · Remove deadwood in crown. · Consider replacement of damaged and lifted flagstones with permeable tarmac to reduce trip hazard.	Two years	Low	Three years
T655	Outside School of Oriental & African Studies	Red Oak	240	11	3.5	SM	Good	· Historically crown raised wounds have occluded. · Previously reduced by estimated 1.5m - 2m. · Minor decay at old wounds. · Several epicormic sprouts on laterals. · Minor decay at old wound beneath union at 3.5m, not currently considered significant.	· Reduce back to previous cut-points, thinning out any weakly attached poles. · Remove deadwood in crown. · Remove epicormic sprouts on laterals	Two years	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T656	Outside School of Oriental & African Studies	Red Oak	295	11.5	3.5	SM	Good	· Historically crown raised wounds have occluded. · Previously severely reduced, leaving wounds up to 150mm dia. · Vigorous epicormic growth has resulted.	· Reduce crown by between 2m and 3m, effectively halving the length of the poles. · Thin out epicormic poles by 50%, concentrating on removal of those poles weakly attached.	One year	Mod	Three years
T657	Outside School of Oriental & African Studies	Red Oak	230	12	4	SM	Good	· Historically crown raised wounds have occluded. · Previously reduced by estimated 1.5m - 2m. · Minor decay at old wounds.	· Reduce back to previous cut-points, thinning out any weakly attached poles. · Remove deadwood in crown.	Two years	Low	Three years
T658	Outside School of Oriental & African Studies	Red Oak	215	12	4	SM	Good	· Historically crown raised wounds have occluded. · Previously reduced by estimated 1.5m - 2m. · Minor decay at old wounds.	· Reduce back to previous cut-points, thinning out any weakly attached poles. · Remove deadwood in crown.	Two years	Low	Three years
T659	Outside School of Oriental & African Studies	Red Oak	130	8	2.5	SM	Fair	· Historically crown raised wounds have occluded. · String tightly attached to lateral at 3.5m, girdling branch. · Crown predominates to the east as a result of suppression by T660. · Overall tree form currently acceptable. · Epicormic sprouts on laterals.	· Remove string at 3.5m. · Remove epicormic shoots within 2 years.	Six months Two years	Low	Three years
T660	Outside School of Oriental & African Studies	London Plane	640	21.4	8	EM	Good	· 1 No. girdling root at base. · Crown breaks at 5m. · Historically crown raised wounds have occluded. · Decay cavity on topside of lateral on south west side of main stem at 11m. · Crown previously reduced by estimated 30%. · Regrowth 3m in length.	· Reduce crown back to previous cut points (approximately 3m reduction). · Remove lateral on south west side of main stem at 11m back to junction with sub-lateral.	One year	Moderate	Three years*
T661	To North of School of Oriental & African Studies	London Plane	1180	31.5	6.5	M	Good	· Main stem bifurcates at 4m. · Historically crown raised wounds have occluded. · Crown previously reduced by estimated 15%-20%. · Currently with 2m-2.5m of regrowth.	· Reduce back to previous cut points (approximately 2m-2.5m).	One year	Mod	Three years*

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T662	To North of School of Oriental & African Studies	Japanese Maple	40 40 40	3	1	Y	Good	· Minor wound at base. · Acceptable structural condition.	· No works presently required.	N/A	Low	Three years
T663	To North of School of Oriental & African Studies	Sweetgum	80	4	1	Y	Good	· Commemorative tree planting. · Acceptable structural condition.	· No works presently required.	N/A	Low	Three years
T664	To North of School of Oriental & African Studies	Sweetgum	30	3.5	0.5	Y	Fair	· Commemorative tree planting. · Remains staked, but weak root-hold. · Otherwise acceptable structural condition.	· Re-inspect roothold.	One year	Low	One year
T665	To North of School of Oriental & African Studies	*Prunus spp.* 'Pink Perfection'	40	2	1	Y	Good	· Minor decay at mechanical wound at base. · Commemorative tree. · Weak roothold · Stake loose.	· Remove and replace stake	Six months	Low	Three years
T666	In Planter o/s Institute of Education	Common Lime	255	13	3	SM	Good	· Tight fork union at 4m with included bark. · Historical failure of 20mm diameter branches from crown. · Thought to be the result of wind-tunnelling.	· Reduce in height and lateral spread by approximately 1.5m to reduce areas of wind-sail over tight union.	Two years	Low	Three years
T667	In Planter o/s Institute of Education	Common Lime	340	14.5	4	SM	Good	· Cankers at 3.5m beneath crown break. · Not currently significant.	· No works presently required.	N/A	Low	Three years
T668	In Planter o/s Institute of Education	Common Lime	240	10	4	SM	Good	· Acceptable structural condition.	· No works presently required.	N/A	Low	Three years
T669	In Planter o/s Institute of Education	Common Lime	270	12.5	3.5	SM	Good	· Acceptable structural condition.	· No works presently required.	N/A	Low	Three years
T670	In Planter o/s Institute of Education	Common Lime	120	4	2.5	SM	Fair	· 30 degree lean toward west. · Poor form and stunted growth.	· Fell to ground level. · Will improve conditions for higher quality neighbouring trees by removing competition for moisture.	One year	Low	N/A

