



CROWN TREE SERVICES
ARBORICULTURAL CONTRACTORS AND CONSULTANTS

Tree Condition Survey

Julian Court
150 Camden Road
NW1 9HU

23.10.17

Introduction

As the implications of bad management or neglect can be serious it is important to ensure that trees, especially those close to areas of frequent use, are assessed in relation to health and potential structural defect with a view to providing any appropriate management recommendations. Tree owners/managers have a duty of care to ensure their trees are inspected by a competent person so that defects can be highlighted and appropriate management, to reduce risk to acceptable levels, can be undertaken.

Instruction

As part of the on-going management of Julian Court, instructions have been received to visually assess trees within the grounds, update the qualitative and quantitative information where applicable and make recommendations for remedial works to reduce any identified risk of tree related harm or damage to an acceptable level. In addition we are to comment on the likely cause of the recent failure of a Plum tree to the rear of the property and the potential for similar failure of the adjacent Apple.

Survey

The quantitative and qualitative details of existing have been assessed and recorded in the schedule. Trees have been visually inspected, systematically from ground level to canopy edge from the ground. Significant defects and/or pertinent comments have been recorded in the schedule.

Where significant defects, apparent at the time of the survey, are considered to have the potential to cause structural defect that could result in whole or part structural failure, recommendations have been made to reduce the risk of failure to an acceptable level. Consideration has also been given to suitability to site and surroundings and remedial works may also be recommended to address any current or potential nuisances associated the site's trees.

Plum in the raised planting area previously recorded as T2. This tree recently failed and fell across the access drive to the underground parking facility. At the time of

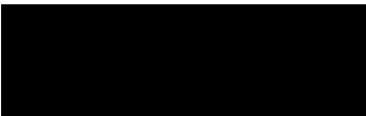
our survey the tree had been partly dismantled but the trunk remained in its fallen position. The tree was located to rear of a retained planting area but immediately adjacent to the boundary wall separating the site from construction works associated with development of the property to the south. It is understood that this development included significant lowering of levels.

The tree failed at ground level where the buttress roots meet the trunk. There was no lifted root plate. Roots exposed by the tree's failure showed little live wood. Tree roots are generally found in the top 60cm to 100cm of soil and when restricted by structures are usually diverted laterally. Unless the boundary wall has a very shallow foundation, I would not expect any substantial rooting to have occurred under the footing. Given that the failure occurred at ground level and there was no indication that the boundary wall had been impacted by the recent construction, I consider it unlikely that the recent offsite works had damaged roots significant to impact on the tree's structural integrity. For the same reasons, I also would not expect the recent offsite construction to have material impacted on the structural integrity of the nearby Apple, T2 in the appended schedule. However given the tree's natural decline, a light crown reduction is recommended to reduce the crown's resistance to wind loading.

Limitations

Trees are living, growing organisms that are susceptible to the forces of climatic extremes and attack from decay fungi and other pathogens. The conclusions given in the schedule are based on the condition of the trees at the time of the survey and any obvious defects present at that time. Trees have been assessed visually and no decay or defect detection equipment has been used to assess the extent of any open decay or the presence of any internal decay. The assessment is based on my professional experience and expert observations.

The extent of any protection afforded to trees on the site in the form of Tree Preservation Order or Conservation Area has not been gained. Prior to undertaking any works to the trees it is strongly advised that the Local Planning Authority is consulted regarding any necessary consents. Where works are recommended to trees off site it is also advised that the appropriate permissions are received from the land owner/manager before works commence. Works should also be carried out in accordance with The Conservation of Habitats and Species Regulations 2010.



Arboricultural Consultant

For and on behalf of
Crown Tree Services