

Arboricultural Appraisal

10 Ringwood Avenue, N2 9NS

Report Reference: 207123r_AA001



Report produced by Paul Zepler, FdSc Arb, N/C Arb, LANTRA PTI

Date of inspection: 26th of July 2022

Date of final report production 02nd of August 2022

Contact: info@thorstrees.co.uk

Statutory Controls		Mitigation	
TPO	Y	Owner	Y – APPLICATION FOR WORKS
TPO potential	N/A	Domestic 3 rd Party	N
Cons. Area	N	Local Authority	Y - Oversight
SSSI	N	Other	N
Local Authority: Barnet			

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1.0 Executive summary

- 1.1 Thor's trees have been asked by Mr Bambos Charalambous, the resident owners of 10 Ringwood Avenue, N2 9NS to inspect and comment on the structural and physiological condition of an Oak (T1) within a raised planter situated at the rear boarder of his property
- 1.2 Conclusions will be based upon analysis of data obtained during the site inspection which will be referenced against good practice standards.

Inspection was carried out at ground level, including a visual and tactile examination of external features. The principal objective of this survey is to identify any the potential for impact to arise and offer recommendations to aid in its avoidance.

Visual assessment, in accordance with accepted arboricultural practice, was based on apparent vitality (leaf cover, extension growth), bud production, presence of deadwood and die back, fractured and detached limbs, evidence of excessive basal movement, bacterial and/or fungal infection and external indications of stem and basal decay likely to affect the structural condition of the tree.

This investigation will include:

- The site context and observation.
- Tree survey data obtained during a site inspection undertaken 26/07/2022.
- Analysis of data.
- Discussion and conclusion of findings.

2.0 Introduction

- 2.1 This report has been produced by Paul Zepler.

I am a professional within the arboricultural industry in relation to multiple disciplines within the sector. I currently hold the qualifications of FdSc arb, NC/arb and LANTRA PTI. I have also worked as an Arboriculture Officer for fifteen years, consulted for seven years and an additional four years working in the industry in a practical capacity.

CONTACT DETAILS: info@thorstrees.co.uk / 07435251887

3.0 Site description

- 3.1 10 Ringwood Avenue is situated approximately 600m north-east of East Finchley Station and 500m north-west of Muswell Hill, a green area within the London Borough of Barnet. There are a lot of local authority features adding to the suburban feel to this urban area.

T1 is a mature Oak that situated within the rear garden of 10 Ringwood Ave, on first appearances has a die back ratio of above 80% and looks to be in trouble. There are other Oaks visible in the area some of which also look to be suffering.



4.0 The Occupiers Liability Act 1984 (owners Duty of Care')

In England and Wales an occupiers' liability is governed by the Occupiers' Liability Acts 1957 and 1984

The occupier is defined as the person 'occupying or having control of the premises'. When a property is rented or leased the person 'having control' may be the owner, agent or tenant depending on the written tenancy agreement.

The law outlines an occupiers' responsibility, known in law as 'the duty of care', to take reasonable care to avoid acts or omissions which he or she could reasonably foresee may result in harm or injury. When an occupier fails to exercise his or her responsibility the result may be a claim for negligence.

Where A has a 'duty of care' towards B and fails to take any necessary action, resulting in harm or injury to people, animals or property, and if that harm or injury is reasonably foreseeable, then it is likely to be categorised as negligence.

5.0 Tree data

10 RINGWOOD AVENUE												
Map REF	Species	Height (m)	DBH (est - mm)	Radial crown spread N/E/S/W (m)	Distance from property footprint / boundary (m)	Ownership	Age	Condition	SULE	Past management/comments	Observations	Comment
T1	<i>Oak</i>	15.2	1030	3/3/6/2	21.7	10 Ringwood	Mature	V.Poor	0-5	Lateral reductions	High die-back ratio / Stunted adventitious growth / Fungal fruiting body / Stem delamination / Buttress root delamination / Cavity at ground level (no activity) / 20% lean over neighbouring property / Poor vitality	Die back ratio beyond physiological recovery. Dried, delaminated buttress and lateral roots raising concerns about structural stability



SOIL EROSION HAS LEFT VISIBLY DELAMINATED DRIED BUTRESS AND LATERAL ROOTS (SOUTH)