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T671	In Planter o/s Institute of Education	Common Lime	190	10	3	SM	Good	· Acceptable structural condition.	· No works presently required.	N/A	Low	Three years
T672	In Planter o/s Institute of Education	Common Lime	330	14	6	SM	Good	· Previously crown raised wounds are occluding. · Vigorous sub-laterals on east side of main stem. · Previous lateral failure on east side of crown.	· Tip reduce crown to east by approximately 2m back to suitable growth point · To form a flowing outline to reduce lever arm.	One year	Low	Three years
T673	In Planter o/s Institute of Education	Common Lime	300	18	3.5	SM	Good	· Lateral spread of crown previously reduced. · Minor decay at old pruning wounds. · Lateral to northeast side of main stem growing into crown of T672 at 8m. · Rubbing branches on north side of main stem.	· Reduce lateral growing into T672 at 8m back 2m clear of main leader of T672 at suitable growth point. · Remove rubbing branches in crown.	Six months	Moderate	Three years
T674	In Planter o/s Institute of Education	Common Lime	205	13	3.5	SM	Good	· 5% minor deadwood in crown. · Otherwise acceptable structural condition.	· Remove deadwood in crown.	Two years	Low	Three years
T675	In Planter o/s Institute of Education	Common Lime	235	13	4	SM	Good	· Acceptable structural condition.	· No works presently required.	N/A	Low	One year
T676	In Planter o/s Institute of Education	Common Lime	170	14	3.5	SM	Good	· Slender drawn form due to competition with neighbours.	· Fell to ground to improve conditions for surrounding trees.	Two years	Low	N/A
T677	In Planter o/s Institute of Education	Common Lime	450	14	5.5	EM	Good	· Vigorous tree. · Over-extended laterals to north and south sides of main stem. · Tight form unions throughout. · Two laterals growing into T678 and rubbing against main leader.	· Reduce over-extended laterals on north and south sides of main stem by approximately 2m. · Remove 2no laterals rubbing against main leader of T678 at 6m and 10m.	One year	Low	Three years
T678	In Planter o/s Institute of Education	Common Lime	220	15	3.5	SM	Good	· Acceptable structural condition.	· No works presently required.	N/A	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T682	In Planter o/s Institute of Education	Silver Birch	80	8	1	SM	Fair	· Slender drawn form. · Acceptable structural condition.	· No works presently required.	N/A	Low	Three years
T683	To North of Institute of Education	Silver Birch	150	12.5	1.5	SM	Good	· Acceptable structural condition.	· No works presently required.	N/A	Low	Three years
T684	To North of Institute of Education	Silver Birch	140	12	1.5	SM	Good	· Acceptable structural condition.	· No works presently required.	N/A	Low	Three years
T685	To North of Institute of Education	Silver Birch	175	14.5	2	SM	Good	· Acceptable structural condition. · Good form.	· No works presently required.	N/A	Low	Three years
T686	To North of Institute of Education	Swedish Whitebeam	120	5.5	2	SM	Good	· Acceptable structural condition.	· No works presently required.	N/A	Low	Three years
T687	To North of Institute of Education	Swedish Whitebeam	110	5	1.5	SM	Good	· Acceptable structural condition.	· No works presently required.	N/A	Low	Three years
T688	To North of Institute of Education	Snowy Mespilus	90	4.5	1	SM	Good	· 10 degree lean toward north. · Acceptable structural condition.	· No works presently required.	N/A	Low	Three years
T689	To North of Institute of Education	Snowy Mespilus	80	5	1.5	SM	Good	· Rubbing and crossing branches in crown. · Otherwise acceptable structural condition.	· Formative prune, removing rubbing and crossing branches.	Two years	Low	Three years
T690	To North of Institute of Education	Wild Cherry	130	6.5	3	SM	Good	· Large wound on main stem with bark. · Missing with bare wood exposed occupying approximately 60% of stem diameter.	· Fell to ground.	Two years	Low	N/A
T704	Malet Street Gardens	Common Lime	370	18	4	SM	Good	· Scaffold limb grafted and wrapped around trunk. · Included bark extends below union by 0.5m. · Light previous pruning.	· Remove scaffold.	One year	High	Three years
T705	Malet Street Garden	Common Lime	420	19	5	SM	Good	· Gentle branch reduction and lifting in past. · Small occluding pruning wounds. · Very close to wall & direct damage likely. · Acceptable structural condition.	· No works presently required.	N/A	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T706	Malet Street Gardens	Common Lime	100	6	1.5	Y	Good	· Possible coppice. · Acceptable structural condition and form.	· Formative prune.	Three years	Low	Three years
T707	Malet Street Gardens	Common Lime	410	21	5	SM	Good	· Girdling root. · Historically crown raised. · Open pruning wound with decay. · Decay pocket less than 50mm deep. · Good wound wood. · Adequate structural condition.	· Root pruning of girdling root.	Three years	Low	Three years
T708	Malet Street Gardens	Common Lime	500	21	5	SM	Good	· Lateral branch grafting to trunk with included union. · Trunk within 200mm of wall. · Old pruning wounds with decay pocket approximately 3m above ground. · Acceptable structural condition.	No works presently required.	N/A	Low	Three years
T709	Malet Street Gardens	Common Lime	475	21	5	SM	Good	· Co-dominant leaders at 4m. · No defects at union. · Visible adaptive growth vertically down trunk. · Same proximity to wall as T708. · Historically crown lifted.	· 2m reduction in height to address growth habit and union.	Two years	Low	Three years
T710	Malet Street Gardens	Common Lime	320	15	3.5	SM	Good	· Co dominant leaders at 4m. · No visible defects at union. · Leader over footpath with suspected reduction point. · Suppressed by M Plane behind.	· Reduce leader over footpath back to vertical epicormic growth.	One year	Moderate	Three years
T711	Malet Street Gardens	Common Lime	190	6	4.5	Y	Good	· Suppressed poor shape and form. · Minor decay at old pruning wounds.	· No works currently necessary. · Consider pollard or removal.	Three years	Low	Three years
T712	Malet Street Gardens	Common Lime	485	20	5	SM	Good	· Within 200mm of wall. · Co-dominant leaders at 4m. · Included bark and grafting at union. · Crown lifted and reduced from street light. · Minor decay at pruning points.	· Remove epicormic growth.	Three years	Low	Three years
T713	Malet Street Gardens	Common Lime	130	4	2.5	Y	Good	· Possible coppice growth from stump. · Suppressed form due to competition.	· No works presently required.	N/A	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T714	Malet Street Gardens	Common Lime	500	19	5.5	EM	Good	· Within 200mm of wall. · Pronounced ribbing due to natural lean. · 2 cavities at old pruning wound approximately 3m above ground.	· Remove small vertical branch 4m above ground SE side of trunk.	Two years	Low	Three years
T715	Malet Street Gardens	Common Lime	95	45	2	Y	Good	· Thought to have grown following coppicing. · Historically crown raised. · Acceptable structural condition.	· No works presently required.	N/A	Low	Three years
T716	Malet Street Gardens	Common Lime	485	21	5.5	SM	Good	· Buttress roots within 200mm of brick boundary wall. · Future direct damage possible. · Historically crown raised. · Minor decay at old pruning points. · Suspected weakly attached lowest lateral.	· Reduce lowest lateral to east by approximately 3.0 metres.	One year	Moderate	Three years
T717	Malet Street Gardens	Common Lime	180	11	3.5	Y	Good	· Previously coppiced growing from stump. · Suspected weak root hold resulting from low root distribution to north. · Otherwise acceptable structural condition.	· Fell or pollard at approximately 2.5m	Three years	Low	Three years
T718	Malet Street Gardens	Common Lime	120	5	3	Y	Good	· Poor roothold. · Stem leans to north east, unbalanced. · Poor form.	· Fell to ground level.	Two years	Low	Three years
T719	Malet Street Gardens	Common Lime	170	11	2.5	Y	Good	· Previously coppiced growing from stump. · Suspected weak root hold. · Congested branching at 5-6m.	· Pollard at 2.5 to 3.0 metres.	Two years	Low	Three years
T720	Malet Street Gardens	Common Lime	520	20	5.5	SM	Good	· Trunk within 200mm of boundary wall. · Co-dominant from 3.0 metres. · Two internal laterals are rubbing against main stem at 4.0 metres height. · Occluding decay cavities at old pruning wounds, not currently significant.	· Remove two internal laterals rubbing against stem at 4.0m.	One year	Moderate	Three years
T722	Malet Street Gardens	Common Lime	650	21	7	EM	Good	· Within 200mm of boundary wall. · 2 girdling roots. · Moderate epicormic growth in buttress. · Possibly pollard at 4m. · 2 stems fused/grafting. · Minor decay at old pruning wounds.	· Reduction in height and lateral spread of 2m maximum using target pruning. · To reduce weight on fused limbs.	One year	Moderate	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T723	Malet Street Gardens	Crab Apple	210	6	6	SM	Good	· Asymmetrical crown, suppressed by neighbouring tree. · 5% deadwood in crown to 50mm. · Crown almost touching streetlight.	· Remove deadwood in crown. · Cut back crown to south by approximately 1.5 metres to clear streetlight.	One year	Moderate	Three years
T726	Malet Street Gardens	Bay	300	11	2.5	SM	Good	· Many surface roots, with one girdling root. · Suspected shallow soils suggested by extensive basal flare. · Dense crown. · Crown touching wall of adjacent building to south.	· Cut back crown to south and west by approximately 1.5m to clear building.	One year	Low	Three years
T727	Malet Street Gardens	Bay	310	10	3	SM	Good	· Dense crown. · Competing with higher value T728 to north. · Vigorous poles growing from stump of previously felled tree.	· Coppice poles growing from stump beneath tree.	One year	Low	Three years
T728	Malet Street Gardens	Western Red Cedar	255	11	2.5	SM	Good	· Exposed roots at base with minor mechanical damage. · Acceptable structural condition.	· No works presently required.	N/A	Low	Three years
T729	Malet Street Gardens	Wild Cherry	410	11	5	EM	Good	· Dominant tagged tree with 3no Y trees at base suspected to have grown from roots. · Exposed, grafted and girdling roots. · Frass collecting beneath small cavity at base of main stem to south. · Base of stem sounds solid when tapped. · Previously reduced at 9.0 metres. · Included bark with exudation beneath pruning points.	· Remove 3 No. sprouts growing at base. · Option 1: Pollard tagged tree at approximately 8m above ground level · Option 2: Remove and replant	One year One year	Moderate	Three years
T731	Malet Street Gardens	Wild Cherry	290	12	5	SM	Good	· Single stem with single leader. · Natural lean. · Broad spreading root flare and buttress. · Tree topped at 8m.	· Re-pollard. · Climbing inspection of topping point.	Three years	Low	Three years
T732	Malet Street Gardens	Bay	135	4	4	Y	Good	· Twin stem. · Old small wounds to both stems. · Good occlusion. · Heavily lifted in past.	· No works presently required.	N/A	Low	Three years
T733	Malet Street Gardens	Crab Apple	160 100 100	7	5	SM	Good	· Multi-stem. · Untidy crown with rubbing and crossing branches throughout. · Growing into T732.	· Reshape to clear T732 by 1 metre	Three years	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T734	Malet Street Gardens	Judas Tree	380	12	8	EM	Good	· Scaffold limb over 1/3 diameter of trunk. · Reasonable form. · Over-extended lateral branch to west (garden)	· Reduced and reshape by 1.5m maximum using target pruning	Two years	Low	Three years
T735	Malet Street Gardens	Bay	120 120 190	6	4	SM	Good	· Multi-stem tree. · Decay at base from old stem removal - not currently significant. · Secondary wounding and damage throughout. · Small lateral branch growing into Judas tree.	· Remove lateral branch growing into Judas tree	Six months	Moderate	Three years
T736	Malet Street Gardens	Bird Cherry	270	12	5	SM	Good	· Dense epicormic growth around trunk. · Exposed roots with 2 girdling. · Multiple cankers around trunk. · 5% deadwood in crown to 40mm diameter. · Acceptable structural condition.	· Formative prune. · Remove deadwood throughout. · Remove girdling root. · Remove self-set stem 2.5m away to NW	One year	Low	Three years
T737	Malet Street Gardens	Bay	270 150 150 100	13	5	EM	Good	· Multi-stem tree. · Multi-stems fused at 1.3m and appear stable. · Topped at 6m with vigorous epicormic growth	· Re-pollard back to previous points. · Reshape as necessary.	Two years	Low	Three years
T738	Malet Street Gardens	Privet	130 130 90	5	3	EM	Good	· Multi stem plant. · Stubbed limb. · Old pruning wounds with good occlusion. · Acceptable structural condition.	· No works presently required.	N/A	Low	Three years
T740	Malet Street Gardens	Tree of Heaven	200 200	12	5	SM	Good	· Twin-stem from base. · Cavities at base of stems. · Cavity extends 150mm horizontally beneath stems. · Base of stems growing against brick pillar. · Girdling root.	· Remove · Treat stump to prevent re-growth.	One year	Moderate	One year
T741	Malet Street Gardens	Common Holly	100 200 200	5	2.5	Y	Good	· Variegated species. · Twin-stem at base. · Tight and fused stem from ground level. · Northern stem with acute horizontal growth. · Rubbing lateral branch at 3m.	· Gentle shape with hedge trimmer.	Three years	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T742	Malet Street Gardens	London Plane	1250	31	12	M	Good	· Very significant bottle butt development. · Pronounced buttressing indicative of internal decay. · Tarmac surface touching base north and west elevation (about 1/3 of trunk). · Crown break 10m. · *Innonotus* bracket on old pruning wound. · Located approximately 1/3 distance along SE scaffold limb (4m to trunk). · Heavily weighted scaffold.	· PICUS of base of trunk. · Recommendations for crown management dependent on results	Six months	High	Three years*
T743	Malet Street Gardens	Unknown Variegated Species	130	4	2	Y	Good	· Co-dominant leaders at 1.5m. · Included bark.	· Shape with hedge trimmer.	Three years	Low	Three years
T744	Malet Street Gardens	Bay	190	6	3	SM	Good	· Minor decay on trunk at old pruning wound. · Growing over footpath due to competition.	· Shape with hedge trimmer focusing on crown over footpath.	Two years	Low	Three years
T745	Malet Street Gardens	Bay	130 100 70	5	2	SM	Good	· Multi-stem at base. · Unions acceptable structural condition. · Reasonable form.	· No works presently required.	N/A	Low	Three years
T746	Malet Street Gardens	London Plane	430	16	7	EM	Fair	· No buttress on SE side of trunk. · Slight hollow sounding. · Bottle butt development. · NE crown removed leaving unbalanced tree. · Poor form.	· Option 1: remove. · Option 2: pollard at 5m above ground (above main union).	Two years	Low	Three years
T747	Malet Street Gardens	Laurel	150 150	7	5	SM	Good	· Twin-stemmed from base. · Good union. · Crown historically raised over bench. · Wounds occluding. · Slightly suppressed with extended lateral branching.	· Reduction of lateral branching by 1.5m maximum.	One year	Moderate	Three years
T748	Malet Street Gardens	London Plane	920	18	10	M	Good	· Asymmetrical crown with growth habit towards road (north). · 80mm dead branch at 15m northern side.	· Remove deadwood throughout. · Reduce leaders in height by 2m (max) to reduce wind-sail area and leverage on main union.	Six months	High	Three years*

