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Schedule of Trees

at:

41 Highgate West Hill, London N6

January 2017

Tree Survey Schedule: Explanatory Notes

41 Highgate West Hill, London N6

This schedule is based on a tree inspection undertaken by Tom Wawman of Simon Jones Associates Ltd., on Wednesday the 25th Februray 2017. Weather conditions at the time were dry and overcast. Deciduous trees were not in leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree No.
One tree no. 655.

2. Species.
'Common name' is given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

3. Height.
Measured approximately, shown in metres.

4. Average Crown Spread.
The average diameter of the canopy, shown in metres. In the case of trees with greatly asymmetrical crowns, separate distances may be quoted in relation to points of the compass.

5. Trunk diameter.
Trunk diameter measured at approx. 1.5m above ground level; or in case of trunks that divide into separate stems between adjacent ground level and 1.5m , or at base, shown in millimetres.

6. Physiology.
Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

7. Structure.
Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.
Good: No significant physiological or structural defects, and an upright and reasonably symmetrical structure.
Moderate: No significant pathological defects, but a slightly impaired physiological structure; however, not to the extent that the tree is at immediate or early risk of collapse.
Indifferent: Significant physiological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.
Poor: Significant and irremediable physiological or pathological defects, such that there may be a risk of early or premature collapse.
Hazardous: Significant and irremediable physiological or pathological defects, such that there is a risk of imminent collapse.

8. Comments.
Where appropriate comments have been made relating to:
-Health and condition
-Safety, particularly close to areas of public access
-Structure and form
-Estimated life expectancy or potential
-Visibility and impact in the local landscape

9. Failure Potential.
Rated low, medium, high or severe, in accordance with the I.S.A. "Tree Hazard Evaluation Form", 2nd Edition.
Low - defects are minor (e.g. dieback of twigs, small wounds with good woundwood development)
Medium - defects are present and obvious (e.g. cavity encompassing 10-25% of the circumference of the trunk, co dominant stems without included bark)
High - numerous and/or significant defects present (e.g. cavity encompassing 30-50% of the circumference of the trunk, multiple pruning wounds with decay along a branch)
Severe - defects are very severe (e.g. heart rot decay, fungal brackets along the main stem, cavity encompassing more than 50% of the trunk)

10. Size of Part.
Diameter of part of tree identified as being at the greatest risk of failure: less than 150mm diameter, from 150mm to 450mm diameter, from 450mm to 750mm diameter, or more than 7850mm diameter, in accordance with the I.S.A. "Tree Hazard Evaluation Form".

11. Target use.
Usage or occupancy of area in which people or property could be harmed in the event of failure of a tree or parts of it. Rated occasional, intermittent, frequent or constant, in accordance with the I.S.A. "Tree Hazard Evaluation Form".

12. Hazard Rating.
Rating of relative tree hazard potential, derived from an aggregation of Failure Potential, Size of Part and Target Use, designed to inform decisions regarding hazard abatement. Rated negligible, low, noticeable or high in accordance with "Well-maintained Highways", Code of Practice for Highway Maintenance Management.

13. Works.
Indication of whether remedial works have been recommended.

Schedule of Tree Works.

1. Witanhurst.
39a Highgate West Hill, London N6.

2. Tree No.
One tree no. 655.

3. Species.
'Common name' is given, as in main schedule.

4. Recommended Works.
Works recommended to abate the identified hazard.

5. Response Time.
Assessed in accordance with "Well-maintained Highways", Code of Practice for Highway Maintenance Management.
Recommended response times from the date of issue of the SJAtrees schedule of tree works, rather than from the date of the survey.
R.1. - Make safe or prune within 24 hrs;
R.2. - Make safe or prune within 5 working days;
R.3. - Prune within 4 weeks;
R.4. - Prune during the next available programme, schedule a more detailed inspection, or review condition at the next inspection, based on an assessment of the risk of deterioration

