



**Project:** 22\_VTA\_05\_01  
**Site:** 105 Bartholomew Road, London, NW5 2AR  
**Client:** Debbie Sirkett



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Document Title:	Tree Safety Survey - 3 year time cycle.
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Project Title:	105 Bartholomew Road, London, NW5 2AR

**Revision History.**

Date:	Version number:	Summary of changes:
26/05/2022	1.0	First Draft
26/05/2022	1.0	First Issue

**Distribution.**

Approved by:	Signature	Date:	Version:
Matt Harmsworth	MWH	26/05/2022	1.0
Debbie Sirkett	DS	26/05/2022	1.0

**Re-Survey Date.**

Survey Type:	Lifecycle:	Re-survey Date:
Tree Safety Survey	3-Years	May 2025

### Summary:

The tree survey for 105 Bartholomew Road contains the details of one individual tree, located within the front garden of the property..

Our brief has been to obtain details of the tree population on site with a view to assessing their suitability and safety in a residential environment.

The survey was commissioned following the partial collapse of a retaining wall immediately to the east of the tree's stem. The owner also reported damage to another wall below the entrance steps to the house, which has now been repaired, and damage to the garden boundary wall. The garden boundary wall was rebuilt using a steel beam to bridge the roots, however the stem is now pushing on the beam and causing damage to the wall.

The retaining wall will need to be replaced to prevent the front garden collapsing into the front of the house, however installation of any type of foundation so close to the tree will not be possible without causing damage to structural roots, and any new retaining wall is likely to be damaged by future root development if the tree is retained.

In conclusion, retention of the tree is considered to be no longer practicable, and it should be removed prior to repairs to the retaining wall and garden wall.

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## 1. Scope

- 1.1 We were instructed in May 2022 to assess the site at 105 Bartholomew Road following instruction from Debbie Sirkett.
- 1.2 This survey is to be considered a time mark for all future inspections. The data within the report will allow us to monitor decline (or improvement) of stems.
- 1.3 To undertake this assessment we have used the visual tree assessment methodology developed by Claus Mattheck. This technique is widely recognised as the benchmark and is the most widely used approach.  
  
It consists of the following stages:
  - Visual inspection of the tree for defect symptoms and overall vitality. If there are no signs of any problems the assessment is concluded.
  - If a defect is suspected on the basis of the symptoms, the presence or absence of that defect must be confirmed by thorough examination.
  - If the defect is confirmed, it must be quantified and the strength of the remaining part of the tree evaluated.
- 1.4 It should be noted that a visual tree assessment is visual only (although it is often undertaken with the aid of a probe, a sounding mallet and a pair of binoculars). The quantification and evaluation (stage 3) may be beyond the scope of a visual inspection and require the use of diagnostic decay equipment and/or a separate climbing assessment.
- 1.5 The trees within the scope were inspected on the 11/05/2022 by Mr. Peter Haine who holds a foundation degree in Arboriculture, and is a Professional member of the Arboricultural Association.
- 1.6 The weather was cloudy with light intermittent rain, allowing for a full and thorough inspection to take place.
- 1.8 The site is a multi-occupancy residential dwelling, as such a risk based approach has been adopted, if a tree was to fall in this environment, the chances of it striking people or property are high.



Photographic Plates.