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T749	Malet Street Gardens	London Plane	675	20	10	EM	Good	· Asymmetrical crown with growth habit towards road (north). · Heavily lifted in past & wounds occluding. · Damaged leader due to crossing and rubbing against smaller lateral below. · Suppressed and will continue to be.	· Remove small lateral which is causing rubbing damage. · Reduce overall spread by 2m (max) using target pruning	One year	Moderate	Three years*
T750	Malet Street Gardens	London Plane	1170	34	10	M	Good	· Large exposed surface root on south-east side of main stem. . Tree is in close proximity to brick wall with evidence of historical movement and repair. . Large cavity on west side of main stem.	Recommendations brought forward from previous report from Summer 2014. Re-reduce crown to west growing into the gardens back to previous cut-points (approximately 4.0 – 5.0 metres). Carry out a climbing inspection and Resistograph test at 6.0 metres to assess the extent of decay at the cavity within the main stem. The tree is located directly adjacent to a brick retaining wall, future direct and possibly mutual damage is inevitable. The length of time until damage occurs above ground will be improved by relocating the coping stone to the north of the stem by approximately 40 millimetres and by shaving off approximately 50 millimetres from the burr on the north-west side of the main stem extending from 0.5 to 1.2 metres.	Three months Three months	Moderate	3 years *
T751	Malet Street Gardens	Crab Apple	205	7	3.5	SM	Good	· 5% deadwood to 30mm. · Old failure of 40mm diameter branch. · Suppressed with crown to NW. · Low clearance over footpath.	· Reduce crown to NW by 1m to clear footpath.	One year	Moderate	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T752	Malet Street Gardens	Lawson Cypress	160	8	3	SM	Good	· Acceptable structural condition. · Co-dominant leaders final 1/3 of crown.	· Remove two basal stems.	Three years	Low	Three years
T753	Malet Street Gardens	Common Laburnum	120	6	4.5	SM	Good	· Suppressed with unbalanced crown to SW. · Dead lateral on N side. · Bark and woody tissue dead around old broken dead branch.	· No works presently required.	N/A	Low	Three years
T754	Malet Street Gardens	London Plane	1320	31	12	M	Good	· Crown breaks at 7.0 metres. · Historically crown raised and thinned with decay at old occluding pruning wounds. · 5% deadwood to 30mm in crown to northeast predominantly emanating from main lateral to northeast.	· No works presently required.	N/A	Low	Three years*
T755	Malet Street Gardens	London Plane	230	16	6	SM	Good	· Acceptable structural condition. · Twin leader at 7m divides into secondary twin leader to west.	· Remove vertical secondary leader on west side of crown at 8m.	Three years	Low	Three years
T757	Malet Street Gardens	London Plane	1160	33	15	M	Good	· Crown acceptable structural condition. · Historically crown raised and thinned. · Wounds occluding. · Appears sparser on north side.	· No works presently required.	N/A	Low	Three years*
T799	10-18 Woburn Square	Sycamore	460	12	7	EM	Good	· In old courtyard with partial hard surfacing and debris and rubble throughout. · Approximately 100mm from wall. · Multiple scaffold limbs and lateral branching. · Adequate structural condition. · Reduction in height and spread approximately 4 years ago. · Mature epicormic regrowth.	· Reduction including selective removal of branches to improve form and growth habit.	One year	Moderate	Three years
T800	Rear of 10-18 Woburn Square	Sycamore	630	13	6	M	Good	· Within property boundary. · Trunk 300mm from wall. · Root flare actually touching with visible surface rooting. · 2m vertical decay column along trunk. · Good wound wood but 200mm decay pocket at base. · Tree established as high pollard with approximately 2 years' regrowth.	· Recommend removal - no public visibility or amenity (offices adjacent) and low quality tree.	Three years	Moderate	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T801	Rear of 10-18 Woburn Square	Ailanthus	180	10	2	Y	Good	· Self-set growing from wall.	· Remove.	One year	High	One year

*In addition to the full inspection on a three-year cycle, carry out annual walk-over inspections to assess change in condition of these mature, dominant landmark trees.

Timescale for Works

ASAP – 6 months	1 year	1 – 3 years

T" no's refer to site plan and /or tree tags where used. **Species** – tree species giving English common name. **DBH** is stem diameter measured at 1.5m . MS is Multi-stemmed. **Ht** Height estimated in metres; **Cr.Spr** is average radial crown spread **Age** is assessed as NP is newly planted **Y = Young,** up to 1/5 life, **SM** = Semi-mature, up to 2/5 life **EM** = Early Mature, up to 3/5 life **M** = Mature, is fully developed and grown, OM = Over Mature 5/5 of life. **Veteran** is exceptional age for species. **Vig** Good – Fair - Poor. **Risk Factor**= LOW/MOD/HIGH **Re-inspection frequency;** Is how soon the tree should be re-inspected. Risk value appended with * means subject to further inspection. **NT** = Not tagged.

4.2 Area Two – Brown Street

This area includes one site only; Nutford House, Brown Street, W1H.

4.2.1 Local Landscape Evaluation

The trees provide valuable greenspace in the locality, primarily for the enjoyment of the users of Nutford House as the trees are in the main obscured from view to the general public. The tree-stock would benefit from the additional planting of new trees to replace those previously removed and to increase greenspace.

4.2.2 Underlying Soils

Using the British Geological Survey's 'Geology of Britain' viewer (www.bgs.ac.uk Contains British Geological Survey materials © NERC [2015])-) it has been determined that the underlying geology is Lynch Hill Gravel Member – Sand and Gravel.

4.2.3 Slopes and Boundaries

The site is generally level, save for steps down from the garden area to basement level, surrounding Nutford House. The garden is bound by brick walls and the outer walls of third-party buildings.

4.2.4 Fungal, Disease, or Insect Pathogens

No significant fungal, disease or insect pathogens were observed at this site during the inspection.

4.2.5 General Overview

The dominant tree at the site T573 Common Ash is a mature specimen with a decay cavity at the base. The crown of the tree has been previously pollarded, possibly in response to the basal decay, significantly reducing its stature and, to some extent, its amenity value. The tree will require on-going, cyclical pruning to manage the inherently weakly attached growth from the cut points. The future management of the tree would benefit from a more detailed assessment of the extent of decay at its base.

Save for T579 Box Elder, which is semi mature specimen of good form, the remaining trees are either of small stature or of limited life expectancy. The small shrubby trees T577, T581 and T582 range in condition from declining to dead and have very little remaining life expectancy.

4.2.6 Risk Assessment of Trees within the Site

As part of the assessment of the trees, a brief visual assessment has indicated that no trees are considered a high risk (hazard) and therefore no immediate action is required.

4.2.7 Further Discussions

From our observations, it seems that trees have been removed from this site over the last ten years but not replaced. The majority of those trees that remain are small and of limited life expectancy. As such, there is ample opportunity for the planting of new trees to bolster and improve upon the current tree stock. The addition of some carefully chosen specimens is, therefore, recommended.

4.2.8 Recommendations

Please find attached schedule tables for tree works below.

Risk Level	Description of Risk (As per Smiley, Fraedrich & Hendrickson 2002)
Extreme Risk	Failure imminent: personal injury and/or property inevitable.
High Risk	Failure likely especially during storms: personal injury and/or property damage likely.
Moderate Risk	Failure possible especially during severe storms: personal injury and/or property damage possible.
Low Risk	Failure unlikely: personal injury and/or property damage unlikely.
Tree Removal / Surgery	Weakened crown anchor points possible, require full risk assessment prior to tree works

All of the trees subject to the survey will require a re-inspection in three (03) years unless otherwise stated.

