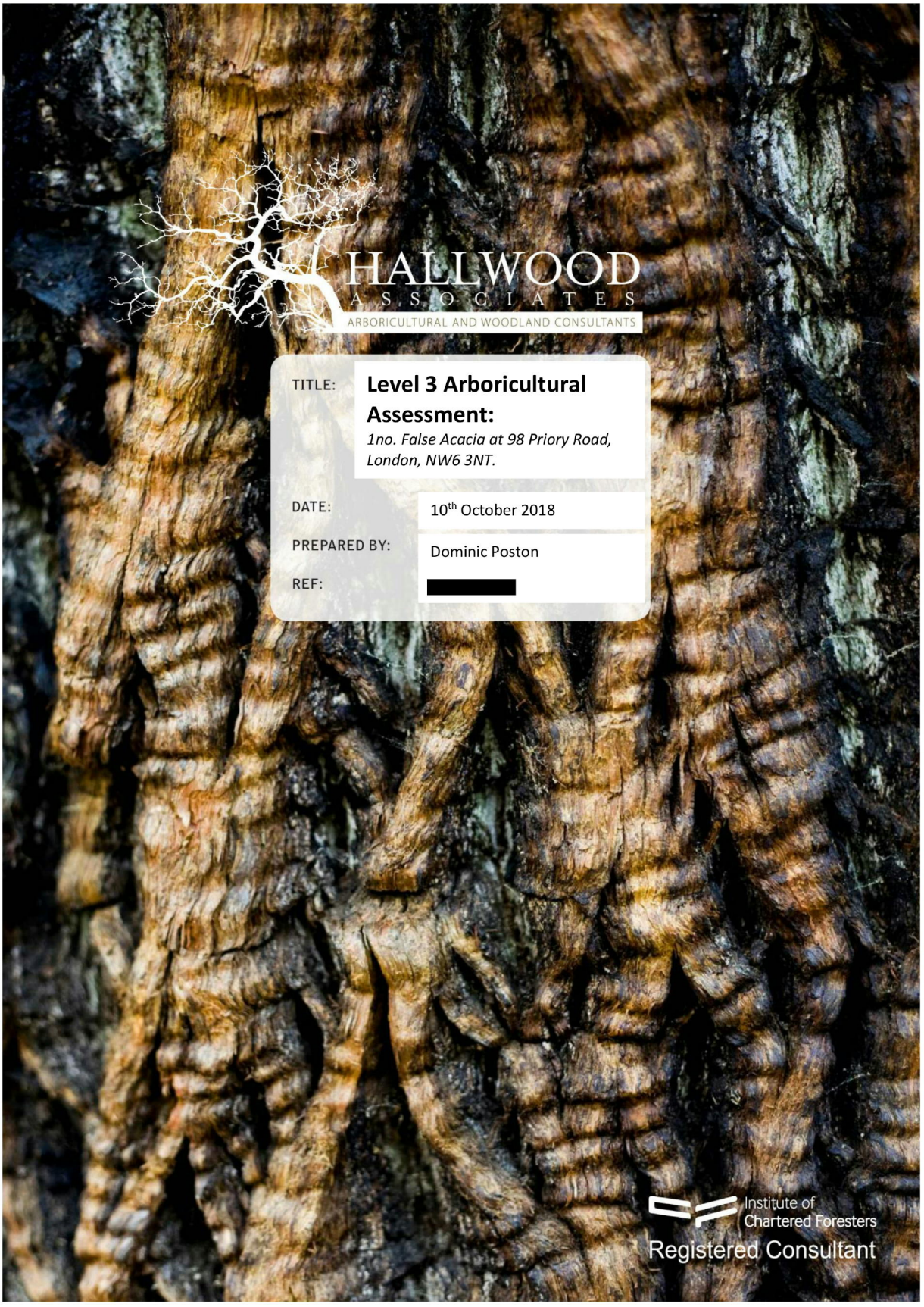
HALLWOOD
ASSOCIATES
ARBORICULTURAL AND WOODLAND CONSULTANTS
TITLE:
Level 3 Arboricultural Assessment:
1no. False Acacia at 98 Priory Road, London, NW6 3NT.
DATE:
10th October 2018
PREPARED BY:
Dominic Poston
REF:
[redacted]
Institute of Chartered Foresters
Registered Consultant

ARBORICULTURAL ASSESSMENT (Level 3)

