

Tree Management Specification

for trees at

**Williams Close
Crescent Road
London
N8 8EN**

Appendix 2 of the Tree Risk Survey 2021

Under instruction from
Williams Close Management Company

Williams Close
Crescent Road
London
N8 8EN

Inspected and prepared by
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Arborist & surveyor

10th May 2021

1.1 The Tree Assessments

The inspection took place from ground level aided by the Visual Tree Assessment method¹. The survey considered all trees within the grounds of the buildings that had a dbh of 20cm and above. Details of 27 individual trees on the site were recorded. During the survey each individual tree situated within the property was numbered and its location added to the tree plan, the tree numbers run consecutively from number T10-T39. There are a number of trees in the communal garden which did not meet the criteria for inspection but it was requested that they are mentioned. These are 3 Monterey cypress, an oak, a eucalyptus and an apple tree. At the current size these trees do not pose any risk. If left to grow they may be included in the next survey. Trees situated on adjacent land and overhanging the site were included in the survey but not tagged. They were identified as TC-TG. The bases of the trees could not be inspected as access was not possible.

An assessment of a tree's condition and the environment around the tree gives an impression of the physiological vitality of the tree and of its expected tolerance to stress, wounding, pathogenic attack or competition. This evaluation of tree condition has informed the types of management that have been recommended.

1.2 The Approach to Risk Assessment

During the risk assessment features within the falling distance of each tree (target areas) were assessed and the value of targets upon which trees could impact in the event of failure was quantified. When considering the risks posed by the tree, the inspection took into consideration the target zone, the size of the part that could impact the target and the likelihood of that part failing. Observations made during the tree survey informed conclusions as to the extent and nature of decayed or dysfunctional wood, and whether these may increase the risk of structural failure.

Any trees of safety concern were surveyed using a simple version of the Quantified Tree Risk Assessment (QTRA) methodology². QTRA applies established and accepted risk management principles to tree safety management. The outcome of the QTRA assessment is a score and this value has been used as a risk rating tool that has informed the work priorities that are recommended in this report (see table 1). There are several trees at the site that require maintenance that is not risk-related; in these situations, tree works have been recommended and listed as 'Advisory'.

Table 1: The system for prioritising recommended tree works.

Level of risk	Probability of harm	Priority	Timescale
Very High	1 – 1/100	Urgent	Immediately, without any delay.
High	1/100 – 1/10,000	High	Within 3 months.
Moderate	1/10,000 – 1/1,000,000	Non-urgent	Within the next year.
Acceptable	<1/1,000,000	N/A	N/A
None	-	Advisory	N/A

1.3 The Tree Plan

A single A3 plan has been produced for the whole of the site and this is provided at the rear of the document (TP-1). The map shows the location of the trees included in the survey and the numbers that they have been allocated.

1.4 Limitations

No account has been taken of the effects of leaves, fruit, exudation and insect activity associated with trees that may impact people or property. In addition, this report does not consider any aspect of tree-related building subsidence or any other tree-related nuisances. The risk assessment has considered current site usage. New facilities or activities may change the patterns of public usage and hence necessitate a re-survey of the trees.

Aerial tree inspection, invasive procedures and sub-soil investigations are outside the scope of the survey. Should further assessment involving any of these be required it will be highlighted in the report.

Some of the trees at this site are covered with ivy and this hinders the visual inspection of a tree. The survey is time-limited and so, whilst efforts were made to look through the ivy, there is a chance that some defects could have been obscured by ivy growth.

2 TREE MANAGEMENT RECOMMENDATIONS

2.1 Recommended Arboricultural Works

Five trees were found to require non-urgent works (tag numbers 19, 20, 30, 38 & 39). I would advise that arrangements are made to carry out these works within the next 12 months.

'Advisory' works have been recommended for a further 14 trees. There is no time-frame for carrying out advisory works.

The priority for works assigned to these trees is summarised in Table 2. However, a prioritised list of all the works specified is provided in the accompanying tree management schedule.

Table 2: A summary of the works recommended.

Works Priority	No. of trees/groups
Urgent	-
High	-
Non-urgent	5
Advisory	14
Total	19

2.2 Implementation of the Recommended Arboricultural Works

It is important that the recommended tree work is implemented in accordance with the order listed in the tree schedule as this will ensure that the most dangerous trees are addressed first. Advisory works may be carried out at any time.

Contractors undertaking the work must be fully insured and hold the valid certificates of competency for the work being undertaken. Contractors are also expected to undertake a site specific risk assessment and adopt appropriate control measures. All tree work must be undertaken in accordance with BS3998:2010 – Recommendations for tree work³. A glossary of terms used in the management schedule is provided in section 3.