2022: EMERGENCE OF A GANODERMA RESINACEUM FUNGAL FRUITING BODY, JUST ABOVE A ROOTBALL CAVITY (WEST)



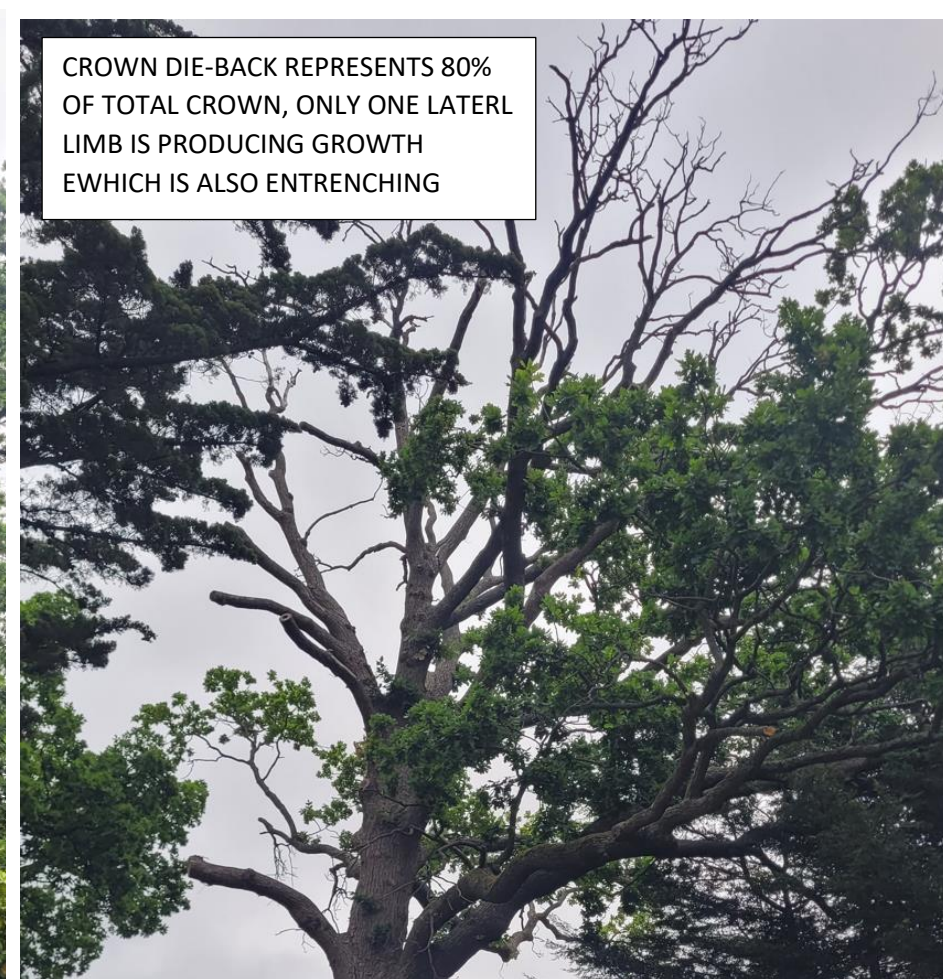
FURTHER BUTRESS DELAMINATION
(NORTH)



STEM DELAMINATION (SOUTH)



STUNTED ADVENTITIOUS GROWTH



CROWN DIE-BACK REPRESENTS 80%
OF TOTAL CROWN, ONLY ONE LATERL
LIMB IS PRODUCING GROWTH
EWHICH IS ALSO ENTRENCHING

6.0 Discussion & summary of findings

- 6.1 T1 has a crown die back ratio of 80%
- 6.2 T1 has delaminated buttress and lateral roots and a weak soil structure
- 6.3 T1 has stem delamination and stunted adventitious growth.
- 6.4 T1 has become infected with a parasitic fungal fruiting body that has decayed
- 6.5 T1 has an exapted SULE of up to 5 years
- 6.6 Given the buttress root proliferation, there is also a possibility that direct root interaction has borne an effect on the wall.
- 6.7 T1 would not be classified as a veteran under: Veteran Trees - A Guide to Good Management.
- 6.8 In accordance with The Occupiers Liability Act 1984 (SECTION 5) reasonable measures must be undertaken to ensure that a tree does not have a negative impact upon neighbouring land. This includes property damages or through trespass / nuisance and subsidence.