NOTE: CLIENTS MUST MAKE TREE WORKERS AWARE OF THIS STATEMENT

CAUTION: Trees with structurally weak main stem or branches may not have sufficiently structural strength to withstand dismantling works. The weight of people climbing the tree or using the tree branches as load carrying points may increase the load to the point of tree or branch failure. Persons engaged on such works must undertake a thorough risk assessment of the tree structure before finalising a working method. Alternative work methods to consider may include the use of crane or mobile elevated platform.

Tree works recorded are to the specifications suggested in British Standard BS3998, "Tree works" 2010. All works should be carried out by a properly and fully insured tree surgeon, approved under the Arboricultural Association's Approved Contractor's scheme.

4.2.9 Area Two Tree Survey, Condition and Management Report

Client:	London University	***Report No:***	JM/2755/R/sh
Completed by:	Jason Mills		
Trees Tagged:	Yes	***Weather:***	Cold / Still / Dry / Clear
Site:	Area 02 (Section 3.2 above)	***Date of Survey:***	January 2015

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T573	Central garden adjacent to third-party property	Common Ash	560	15	1.5	EM	Fair	. Light ivy encroachment of main stem. . Decay pocket at base can be probed 150mm horizontally in toward centre. . Surrounding area sounds solid. . Previously pollarded at 9m. . Minor decay at old wounds throughout crown	. Carry out Picus test at base to assess extent of decay. . Re-pollard	Two years Three years	Low	Three years
T576	Central garden adjacent to third-party property	Tree Cotoneaster	140 + 60	5	4.5	EM	Good	. Minor crown raise in past. Acceptable structural condition	. No works presently required other than minor pruning to clear wall of third-party building	N/A	Low	Three years
T577	Central garden adjacent to third-party property	Laburnum	100 + 50 + 60	4.5	3.5	SM	Poor to fair	. Poor condition. . 1 No. dead stem, 1 No. new stem with vigorous growth growing into dominant stem. . Sparse bud proliferation.	. Remove dead stem close to ground level. Reduce vigorous new stem to 1.0m, and tip reduce to balance. Or . Fell and replace	Two years	Low	Three years
T579	North-east corner of site	Box Elder (Maple)	230	9.5	4	SM	Good	. Acceptable structural condition	. No works presently required	N/A	Low	Three years
T580	North-east corner of site	Lilac	195	6	3	EM	Fair	. Decay cavity at 1.0m occupies estimated 20% of stem, response growth appears adequate. Otherwise acceptable structural.	. Thin out sprouts from throughout crown	Two years	Low	Three years
T581	Central garden	Staghorn sumac	160	4	4	EM	Poor	. Unbalanced crown due to historical competition with neighbours. . Stem is supported by a prop, sparse crown, poor form.	. Fell and remove **Or** . Bolster stem with additional prop.	6 months	Moderate	Three years, unless felled

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T582	Central garden	Staghorn sumac	110	3.5	4	EM	Poor	. 90% dead, leaning propped stem, infirm at base.	. Fell and remove	6 months	Moderate	N/A

Timescale for Works

ASAP – 6 months	1 year	1 – 3 years

T" no's refer to site plan and /or tree tags where used. **Species** – tree species giving English common name. **DBH** is stem diameter measured at 1.5m . MS is Multi-stemmed. **Ht** Height estimated in metres; **Cr.Spr** is average radial crown spread **Age** is assessed as NP is newly planted **Y = Young,** up to 1/5 life, **SM** = Semi-mature, up to 2/5 life **EM** = Early Mature, up to 3/5 life **M** = Mature, is fully developed and grown, OM = Over Mature 5/5 of life. **Veteran** is exceptional age for species. **Vig** Good – Fair - Poor. **Risk Factor**= LOW/MOD/HIGH **Re-inspection frequency;** Is how soon the tree should be re-inspected. Risk value appended with * means subject to further inspection. **NT** = Not tagged.

4.3 Area Three – Chiswick

The site at Chiswick consists of the grounds of 'The Boathouse' and the front and rear gardens of the adjoining domestic dwellings at 83 and 87 Hartington Road.

4.3.1 Local Landscape Evaluation

The majority of the trees at 'The Boathouse' are self-set specimens located at boundaries and in hedge lines; whilst they do contribute to the green-scape in the locality; their value is predominantly as screening between properties. The site does, however, contain some higher value individual specimens, such as T772 Wild Cherry.

The front and rear gardens of the domestic dwellings at No. 83 and No. 87 Hartington Road contain some trees of reasonable form, which contribute to the green-scape in the area.

4.3.2 Underlying Soils

Using the British Geological Survey's 'Geology of Britain' viewer (www.bgs.ac.uk Contains British Geological Survey materials © NERC [2015]) it has been determined that the underlying geology is Kempton Park Gravel Formation – Sand and Gravel.

4.3.3 Slopes and Boundaries

The areas of the site, in which the trees are located, are generally level with only a very gentle slope from the east down to towards the River Thames to the west. There is, however, a relatively steep slope directly behind the Boathouse down to the river's edge used for boat access and egress from the river.

The Boathouse is bound by a brick wall to the east, chain-link fencing to the south and a mixture of brick walls and timber fencing to the north. The front gardens (north) of the domestic dwellings at No. 83 and No. 87 Hartington Road are bound by brick walls and the rear gardens to the south are bound by a mixture of brick walls and timber fencing.

4.3.4 Fungal, Disease, or Insect Pathogens

No significant fungal, disease or insect pathogens were observed at this site during the inspection.

4.3.5 General Overview

There is a non-linear group of trees (T763-T769) growing along almost the entire southern boundary of the site; the majority of which are located on the opposite side of the boundary fence within third-party property. However, the trees toward the east of the group are located within the Boathouse site and are self-set specimens predominantly Sycamore, but Common Ash is also present.

Most of the trees are in comparatively poor structural condition, with tight forks at stem unions and slender, forced growth. In addition, many of the trees are conflicting with the boundary chain-link fence and posts. Whilst these trees are predominantly poor specimens, they do provide screening between the Boathouse and the residential complex to the south; as such, recommendations include management options to retain the trees at reduced dimensions.

The remaining trees in Area Three are in the main of acceptable structural condition, albeit in many cases of poor form. The recommended works predominantly involve pruning to improve balance and reduce over-extended limbs. A tree that does require attention is T784 Common Laburnum that has failed at the base and is resting against the adjacent shed.

4.3.6 Risk Assessment of Trees within the Site

As part of the assessment of the trees, a brief visual assessment has indicated the following trees may be considered a high risk (hazard) and, therefore, require action as detailed in the tree data below.

Site Name	Tree Reference
The Boathouse	T784

4.3.7 Further Discussions

The Boathouse is a busy functioning yard which provides storage and access to the River Thames for numerous people. As such, there appears little space or concession to the trees contained within it, which are in the main self-set trees located at boundaries and of limited amenity value. Trees located within the front and rear gardens of 83 and 87 Hartington Road are of higher individual arboricultural quality and amenity value, but typical of trees associated with such domestic dwellings.

It is considered that the best use of resources at this site would be served by maintenance of the higher value specimens within the gardens of 83 and 87 Hartington Road; and by developing manageable, but informal, hedging at the boundaries of the Boathouse to provide effective screening between properties and maintain green-space in the locality.

4.3.8 Recommendations

Please find attached schedule tables for tree works below.

Risk Level	Description of Risk (As per Smiley, Fraedrich & Hendrickson 2002)
Extreme Risk	Failure imminent: personal injury and/or property inevitable.
High Risk	Failure likely especially during storms: personal injury and/or property damage likely.
Moderate Risk	Failure possible especially during severe storms: personal injury and/or property damage possible.
Low Risk	Failure unlikely: personal injury and/or property damage unlikely.
Tree Removal / Surgery	Weakened crown anchor points possible, require full risk assessment prior to tree works

All of the trees subject to the survey will require a re-inspection in three (03) years, unless otherwise stated. Individual trees will required a detailed inspection or re-survey within shorter time periods, such as six months and one year depending on their structural condition, risks and identified hazards.

NOTE: CLIENTS MUST MAKE TREE WORKERS AWARE OF THIS STATEMENT

CAUTION: Trees with structurally weak main stem or branches may not have sufficiently structural strength to withstand dismantling works. The weight of people climbing the tree or using the tree branches as load carrying points may increase the load to the point of tree or branch failure. Persons engaged on such works must undertake a thorough risk assessment of the tree structure before finalising a working method. Alternative work methods to consider may include the use of crane or mobile elevated platform. Tree works recorded are to the specifications suggested in British Standard BS3998, "Tree works" 2010. All works should be carried out by a properly and fully insured tree surgeon, approved under the Arboricultural Association's Approved Contractor's scheme.

