



FURTHER INVESTIGATION REPORT:

42 Hampstead Lane
London
N6 4LL

REPORT PREPARED FOR:

Private Client c/o KSR Architects LLP
14 Greenland Street
London
NW1 0ND

REPORT PREPARED BY

Adam Hollis

MSc ARB MICFor FARbor A MRICS C Env

Ref: KSR/42HL/RSG/01

Date: 2nd December 2022

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Site Details

Site Address: 42 Hampstead Lane, London N6 4LL

Client / Agent: Private Client c/o KSR Architects LLP, 14 Greenland Street, London NW1 0ND

Surveyor: Kim Dear

Date of Inspection: 25th November 2022

Instruction

Carry out decay detection tests on the main stem of one English oak.

Resistograph Tests

The Resistograph is a drilling instrument that probes the tree with a micro-drill with a 3mm tip and a 1.5mm x 400mm shaft; this allows testing to a depth of 40cm. As the probe advances it measures the resistance encountered and feed rate of the needle. Undecayed wood gives a high reading whilst dysfunctional wood or cavities give a lower reading.

The instrument used was the IML Resistograph PD400 which a greater capability than earlier models. There are 5 different speed settings and the data is recorded electronically. The readings show the measured resistance as a black line and the feed rate of the needle as a blue colour. It is useful to have the 2 settings as with previous models, friction on the needle could give a falsely high reading. Although there is still friction on the needle with the PD400 the feed rate will change as decay is encountered. This is depicted on the traces shown below.

Tree Details

Species: English oak (*Quercus robur*)

Diameter: 900mm

Height: 12m



Photograph 1: Tree tested

Observations

The tree is situated on the eastern boundary of the property with the house 10m to the south west. There is a fence attached to the north and south of the main stem, the majority of which appears to be in the neighbouring garden. Property deeds may identify ownership more definitively.

The crown is sparse with numerous old pruning wounds and minor deadwood throughout. The main stem is ivy smothered to a height of 8m. There is epicormic growth to all sides from ground level to 6m.

A 3m feature wall has been built immediately adjacent to the tree which extends northwards alongside a derelict swimming pool. The construction of this wall included a 1m deep trench immediately against the main stem.

Results

Table 1: Findings of testing undertaken

Direction	Height	Results
North	10cm	0-3.2cm bark, 3.2-40.0cm sound wood
East	10cm	0-4.0cm bark, 4.0-40.0cm sound wood
South	10cm	0-2.5cm bark, 2.5-40.0cm sound wood
West	10cm	0-3.5cm bark, 3.5-27.5cm sound wood, 27.5-29.0cm early incipient decay, 29.0-40.0cm sound wood

The individual traces are provided for reference within Appendix 1.

Discussion

Whilst the Resistograph testing revealed no significant internal decay, this does not mean that the tree can or ought to be retained. It has clearly suffered significant historic root damage which is highly likely the cause of the dieback apparent. This dieback is of such severity that the tree now has no real amenity value and while it no doubt provides some level of ecological value, it is growing in a position wholly unsuitable for its retention as a habitat resource. Accordingly, I see no alternative to the removal of the tree. I do though note that the retention of the stem on site will minimise the ecological impact of its removal.

