



TREE CONDITION SURVEY AND MANAGEMENT WORK RECOMMENDATIONS



AUGUST 4, 2022

BUTLERS TREES LTD

182 Glebe Road | Letchworth Garden City | Hertfordshire

Tree Condition survey and
Management Work Recommendations
For
Haddon Few Montuschi Architects Limited
New Acre Limited acting as Agent

Report by
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Arboricultural Tree Survey

Survey Site Address	The Mall Wood Green - existing tree on Mayes Road - service yard 6
Client	Haddon Few Montuschi Architects Limited, New Acre Ltd
Date of Report	4 th of August 2022

Contact details

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Murthing Ln Stapleford Abbots Romford RM4 1JT	Mr Gareth Jones	Tel: 07891 262 004 Email: gareth@newacre.co.uk

District Council		
Harringay Council River Park House 225 High Rd London N22 8HQ		Tel: 020 8489 5504

Issue and Revision Record

Issue/Revision No.	Date	Author	Description
1	2 nd of August 2022	Luke Butler	VTI
1	4 th of August 2022	Luke Butler	Report

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1. Statement of Instruction

- 1.1. Instruction was received from Gareth Jones of New Acre on the 1st of August 2022 to undertake a tree survey in accordance with British Standard 5837:2012 in respect to an area of land within/adjacent to the boundaries of The Mall, Wood Green, Service yard 6.
- 1.2. The client's instruction allowed for the following.
 - 1.2.1. Attend site and undertake a survey and categorisation of trees there.
 - 1.2.2. Identify species of the trees present and describe the overall condition, age and safe life expectancy.
 - 1.2.3. Produce a report of the site discussing the future management of the trees.
- 1.3. The purpose of this report is to give a tree condition assessment that are a potential risk to person or property.

2. Site Details

- 2.1. The site is situated off Mayes Rd, London N22 6SR. The single tree is located adjacent to the pavement of Mayes Rd in a brick walled container adjacent to the boundary of the property above. There are no public access rights through the property.
- 2.2. The single tree in the below report is not subject to a Tree Preservation Order and does not lie within a conservation area.
Guidance on TPO's and conservation areas can be found [here](#).

3. Survey Method

- 3.1. A site visit was completed on the 2nd of August 2022 by the report's author, Luke Butler. A single tree was indicated by the client to which a report needed to be undertaken.
- 3.2. The tree identified have been assigned a reference number, T1, which may be referenced throughout the report.
- 3.3. A ground based visual assessment of the health and condition of the trees has been carried out with the use of an acoustic sounding hammer and a probe.
- 3.4. All tree inspections were carried out in accordance with current best practice (Visual Tree Assessment) to give a systematic, consistent and transparent evaluation method.
- 3.5. No specialist decay diagnostic equipment such as decay micro drilling or tomography was used during the inspection.
- 3.6. Assessment of the health of the trees detailed in this report were arrived at from visual indicators such as crown dieback, previous wounds, cracked or flaking bark etc.
- 3.7. Stem diameter measurements were taken with a girth tape. Height measurements were taken with a clinometer.

4. Survey Limitations

- 4.1. This survey details the condition of the trees when the assessment was undertaken. Inevitably their condition will change over time. Accordingly, the client is advised that they should have trees in their ownership or for which they are responsible routinely inspected by a competent person so their condition can be regularly assessed.
- 4.2. Other than the enquiries made on the British Geological Society's website, no assessment of the site's soil or its composition was undertaken.
- 4.3. No assessment was made of whether the trees detailed in the survey have or have the potential to cause indirect damage through subsidence or heave to adjacent buildings.
- 4.4. No specialist decay diagnostic equipment was used during the survey.
- 4.5. The survey was undertaken from ground level. No aerial inspection of the trees surveyed was undertaken. If such an investigation has been identified as being required, this will have been detailed as a Preliminary Recommendation.
- 4.6. No soil or tree samples were taken for this report.
- 4.7. The Tree Preservation officer from the Local Planning Authority should be consulted before any work is carried out on site.
- 4.8. Before any work is carried out on site, the trees should be inspected for any activity of any protected species and a written record kept. Under the Wildlife and Countryside Act 1981 it is an offence to destroy or disturb nesting birds, if nesting birds are discovered or suspected no works can proceed and the Local Planning Authority (LPA) and Local Wildlife Trust must be notified for advice as to how to proceed.

