



Connick Tree Consultants

Specialist in Arboricultural Assessment

ARBORICULTURAL SURVEY (*Health & Safety*)

OUR REFERENCE	186445/RT
CLIENT	Mr Gulsen Akyol, Savills UK Ltd.
SITE	11 Langland Garden, Camden, London. NW3 6QD
SURVEY & REPORT BY	Mr Richard Tilling
DATE	10 th November 2021
DATES OF INSPECTIONS	9 th November 2021

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TREE SURVEY SCHEDULE
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1 INTRODUCTION

1.1 INSTRUCTION

- 1.1.1 Connick Tree Care were instructed by Mr Gulsen Akyol of Savills UK Ltd. to undertake a ground level visual assessment of all trees located within 11 Langland Gardens, NW3 6QD and provide a report detailing the condition of all trees assessed and any recommended management requirements on those identified with defects.
- 1.1.2 The principal objective of the survey was to identify trees, or parts of trees, which appear to be in a hazardous condition and to advise remedial action to ameliorate the risk they could represent to users of the site and adjacent areas.

1.2 SCOPE OF REPORT

- 1.2.1 The survey included all established trees/groups of trees with a stem diameter greater than 150mm. Unless specifically instructed to, newly planted or self-set trees less than 150mm in diameter or shrub species were not included.
- 1.2.2 The inspections were carried out from ground level using the Visual Tree Assessment (VTA) method (Mattheck, C and Breloer, H, 1994) examining the external features of each individual tree. All measurements, proportions and assessments of age are approximate, except where stated.
- 1.2.3 The report and recommendations relate to the condition of the trees and their surroundings at the time of inspection only. Trees are living organisms whose health and condition can change rapidly and all trees, even healthy ones, are at risk from unpredictable climatic and man-made events. This report and recommendations relate to the condition of the trees and their surroundings at the time of inspection only.
- 1.2.4 The conclusions and recommendations in this report are only valid for one year. Any changes to the site as it stands at present will invalidate this report, e.g., building of extensions, excavation works, importing of soils, extreme weather events etc.
- 1.2.5 The re-inspection frequency is specified on an individual tree basis and is recorded in the survey data in Appendix I.
- 1.2.6 No decay detection equipment either invasive or non-invasive was employed.



1.3 SUMMARY OF LEGAL OBLIGATIONS

- 1.3.1 A considerable body of case law has established that, in order to be in a position to foresee and indeed to prevent harm arising from a tree failure, it is necessary to subject the tree or trees in question to 'regular inspection', with this inspection undertaken by someone competent both to identify any defects present and to interpret their significance for public safety.
- 1.3.2 Within the United Kingdom the land owner in which a tree stands upon has a duty in relation to the health and safety of those on or near the land. This duty is covered by both civil and criminal law and would leave the owner responsible for any liabilities arising from the falling of a tree or branch either financially or through prosecution (NTSG, 2011).
- 1.3.3 The breach of or infringement of this duty can lead to potential liabilities to pay damages within civil law under the Occupiers' Liability Act 1957 and 1984 or to the risk of prosecution within criminal law under the Health and Safety at Work etc Act 1974.

1.4 QUALIFICATIONS AND EXPERIENCE

- 1.4.1 I have based this report on my site observations and investigations, and I have come to conclusions in the light of my qualifications gained and experience obtained whilst working in the field of arboriculture. I have qualifications and practical experience in arboriculture and list the details of this in **Appendix III**.

1.5 LIMITATIONS AND USE OF COPYRIGHT

- 1.5.1 All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means without our written permission. Its contents and format are for the exclusive use of Savills UK Ltd. and their associates. It may not be sold, lent out or divulged to any third party not directly involved in this situation without the written consent of Connick Tree Care.
- 1.5.2 **DISCLAIMER:** I have no connection with any of the parties involved in this situation that could influence the opinions expressed in this report.