Recommendations

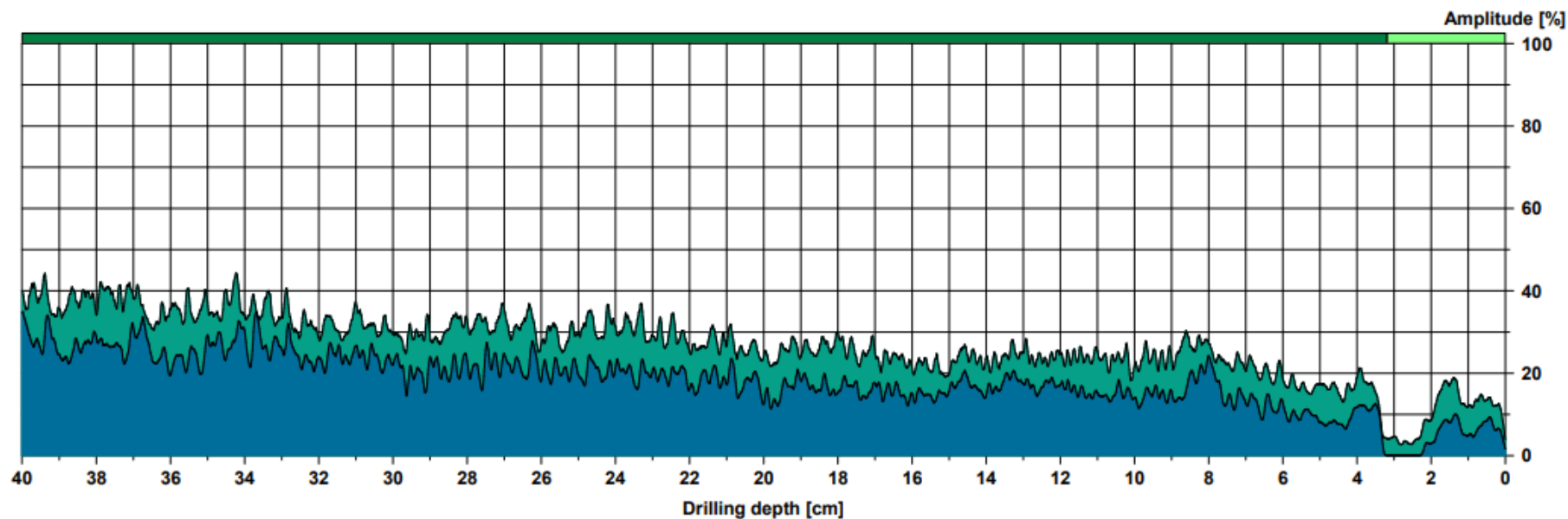
Fell as soon as practicable using a suitably competent, insured contractor.

Appendix 1

RESISTOGRAPH TRACES

Measuring / object data

Measurement no.:	3	Speed	: 2500 r/min	Diameter:	90,00 cm
ID number	: 42 HAMPSTEAD LANE OAK T20 10cm N	Needle state:	---	Level	: 10cm
Drilling depth	: 40,09 cm	Tilt	: ---	Direction:	North
Date	: 25.11.2022	Offset	: 95 / 312	Species	: Oak
Time	: 14:23:51	Avg. curve	: off / off	Location	: 42 Hampstead
Feed	: 100 cm/min			Name	: T20



Assessment

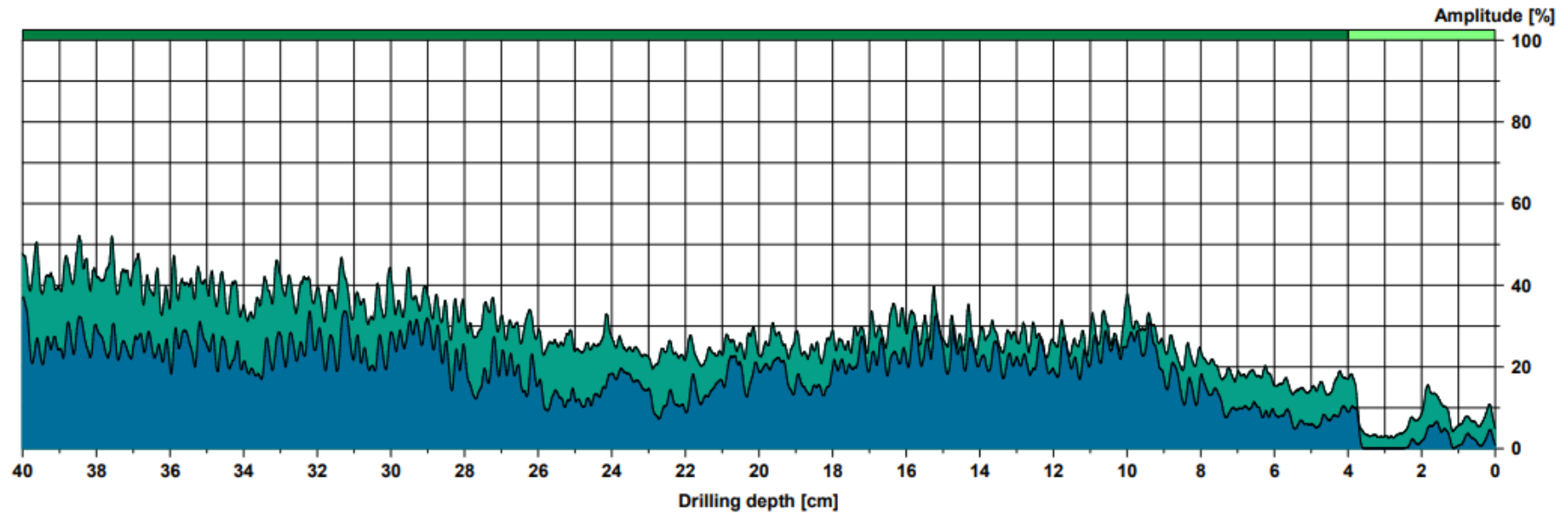
From 0,00 cm to 3,20 cm	: Bark
From 3,20 cm to 40,00 cm	: Sound Wood