4.3.9 Area Three Tree Survey, Condition and Management Report

Client:	London University	***Report No:***	JM/2755/R/sh
Completed by:	Jason Mills		
Trees Tagged:	Yes	***Weather:***	Cold / Still / Showers
Site:	Area 03 (Section 3.2 above)	***Date of Survey:***	January 2015

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T758	At boundary with No83	Common Ash	4 x 50	4.5	1	Y	Good	. Southern stem fallen away from base. . Bundle of saplings, possibly arising from previous coppicing. . Low value, growing beneath neighbouring tree.	. Fell to ground level and treat stump with an appropriate herbicide to prevent future conflict.	Two years	Low	N/A
T760 - NT	Front lawn area close to eastern boundary.	Common Pear	3 x 300 + 250	9	5	M	Fair	. Numerous direct damage wounds on stem and throughout crown, with decay evident. Significant decay within lateral to north-east at 4m. . 10% minor deadwood in crown, rubbing branches in crown. . Rope swing attached to lateral on west side of crown, which is tight. . Several sprouts on main laterals.	. Remove rope swing. . Reduce crown in height and lateral spread by approximately 1.0 metre to reduce weight. Remove deadwood and rubbing crossing branches. . Remove decayed lateral to north-east at 4m. . Thin out water sprouts by 20%.	One year	**Low-Moderate**	Three years
T763	On southern boundary	Sycamore	320	15	5.5	EM	Good	. Stem straddles chain-link boundary fence which has become included in the stem. . Less than 5% minor deadwood in crown. . Tight fork at union of co-dominant stems at 3.5m, not currently significant. . Poor form.	. Fell to ground level	Three years	Low	N/A

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T764	On southern boundary	Sycamore	6 x 160 + 320	15	7	EM	Good	. Including stem tagged T798. . Multi-stemmed from ground level, which are tightly configured and pushing together. . Ivy encroachment prevents full basal inspection. . Wide-spreading crown. . 5% minor deadwood in crown	. High pollard at approximately 5 - 8m or remove.	One year	Mod	Three years
T765	On Southern boundary	Sycamore	510	14	5	EM	Good	. Trifurcates at 1.8m. . Tight fork at unions with ridged growth extending beneath, indicating underlying cracks. . 5% minor deadwood in crown.	. High pollard at approximately 8.0 metres or remove.	One year	Low	Three years
T766	On Southern boundary	Common Ash	90 + 40	6	1	Y	Fair	. Twin stemmed from ground level. . Slender drawn growth, poor form.	. Fell to ground level and treat stump with an appropriate herbicide. . Note; Low risk but removal recommended as tree will not attain good form and is likely to cause conflict.	Two years	Low	N/A
T767	On Southern boundary	Common Ash	110	10	3	Y	Good	. Twin stemmed from ground level. . Slender drawn growth, poor form.	. Fell to ground level and treat stump with an appropriate herbicide. . Note; Low risk but removal recommended as tree will not attain good form and is likely to cause conflict.	Two years	Low	N/A
T768	On Southern boundary	Sycamore	70	4.5	1	Y	Fair	. Previously topped. . Poor form and low value self-set tree.	. Fell to ground level and treat stump with an appropriate herbicide.	Two years	Low	N/A
T769	On Southern boundary	Sycamore	370	11	5	SM	Good	. Dense ivy encroachment to a height of 7.0 metres, prevents full inspection of main stem at base. . Supressed by larger neighbouring trees to south, leaning unbalanced crown.	. Fell to ground level to remove future conflict as conditions for tree will not improve.	Two years	Low	N/A
T772	Within raised area adjacent to northern boundary	Wild Cherry	410 + 360	11	5.5	M	Good	. Base of stem growing into and around flagstones which are significantly distorted. . Tight unions at 1.3m but no significant decay observed. Historical piecemeal crown reductions over boats stored beneath. . Crown over-extended to south and east.	. Reduce over-extended laterals to south and east by approximately 2.0 metres	One year	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T773	Adjacent to northern boundary	Common Beech	240 + 100	4.5	1	SM	Fair	. Remnant hedge specimen. . Severely pruned in past with wounds up to 150mm diameter. . Main buttress previously severed. . Tree is in in poor condition but currently structurally acceptable.	. No works presently required	N/A	Low	Three years
T775	Adjacent to northern boundary	Common Beech	420	9	5	SM	Good	. Suppressed by T772, hence unbalanced crown predominating to east. . Acceptable structural condition	. Reduce laterals to east to reduce risk of mutual damage with boating operations.	Three years	Low	Three years
T776	Within boat yard area	Wild Cherry	150 + 200	8.5	3	SM	Good	. Limited root zone. . Crown historically raised over stored boats. . Smaller co-dominant to south in decline.	. Remove co-dominant to south at approximately 0.5m or remove entire tree.	One year	Low	Three years
T779	To rear of boat yard/ storage	Plum	95	3.5	3	SM	Fair	. Decay and cracking within base of main stem. . Previously severely pruned. . Remaining stem with 40 degree lean.	. Fell to ground level	Six months	Moderate	N/A
G1	To rear of boat yard at boundary with No83	Group of Beech, Plum and Sycamore	Good 150	06-Oct	3	SM	Good	. Group of Beech, Plum and Sycamore forming unmanaged hedge. . Subject to piecemeal reductions and cutting back. . Beech specimens have grown out and are forming standard trees. . Rubbing and crossing branches throughout. . Poor form.	. Reduce to a height of between 4 and 5 metres and reduce lateral spread to balance to limit vertical growth and form informal hedge.	One year	Low	Three years
T781	To north of main building adjacent boundary with No83	Common Beech	2 x 220	8	3	SM	Fair	. Previously topped, poor form, but acceptable structural condition.	. No works presently required	N/A	Low	Three years
T782	To north of main building adjacent boundary with No83	Common Beech	2 x 200	8	3	SM	Fair	. Previously topped. . Rubbing branches from vigorous growth up to 4.0 metres. . Poor Form but acceptable structural condition.	. No works presently required	N/A	Low	Three years
T783	To north of main building adjacent boundary with No83	Common Beech	110	7	2	SM	Fair	. Stunted growth, poor form but acceptable structural condition.	. No works presently required	N/A	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T784	To north of main building adjacent to boundary with No83.	Common Laburnum	Multi	5	3	SM	Fair	. Partially fallen over, resting against shed, heavily weighted with ivy. . There is no mitigation to retain this tree.	. Fell to ground level and remove.	Three months	High	N/A
T785	Within rear garden of No83	Common Yew	6 x 150	7	4.5	SM	Fair	. Ivy encroachment extending to 7m in crown. Multi-stemmed from ground level. . Rubbing branches at 1.8m on east side of crown, otherwise acceptable structural condition	. Sever ivy at base and remove as much as possible from stem and crown. . Remove smaller rubbing branch at 1.8m on east side of crown.	One year	Low	Three years
T787	Rear garden of No83	Common Yew	210 + 110	6.5	3	SM	Fair	. Acceptable structural condition. . Crown to east within 1.0m of building, but not currently causing concern.	. No works presently required. . Note; Tree would tolerate 0.5 - 1.0m tip reduction on east side to clear building.	N/A	Low	Three years
T786	Within rear garden of No83	Common Hawthorn	2 x 90	5.5	2.5	SM	Fair	. Specimen with poor form engulfed in ivy, forced slender growth as a result of competition with ivy.	. Tree would benefit from severance and removal of ivy encroachment, followed by reduction to re-shape.	Two years	Low	Three years
T788	Adjacent to boundary with No83	Common Holly	220	6.5	3	SM	Good	. Ivy and bramble encroaching crown. Crown to north and north -east. . Growing into single-storey structure. . Otherwise acceptable structural condition.	. Remove ivy and bramble from crown severing at base. . Crown raise on north and north-east sides of crown to clear single-storey structure.	One year	Low	Three years
T789	Adjacent driveway at No83	Sycamore	670	12	5	EM	Good	. Stem is pushing against and lifting short concrete boundary panel wall, which is now compromised and will require repair. . Extensively crown raised in the past, wounds are occluding. . Lower sections of laterals have been thinned, lions tailing the crown with dense branch ends. 5% minor deadwood in crown. . Tight fork union at 1.6 metres appears currently stable.	. Thin branch tips by 20% and remove deadwood in crown	Two years	Low	Three years
T790	At front of No83	Common Yew	270	6	4	SM	Good	. Good form and structural condition	. No works presently required	N/A	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T792	To front left corner of No87	Pyracantha	250	7	4,5	M	Good	. Restricted root zone in corner between bay and main house and within 0.5 metres of structure. . Drains within 0.5metres of stem. . 15 degree lean from ground level, developing into 90 degree lean at 4 metres. . Imbalanced heavily weighted crown to north east	. Remove smaller co-dominant emanating at 1.8m to clear access to garage. . Reduce lateral spread and height of remaining crown by approx 2 metres to reduce weight and balance.	Six months	Moderate	Three years
T791	Front right corner of No87	Wild Cherry	340	7	5	EM	Good	. Raised soil levels at base, root flare buried. . Squat, wide-spreading crown, over-extended to east. . Rubbing and crossing branches throughout crown.	. Remove rubbing and crossing branches from throughout crown. . Reduce over-extended laterals to east by approx 2 metres and balance.	Two years	Low	Three years
T794	Rear garden of No87	Common Ash	440	11.5	4.5	EM	Good	. Previously pollarded at approximately 4.0 metres but management has now lapsed. . Vigorous epicormic growth between 2.5 and 4.0 metres with rubbing and crossing branches. . Less than 5% deadwood in crown	. Remove crossing and rubbing branches and deadwood throughout crown and at same time carry out climbing inspection to assess structural integrity of attachments at pollard points.	One year	Low	Three years
T796	Rear garden of No87	Philadelphus	Multi	5	1.5	EM	Good	. Acceptable structural condition	. No works presently required	N/A	Low	N/A
T797	Rear garden of No87	Philadelphus	Multi	6	2	EM	Good	. Acceptable structural condition	. No works presently required	N/A	Low	N/A

Timescale for Works

ASAP – 6 months	6 months - 1 year	1 – 3 years

T" no's refer to site plan and /or tree tags where used. **Species** – tree species giving English common name. **DBH** is stem diameter measured at 1.5m . MS is Multi-stemmed. **Ht** Height estimated in metres; **Cr.Spr** is average radial crown spread **Age** is assessed as NP is newly planted **Y = Young,** up to 1/5 life, **SM** = Semi-mature, up to 2/5 life **EM** = Early Mature, up to 3/5 life **M** = Mature, is fully developed and grown, OM = Over Mature 5/5 of life. **Veteran** is exceptional age for species. **Vig** Good – Fair - Poor. **Risk Factor**= LOW/MOD/HIGH **Re-inspection frequency;** Is how soon the tree should be re-inspected. Risk value appended with * means subject to further inspection. **NT** = Not tagged.

