Connick Tree Consultants

Specialist in Arboricultural Assessment

ARBORICULTURAL CONDITION ASSESSMENT
(Health & Safety)

OUR REFERENCE	183718
CLIENT	Savills
SITE	1 Compayne Gardens, Hampstead, London NW6 3DG
SURVEY & REPORT BY	Paul Roberts
DATE	5th August 2021
DATE OF INSPECTION	29th July 2021

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1 INTRODUCTION

1.1 INSTRUCTION

1.1.1 Connick Tree Care were instructed by Savills to undertake a ground level visual assessment of all trees located within the site of and provide a report detailing the condition of all trees assessed, including 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. 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 landowner 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

1.5.2 **DISCLAIMER:** I have no connection with any of the parties involved in this situation that could influence the opinions expressed in this report.

2 ARBORICULTRAL SURVEY SUMMARY AND RECOMMENDADTIONS

2.1 SITE VISIT

2.1.1 A site visit was undertaken on the 28th June 2021 by the author of this report; Mr P. Roberts who is a qualified arboriculturist. The weather at the time of inspection was overcast with good visibility.

2.2 SITE DISCRIPTION

2.2.1 1 Compayne Gardens is located within a primarily residential road with the Hampstead area of London. The site consists of a block of purpose-built apartments within a greater development.

2.2.2 To the front is a courtyard garden which provides access to the apartments and to the rear is a small rear courtyard style garden which is split between the two ground floor apartments.

2.2.3 The site is boarded to the east, south and west by residential properties and to the north by the public highway.

2.3 TREE SURVEY SUMMARY

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 paper survey sheets.

2.3.2 In total 5 individual trees were recorded within the site. The information obtained during the survey process is recorded within the tree survey schedules attached as **Appendix I**.

2.3.3 The trees are identifiable via their unique tree number within the tree survey plan attached as **Appendix II** and by their tree tag number on site.

2.3.4 Due to the nature, location and usage of the site, the trees within the formal grounds have a high “target risk” associated with them as they may cause harm or damage should they fail as a whole or in part. Those trees forming the woodland have a lower risk due to low use although risk increases at the woodland edge due to third party property and the possible increase in usage.

2.4 CONCLUSIONS

2.4.1 Having undertaken a site inspection and assessment of the trees within the site it is believed that they are generally in a fair to good condition.

2.4.2 Tree T1 is a prominent specimen which dominates the eastern corner of the development. The tree is managed as a high pollard to control the crown extent. The base of tree is coming into contact with the wall and is starting to cause some displacement.

2.4.3 Trees T4 and T5 are two lime trees to the front of the property, these too are managed as pollards and the front wall is also being displaces by them. If there are concerns in relation to either wall, we would recommend contacting a structural engineer.

Photograph 1: Showing contact with rear boundary wall.

Photograph 2: Showing deflection of front wall, possibly as a result of trees T4 and T5.

2.4.4 Although all trees are in a good to fair condition, due to their locations, age and size it is recommended that they are continued to be inspected on a frequent basis.

2.5 RECOMMENDATIONS

2.5.1 The tree survey has identified a total of 5 individual tree which require 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 in the Tree Survey Schedule attached as Appendix I. and summarised in the table below.

Table 1. Identifying works required

Tree ID	Common Name	Recommendations	Priority	Next Survey (months)
T1	Common Horse Chestnut	Re-pollard	1 year	36
T2	Common Lime	Re-pollard and raise low crown to provide 3m clearance.	1 year	36
T3	Common Lime	Re-pollard and raise low crown to provide 3m clearance.	1 year	36
T4	Common Lime	Re-pollard and raise low crown to provide 3m clearance.	1 year	36
T5	Common Lime	Re-pollard and raise low crown to provide 3m clearance.	1 year	36

2.5.2 The works laid out are prioritised and it's recommended that they are carried out within the given time frames. The work within the woodland area highlighted in pale green is only necessary if the woodland area is to be accessed by staff or residents. If there is no access these works would be of low importance as the 'target risk' is very low.

2.5.3 All recommended works should be undertaken by appropriately qualified Arboricultural Contractors, to BS3998 Recommendations for Tree Work 2010 or current Industry Best Practice.

2.5.4 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.

2.5.5 **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.**

3 TREE RISK MANAGEMENT PROCESS

3.1.1 The level of risk of harm or damage rises with numbers of people using the site and the proximity of trees to buildings and property. The free access over the site and the proximity of trees to 3rd party property means that most of the trees on the site require a frequent inspection regime.

3.1.2 The re-inspection frequency is specified on an individual tree basis and is recorded in the survey schedule in **Appendix I**.

3.1.3 A qualified arboriculturist would carry out the formal scheduled 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 formal 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 specified inspection) if there was a situation which the on-site staff were not able to resolve.

3.1.4 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.

3.1.5 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.

3.1.6 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.

3.1.7 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 more precisely identify implications 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.

3.1.8 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’.

4 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.