*Photographic plate showing the tree stem in the context of the front garden.*



*Photographic plate showing the soil bank behind the failed retaining wall.*



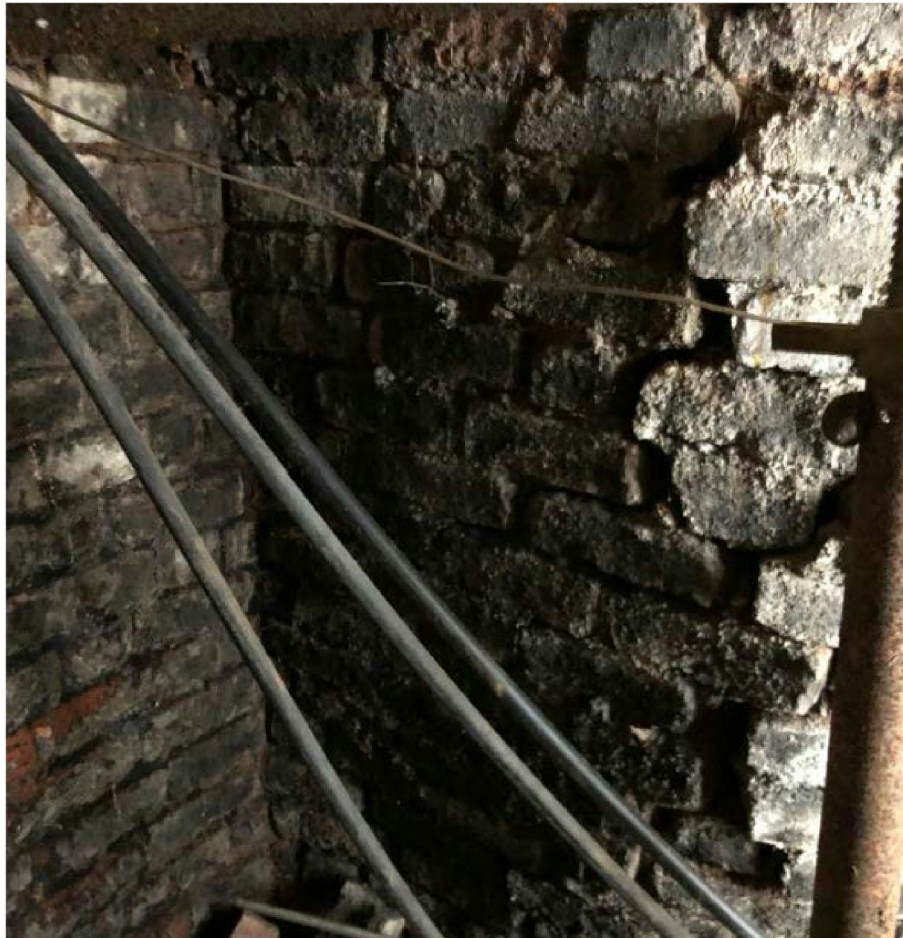
*Photographic plate showing the tree's stem and proximity to the failed retaining wall*





*Photographic plate showing the extensive root system immediately behind and below the failed retaining wall.*





*Photographic plate showing the damaged walls under the entrance steps.*



*Photographic plate showing coping stones on front garden wall, damage to tree stem and embedded concrete from coping stones.*



*Photographic plate showing front garden wall, coping stones displaced by tree stem, and bowing in wall from pressure from tree stem.*



## 2. Site Conditions & Site Surroundings

- 2.1 The site is situated in Camden in the Camden Council control area.
- 2.2 The site is home to a residential dwelling with associated hard and soft landscape.
- 2.3 The wider locality is predominantly residential housing. The site is accessed via a pedestrian gate.
- 2.4 A desktop assessment has established that the site is located within a Conservation Area, TPO information is not available on the Camden Council website, however we understand that the tree is protected by a Tree Preservation Order.
- 2.5 All desktop assessment data was cross checked and validated on the 26/05/2022 using the web portal provided by the local planning authority.
- 2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.
- 2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible.