4.4 Area 4 – Egham Depot

4.4.1 Local Landscape Evaluation

The University of London Egham Depot is located at the southern edge of the settlement boundary, at the southern end of a residential road named Spring Rise. The Depot itself is nestled-in the southern edge of a woodland copse, named "Canada Copse" on mapping systems, with university dormitory buildings to the west.

The residential housing is of a high density with both detached dwellings and terraced housing. Most of the properties have gardens with either trees or smaller shrubs and woody plants.

Moving south from Egham towards Virginia Water, the landscape becomes even greener with open plots of land, lakes and larger and dense woodland copses. The trees around the Egham Depot provide multiple social and ecological benefits to the town as a whole, as well as helping create a transition between the build environment and natural landscape around the town.

4.4.2 Underlying Soils

Using the British Geological Survey's 'Geology of Britain' viewer (www.bgs.ac.uk - Contains British Geological Survey materials © NERC [2015]) it has been determined that the underlying geology is a combination of both:

· London Clay Formation – Clay, Silt and Sand
· Bagshot Formation - Sand

4.4.3 Slopes and Boundaries

The Egham Depot site is divided into two sub-areas bisected by chain-link fencing running perpendicularly across the site in a roughly east-west orientation. The result is an 'active' side to the south where the depot building itself is located, as well as site access and parking, and a 'non-active' side to the north where the woodland is found.

The site is comprised of two levels over the sub-areas. There is a sharp downwards slope from the dormitory buildings behind the depot (to the west) at the rear of the building itself. The area around the Depot is relatively level for access and parking – then the level gently falls away again following the site access down to Spring Rise.

The woodland area has the same sharp slope from the dormitory buildings. However the slope, however, continues across the woodland area in a west-east direction, as there was no need for ground works for development.

4.4.4 Fungal, Disease, or Insect Pathogens

Two (02) trees were identified with decay fungi Hornbeam T415 and Oak T845.

In the wood cells there are two primary mechanical properties: tensile strength is provided by *cellulose that* allows the tree to bend and be flexible in the wind and under its own weight; while the corresponding stiffness and load-bearing capabilities are provided by *lignin*.

Hornbeam T415 was identified with *Ganoderma applanatum* which is a 'white-rot' that selectively degrades the lignin within the tree. In advance stages of decay, the lignin can be almost totally degraded while the cellulose remains. As the tree retains its tensile strength, even in advanced stages of decay the tree may not be considered a hazard as the tree will naturally put down compensatory growth around the trunk to compensate for the movement.

Oak T845 was identified with several large and mature *Inonotus dryadeus* fungal brackets. This is actually a root rot which then colonises the base of the tree and lower sections of the trunk. The decay is a 'white-rot' that selectively degrades the lignin. In advanced stages of decay the tree will put down compensatory growth around the buttress and trunk to address the excessive movement. However as the decay starts below ground in the root system, only excavations around the base of the tree can fully determine and understand the extent of decay.

Figure 02: Ganoderma spp on Hornbeam

Figure 03: Inonotus dryadeus on Oak

4.4.5 General Overview

A high percentage of the trees located within the curtilage of the active section of the site, which houses the main depot buildings are early mature to mature. As such, several have historical defects related to storm damage and possibly root damage during development. Of note are trees T404 Horse Chestnut, which has a basal decay cavity, and T415 Common Hornbeam, which has been colonized by the decay fungus *Ganoderma spp*. Appropriate future management of both trees would be best informed by detailed inspection to assess the extent of decay within their stems and buttress roots.

Elsewhere, works have been recommended to prune trees, which have over-extended, heavily weighted limbs and tight fork unions. Species represented in the active area are predominantly native or naturalized specimens, linking visually with the woodland area to the north.

As arboricultural and woodland features, the trees within the woodland are incredibly varied and interesting due to the number of conditions, hazards, decay, and structural forms associated with the trees. Only management which appears absolutely necessary on the grounds of third-party risk and safety has been undertaken – with the trees and woodland having been allowed to develop naturally. There is also a good mixture of species within the woodland, although the age structure is not ideal for the future with no new planting and very few trees of a semi-mature age class.

4.4.6 Risk Assessment of Trees within the Site

As part of the assessment of the trees, a brief visual assessment has indicated that the following trees are considered a high risk (hazard) and require further investigation and immediate action of the works detailed in the survey schedule:

Tree Reference	Species
T404	Horse Chestnut
T415	Hornbeam
T816	Lime
T823	Oak
T824	Hornbeam

4.4.7 Further Discussions

Within the active section of the site are several mature trees of significant dimensions which contain defects and are showing signs of decline. Further inspections have been recommended to inform future management and also to reduce the risk of trees failing to allow them to be retained for as long as possible, whilst presenting an acceptable risk.

There is a lack of young and semi-mature specimens to replace those mature specimens that will be lost in the coming years. There is potential for the planting of new trees, (provided that they carefully sited) at the front (eastern side) of the site.

Within the woodland it should be noted that there are many trees with structural hazards and defects. These trees are not considered a high risk however due to there being no targets within striking distance of either the tree or particular part likely to fail.

The above recommendations and those generally within the survey schedule for the Egham Depot woodland trees should be carried out in the interest of tree health and longevity – as well as the longevity of the woodland itself.

It should also be noted that the original tree survey within the woodland appears to have been carried out with a view to assessing the trees along the line of a proposed link footpath which would run through the woodland. Bartlett Consulting would ask University of London to advise if the footpath project is going forward or not.

If the latter, then it is recommended that the University of London, working with Bartlett Consulting, review the aims of the hazard tree survey within the woodland area as generally, focus should shift to all the trees around the boundary of the site, not included within the scope of this inspection.

4.4.8 Recommendations

Please find attached schedule tables for tree works below.

Risk Level	Description of Risk (As per Smiley, Fraedrich & Hendrickson 2002)
Extreme Risk	Failure imminent: personal injury and/or property inevitable.
High Risk	Failure likely especially during storms: personal injury and/or property damage likely.
Moderate Risk	Failure possible especially during severe storms: personal injury and/or property damage possible.
Low Risk	Failure unlikely: personal injury and/or property damage unlikely.
Tree Removal / Surgery	Weakened crown anchor points possible, require full risk assessment prior to tree works

All of the trees subject to the survey will require a re-inspection in three (03) years. Please note that individual trees across all of the sub-sites will required a detailed inspection or re-survey within shorter time periods such as six months and one year depending on their structural condition, risks and identified hazards.

NOTE: CLIENTS MUST MAKE TREE WORKERS AWARE OF THIS STATEMENT

CAUTION: Trees with structurally weak main stem or branches may not have sufficiently structural strength to withstand dismantling works. The weight of people climbing the tree or using the tree branches as load carrying points may increase the load to the point of tree or branch failure. Persons engaged on such works must undertake a thorough risk assessment of the tree structure before finalising a working method. Alternative work methods to consider may include the use of crane or mobile elevated platform.

Tree works recorded are to the specifications suggested in British Standard BS3998, "Tree works" 2010. All works should be carried out by a properly and fully insured tree surgeon, approved under the Arboricultural Association's Approved Contractor's scheme.