1No. False Acacia at 98 Priory Road, London, NW6 3NT

REF: HWA10154
DATE: October 2018

Prepared For
Samantha Swithenbank

98 Priory Road
London
NW6 3NT

Prepared By
Hallwood Associates Ltd

[redacted]

Report version control:

Version	Date	Author	Change description
1.0	10.10.18	Dominic Poston	First Issue

Contents

[redacted]

1.0 INSTRUCTIONS / SCOPE

1.1 Hallwood Associates Ltd (HWA) has been engaged by Samantha Swithenbank to carry out a level 3 arboricultural assessment to determine the structural integrity of 1No. mature False Acacia growing within the front courtyard of 98 Priory Road, London, NW6 3NT.

1.2 This arboricultural assessment is required following concerns raised by a tree surgeon contracted to undertake works to the tree.

2.0 AUTHORSHIP

2.1 I am a chartered arboriculturist and chartered environmentalist. I hold the Royal Forestry Society's Professional Diploma in Arboriculture, am a fellow member of the Arboricultural Association and a registered consultant with the Institute of Chartered Foresters. The findings in this report are reached through site observations and conclusions are made in light of my experience. Details are available upon request or at www.hallwoodassociates.com.

3.0 REPORT LIMITATIONS

3.1 The statements made in this report do not take account of the effects of extremes of climate, vandalism or accident whether physical, chemical or fire. The author cannot therefore accept liability in connection with these factors, nor where prescribed work is not carried out in accordance with current industry best practice. The authority of this report ceases at any stated time within it, or if not stated after 12 months from the date of the survey or when any site conditions change or pruning or other works unspecified in the report are carried out to, or affecting the subject tree(s), whichever is the sooner.

3.2 Unless otherwise specified, no checks have been carried out in respect of statutory controls that may apply, e.g. Tree Preservation Orders, Conservation Areas or planning conditions. In addition, prior to undertaking any tree works, it is necessary to ensure due diligence is followed in respect of protected species and habitats.

3.3 The content and layout of this report are subject to copyright owned by Hallwood Associates Limited save to the extent that copyright has been legally assigned to us by another party or is used by Hallwood Associates Limited under license. This report may not be copied or used without our prior written agreement for any purpose other than the purpose indicated in this report.

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4.0 SITE DESCRIPTION

4.1 The site comprises a multi-occupancy house, located on a corner plot at 98 Priory Road, London.

4.2 The surveyed tree is located within the private front courtyard of 98 Priory Road, London.

4.3 The subject tree is prominent within the street scene, being visible from multiple vantage points and with a subsequently high amenity value.

4.4 No assessment has been made in respect of the likelihood of indirect damage to property or the ingress of roots into underground services. These issues are beyond the scope of this report.

5.0 HAZARD ANALYSIS

5.1 Hazards associated with trees are present if there are targets – conversely, if there are no targets, then it can be considered that there are no hazards. A target is something of value within the impact area (sometimes termed 'fall zone') of a tree, should the whole or part of the tree fail and fall. Risk is defined as the probability of something adverse occurring. The degree of risk inherent in individual trees varies according to factors such as form, health, species, structure, growing conditions, location, etc. Hazards associated with trees generally involve the potential of harm to persons and/or property from a tree, or part of a tree, failing and falling.

5.2 The subject tree is located within a high target zone, within falling distance of roadway, footpaths, driveways, properties and gardens.

5.3 In many cases, trees often give warning signs before they fail and this can be in the form of dead wood, poor branch unions, fungal fruiting bodies, stem splits, swelling etc (Mattheck and Breloer, 1994).

6.0 METHODOLOGY

6.1 The site was visited on Monday 8th October when conditions were clear and bright.

6.2 A visual tree assessment (VTA) was undertaken from ground level with the aid of binoculars, sounding mallet and metal probe.

[redacted]

7.0 ARBORICULTURAL ASSESSMENT

7.1 1no. mature false acacia or black locust (*Robinnia Pseudoacacia*) was inspected growing within the front courtyard area of 98 Priory Road, London.

7.2 The false acacia is a native to eastern USA, and is identifiable by its deeply fissured bark, white scented: laburnum like cascades of flower in early summer, long seed pods in late summer and the pairs of spines at each bud point. It readily suckers, especially when heavily pruned and can often naturalise across areas in this way with shoots appearing along hedge lines, within borders and through lawns.