2.3 Constraints to Tree Works

At the time of writing this report, all of the trees are within a conservation area. Permission must be granted by Haringey Council before any arboricultural works to these trees can be carried out. I advise that the best way to get the necessary permissions is to submit a copy of this management specification to Haringey Council requesting permission for the works.

Any arborist working at the site must comply with all statutory requirements concerning flora, fauna and habitat in accordance with relevant nature conservation legislation. The arborist should make sure that they are familiar with current best working practices to minimize disturbance to flora and fauna.

The arborist must consider the risk of impacting protected species prior to carrying out arboricultural works, especially when dealing with trees that have veteran characteristics. Natural England must be notified if there is reason to believe that arboricultural operations may disturb bats because a licence for the works may be required. If nesting birds are found to be present then the tree work must not commence. If the tree surgery has already started and nesting birds are then discovered then the work must stop immediately and be re-scheduled for later in the year.

3 GLOSSARY OF TERMS USED IN THE WORKS SPECIFICATIONS

Branch: A limb extending from the main stem or parent branch of a tree.

Buttress zone: The basal part of a tree, where the major lateral roots join the stem, with buttress-like formations on the upper sides of the junctions.

Cable bracing: When cables or ropes are used for bracing, the system is usually designed to prevent the braced parts from causing damage in the event of failure.

Canker: A lesion in which bark and cambium have been killed, sometimes exposing the wood and often showing a swollen appearance owing to the encircling growth of new tissues.

Canopy: The extent of the tree's crown. It can also be used to describe the topmost layer of twigs and foliage in a woodland or group of trees.

Co-dominant: In trees, a similarity between two or more stems or branches with regard to their size and their position within the canopy.

Coppice: A coppiced tree is one cut near ground level and then allowed to produce new shoots from the stool. The shoots from a woodland coppice are regularly cut to produce useful sticks or poles. A range of tree species produce coppice growth, some more readily than others.

Crown: That part of a tree where the greater mass of foliar bearing growth is present and is composed of limbs, branches and foliage.

Crown clean: The removal of dead, diseased, damaged, rubbing, detached, broken, hanging, crossing branches, sub-dominant leaders, subordinate branches with a tight fork, and foreign

objects. The aim of crown cleaning is to encourage the crown to develop that will be free from any major physical weaknesses. It reduces the risk of dead or damaged tree parts falling on objects of value, improves tree appearance, and may improve tree health.

Crown reduction: Crown reduction alleviates biomechanical stress by reducing both the leverage and the soil area of the tree. It involves pruning growth to an appropriately sized lateral branch, twig or bud to leave well distributed weight balance as feasible. The general principle is that, following reduction, there should still be a strong framework of healthy small-diameter branches and twigs capable of producing dense leaf cover during the following growing season. The crown should normally be reduced in proportion to its original shape unless the reduction is necessary to reduce the loading experienced by a structural fault.

Crown stems: The limbs that grow vertically and develop from the main trunk.

Dieback: The death of part of a plant, usually starting from a distal point and often progressing proximally in stages.

Drip-line: The outermost extent of the tree's crown.

End-weight reduction: This involves selective pruning, through a combination of thinning and targeted reduction, of the crown periphery to achieve a specified percentage reduction of outer growth. Internal growth (particularly epicormic) should be retained and not damaged in the pruning process. The aim of end-weight reduction is to reduce the mechanical loading on the lever arm of limbs whilst maintaining the natural form of the crown outline and fine branching. End-weight reduction should not involve the creation of large-diameter wounds. This form of management should not leave the tree with branch stubs or long branches with foliage only present at the tip.

Epicormic growth: Growth derived from a dormant or adventitious bud on a main stem or branch. Such growth within the crown of fully mature and veteran trees is valued for longevity and its protection and promotion is an important aspect of veteran tree management. Basal epicormic growth is common on some trees, particularly lime trees.

Exudation: A flow of viscous liquid (cf. bleeding from bark) exuded onto the surface of the bark from the underlying tissues.

Group: Trees that form a cohesive arboricultural feature (visually, culturally or aerodynamically) have been assessed as a group.

Included bark: Bark of adjacent parts of a tree (usually forked stems, acutely joined branches or basal flutes) which is in face-to-face contact; i.e. without a woody connection. Such a structure lacks inherent strength but is in many instances strongly reinforced by a surrounding "shell" of wood.

Lateral limbs: Crown limbs that grow horizontally away from the trunk.

Limbs: The main branches that make up the framework of the crown. In these specifications 'branches' are smaller and originate on crown limbs.

Occlusion: The process whereby a wound in a tree is progressively closed by the formation of new wood and bark around it.