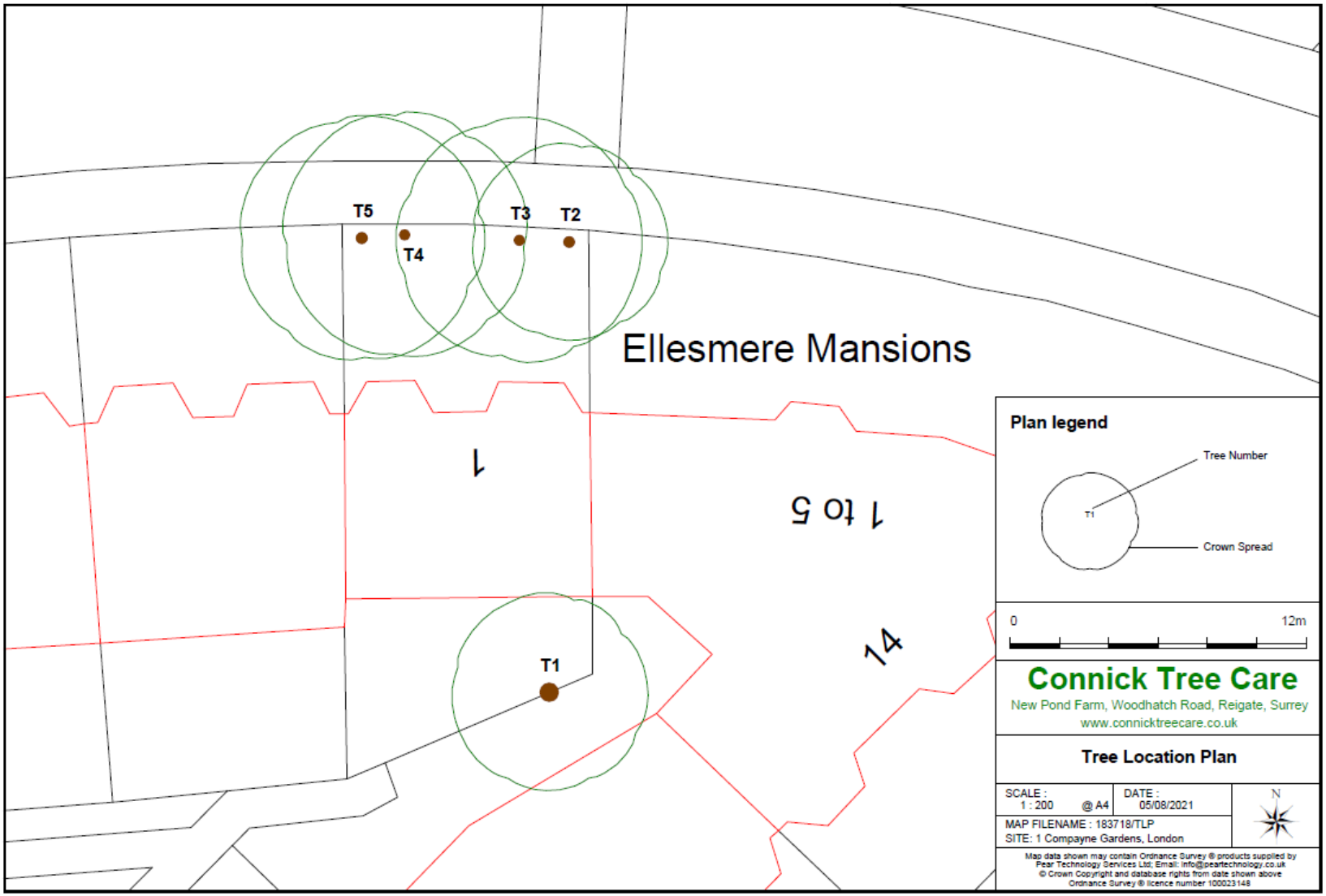
Mattheck, C. and Breloer, H. (1994) The body language of trees, Research for Amenity Trees No.4 HMSO.

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

See separate PDF documents:

APPENDIX II TREE LOCATION PLAN



APPENDIX III QUALIFICATIONS AND EXPERIENCE

Paul Roberts

1. QUALIFICATIONS

Subjects	Level	Dates
Foundation degree in Arboriculture (UCLAN)	Merit	June 2013 – September 16
Professional Tree Inspection Course (LANTRA)	Pass	June 2009
Arboricultural Association Technicians Certificate (ABC)	Merit	September 2006 – June 07
Royal Forestry Society's Full Certificate in Arboriculture	Merit	September 2005 – June 06

2. CAREER SUMMARY

I first started my career in the arboricultural industry in 2000 work for a commercial contracting company, here I worked for 6 years and was involved in tree felling, pruning and planting on a daily basis. During this time obtained NPTC units for use of chainsaws on the ground and in the tree and for aerial rescue.

On successful completion of the Arboricultural Association Technicians Certificate in June 2007 I decided to progress my career away from the practical side to arboricultural consultancy at Jacobs Ltd. While working for Jacobs Ltd I gained valuable experience in all aspects of arboricultural consultancy including management of large tree stocks, tree condition assessment and trees in relation to developments. My time at Jacobs also saw me work as discipline lead for clients which required close liaison with Ecologist's, Engineers and Contractors to ensure pragmatic solutions were reached with all parties' to ensure successful project delivery.

In 2011 I made the transition from private consultancy to local authority where I spent 2 and a half years working for the London Borough of Hackney as an Arboricultural Officer. During this time, I began the foundation degree in Arboriculture through Myerscough College.

I joined Connick Tree Care in June 2014, where I now work as the Senior Arboricultural Consultant.

3. AREAS OF EXPERTISE

Tree hazard risk assessments for tree owners
Decay assessment and mapping
Pre-development site surveys and arboricultural implication studies
Tree management reports to prioritise maintenance programs
Tree related insurance claims
Diagnosis of tree disorders
General arboricultural advice