7.3 The false acacia can grow vigorously to 28m and form a typically wide spreading crown of twisted branches.

7.4 The inspected tree was approximately 12m in height with an average crown diameter of 11m.

7.5 Detailed assessment:

Buds, leaves and extension growth

- Extension growth appears in my experience to be typical of an average year for the species.
- Leaf size and density appears typical.
- Vigorous epicormic growth within the crown was evident.
- Some minor dieback and deadwood was noted within the upper crown.

Branch Structure

- Crown break occurs at approximately 1.5m above ground level, whereupon two main stems (each approximately 520mm in diameter) are formed and rapidly divide to create a typically wide spreading crown with an average crown diameter of 11m.

- Pruning wounds from previous operations appear to be occluding (producing wound wood to cover the wound) well, with new growth apparent and no obvious decay appears to be visible at the sites of the wounds.

- The crown encroaches over the adjacent driveway to the south and the public footpath and highway to the west.

- The crown is wide spreading with an average crown diameter of 11m.

[redacted]

- There are small amounts of minor dead wood throughout the crown and two faulted branches identified at approximately 6m in the upper north eastern crown quadrant. The fault appears to indicate a longitudinal split, with exposed heartwood.

Trunk

- The trunk has a diameter of approximately 900mm diameter at 1.2m, has a lean to the north and grows in the south-western corner of the front courtyard, tight between the southern and western boundary brick-built walls.

- Located on the northern side, at approximately 400mm is a small fungal fruiting body from the Ganoderma species.

- Epicormic growth is evident on the upper side (southern side) of the leaning stem.

- Large burrs are evident along the lower and upper stem.

- Large area of bark necrosis and sapwood decay was evident on the eastern aspect of the stem from just above ground level to crown break. This was probed in areas to 200mm.

- The western boundary wall has been re-built previously with modifications made to accommodate the lower stem.

- Cracking and displacement to the wall is evident when viewed from the public highway and reactive growth from the tree is also evident and indicates that the wall is being utilised for support with corresponding loads being transferred.

Root system

- The available rooting area is covered with a complex arrangement of wall foundations, large flagstones, tarmac, gravel, raised beds and shrub beds.

[redacted]

8.0 CONCLUSIONS

8.1 1no. mature false acacia growing in the front courtyard of 98 Priory Road, London has been assessed to determine current physiological and structural status. The tree inspections were carried out using a combination of visual tree assessment methodology.

8.2 The visual tree assessments revealed the tree, in general, to be in fair health, however, the existence of epicormic growth and minor deadwood is a potential indicator of physiological stress. Alternatively, it may be the commencement of a natural process of crown reduction known as 'retrenchment'.

8.3 The presence of the fruiting body of a ganoderma species fungus indicates internal decay and outwardly visible signs of bark and sapwood decay were also evident on the stem.

8.4 This tree can be considered a 'veteran' whilst not being of great age, it has developed features and is in such a condition so as to have exceptional cultural valuable and be extremely rare for inner urban areas. Hence, it should be managed carefully and sympathetically so as to preserve this rare resource.

8.5 The potential risk to persons and/or property from part or whole tree failure is of concern due to the frequent use of the target areas (priory Road, and adjoining buildings/structures).

8.6 Given this trees anticipated age, location and condition, it is assessed to have a limited safe useful life expectancy. Problems associated with old age are beginning to manifest themselves in the form of cavities and heartwood decay.

8.7 The relationship with the western boundary wall is a long-term concern; with a foreseeable need for replacement/repairs in the near future.

9.0 RECOMMENDATIONS

9.1 A maximum 1.5m linear crown reduction be undertaken within the next 6 months (between November and February) to remove minor deadwood, reduce loading and promote the retrenchment process.

9.2 The lower epicormic growth should be retained; whilst ensuring that encroachment of the public highway and the neighbouring driveway is cleared.

9.3 Whilst the crown reduction is undertaken, the tree surgeon should assess the two faulted branches in the upper north-eastern crown quartile with a view to whole branch removal or further reduction.

9.4 It is recommended that a replacement tree is planted somewhere in the front courtyard as a long-term replacement for the surveyed tree.

[redacted]

9.5 It is recommended that a programme of regular inspections is to be carried out by a suitably qualified and experienced Arborist so any signs of ill health, structural issues and/or changes to their condition/hazard rating can be identified and appropriately managed. These inspections should be carried out on an annual basis, as well as after extreme weather events up until the trees' complete removal.

