

## TREE INSPECTION REPORT

**Client:** Greystow Property Management  
**Location:** 17 Oakford Road, London NW5 1AJ  
**Date of inspection:** 12 April 2019  
**Inspector:** N R Beardmore F.Arbor.A  
**Our reference:** TIR/1904/25

### Instructions Received

I am instructed by Angelo Muscat of Greystow Property Management to identify the species of all trees located either within the garden or those of adjacent properties that may have an influence over the moisture content of soils adjacent to the building. I am further required to plot the positions of those trees on a plan of the area and indicate their distance from the property.

I understand that the building has suffered significant subsidence damage and that remedial works are planned. This report does not however include an assessment of the relationship between the building and nearby trees or the possible contribution that they may have made to the movement in the building.

### Extent and limitations of inspection:

All trees were visually assessed from within the curtilage of 17 Oakford Road, either from the rear garden or from the building's upper floors, with the aid of binoculars and a laser rangefinder.

All tree dimensions are estimated and are intended to give an indication of size relative to other specimens and nearby site features. Stem diameters [SD] of single stemmed trees are taken at 1.5m above ground level.



Where trees have two or multiple stems (MS) arising below 1.5m and the stems are clearly divided, the dimension of each stem is given otherwise the measurement of the stem below the fork (bf) or at ground level (gl) is provided. The dimensions of trees within groups are given as an averaged figure unless otherwise stated.

Comments in relation to tree condition are based on remote observations, a full assessment of tree health or any defects has not been carried out. No recommendations for works are made.

### **Tree Number / Identification**

The positions of those trees included in the schedule at Appendix 1 are shown on the accompanying tree location plan (ref 1904/25). A key to the survey is provided at Appendix 1

Nine trees and one group of trees were recorded in the survey, two are located within the garden of 17 Oakford Road, the majority of the remainder are growing in adjacent or nearby gardens. One tree is located in the highway pavement to the front (north west) of the property and is presumably managed by the local authority.

Signed:

N R Beardmore. F.Arbor.A

Date: 15 April 2019

## Appendix 1 - Tree Survey Schedule

### Survey Key

<b>Tree No</b>	Relates to numbers shown on Tree Survey Plan(s). Positions of trees are plotted using GPS or triangulation and are generally accurate to within 2 metres. May be prefixed T in the case of individual trees or G in the case of groups of trees
<b>Location</b>	Brief details of tree or tree group location to assist with identifying ownership
<b>Species</b>	Common name in English
<b>Stem Dia.</b>	Stem diameter in centimetres at 1.5m above ground level or, in the case of multi-stemmed trees, just above the root flare or buttress (ARF)
<b>Height</b>	Height in metres. May be given to within the nearest 5 metre size band e.g. 10 to 15 (i.e. more than 10 but less than 15 metres)
<b>Crown Radius</b>	Average crown radius in metres. May be given to within the nearest 5 metre size band, e.g. 10 to 15 (i.e. more than 10 but less than 15 metres)
<b>Age class</b>	<b>Y:</b> young - recently planted or established, perhaps within the last 5 years <b>SM:</b> semi-mature - well established, youngish tree but far short of full maturity <b>EM:</b> early mature - long established specimen nearing full size but not yet fully mature <b>M:</b> mature - fully mature specimen that has reached full size <b>LM:</b> late mature - fully mature, possibly past its peak and may be displaying symptoms of decline
<b>Condition</b>	Overall assessment of physiological and structural condition: <b>Good</b> , <b>Fair</b> , <b>Poor</b> or <b>Dead</b>
<b>Dist to structure.</b>	Distance (in metres) of tree, or nearest tree within a group, from the subject property
<b>Growth potential</b>	Future growth potential under normal growing conditions: High, Moderate, Low, None
<b>Comments</b>	General comments regarding significant features or other relevant details

Where groups of trees are recorded, the dimensions of the largest tree within the group is given unless otherwise stated.

## Appendix 1 Schedule of trees

No	Species	Location	Stem dia. (cm)	Height	Crown radius	Age class	Condition	Dist. to structure	Growth potential	Comments
T1	Horse Chestnut	Within site	30	6	2	EM	Poor	13	Moderate	Previously topped at 3.5 m. 2.5m regrowth since last pruning
T2	Horse Chestnut	Within site	30	8.5	3.5	EM	Poor	13	Moderate	Previously topped at 3.5m, suppressed by tree (T3) in garden to rear
T3	Ash	Neighbouring property	80	25	8	M	Fair	17	Low	Dense ivy on stem and advancing into canopy. Previously topped at around 15m
T4	Elm	Neighbouring property	30	9	4.5	EM	Fair	15	Low	Likely to succumb to Dutch elm disease before it is able to increase greatly in size
T5	Lime	Neighbouring property	55	16	4	M		7	Moderate	Reduced within last 2 years
T6	Hybrid Poplar	Neighbouring property	100	15	2.5	M	Fair	25	High	Recently (since summer 2018) reduced to 15m which has removed all branches below 10cm diameter. Height before pruning unknown but several cuts in excess of 15cm diameter. Significant potential for regrowth following pruning
T7	Hybrid Poplar	Neighbouring property	80	14	2.5	M	Poor	29	High	Recently (since summer 2018) reduced to 14m which has removed all branches below 10cm diameter. Height before pruning unknown but several cuts in excess of 15cm diameter. Significant potential for regrowth following pruning
T8	London Plane	Neighbouring property	80	25	10	M	Good	20	Low	Dense ivy on stem
G9	Leyland Cypress	Neighbouring property	20	9	3	EM	Fair	18.5	High	
T10	Maple species	Highway pavement	5	2.5	0.5	Y	Fair	5.5	High	Street tree, planted within last 5 years



**Key**

- T7 Individual trees
- G7 Group of trees
- Site boundary



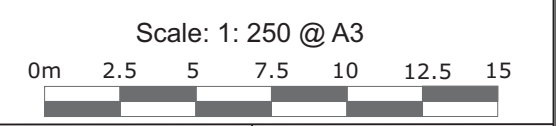
Note: This plan is based on the most recent Ordnance Survey map of the site available. The map may not however show all changes to the site made in recent years.

Site:  
**17 Oakford Road**  
 London  
 NW5 1AJ

Title  
**Tree Location Plan April 2019**

Please check all dimensions on site and notify us of any discrepancies. This drawing was prepared in colour, do not rely on monochrome copies.

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