7.0 Conclusion(s) and recommendations

T1 is within a spiral of physiological decline that will see no bud production within the next five years. It has a lean towards the adjacent property with dried out and delaminated structural roots contained within an eroded, weak soil profile. It has become infected with a white rot fungus. There is a serious risk of failure, though more likely this specimen will just entrench further and die.

An investigation into the stability of this specimen would be required annually, to determine any further fungal decay through the progression of *G. Resinaceum*, which is parasitic fungi known to destabilise through the consumption of lignin. D.Lonsdale suggests that *G. Resinaceum* can decay more extensively due to its parasitic nature, resulting in a greater consumption of cellulose in addition to lignin, which can lead to windthrow and/or stem fracture (*Principles of Tree Hazard Management, P107*). This constant investigation would be a draconian and costly imposition placed upon a tree that has outlasted its preservation status, as it would just be waiting for the tree to die before Tree Preservation Order (TPO) relevance is no longer a factor.

As there is a risk of harm to person and property associated with this tree and not only towards the property owner, I believe that a remedial action with expedience is required; with this in mind my recommendation is as follows:

Remove T1 to ground level as soon as reasonably practicable. All works to be carried out with reference to British Standard 3998, 2010.

APPENDIX A: REFERENCES AND USEFUL LINKS

- British Standards Institute (BSI). London. (2010). BS 3998:2010 Recommendations for Tree Work.
- Lonsdale D. (1999). Research for amenity Trees No.7: Principles of Tree Hazard Assessment and Management. HMSO, London.
- National Tree Safety Group (NTSG). (2011). Common Sense Risk Management of Trees: <http://ntsgroup.org.uk/wp-content/uploads/2016/06/FCMS024>
- Read, H. (2000). Veteran Trees: A Guide to Good Management. Ancient Tree Forum

NVC | JNCC - Adviser to Government on Nature Conservation

https://www.conservationhandbooks.com/why-fell-trees/?gclid=CjwKCAiAr6-ABhAfEiwADO4sfeuslHpJzoWxalhqiE_TFQF_lISalzwmX6YD39A9gZ7ZVnunzhznpBoCyX0QAvD_BwE

<https://www.trees.org.uk/Trees.org.uk/files/f0/f0e3a76b-926f-4cde-b703-417563ae93df.pdf>

<https://www.rspb.org.uk/birds-and-wildlife/advice/gardening-for-wildlife/dead-wood-for-wildlife/>

Tree Preservation Orders and trees in conservation areas:

<https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>

Benefits of trees:

<https://canopy.org/tree-info/benefits-of-trees/>

<https://www.nparks.gov.sg/trees/learn/benefits-of-trees>

NHBC 4.2 2020:

<https://nhbc-standards.co.uk/4-foundations/4-2-building-near-trees/>

APPENDIX B: TERMS AND DEFINITIONS

Cavity

A void within the solid structure of the tree, normally associated with decay or deterioration of the woody tissues. May be dry or hold water if the latter it should not be drained. Only soft decomposing tissue should be removed if necessary, to assess the extent. No attempt should be made to cut or expose living tissue.

Crown

The foliage bearing section of the tree formed by its branches and not including any clear stem/trunk.

Deadwood

Non-living branches or stems due to natural ageing or external influences. Deadwood provides essential habitats, and its management should aim to leave as much as possible, shortening or removing only those that pose a risk. Durability and retention of deadwood will vary by tree species.

Decline

When a tree exhibits signs of a lack of vitality such as reduced leaf size, colour or density.

Dieback

Tips of branches exhibit no signs of life due to age or external influences. Decline may progress, stabilise, or reverse as the tree adapts to its new situation.

Dormant

The inactive condition of a tree, usually during the coldest months of the year when there is little or no growth and leaves of deciduous trees have been shed.