Pollarding: The complete or partial removal of the crown of a tree so as to encourage the development of numerous branches; also, further cutting to maintain this growth pattern.

Pruning: The removal or cutting back of twigs, branches or roots; in some contexts applying only to twigs or small branches, but more often used to describe all kinds of work involving cutting.

Remove/Reduce deadwood: Deadwood is valued for the range of habitats that it supports and so, wherever possible, it should be retained within the crown. Nevertheless it should be removed (or reduced to a stable size) where its presence poses an unacceptable level of risk to the public. When carrying out deadwood removal arborists must avoid injury to living bark or sapwood as this could lead to the development of further dysfunction and colonisation by decay fungi or pathogens.

Remove limb: The removal of whole limb or branch by pruning back to the branch collar. The specific limb should be identified in the management schedule.

Sever ivy: Remove a 5–10cm section of all the stems around the entire circumference of the tree's trunk. This should be carried out as close to ground level as possible.

Stag-headed: A state of dieback in which dead branches protrude beyond the current living crown.

Stem: The principal portion of the woody structure (i.e. the trunk), or one of a number of such portions with similar size and status.

Targets: In tree hazard assessment (and with somewhat incorrect use of English), persons or property or other things of value which might be harmed by mechanical failure of the tree or by objects falling from it.

Trunk: The main stem of the tree (see stem above).

4 REFERENCES

4.1 References

¹ Mattheck, C. and Breloer, H. (1995). The Body Language of Trees: A handbook for failure analysis. Research for Amenity Trees 4. HMSO, London.

² Ellison, M.J. (2005). Quantified Tree Risk Assessment Used in the Management of Amenity Trees. J. Arboric. International Society of Arboriculture, Savoy, Illinois. 31:2 57-65.

³ British Standards Institution (2010). BS3998 Recommendations for Tree Work. BSI, London.

Prioritised Tree Schedule

Site: Williams Close N8

Surveyor: Sean Galton

Date of Survey: 10th May 2021



Tree Number	Tree Species	dbh (cm)	Height (m)	Age Class	Overall Health	Notes on Structural Condition and Local Environment	Target Score	Impact	Probability of	QTRA Score	Recommended Management	Priority
T19	Pear	53	11	M	F	Twin stemmed forking at the base. Significant cambium damage up to 2m. Epicormic growth spouting from stems, indicating the tree is under stress.	3	2	4	1/1 000 000	Reduce vertical branches by 2.5m and lateral branches by 1.5.	Non-urgent
T20	Sycamore	97	18	FM	F	Single stem forking into 3 stems at 2m. Bark included junction between all 3 stems. Significant cambium damage up to 2m, extensive peeling bark all around the base of the tree. Dieback is beginning in the crown. Low vitality indicated by small leaf size and low bud density. Swing attached to lowest branch.	2	1	4	1/40 000	Reduce crown by 2.5m on all aspects.	Non-urgent
T30	Pissards plum	39	7	M	F	Bracket fungus at the base. Major deadwood in the crown. Low vitality indicated by small leaves and poor bud formation. Bark included junctions throughout the crown. Crown overhangs public footpath.	2	3	4	1/500 000	Reduce crown by 2.5m on all aspects. Retain rubbing branches in situ.	Non-urgent
T38	Sycamore	46	17	M	G	Two stems dividing at base. Early symptoms of sooty bark disease, indicated by sooty deposits on bark at 2m. Overhangs road and public footpath.	-	-	-	-	Re-inspect annually.	Non-urgent
T39	Horse chestnut	79	16	M	F	Metal probe inserted, detected decay from centre of base up to at least 2m. Overhangs road, public footpath and neighbouring property.	2	1	5	1/400 000	Reduce crown by 2.5m on all aspects.	Non-urgent
T10	English oak	79	19	M	G	No obvious significant defects. Previously heavily pruned. Single stem crown break at 5m, balanced crown. Crown is almost touching neighbouring building.	-	-	-	-	Prune away from the neighbouring building to get 2m clearance.	Advisory
T13	Common lime	45	16	M	G	Twin stemmed. Previously heavily pruned. Bark included junction between the two stems at ground level.	4	P	5	1 / <1 000 000	Reduce crown back to previous most recent cuts as part of good arboricultural practice.	Advisory
T16	Pear	39	9	M	G	Single stem forking into 2 at 3m. Cambium damage near the base, potentially caused by fire. Crown is healthy.	-	-	-	-	Mulch to drip line to protect roots, improve vitality and discourage butt rot.	Advisory
T17	Pear	34	7	M	G	Single stem forking into 3 at 2m. One sided crown. Minor damage to cambium up to 1m above ground level. Grass is growing right up to the base of the tree, potential to cause butt rot.	-	-	-	-	Mulch to drip line to protect roots, improve vitality and discourage butt rot.	Advisory

A key explaining each category is provided at the rear of the schedule.