4.4.9 Area Four Tree Survey, Condition and Management Report

Client:	London University	***Report No:***	JM/2755/R/sh
Completed by:	Jason Mills and Jason Hasaka		
Trees Tagged:	Yes	***Weather:***	Cold / Still / Clear/ Dry
Site:	Area 04 (Section 3.2 above)	***Date of Survey:***	December 2014

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T401	To East of Caretakers House	Sycamore	220	13	3.5	SM	Good	· Light ivy encroachment at base. · Growing at boundary, barbed wire included in bark at 2m, causing damage to cambium and weakening stem. · Self-set low value specimen.	· Fell to ground level. · Treat stump with appropriate herbicide	One year	Low	N/A
T402	To East of Caretakers House	Sycamore	5 x 250	15	3.5	SM	Good	· Low value self-set stems. · Growing directly adjacent to boundary fence. · Stem to south growing against concrete post at 2m, currently minimal damage to cambium.	· Fell to ground level. · To prevent mutual damage with boundary fence.	Two years	Low	N/A
T403	To East of Caretakers House	Broad-Leafed Lime	840	23	5	M	Good	· Basal growth growing into boundary fence. · Ivy encroaching previously severed now dead. · 10 degree lean toward east, main stem bifurcates at 5 metres, no defects noted at union. · Lower half of crown to west and east previously reduced, leaving 100mm wounds. · 5% minor deadwood in crown.	· Reduce entire crown in height and lateral spread by approximately 2 m to reduce weight and wind-sail. · Remove deadwood in crown.	Three years	Low	Three years
T404	To East of Caretakers House	Common Horse Chestnut	820	18	5.5	M	Fair	· Dead bark on north-west side of stem extending from ground level to 0.6m. · Decay behind can be probed 100mm. · Hollowing at base, cavity opening between buttresses on east side. · Previous failure of co-dominant at 10m with vigorous epicormic laterals developed beneath. · 10 degree lean to east. · Crown with minor imbalance.	· Carry out PICUS test at base to assess extent of basal decay.	Six months	Moderate	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T405	Within Curtilage of Caretakers House Garden	Common Laburnum	8 x 90 – 150	6	4.5	EM	Fair	· Decay at base, tight fork unions. · 40 degree lean of multi-stems. · In excess of death of 20% of buds. · Tree tag missing.	· Reduce all stems by approximately 1m to reduce lever arm over weak base.	Three years	Low	Three years
406	Southwest Corner of Site	Sycamore	550	21	4.5	M	Good	· Decay cavity within lateral at approximately 15m height. · Minor decay at old wounds throughout crown. · Otherwise acceptable structural condition.	· Remove lateral with decay cavity at approximately 15m height.	One year	Low	Three years
T407	Western Boundary of Site	Sycamore	2 x 400	24	5	M	Good	· 5% deadwood in crown 50mm diameter + overhanging pathway outside site.	Remove deadwood in crown	Two years	Low	Three years
T408	Western Boundary	Sycamore	410 390 200	24	7	M	Good	· Tri-stemmed from ground level. · Central co-dominant with tight fork union at 7meter height. · Minor decay at old wounds throughout. · Co-dominant to north growing into fence with barbed wire included in bark. · 15 degree lean toward west. · Forced growth due to competition with neighbouring trees. · Previous snap-outs of branches. · Tight fork unions throughout crown.	· Remove smaller co-dominant at approximately 1 meter height. · Pollard remaining crown at approximately 15 to17 meters and reduce lateral spread to balance.	One year	Low	Three years
T409	At Boundary Fence with Woodland	Sycamore	220	12	3	SM	Good	· Acceptable structural condition, · Stem growing against concrete post and metal fence.	· Fell to ground level and treat stump with an appropriate herbicide to prevent on-going damage to fence, **Or** Relocate fence post and step out.	Two years	Low	Three years
T410	To Northeast of Main Building	Common Hornbeam	440	18	5.5	M	Good	· Previously crown raised. · Central leader previously lost at approximately 16m, decay evident at resultant wound. Unable to quantify level of decay from ground level. · Vigorous epicormic poles have grown up as a result.	· Reduce entire crown in height and lateral spread by approximately 2m. · Thin out any weakly attached epicormic poles. · Inspect decay within failed central leader at 16m.	Two years	Low	Three years
T413	To East of Main Building	Common Holly	330 180	11	4	SM	Good	· Acceptable structural condition. · Generally untidy with no recent management. · Over-extended laterals and conflicting internal vertical poles.	· Remove all internal vertical poles conflicting with crown and reduce lateral spread to all cardinal points to balance.	Two years	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T414	At Front to East of Main Building	Common Beech	495	22	5	EM	Good	· Woodpecker hole and possible squirrel dray at 2.5m in main stem. · Cavity can be probed 200mm horizontally toward centre of tree, with small column of decay extends 500mm vertically up stem. · Not currently of concern but will require monitoring. · Otherwise acceptable structural condition.	· No works presently required. · Monitor decay progression at 2.5m.	N/A	Low	Three years
T415	At Front to East of Main Building	Common Hornbeam	630	20	5	M	Good	· *Ganoderma spp.* decay bracket, thought to be *G. applanatum* attached to base of main stem on southwest side between buttresses. · Decay can be probed 100mm beneath bracket. · Significant decay at point of previously failed central leader at 15m. · Crown adjacent to wound has been relatively recently reduced.	· Carry out non-invasive PICUS test at base to establish extent of decay.	Six months	Moderate	Three years
T416	At Front of Main Building	Lawson Cypress	345	12.5	3	EM	Good	· Acceptable structural condition. · Good form. · Crown touching walls.	· Cut back lower crown to north and west to clear walls of adjacent building.	Two years	Low	Three years
T417	Adjacent to Main Entrance	Sycamore	320	13	5	EM	Good	· Dead and missing bark above and below first lateral attachment at 2m, which overhangs third party garden. · Weak attachment suspected. · 10% deadwood in crown.	· Reduce first lateral to east at 2 metres above ground level by approximately 3m back to suitable growth point. · Remove deadwood in crown overhanging drive and path.	Two years	Low	Three years
T802	Adjacent to Northern Boundary	Common Oak	630	21	10	EM	Good	· Previously crown raised pruning wounds are occluding. · 5% major and minor deadwood in crown, but not overhanging third-party property. · Acceptable structural condition.	· No works presently required.	N/A	Low	Three years
T803	Adjacent to Northern Boundary	Common Oak	480	21	8	EM	Good	· Previously crown raised pruning wounds are occluding. · Acceptable structural condition.	· No works presently required.	N/A	Low	Three years
T804	Adjacent to Northern boundary	Common Oak	400	20	7	SM	Good	· Previously crown raised pruning wounds are occluding. · Relatively slender, tall drawn growth due to competition for light. · Acceptable structural condition.	· No works presently required.	N/A	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T805	Adjacent to Northern Boundary	Common Oak	530	19	9	EM	Good	· Previously crown raised pruning wounds are occluding. · Acceptable structural condition.	· No works presently required.	N/A	Low	Three years
T806	Adjacent to northern boundary	Sycamore	540	19	6	M	Good	· Located at edge of bank to stream. · Main stem bifurcates at 3m. · Appears to have been previously high pollarded at approximately 13m. · Attachments at re-growth appear solid.	· Reduce in height by approximately 3m (3m above previous cut points) · Remove any weakly attached poles.	Two years	Low	Three years
T807	Adjacent to northern boundary	Common Oak	950	15	9	M	Fair	· Ivy encroaching main stem previously severed but now growing back. · Dead bark at base of main stem on east side adjacent to stream. · Buttress roots sound solid when tapped with mallet. · Crown appears to have been dead-wooded within the last five years. · Sparse crown compared to neighbours. · Acceptable structural condition.	· Sever ivy at base and at 2m.	One year	Low	Three years
T808	Within Woodland	Common Oak	860	27	9	M	Good	· Metal fence has become included in buttress root close to ground level. · Second rung of fence touching buttress. · Crown breaks at 8m. · Decay cavity at 15m on north-east side of main stem. · Unable to ascertain extent of decay from ground level. · Failure would not affect third-party gardens.	· Remove metal fence that is touching main stem.	One year	Low	Three years
T809	Within Woodland	Common Oak	840	27	10	M	Good	· Metal fence wrapped around base, not included but touching. · Crown breaks at 7m. · Previously thinned, dead-wooded and reduced. · Wounds are not occluding effectively but decay not currently extensive. · Otherwise acceptable structural condition.	· Remove metal fence from around base to prevent it becoming included in bark of buttress and stem.	One year	Low	Three years
T810	Within Woodland	Common Horse Chestnut	200 70	9	3	SM	Fair	· Sparse crown. · Poor quality specimen. · No hazard to third-party.	· No works presently required.	N/A	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T811	Egham Depot	Common Horse Chestnut	445 310 280	20	10	EM	Good	· 3 stems from ground level. · Primary stem with vertical growth. · Other two poor form and structure. · Co-dominant leaders with tight but not obviously included bark. · Reduced overall form and structure.	· Remove 2 smaller stems	Three years	Low	Three years
T812	Egham Depot	Common Hornbeam	535	20	10	M	Good	· Pronounced root flare growth and adaptive growth around lower 2m of trunk. · Natural lean and growth habit towards west. · Asymmetrical crown due to competition. · Co-dominant leaders. · Adequate structural condition.	· No works presently required.	N/A	Low	Three years
T813	Egham Depot	Common Hornbeam	545	18	8	EM	Good	· Natural lean and growth habit towards east. · Asymmetrical crown due to competition. · Over-extended scaffold limb to east. · Multiple co-dominant leaders. · Adequate structural condition. · M ivy starting to dominate. · Third party property within target area.	· Sever and remove ivy. · Formative prune - selective removal of branching and leaders to improve form and structure.	Three years	Moderate	Three years
T815	Egham Depot	Common Hornbeam	470	14	6	EM	Good	· Asymmetrical crown with natural lean and growth habit towards east. · Poor form and structure. · Crossing branches.	· Selective removal of crossing branches. · Reduction of selective co-dominant leaders to improve form.	Three years	Low	Three years
T816	Egham Depot	Lime	745	22	6	M	Good	· Large old wound north trunk approximately 1.5m above ground - 2m length. · No decay visible and closing well. · Some adaptive growth southern side of trunk at 1.5m - nothing else apparent. · No concerns raised through sounding mallet. · Approximately 6 woodpecker and/or habitat holes at 10m height north trunk. · Crown break at 14m height.	· Recommend PICUS testing as substantial tree and third party property in target area	Six months	Moderate	Three years
T817	Egham Depot	Common Hornbeam	440	20	8	EM	Good	· Column of dead bark at SE base - unknown causal factor. · Not much wound wood development. · Natural lean and growth habit towards west. · Asymmetrical crown due to competition. · Visible adaptive tension wood on trunk. · Major deadwood in lower half of crown. · Fallen dead tree causing damage from rubbing.	· No works presently required.	N/A	Low	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T818	Egham Depot	Unknown	500	15	5	M	Dead	· Fallen and resting in canopy of T817	· Remove · Leave wood as large as possible on ground for wildlife habitat.	Six months	Low	Three years
T819	Egham Depot	Common Beech	520	20	10	M	Good	· Decay cavity and hollowing at base · Cavity 350mm deep at least same again wide. · Extends 1.5m vertical from ground level. · Second cavity at approximately 8m above ground west side of main stem. · Approximately 2m in length with visible hollowing but good occluding 3/4 closed. · Old branch failure presumed cause. · Tree is within woodland but damage outside possible. · High potential for habitat.	· Confirm health and vigour after bud break.	Six months	Moderate	One year
T821	Egham Depot	Common Hornbeam	320 300	11	8	SM	Good	· Twin stem from ground level. · Included bark at union. · Both stems with old trunk damage occluding well - possibly old squirrel damage. · Deadwood throughout crown. · Underground drainage culvert 2.5m from trunk on NE.	· Sever and remove ivy. · Crown clean and formative prune.	Three years	Moderate	Three years
T823	Egham Depot	Common Oak	365	18	5	SM	Good	· Single stem - possibly single leader. · Dense mature ivy obstructs inspection. · Natural lean and growth habit towards east. · Upright columnar form. · Residential rear garden target area. · Tree tag missing.	· Sever and remove ivy. · Re-survey.	Six months	High	Six months
T824	Egham Depot	Common Hornbeam	675	14	7.5	M	Fair	· Some bark flaking around base. · Sounding indicates some possible dysfunctional growth - possibly internal cracking. · Top removed historically possibly due to failure - appears to be old cavity below topping point. · Remainder of crown reduced to shape but essentially topped and lopped. · Limited epicormic re-growth. · High potential for habitat.	· PICUS test to establish extent of decay within main stem at approximately 1m height.	Six months	Moderate	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T825	Egham Depot	Common Beech	540	24	6	EM	Good	· Buttresses' growing into fence. · Upright columnar form due to competition. · Crown break at 10.5m height. · Single stem and leader. · Adequate structural condition.	· No works presently required.	N/A	Moderate	Three years
T826	Egham Depot	Common Ash	470	10	5	EM	Dead	· Retained as habit. · Trunk hollow for 3m vertical from .5m above ground. · Various parasitic decay fungi & dead bark. · Woodpecker holes at topping point. · Insignificant live epicormic growth. · High potential of habitat.	· No works presently required.	N/A	Moderate	One year
T827	Egham Depot	London Plane	655	24	6	EM	Good	· Single stem and leader. · Upright columnar form due to competition and growing environment. · Adequate structural condition.	· No works presently required.	Three years	Moderate	Three years
T828	Egham Depot	Common Oak	295 265	12	12	SM	Good	· Twin stem from ground level. · Adequate structural condition. · Suppressed and stunted growth under Hornbeam. · Natural lean and growth habit towards NW.	· No works presently required.	Three years	Low	Three years
T829	Egham Depot	Common Hornbeam	525 505	22	10	M	Good	· Twin stem from ground level. · Included bark at union. · Natural lean and growth habit towards west. · Significant adaptive root growth entire eastern side of tree. · 5 No. points on southern stem where branches have failed & exposed dead tissue and internal decay. · No target area should there be any failure.	· No works presently required.	Three years	Low	Three years
T830	Egham Depot	Common Hornbeam	675	22	10	M	Good	· 4 No. old pruning wounds with decay and bore holes in exposed dead tissue. · Scaffold limb to west with included bark at union. · Otherwise adequate structural condition. · Impressive tree.	· Reduction in height by 2m maximum using target pruning of larger scaffold limb. · Reduction of lateral growth by 1m maximum using target pruning of smaller scaffold limb. · Formative prune. · Crown clean.	One year	Moderate	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T831	Egham Depot	Sycamore	365	14	4.5	SM	Good	· Reasonable tree in adequate structural condition. · Single stem and leader.	· No works presently required.	N/A	Low	Three years
T832	Egham Depot	Sycamore	515	14	6	M	Fair	· No crown to east due to competition. · Central leader appears completely dead. · Scaffold limb to north appears in better health and vigour.	· Re-survey in spring after bud-break.	Six months	High	Six months
T833	Egham Depot	Sycamore	410	14	6	SM	Good	· Co-dominant leaders approximately 3.5m height. · Included bark at union with vertical cracking below. · 2 areas of dead tissue and wound wood below union. · Unsure if above two points are related or not.	· Monitor annually. · Consider high pollard at approximately 6m height.	One year	Low	Three years
T834	Egham Depot	Sycamore	340	12	4	SM	Dead	· Various parasitic decay fungi along length of trunk. · Missing bark exposed dead tissue etc. · High stem failure in southern direction could strike building.	· Option 1: retain as is for better wildlife habit. · Option 2: remove crown and stem to approximately 5m height.	One year	Moderate	One year
T835	Egham Depot	Sycamore	240	14	4	SM	Good	· Tall thin 'forest tree' with crown final 1/3 of height. · All crown to south over building. · Touching fence.	· Remove.	One year	Moderate	One year
T836	Egham Depot	Sycamore	425	11	8	EM	Good	· Trunk growing into and starting to girdle fence. · Scaffold limb with apical co-dominance. · Adequate structural condition.	· Reduce height of scaffold limb to below point of tri-furcation to encourage horizontal growth habit.	One year	Low	Three years
T841	Egham Depot	Sycamore	415 415	14	5	SM	Good	· Twin stem from ground level. · Included bark at union with visible cracking. · Upright columnar form due to competition. · Adjacent buildings within target area.	· Coppice.	One year	Moderate	Three years
T842	Egham Depot	Common Oak	410	14	9.5	SM	Good	· Co-dominant leaders approximately 4m height. · Good union. · Asymmetrical crown to south and west due to group habit with T843. · Natural lean toward SW. · Leader with grafting lateral branch and dysfunctional growth habit. · Weak point with failure likely.	· Reduce height of leader with dysfunctional growth habit. · Remove 2 crossing branches.	One year	Moderate	Three years