2 ARBORICULTURAL SURVEY SUMMARY AND RECOMMENDATIONS

2.1 SITE VISIT

- 2.1.1 A Site visit was undertaken on the 9th November 2021 by the author of this report; Mr R. Tilling who is a qualified arboriculturist. The weather at the time of inspection was dry and clear with good visibility.

2.2 SITE DESCRIPTION

- 2.2.1 The site is located to the east of the A41 Finchley Road, in the West Hampstead area of North London.
- 2.2.2 Langland Gardens is a residential road of large semi-detached, period properties with small private gardens and on street parking, the site is surrounded by further residential properties.
- 2.2.3 The trees within the site are located in the shared rear of the garden. Further hedging and shrubs are located to the front of the site, adjacent to the parking area and front door.

2.3 TREE SURVEY

- 2.3.1 The survey was carried out from ground level using the Visual Tree Assessment method (Mattheck, C and Breloer, H, 1994) examining the external features of each individual tree. The observations, approximate measurements and a description of location of all trees included within the survey were recorded during the site inspection on a handheld computer.
- 2.3.2 In total 5 individual trees and 2 hedge groupings were surveyed within the site. The information obtained during the survey process is recorded within the tree survey schedule attached as Appendix I.
- 2.3.3 Due to the nature, location and usage of the site, with buildings and garden areas most of the trees have a low "target risk" associated with them as they may cause harm or damage should they fail as a whole or in part.

2.4 RECOMMENDATIONS

- 2.4.1 The tree survey has identified a total of 7 Arboricultural features requiring some form of management, these recommendations have been made to mitigate against identified possibly hazardous defects and/or on the basis of sound Arboricultural management. The management recommendations are identified within table 1 below:

Table 1: Identifying tree work recommendations

Tree No.	Tree Tag	Species	Recommendation	Priority time frame	Re-inspection frequency
T1	Not tagged	Elaeagnus (<i>Elaeagnus spp.</i>)	Trim to maintain current dimensions	12 mths	36 months
T2	Not tagged	Wax leaf Privet (<i>Ligustrum japonicum</i>)	Trim to maintain current dimensions	12 mths	36 months
T3	Not tagged	Wax leaf Privet (<i>Ligustrum japonicum</i>)	Trim to maintain current dimensions	12 mths	36 months
G4	Not tagged	Privet Hedge (<i>Ligustrum ovalifolium</i>)	Trim sides and reduce height to 2.5m	12 mths	36 months
G5	Not tagged	Garrya elliptica Hedge (<i>Garrya elliptica</i>)	Trim to maintain current dimensions	12 mths	36 months
T6	Not tagged	Purple Crab Apple (<i>Malus purpurea</i>)	Reduce crown to previous pruning points and remove ivy from crown	12 mths	36 months
T7	Not tagged	Bay (<i>Laurus nobilis</i>)	Trim to maintain current dimensions	12 mths	36 months

- 2.4.2 The works laid out are prioritised and it's recommended that they are carried out within the given time frames.
- 2.4.3 The recommendations stated within table 1 above have been given to ensure that all defects identified are mitigated.
- 2.4.4 All recommended works should be undertaken by appropriately qualified Arboricultural Contractors, to BS3998 Recommendations for Tree Work 2010 or current Industry Best Practice.
- 2.4.5 The environmental implications of hazard and disease management must be considered in relation to the need to conserve biodiversity in the deadwood fauna and flora. Our recommendations for remedial tree works are intended to strike a reasonable balance between the need for tree safety and the encouragement of biodiversity.
- 2.4.6 **The Local Planning Authority has not yet been contacted to establish whether any Tree Preservation Order (TPO) covers any of the trees, or to determine if the site is situated within a Conservation Area (CA). It would be necessary to determine whether either of these planning controls are in operation before commencement of any works and submitting the required notifications or obtaining the required permission.**