5. Arboricultural Assessment

- 5.1. Within the proposed inspection area, one significant tree has been identified. (Significant trees are trees with a diameter of more than 75 millimetres at 1.5 metres from ground level).
- 5.2. One tree within the proposed area is a species of London Plane, *Platanus x hispanica*.

6. Conclusions and Recommendations

- 6.1. The one tree identified by the client on The Mall site, T1, shows no signs of disease or decay from ground level. A Massaria disease (*Splanchnonema platani*) check should be carried when work is undertaken as this infection can only be seen from above major branches and limbs.

The tree is located in a brick walled container adjacent to the north side footpath of Mayes Rd. The wall directly adjacent to the footpath has a number of cracks through the mortar and has moved some sections of the wall, likely through the root ball growing within the container and becoming root bound. Regular maintenance through pollarding should help reduce the growth impact of roots. The crown on the north-west side is approx. under 2m from the wall of The Mall building.

The tree has a clear pollard cycle, with the most recent appearing to have been carried out in the last 2-3 years. Re-pollarding should be undertaken on this species of tree every 2-3 years due to their quick growing nature. Ideally, any work to a London plane should be undertaken in winter months due to the small hairy catkins on their branches that can be found during the rest of the year. London Plane is the most common tree throughout London and one of the most commonly pollarded trees.

- 6.2. The tree appears due for a re-pollard. While this is being undertaken, a Massaria disease check should be undertaken as well.
- 6.3. All works should be carried out as per the recommendations in BS3998 Tree work – 2011.

Appendix

Appendix A – Tree Data

Tree No.	Species	Age	Stem		Height (m)	Crown (m)			Physio-logical Condition	Structural condition		Recommendations and comments	Category, Life Expectancy, Work completion date
			No.	Diameter (mm)			Spread	Clearance					
T1	London Plane	SM	1	670	15.5	N E S W	9 9 8 9	3 4 2 3	G	C S B	G G G	Has been previously pollarded approx. 2-3 years ago. Due for a re-pollard. South/west retaining wall adjacent to pavement has possible subsidence movement or root system is pushing the wall out from growth. Keeping it to size will reduce and potentially eliminate subsidence if routine maintenance is kept up to date. Massaria check while work is being undertaken.	B3 20+ <1yr

Appendix B – Explanatory notes

Tree No. - Sequential reference number give to each tree or tree group identified in the survey.

- **T** – Individual Tree.
- **G** – Group of trees (a group of similar trees of similar condition).
- **R** – Row of trees.
- **H** – Hedgerow.

Species - Species of tree shown as its common name with its scientific name in italics below.

Age - The point in its life span at which the tree is estimated to be

- **Y** - Young – First 10 years of growth.
- **SM** - Semi Mature - Less than 1/5 of life completed.
- **M** - Mature – 2/5 – 5/5 of life completed.
- **OM** - Over Mature - more than 5/5 of life completed and declining.
- **V** - Veteran – Veteran trees have no precise definition but are trees considered to be of biological aesthetic or ecological value because of their age.

No. of stems - Number of stems measured at 1.5 metres above ground level.

Stem diameter - Measured at 1.5 metres above ground level in accordance with the conventions detailed in British Standard 5837:2012 and recorded in millimetres.

Crown Spread - The spread of the tree's crown as measured at the points of the compass and expressed in metres.

Crown clearance - The distance from crown level to the base of the crown expressed in metres.

Height - Estimated height of tree expressed in metres.

Physiological Condition - The physiological condition of the tree/s. -

- **G** - Good.
- **F** - Fair.
- **P** - Poor.
- **D** - Dead.

Structural Condition - The structural condition of the tree/s -

- **G** - Good.
- **F** - Fair.
- **P** - Poor.
- **VP** – Very poor.