Tree Survey Schedule

41 Highgate West Hill, London N6

No.	Species	Height	Crown Spread	Trunk diameter	Physio - logy	Structure	Comments	Risk of Failure	Size of Part	Target use	Hazard Rating	Works
655	Common lime	19.5m	6.5m	595mm	Average	Poor	Growing on top of a partially collapsing brick retaining wall; branches interfering with adjacent street lamp column; roots exposed on SE from 0.55m above footpath to 1m; the roots have displaced the top section of wall which has required its removal; the lower section of wall still remaining is bowing considerably towards the pavement at the location of substantial structural roots on S; single trunk to a height of approx. 2m where it divides into two co-dominant stems with tight compression fork and evidence of included bark; main trunk and co-dominant stems lean heavily towards SE and self-correct at approx. 8m; some of the smaller roots measuring between 15 and 20mm in diameter have been severed; large structural root to SE which appears to be growing vertically down adjacent to remaining section of wall causing damage; the crown has previously been reduced, although not by any significant amount; no sign of ground movement to N; adjacent to a very busy road over which it is leaning heavily; S stem approx. 350mm diameter, N stem approx. 260mm diameter; evidence of some basal growth along with some epicormic growth on trunk; tree appears healthy and of average physiological condition; the view along this road in both directions would not be significantly altered if this tree were to be removed due to the adjacent trees growing alongside; trunk sounded on all sides with an acoustic mallet to a height of approx. 2.5m with no distinct variations in tone noted; also appears that the pavement has been repaired at some point in the past adjacent to where the majority of the structural roots appear to be growing, suggesting it has been damaged by roots in the past.	Medium	150-450mm	Frequent	Noticeable	Y

Schedule of Tree Works

41 Highgate West Hill, London N6

Tree No.	Species	Recommended works	Response Time
655	Common lime	Fell to ground level.	R3

Specification

All tree works are to be done in accordance with the British Standard BS 3998: 2010, *Tree work - Recommendations* .

Climbing irons or spikes are not to be used whilst pruning trees; they may only be used for the sectional removal of trees.

Care must be taken that the ground next to retained trees does not become compacted as a result of tree surgery operations. No vehicles or equipment such as tractors, timber lorries, cranes or excavators shall be driven or parked beneath the crowns of any trees to be retained, as this could cause soil compaction and consequent root death.

Birds. Please note that it is an offence under Wildlife and Countryside Act of 1981, amended by the Countryside and Rights of Way Act 2000, to:

- Kill, injure or take any wild birds
- Damage or destroy nests that are in use or are being built
- Intentionally or recklessly disturb any wild bird while it is nest building, or at (or near) a nest containing eggs or young, or disturb the dependent young of any bird.
- Take or destroy eggs

Care must therefore be taken that none of these offences are committed whilst undertaking the above works. If trees or hedges are to be felled or pruned between March and August, they should first be inspected carefully for nests; if found, and the proposed works are not necessary to preserve public health or safety, felling or pruning should be delayed until young birds have flown.

Bats. All bats are legally protected by the WCA and CRoW Act. Further protection is conferred by the Conservation of Habitats and Species Regulations 2010, following the European Habitats Directive (1992). These Acts and Regulations include provisions making it Illegal to:

• Recklessly or deliberately kill, injure or capture (take) bats
• Recklessly or deliberately disturb bats (whether in a roost or not)
• Damage, destroy or obstruct access to bat roosts (whether in use or not)

Prior to undertaking any tree works, a scoping survey comprising a detailed visual inspection from ground level for any evidence of bat occupancy should be made by an appropriately qualified person, or if necessary by a suitably qualified ecologist. Where features that have the potential to be a bat roost have been observed, a secondary bat assessment comprising a close-up aerial examination should be undertaken immediately prior to the commencement of tree works. If following the secondary assessment it is reasonably suspected that a roost exists, a licensed bat worker should be contacted to undertake a more detailed assessment with specialist equipment. Should a tree be found to be supporting a bat roost, a licence will be required from the relevant Statutory Nature Conservation Organisation (SNCO), before any works can be carried out.

If emergency work is required to a tree on the grounds of public safety, that specimen must still be assessed for bats prior to work commencing; and if it is suspected that the tree supports a roost the relevant SNCO, local police liaison officer and a licensed bat worker must be informed. If the condition of the tree poses an imminent danger to the public then public safety will take precedence. However, the contractor must ensure that no reasonable alternatives are available, and that he undertakes only the minimum action that can be safely taken to reduce the risk to the public to an acceptable level. Furthermore, he should record the tree's condition and justification for the work in writing.

Where tree surgery is carried out, cuts will be made as far above any likely hole or crack in the bark which has potential to support a roosting bat, and crown thinning or reduction will be minimised. If, following secondary assessment no roosts are identified or reasonably suspected, but the potential for them still exists, work should proceed with caution. For example, stems and/or branches should be lowered carefully by rope and where possible large sections will be left on-site for a minimum of 48 hours to allow bats to vacate. Note that if a bat roost is damaged as a result of tree works it may be necessary to demonstrate to the SNCO that good practice was implemented.

If bats are discovered when limbs are removed or trees are felled, work must stop immediately and the relevant SNCO, the local police liaison officer and if possible a licensed bat worker must be informed.