2.5 TREE RISK MANAGEMENT PROCESS

- 2.5.1 The level of risk of harm or damage rises with numbers of people using the site and the proximity of trees to buildings and public spaces. The restricted access over most of the site mean that most of the trees on the site require an infrequent inspection regime.
- 2.5.2 The re-inspection frequency is specified on an individual tree basis and is recorded in the survey schedule in Appendix I.
- 2.5.3 A qualified arboriculturist would carry out the three yearly inspection, while grounds staff could undertake other inspections as part of their general duties. The grounds maintenance staff would need some very basic instruction and reporting forms to enable them to carry out this function. The three yearly inspection by the arboriculturist would identify any specific problem trees and also check on any defects reported by the ground staff. The arboriculturist would serve the function of a consultant, i.e., only be called in (other than for the three yearly inspection) if there was a situation which the on-site staff were not able to resolve.
- 2.5.4 A walk-round survey following any major storm event should be undertaken to identify new hazards, uprooted / partially uprooted trees, major branch fractures, breaking out of parts of the crown etc.
- 2.5.5 Clearly any emergency situations would require action immediately and generally no need to call in the arboriculturist at this time. However, they should be informed of such actions in case there is some likely impact on the safety of trees remaining e.g., increased exposure to prevailing winds.
- 2.5.6 The above approach allows the day to day management of the risk to be with those who are in close proximity to it and can respond quickly, while the overall strategic risk and detailed assessment of risk associated with individual trees is kept at the technical level needed for assessing such risks.
- 2.5.7 This system allows a detailed picture of the condition of the trees to be built up and it becomes possible to provide more accurate analysis of the hazards and level of risk associated with the tree population on site. This in turn will allow management to identify implications more precisely for revenue budgets over a period of 5 to 10 years of tree management on the site. It will also allow evaluation of impacts on trees and / or impacts of trees on buildings etc. that arise from proposed changes in infrastructure layout. This will be of benefit in reducing costs and reducing hazards.
- 2.5.8 Risk Management Strategy is now a 'common' policy area for all those who are involved in managing any large public or private facility. The assessment of the hazard associated with trees and the management of the risk is no different than that of ensuring that buildings are in good repair and that action is taken to prevent accidents that would be considered 'reasonably foreseeable'.



3 REFERENCES and BIBLIOGRAPHY

Anon, British Standard BS 3998 (2010), "Recommendations for Tree Work", British Standards Institute. London.

DOE, "Tree Preservation Orders - A guide to the law and good practice", Department of Environment, 1994.

David Lonsdale. (2001), Principles of Tree Hazard Assessment and Management. London, HMSO.

Mattheck, C. and Breloer, H. (1994) The body language of trees, Research for Amenity Trees No.4 HMSO.

National Tree Safety Group. (2011), Common sense risk management of trees, Guidance on trees and public safety in the UK for owners, managers and advisers. Edinburgh, The Forestry Commission.