Recommendations and comments - Recommendations for actions required and comments on physical attributes of the tree/s.

Root Radius – The radius of the root area from the centre of the stem in metres. This is worked out using the stem diameter and multiplying by 12.

Root Area – The square metre area of the root zone in metres squared. This is worked out using the root radius with the formula $A = \pi r^2$. This gives a circular area for the root zone, but with other inhibiting factors such as pavements, walls or other trees, it will never be a true circle.

This following section is coloured with a traffic light system to visually show which is most urgent, red being the most urgent and requiring immediate attention, yellow requiring attention in the short term and green requiring no immediate attention.

Category - A category ascribed to the tree based on the definitions outlined in BS5837:2012.

Category (A): Trees whose retention is most desirable and are of high quality and value. These trees are considered to be in such a condition as to be able to make a lasting contribution and may comprise:

1. Trees which are particularly good examples of their species especially rare or unusual, or essential components of groups or of formal or semi-formal arboricultural features.
2. Trees, or groups of trees which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance.
3. Trees or groups of significant conservation, historical, commemorative or other value (e.g., Veteran or wood-pasture trees).

Category (B): Trees whose retention is considered desirable and are of moderate quality and value. These trees are considered to be in such a condition as to make a significant contribution and may comprise:

1. Trees that might be included in the high category but because of their numbers or slightly impaired condition, are downgraded in favour of the best individuals;
2. Trees present in numbers such that they form distinct landscape features and attract a higher collective rating than they would as individuals. Individually these trees are not essential components of formal or semi-formal arboricultural features, or trees situated mainly internally to the site and have little visual impact beyond the site;
3. Trees with clearly identifiable conservation or other cultural benefits.

Category (C): Trees that could be retained and are considered to be of low quality and value. These trees are in an adequate condition to remain until new planting could be established or are young trees with a stem diameter below 150 mm and may comprise:

1. Trees not qualifying in higher categories;
2. Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value and or trees offering low or only temporary screening benefit;
3. Trees with very limited conservation or other cultural benefits.

Category (U): Trees that are considered to have no significant landscape value, but it is not presumed that there is any overriding need to remove them unless stated otherwise in the description and recommendations. Trees within this category are:

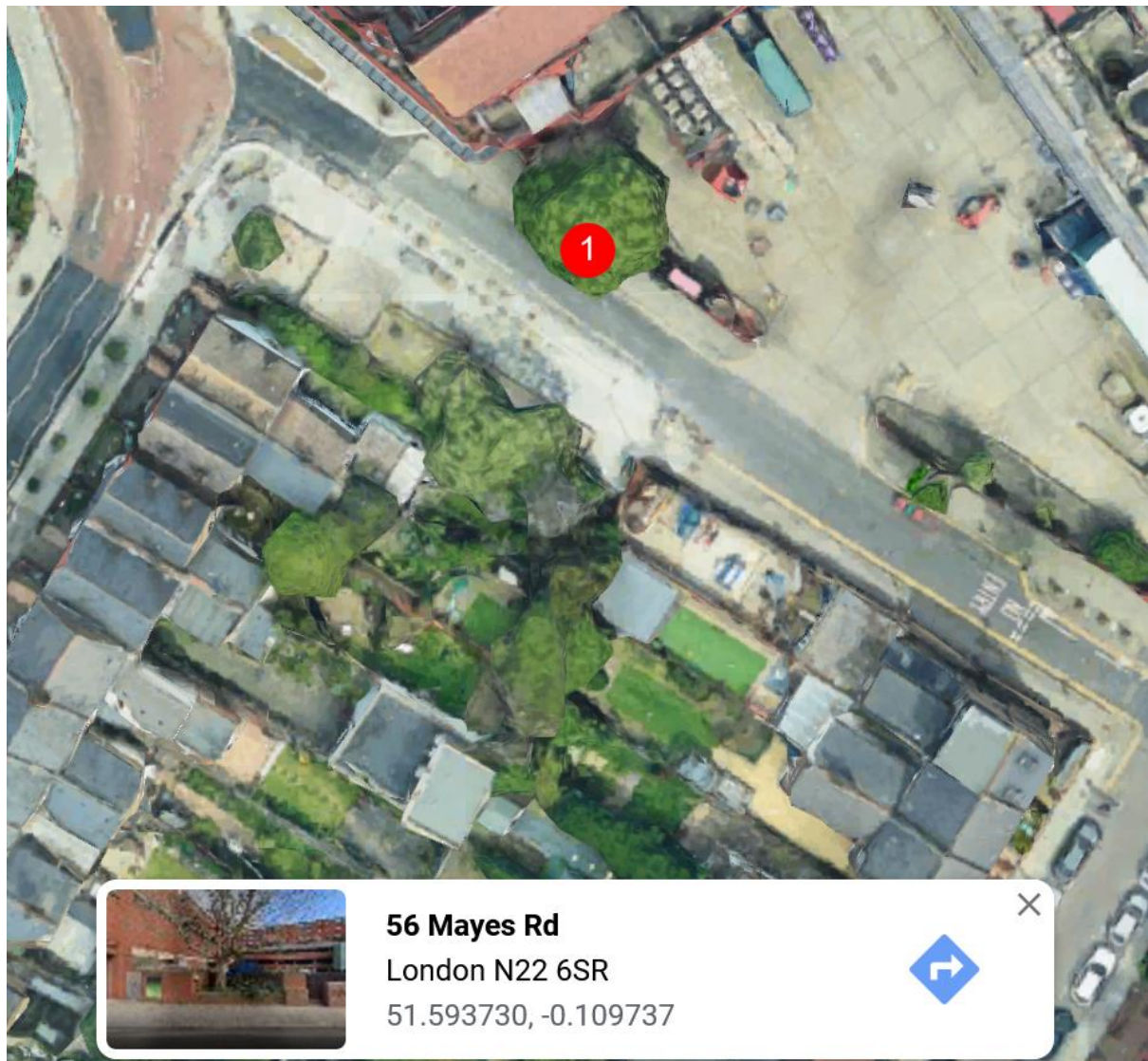
1. Trees that have a serious irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees;
2. Trees that are dead or are showing signs of significant, immediate or irreversible overall decline; Trees infected with pathogens of significance to the health and or/safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality

Life expectancy - an estimate based on the tree's condition as to how long the tree is likely to be able to be retained and expressed in years (<10, 10+, 20+, 40+).