Comment

42 HAMPSTEAD LANE OAK T20 10cm NM003

Measuring / object data

Measurement no.:	2	Speed	: 2500 r/min	Diameter:	90,00 cm
ID number	: 42 HAMPSTEAD LANE OAK T20 10cm E	Needle state:	---	Level	: 10cm
Drilling depth	: 40,09 cm	Tilt	: ---	Direction:	East
Date	: 25.11.2022	Offset	: 104 / 278	Species	: Oak
Time	: 14:22:45	Avg. curve	: off / off	Location:	42 Hampstead
Feed	: 100 cm/min			Name	: T20



Assessment

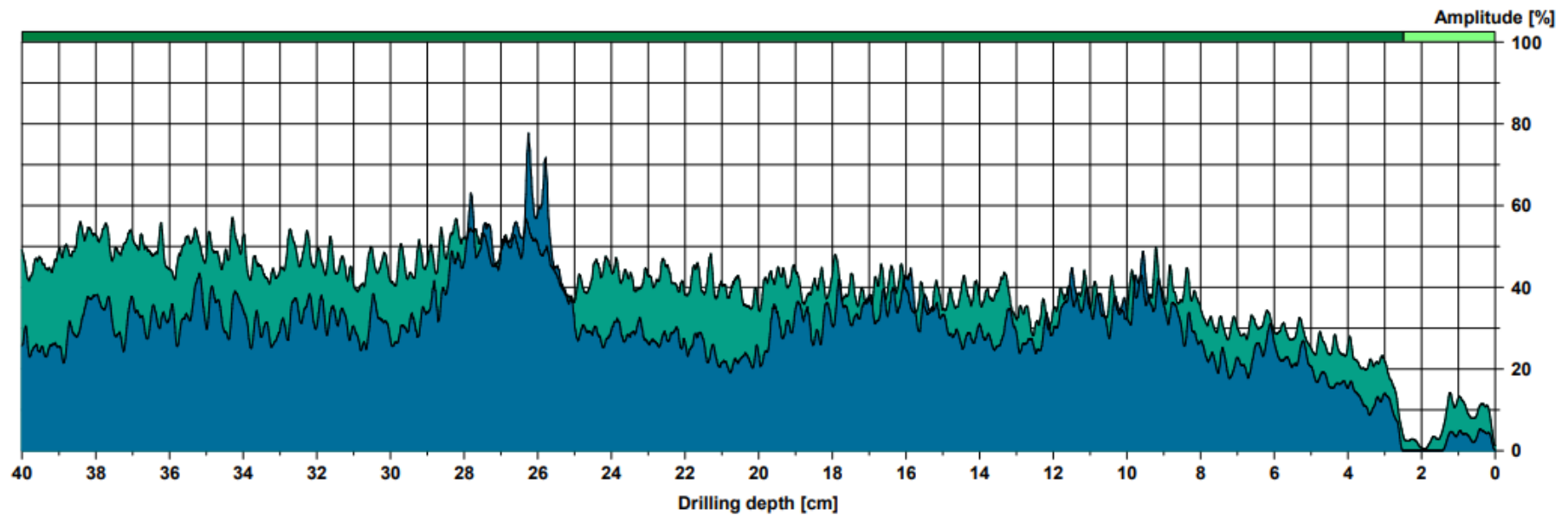
From 0,00 cm to 4,00 cm	: Bark
From 4,00 cm to 40,00 cm	: Sound Wood