Definition of Terms.

1. Tree Felling.

1.1. Felling is defined as the cutting down of a tree to a point as close to ground level as is reasonably practicable, but no higher than 100mm above surrounding ground level. (Unless a tree has pronounced buttress roots which makes this impractical, in which case it should be cut to as close to 100mm as possible).

1.2. Felling shall be carried out in a controlled manner, using guide ropes where appropriate to ensure that trees or branches fall away from buildings, equipment, and other trees and understorey shrubs.

1.3. Where necessary, trees should be dismantled and removed in sections rather than felled from the ground to prevent them falling into, and damaging buildings, equipment, vehicles and the crowns of other trees.

1.4. No part of any tree shall fall outside the boundaries of the premises unless prior agreement has been reached with the adjacent landowner, and the client has been informed in advance.

1.5. In order to allow time for bats to re-locate, trees that are covered with dense ivy will be left for a period of 24 hours prior to cutting up or removal.

2. Stump Removal.

2.1. Stump removal is defined as the action taken to physically remove the stump of a felled tree from the ground. The schedule specifies that tree stumps are to be removed in one of the following two ways:

2.2. **Ground out.** ("chipping" and "cutting" are synonymous with grinding) Stumps shall be ground to a minimum of 300mm below ground level with a proprietary machine which may be self-powered or driven from a power take-off shaft. Where stumps are to be ground out the Contractor is responsible for satisfying himself as to the whereabouts of any underground services or apparatus.

2.3. Where the intention of stump grinding is to reduce the potential for the spread of Honey fungus, it should normally extend through the base of the stump, leaving the major roots disconnected.

2.1. **Removed.** Stumps may be ground out as above; or alternatively may be dug or grubbed out with an excavator or a winch. The Contractor is responsible for satisfying himself as to the whereabouts of any underground services or apparatus.

2.2. Following stump removal, backfilling with previously saved topsoil or, if necessary, an imported soil of similar texture will be undertaken in 150 mm layers, with firming by treading to ensure that no air pockets are left. The soil will be left at a height of approximately 75mm above the surrounding soil, to allow for future settlement.

3. Burning.

15.1. Before starting any fires, the contractor shall be responsible for ascertaining whether there are any local restrictions or bye-laws banning or controlling the lighting of bonfires.

3.2. The contractor shall take all reasonable precautions to minimise fire risks.

3.3. Fires shall be sited at least 16m from the centre of any road or highway, and at least 10m from the canopies of any retained trees. Fires shall not be lit beneath, or within 6m of any overhead power lines.

3.4. Highly inflammable materials, such as petrol, shall be kept at least 20m away from fires at all times.

3.5. Fires will not be lit with the aid of tyres.

3.6. Fires shall not be allowed to burn unattended. Fires will be controlled to prevent damage to surrounding trees and shrubs, and to prevent nuisance from smoke.

3.7. The contractor will fully extinguish all fires before the end of each day, so that once unattended, the fire site cannot constitute any danger.

3.8. On completion of works all fire sites shall be rounded up, and all ash shall be spread over the surrounding ground. Any pieces of non-combusted debris shall be removed to a tip.

4. Removal of Arisings.

4.1. The working area is to be left clean and tidy when the contractor goes off site at the end of the working day. The contractor shall keep all highways, drives and footpaths clear of obstructions.

4.2. The contractor shall be responsible for the disposal of all arisings from the works at his own expense. All charges, fees, transport and other expenses in connection with tipping shall be borne by the contractor.

4.3. The contractor shall remove arisings from site as soon as is reasonably practicable after they are produced. Removal of arisings shall not be undertaken on Saturdays, Sundays or Public Holidays without the prior written agreement of the client.

4.4. The contractor shall be responsible for the provision of an authorised tipping facility, and for ensuring that all arisings from the works are removed thereto. Such a facility shall be off-site, and no unauthorised tipping shall be carried out within the contract area or in any other place.

5. Working alongside the Public Highway.

5.2. The contractor shall ensure that site transport directly or indirectly involved with the works shall at all times be in a state of cleanliness to preclude the fouling of adjacent roads and footpaths. If cleanliness cannot be ensured on site, any materials (including dirt, mud, sawdust or other debris) deposited on roads or footpaths shall be removed promptly.

5.3. The contractor shall be responsible for ascertaining and complying with the requirements of the highway authority and the police as to any regulations, restrictions, directions or instructions concerned with the movement of traffic or pedestrians in the vicinity of the works.

5.4. The contractor shall warn the general public of works alongside the highway by the display of appropriate warning signs, in accordance with current Department of Transport requirements.