Fungi/Fruiting bodies

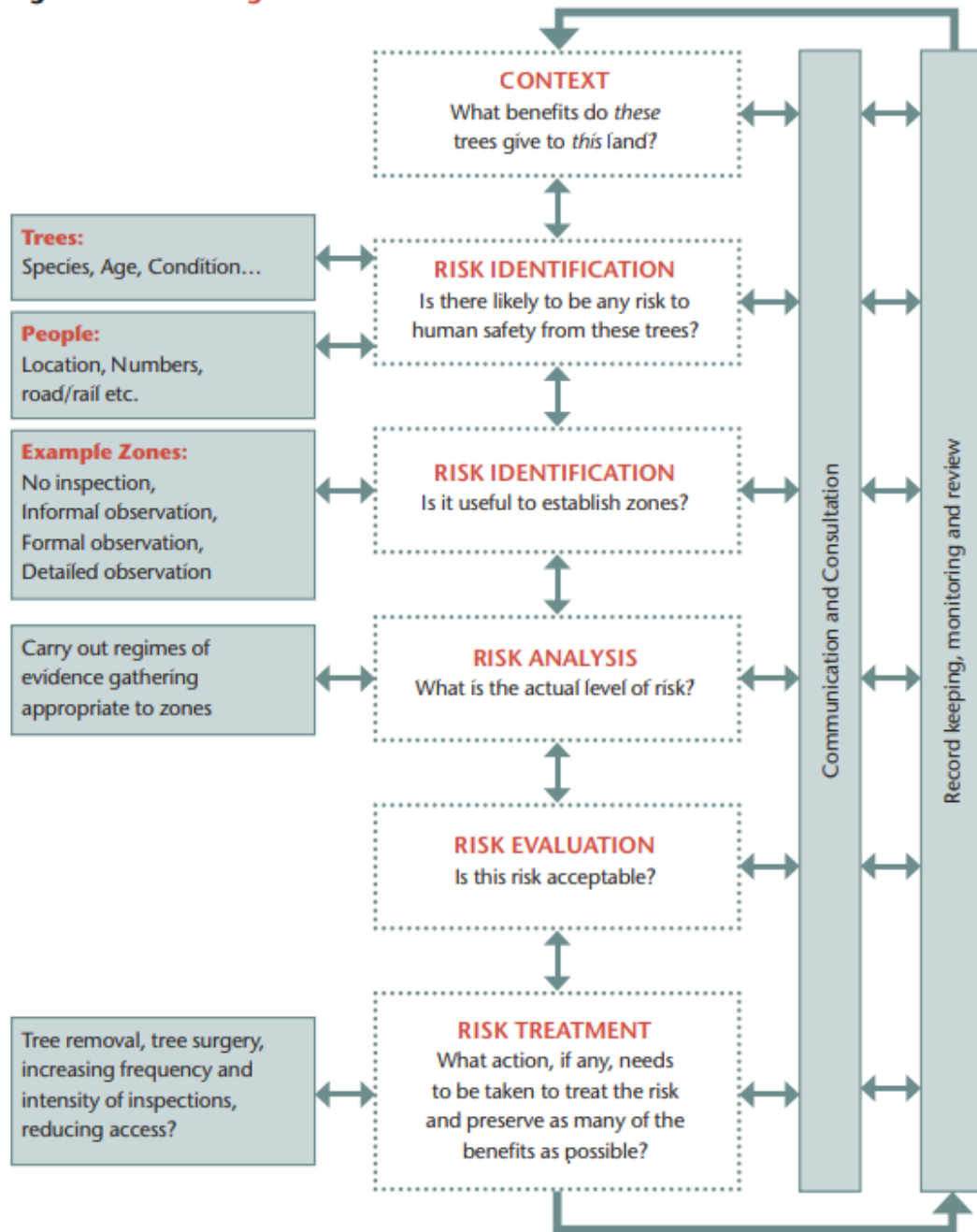
A member of the plant kingdom that may colonise living or dead tissues of a tree or form beneficial relationships with the roots. The fruiting body is the spore bearing, reproductive structure of that fungus. Removal of the fruiting body will not prevent further colonisation and will make diagnosis and prognosis harder to determine. Each colonisation must be considered in detail by a competent person to determine the long-term implications of tree health and structure when considered alongside the tree species, site usage etc.

Vitality

The degree of physiological and biochemical processes (life functions) within an individual, group or population of trees.

APPENDIX C: 'COMMON SENSE RISK MANAGEMENT OF TREES' RISK CASECADE

Figure 1. Risk Management Process



North London Tree Surgeon & Arborist: 07590 670 409: Barnet and Enfield Tree Care
(thorstrees.co.uk)