Comment

42 HAMPSTEAD LANE OAK T20 10cm EM002

Measuring / object data

Measurement no.:	1	Speed	: 2500 r/min	Diameter:	90,00 cm
ID number	: 42 HAMPSTEAD LANE OAK T20 10cm S	Needle state:	---	Level	: 10cm
Drilling depth	: 40,09 cm	Tilt	: ---	Direction:	South
Date	: 25.11.2022	Offset	: 123 / 359	Species	: Oak
Time	: 14:21:36	Avg. curve	: off / off	Location	: 42 Hampstead
Feed	: 100 cm/min			Name	: T20



Assessment

From 0,00 cm to 2,50 cm	: Bark
From 2,50 cm to 40,00 cm	: Sound Wood

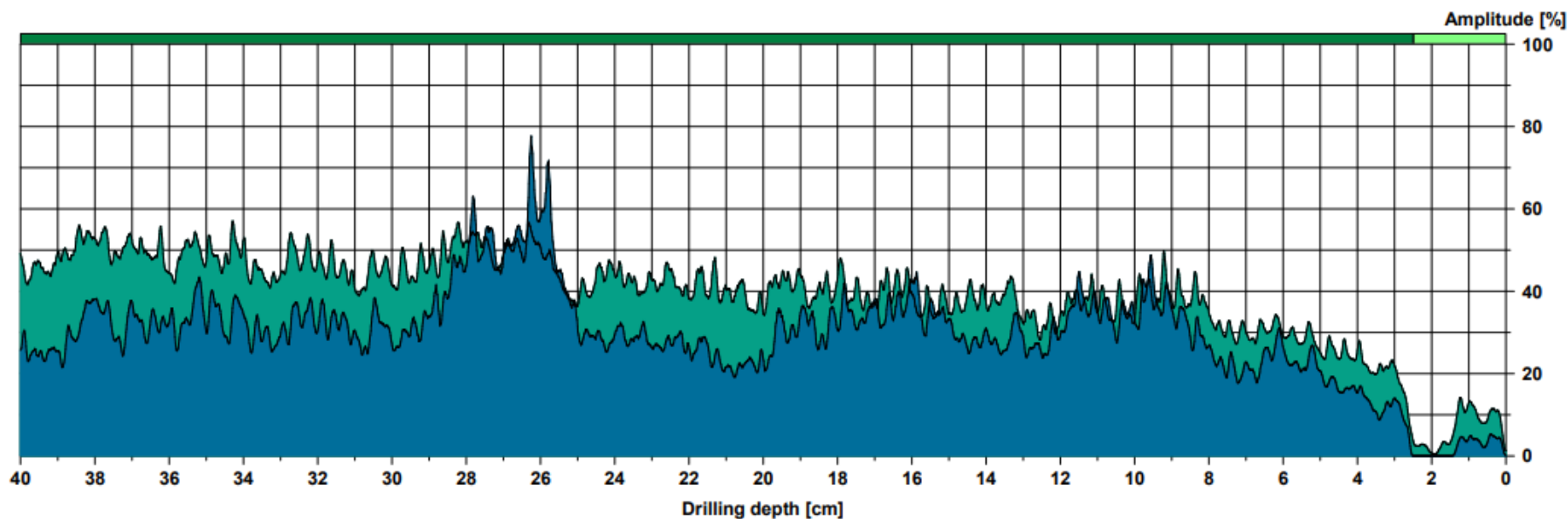
Comment

Spike at 26cm in drill resistance likely barrier zone.

42 HAMPSTEAD LANE OAK T20 10cm SM001

Measuring / object data

Measurement no.:	1	Speed	: 2500 r/min	Diameter:	90,00 cm
ID number	: 42 HAMPSTEAD LANE OAK T20 10cm S	Needle state:	---	Level	: 10cm
Drilling depth	: 40,09 cm	Tilt	: ---	Direction:	South
Date	: 25.11.2022	Offset	: 123 / 359	Species	: Oak
Time	: 14:21:36	Avg. curve	: off / off	Location	: 42 Hampstead
Feed	: 100 cm/min			Name	: T20



Assessment

From 0,00 cm to 2,50 cm	: Bark
From 2,50 cm to 40,00 cm	: Sound Wood

Comment

Spike at 26cm in drill resistance likely barrier zone.

42 HAMPSTEAD LANE OAK T20 10cm SM001