Tree Number	Tree Species	dbh (cm)	Height (m)	Age Class	Overall Health	Notes on Structural Condition and Local Environment	Target Score	Impact	Probability of	QTRA Score	Recommended Management	Priority
T18	Pear	53	11	M	G	Single stem forking into 3 at 3m. Minor cambium damage on stem up to 2m. Mulch to drip line to protect roots, improve vitality and prevent butt rot.	-	-	-	-	Mulch to drip line to protect roots, improve vitality and discourage butt rot.	Advisory
T22	Pear	52	9	M	G	Single stem. Crown break at 4m. No obvious defects. Crown is growing over young oak tree.	-	-	-	-	Prune away from oak tree by 2m.	Advisory
T23	Yew	50	9	M	G	No obvious defects. Located on S boundary. Crown overhangs public footpath and road.	-	-	-	-	Remove epicormic growth.	Advisory
T26	Cockspur thorn	29	6	M	G	No obvious significant defects. Ivy growing up the stem. Overhangs public footpath.	-	-	-	-	Sever ivy at the base.	Advisory
T33	Horse chestnut	80	17	M	G	No obvious significant defects. Single stem to crown break at 4m. Overhangs road and public footpath.	-	-	-	-	Remove epicormic growth.	Advisory
T34	Horse chestnut	57	16	M	G	Heavily pruned in the past. No obvious significant defects. Minor deadwood over the pavement. Crown break at 3m. Overhangs road and public footpath.	-	-	-	-	Remove epicormic growth and deadwood over the pavement.	Advisory
T36	Horse chestnut	89	16	M	G	Crown break at 4m. No obvious significant defects. Overhangs road and public footpath.	-	-	-	-	Remove epicormic growth.	Advisory
TD	Norway maple	21	9	SM	G	Located on neighbouring property to the east. Overhangs Williams Close. Branches touching the building. Twin stemmed. No obvious defects.	-	-	-	-	Prune to get 3m clearance from the building.	Advisory
TG	Mimosa	30	7	SM	G	Located on neighbouring property to the east. Overhangs Williams Close driveway. Tree is leaning on the boundary fence. Dieback in the crown.	-	-	-	-	Remove stem rubbing on the fence.	Advisory
TG	Mimosa	3	7	SM	G	Located on neighbouring property to the east. Overhangs Williams Close driveway. Tree is leaning on the boundary fence.	-	-	-	-	Assess stability of the fence. Possible removal if fence is unsafe.	Advisory

A key explaining each category is provided at the rear of the schedule.

Tree Schedule - KEY

Tree/Group/Hedge Number Trees have been numbered for the purpose of this survey. Species Common names are listed. No. in Group The number of trees in each group is provided in the group schedule. Height (m) All heights are estimated. They are recorded in the following categories: 0-5m, 5-10m, 10-15m, 15-20m and 20+m. DBH (cm) Single stem diameters are measured at 1.5m with a diameter tape. For multi-stemmed trees (MS) the largest trunk is measured. All measurements in bold are estimates due to restricted access to the tree trunk.	Age Class (Y) Young, (SM) Semi-Mature, (EM) Early-Mature (M) Mature, (FM) Fully-Mature, or (V) Veteran. Overall Health An overall assessment of the physiological condition of the tree recorded as (G) Good, (F) Fair, (P) Poor, or (D) Dead. Tree Structural Condition and Site Notes Observations on the form of the tree, condition and structural integrity. Site notes are detailed when relevant to the risk assessment. Target Evaluation A target is anything of value, which could be harmed in the event of tree failure. This is categorised by the site usage within the target zone (human, vehicle or property). When it is property that is at risk a letter P is listed in the schedule. Impact Potential This is essentially a measure of the size of the part that is considered may fail.	Probability of Failure An estimate of the likelihood of failure of the feature being assessed. QTRA Score The risk of harm is generated when the target occupancy value is multiplied by the impact potential and the probability of failure. In accordance with QTRA, the result provided as probability of harm during the next year. Recommendations Recommended arboricultural works. Terminology used is based on guidance detailed in BS3998:2010 – Recommendations for tree work¹. Priority Urgent - Immediately, without any delay; High - As soon as reasonably practicable; Non Urgent - In order of priority and as funds allow; Advisory - No time frame; N/A - No works required at the present time.
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2 Avenue Hall

Williams Close
13-18

7-12
Williams Close

1-8 Williams
Close

1-20 Crescent Court

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