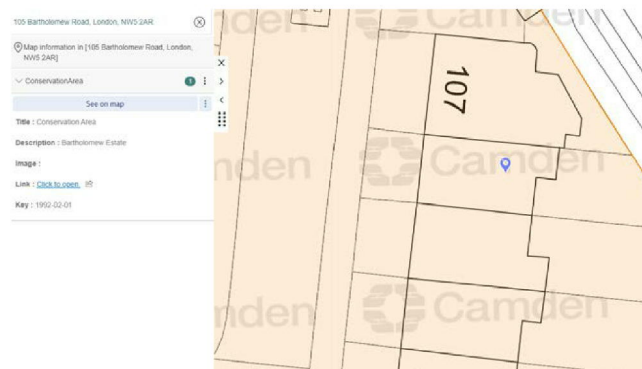


Image plate showing results of desktop analysis

### 3. The Trees

- 3.1 Tree cover at the site is limited to a single large mature London Plane in the small front garden. The tree appeared to be in fair condition, however as it had recently been pollarded a full assessment of its physiological condition was not possible.
- 3.2 The tree and property have coexisted for a number of years. The tree has been subject to a cyclical pruning regime to limit its crown spread, this however does not limit the incremental stem diameter growth, or the spread of roots. The tree has impacted on the built environment around it, and various efforts to accommodate the tree have been made, with varying degrees of success.
- 3.3 Repairs to the front garden wall have allowed retention of the tree by bridging the rooting area with a steel beam, and infilling below to create a facade to match the neighbouring properties. This arrangement is now becoming damaged by the incremental stem growth, the coping stones have been reduced several times to accommodate the stem, however the steel beam is now being pushed out of place by the tree stem.
- 3.4 A resident reported that damage to the wall below the front steps had suffered extensive damage requiring emergency repairs. This work has now been carried out, however there are still concerns around tree roots damaging the fabric of the building.
- 3.5 The retaining wall between the front elevation of the building and the tree partially collapsed and has been removed. In its absence the extensive tree roots below and behind the wall are evident. A retaining wall is required to prevent collapse of the bank into the house, however construction of a new retaining wall and associated foundations would require removal of structural tree roots to install. Small diameter pile foundations have been considered, however due to the dense nature of the root network it is difficult to envisage how they could be installed.

#### 4. Recommendations

- 4.1 It is recommended that the tree be removed, due to the damage caused to both the retaining wall and the garden wall, in order to facilitate repair to both walls.

#### 5. Contractors

- 5.1 Tree works should be carried out by suitable qualified and insured operators who are preferably members of the Arboricultural Association which demonstrates commitment to best practise.

#### 6. Limitations

- 6.1 ROAVR Environmental has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
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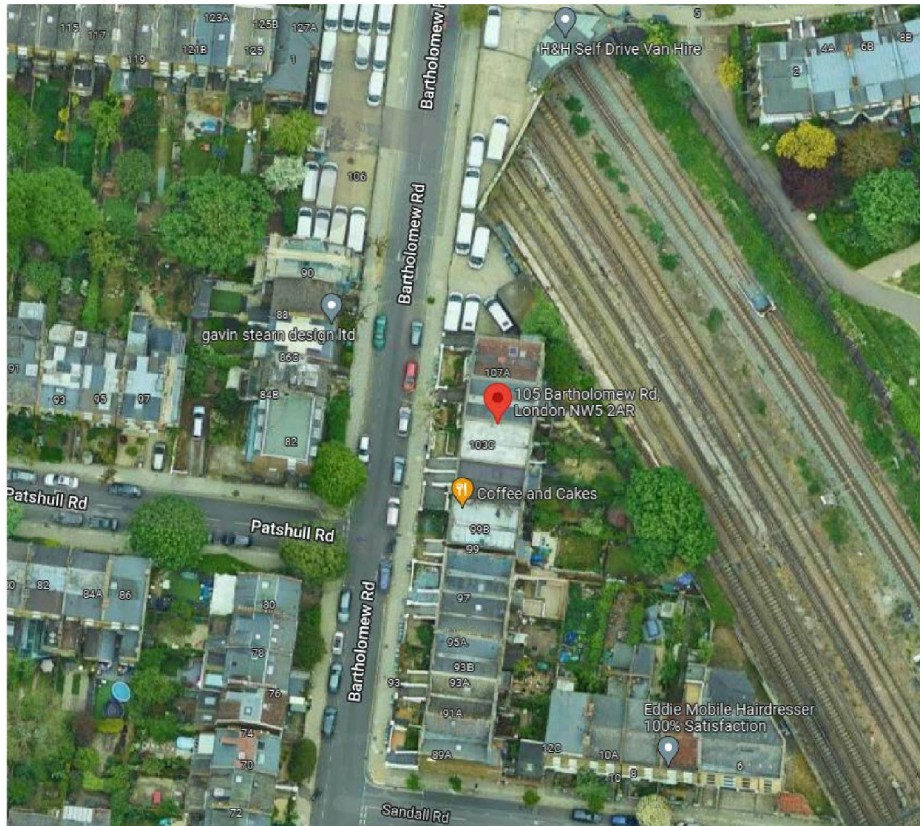
Mr. Peter Haine FDSc Arb, MArborA  
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## Appendix 1 – Site Location



## Appendix 2 – Arboricultural Data Tables

Species	Height	Age Class	DBH	Life Expectancy	Condition	Physical Description	Works Required	Timescale
London Plane	15	M	700	40+	Fair	Pollarded London Plane, extremely constricted rooting area, putting pressure on garden wall, retaining wall removed and extensive major roots evident below and behind wall.	Fell to facilitate repairs to walls.	3 months

## Appendix 3 – Tree Location