APPENDIX I TREE SURVEY SCHEDULE



Connick Tree Care

Tree Survey

Site -

11 Langland Gardens, Camden, London. NW3 6QD

Client -

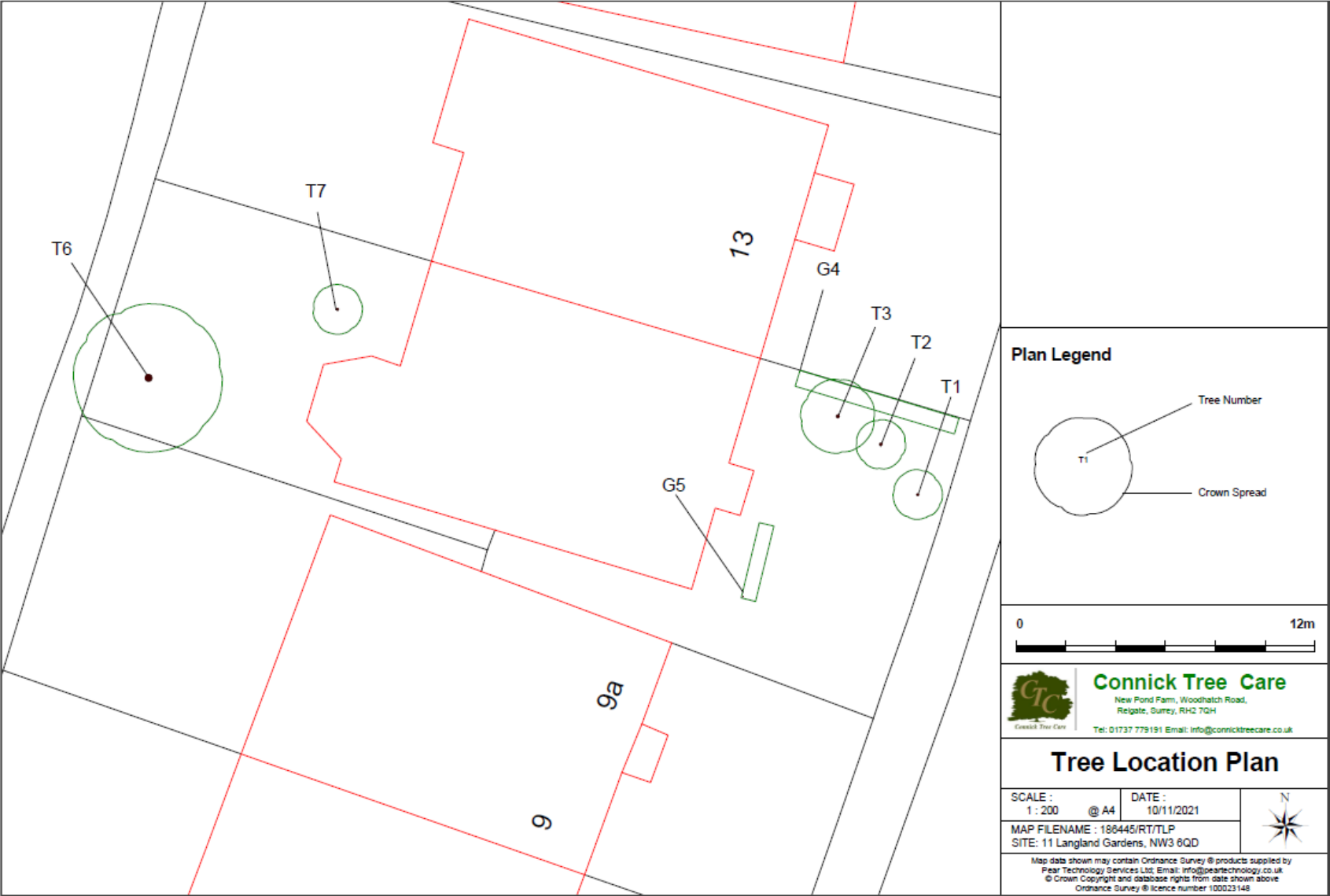
Mr Gulsen Akyol Savills UK Ltd.