Tree No.	Location	Species	DBH (mm)	Ht (m)	Crown Spread (m)	Age	Vig.	Condition	Works Required	Time Scale (yrs)	Risk Factor	Re-inspection Period
T843	Egham Depot	Common Oak	405	14	9	SM	Good	· Single stem and leader. · Asymmetrical crown to north and east. · Result of group habit with T842. · Adequate structural condition. · 25% deadwood through shading.	· No works presently required.	Three years	Low	Three years
T844	Egham Depot	Common Oak	490	18	7.5	SM	Good	· 3 co-dominant leaders from 2m. · Poor union with included bark. · Asymmetrical crown due to competition. · No crown to south. · 25% deadwood through shading.	· Formative prune to improve form and structure. · Selective removal and reduction of co dominant leaders.	Three years	Low	Three years
T845	Egham Depot	Common Oak	1115	12	10	OM	Poor	· Multiple Inonotus species brackets north and east trunk. · Extensive decay with hollowing between buttresses and central trunk. · All northern crown dead. · Remaining crown extensive decline. · 50% deadwood. · High potential for habitat.	· No works presently required. · Total failure will not reach buildings.	Three years	Low	Three years

Timescale for Works

ASAP – 6 months	1 year	1 – 3 years

T" no's refer to site plan and /or tree tags where used. **Species** – tree species giving English common name. **DBH** is stem diameter measured at 1.5m . MS is Multi-stemmed. **Ht** Height estimated in metres; **Cr.Spr** is average radial crown spread **Age** is assessed as NP is newly planted **Y = Young,** up to 1/5 life, **SM** = Semi-mature, up to 2/5 life **EM** = Early Mature, up to 3/5 life **M** = Mature, is fully developed and grown, OM = Over Mature 5/5 of life. **Veteran** is exceptional age for species. **Vig** Good – Fair - Poor. **Risk Factor**= LOW/MOD/HIGH **Re-inspection frequency;** Is how soon the tree should be re-inspected. Risk value appended with * means subject to further inspection. **NT** = Not tagged.

We trust this report is helpful to you. Should you have any queries or require further advice, please do not hesitate to contact us.

REPORT CLASSIFICATION: Tree Survey, Condition & Management Report

REPORT STATUS: Completed

REPORT COMPLETED BY:

Mr Jason Mills
Arboricultural Consultant

Mr Jason Hasaka
Arboricultural Consultant

SIGNATURE: **CONSULTANT** **DATE: 19/01/15**

REPORT REVIEWED BY:

Mr John Lawson, BSc Hons (For), C.Biol, MSB
Chartered Biologist
Arboricultural Consultant

SIGNATURE: **CONSULTANT** **DATE: 21/01/2015**

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