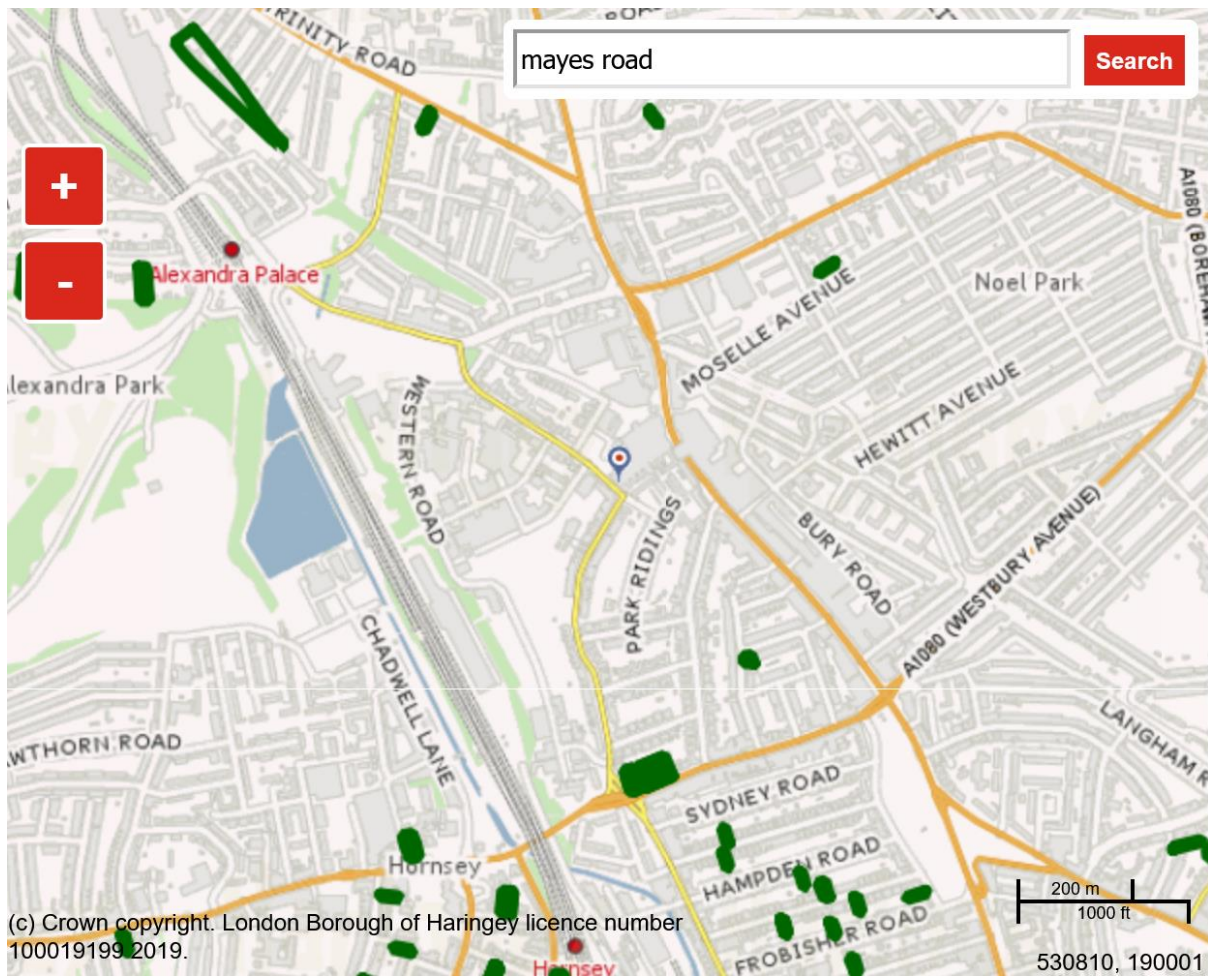
Work Completion date – The date by which work that has been recommended should be completed by.

Appendix C – Pictures

Site Plan – Circles are not to scale and shouldn't be used as such.



TPO Map



T1



Brick Wall



Appendix D – Web Information & Bibliography

TPO and Conservation Area Guidance -

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

Health and Safety Executive -

http://www.hse.gov.uk/foi/internalops/sims/ag_food/010705.htm

Arboricultural Association -

<https://www.trees.org.uk/>

British Geological Survey -

<https://mapapps.bgs.ac.uk/geologyofbritain/home.html>

UK Soil Observatory -

<http://mapapps2.bgs.ac.uk/ukso/home.html>

TPO and Conservation Map -

<https://www.haringey.gov.uk/environment-and-waste/nature-and-conservation/trees/tree-preservation-orders/map-tree-preservation-orders-tpos-haringey>

British Standards 3998 (2010) *Tree Work - Recommendations UK*; British Standards Institution

British Standards 5837 (2012) *Trees in relation to design, demolition and construction. Recommendations*; British Standards Institution

Lonsdale, D (1999) *Principle of Tree Hazard Assessment and Management* Edinburgh; Forestry Commission

Mattheck, C (2007) *Field Guide for Visual Tree Assessment* Germany; Karlsruhe Research Centre

Shigo, A.L (1991) *Modern Arboriculture* USA; Shigo and Trees, Association

Sterry, P (2007) *Collins Complete British Trees* London; Collins

Strouts, R.G (2000) *Diagnosis of ill-health in trees* Edinburgh; Forestry Commission

Weber, K & Mattheck, C (2003) *Manual of wood decay* UK; Arboricultural Association

Appendix E – Qualifications and Memberships

2020 - SEG Awards ABC Level 4 in Arboriculture

2019 – Lantra awards for Professional Tree Inspection

Practical Arboriculture Qualifications (NPTC)

Technical Member of the Arboricultural Association – Member number – TE7969.