Survey Date -

9th November 2021

Tree No.	Tree Tag	Species	Age Class	Height (m)	Crown spread (m)	Stem Diam (mm)	Overall Physiological condition	Overall Structural condition	Observations/ Comments	Recommendation	Priority time frame	Reinspection frequency
T1	Not tagged	<i>Elaeagnus</i> (<i>Elaeagnus spp.</i>)	Semi-Mature	2.5	1	80	Good	Good	Shrub regularly managed into dome. Branch in contact with wall but not causing damage at present	Trim to maintain current dimensions	12 mths	36 months
T2	Not tagged	Wax leaf Privet (<i>Ligustrum japonicum</i>)	Semi-Mature	4	1	100	Good	Good	3 stems from base, shrub pruned to dome shape, maintain pruning regime, shrub located in central planting bed	Trim to maintain current dimensions	12 mths	36 months
T3	Not tagged	Wax leaf Privet (<i>Ligustrum japonicum</i>)	Semi-Mature	3	1.5	110	Good	Good	Asymmetric crown, girdling root evident.	Trim to maintain current dimensions	12 mths	36 months
G4	Not tagged	Privet Hedge (<i>Ligustrum ovalifolium</i>)	Semi-Mature	3	1	80	Good	Good	Approximately 12 multi stemmed privet bushes. Sides trimmed but regrowth on top of hedge needs reducing to 2.5m when hedge sides are pruned	Trim sides and reduce height to 2.5m	12 mths	36 months
G5	Not tagged	Garrrya elliptica Hedge (<i>Garrrya elliptica</i>)	Semi-Mature	3	1	90	Good	Good	Garrrya elliptica stems forming hedge to edge of parking bay, maintain pruning regime	Trim to maintain current dimensions	12 mths	36 months
T6	Not tagged	Purple Crab Apple (<i>Malus purpurea</i>)	Semi-Mature	6	3	280	Good	Fair	Bifurcated stem from 1m, asymmetric crown towards property, ivy encroaching into crown	Reduce crown to previous pruning points and remove ivy from crown	12 mths	36 months
T7	Not tagged	Bay (<i>Laurus nobilis</i>)	Young	4	1	90	Good	Good	Maintain pruning regime, top growth beginning to develop upwards	Trim to maintain current dimensions	12 mths	36 months

APPENDIX II TREE LOCATION PLAN





Appendix III QUALIFICATIONS & EXPERIENCE

Richard Tilling

Subject	Level	Date
Microdrill Training	Pass	November 2019
Getting to grips with subsidence	Pass	March 2019
Undertaking Aerial Inspections	Pass	February 2019
Lantra Accredited Professional Tree Inspection	Pass	May 2010 - Refreshed May 2018
CMI Level 3 certificate in First Line Management	Pass	July 2017
NPTC Level 3 Certificate of Competence in the Thorough Examination of Arboricultural Equipment	Pass	April 2006 – Refreshed May 2016
IOSH Training - Managing Safely	Pass	April 2013
Higher National Diploma in Arboriculture	Pass	September 1992 – June 1995

2. CAREER SUMMARY

I began my career in the Arboricultural industry in 1995 following the successful completion of a Higher National Diploma course at Houghall Agricultural College in County Durham. The Course included three placements. Three months with Guildford Borough Council's Arboricultural Department, three months at the National Trusts Winkworth Arboretum and twelve months working for an independent Tree Surgery company.

Upon leaving college I worked for a sole trader Tree Surgeon for two years working mainly for domestic customers. This was followed by sixteen years working for larger tree surgery firms carrying out both domestic and commercial work where I completed certification in climbing and chainsaw use, risk assessments and health and safety.

I progressed from climbing supervisor, followed by two years of quoting for private work, through general management to Contract Management in one of the largest UK tree firms where I managed Council tree contracts including Sutton, Bromley, Bexley, Richmond upon Thames, Hounslow and Islington councils.

During my career within the Arboricultural industry I have built up valuable practical based Arboricultural knowledge, in depth contract management skills and gaining certification including Professional Tree Inspection Course over ten years ago and LOLER inspection: Certificate of Competence in the Thorough Examination of Arboricultural Equipment over fifteen years ago.

My qualifications have allowed me to carry out varied tree survey work including a full survey of Camden Councils tree stock, 'dead, dying and dangerous' surveying for The Royal Borough of Kingston upon



Thames Council, Health and Safety surveying for Transport for London (Southern) and climbing bat roost inspection surveying for Chiswick House and Gardens.

My Contract Management role has giving me experience of Health and Safety, Asset Management and Contract meetings.

I joined Connick Tree Care in January 2018 to expand my knowledge in tree assessment and to get back to a closer relationship with trees and woodland as a whole. I now work as an Arboricultural Consultant with a wide experience of individual tree assessments including Micro drilling, health and safety surveying, Climbing inspections, full site surveying, Insurance or Mortgage surveys and woodland inspection.