9.6 It is recommended that a replacement tree is planted somewhere in the front courtyard as a long-term replacement for the surveyed tree.

9.7 The works arising from these surveys should be implemented by using competent contractors. It is stressed that undertaking tree work is hazardous and to be done safely requires properly trained and experienced operatives. Accordingly the procurement process by which such contractors are appointed should ensure that the appointed contractor has the proper competencies, experience, insurance and arrangements for health and safety. The appointed contractor should be made responsible for due diligence in respect of nesting birds, roosting bats, and other protected species or natural habitats.

9.8 All trees for which works are to be carried out should be subject to the appropriate searches for Conservation Areas and Tree Preservation Orders etc. Appropriate notices and applications should then be made as necessary. Works to any tree should only proceed subject to the expiry of the appropriate notice periods or in receipt of the appropriate permissions.

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APPENDICES

APPENDIX A – Images

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Appendix A
IMAGES

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Image 1: taken from west and showing wall cracking and displacement.

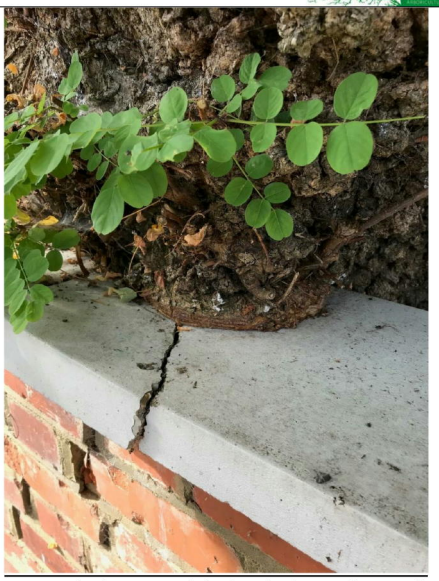

Image 2: taken from west and showing adaptive growth atop wall.

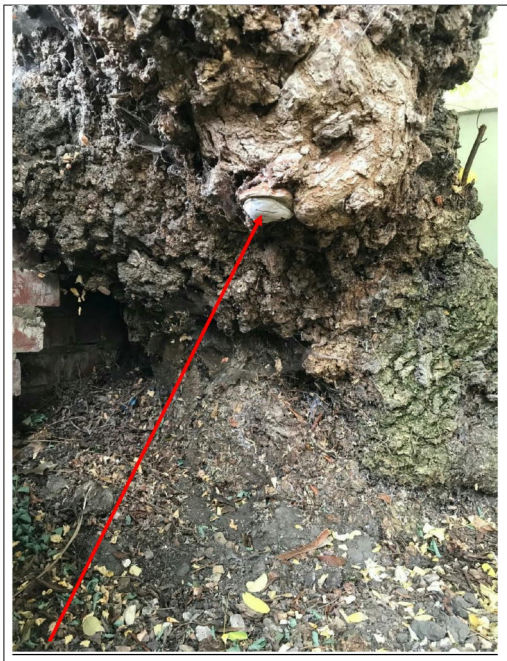

Image 3: taken from north and showing fruiting body of ganoderma species fungus

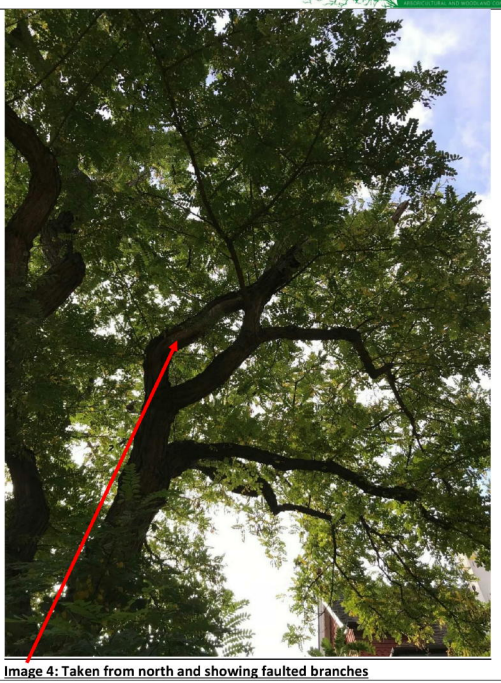

Image 4: Taken from north and showing faulted branches

[redacted]

Image 5: taken from south west and showing entire tree

Image 6: Taken from east and showing bark necrosis and decay on lower stem.

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