



Arboricultural Report

Tree Condition Survey

At

639 Tottenham High Road
London
N17 8AA

Client

Greater London Authority

By

Sam Bateson

Date

20th March 2023

Re-Inspect
November 2024



Site	As above
Inspection Date	9 th March 2023
Reference:	Oxl/639/AR1

Terms of Reference

To carry out a visual inspection to 2 trees in the front of the above address. The inspection is to provide a preliminary condition assessment of the trees and advise on any remedial works and ongoing maintenance requirements.

Instructions

- We received instructions from the GLA to carry out an inspection of the trees within the grounds of the above address.
- To submit an application for any required works due to the site being within a Haringay Council Conservation Area.
- The inspection is to consider and assess the following:
 - Structural condition
 - Physiological condition
 - Pests and diseases
 - Impact of development
 - Priority safety work requirements
 - Long-term management advice

Third Party Disclaimer

- Any disclosure of this report to a third party is subject to this disclaimer. The report was prepared by Oxleas Tree Care at the instruction of, and for the use by, our client named within the report. This report does not in any way constitute advice to any third party who is able to access it by any means. Oxleas Tree Care excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage arising from reliance on the content of this report.

Scope of Report

- A preliminary visual assessment of each tree was carried out from ground level noting external faults and features only.
- This preliminary assessment did not include a detailed examination of tree root systems, decay detection or aerial access. A further supplementary Detailed Report may be advised as a result of the findings herein.
- All significant findings, along with recommendations for tree work are presented in detail within this report.

- The inspection was carried out with the aid of the following equipment:
 - Sounding mallet
 - Metal probe
 - 30m measuring tape
 - Rounded down diameter tape
 - Compass
 - Digital camera
 - TruPulse 200 Laser clinometers
- A tree owner is advised to have all trees in their ownership regularly inspected; trees are to be re-inspected after strong winds.
- Oxleas Tree Care generally observes the National Tree Safety Group Guidelines and BS3998:2010 'Tree Work Recommendations' in regards to tree surveying/inspection. Any pruning or removal works should be justified with a sensible balance between tree benefits and risk being considered.
- A site visit was undertaken by Sam Bateson (Level 4/5 Arboriculture, TechCert(ArborA), Lantra Professional Tree Inspection). An initial visual inspection was undertaken from ground level following the principles of the Visual Tree Assessment (VTA) Method detailed by Mattheck & Breloer, 1994. Tree measurements were recorded using a TruPulse laser measure and a rounded down metric diameter tape and a Thor hammer used to assess the integrity of the stem through basic acoustic sounding.
- The information contained in this report is provided without prejudice and is based upon the authors knowledge, experience, qualifications and public research. The author cannot be held responsible for the consequences of a difference of opinion for example, from the Local Planning Authority or the Planning Inspectorate.

Site Overview

- The trees are situated close to the front entrance of the Community Centre. As there are very few trees in the local vicinity these would be considered high value amenity trees. **Target:** Public meeting areas and high street – high target potential.

Tree No.	Species	Age Range	Height (m)	Average Crown Spread m	Physiological Condition	Structural Condition
T1	<i>Sorbus Aucuparia</i> (Rowan)	M	10	3	Good	Fair

Findings:

Rooting Area:

- Unable to inspect rooting area as entire tree has been overlaid with decking.

Trunk:

- Trunk is growing into decking causing trunk wounds, tree is pushing on decking causing an uneven surface. Trunk sounding brought no abnormalities.

Crown:

- Co-dominant stems. Well balanced crown

Conclusions: The base of the tree appears sound, however as the base of the trunk and root flare were not visible at the time of inspection it was not possible to undertake a full tree condition assessment.

Recommendations: To canopy raise to 3m and thin by 20%. Decking at base will need to be lifted and replaced where it meets the trunk of the tree. A gap of 5-10cm is to be left around the trunk to allow for secondary thickening. I would recommend the tree be inspected when the decking has been lifted.

Timescale: Medium priority – within 6 months.

Tree No.	Species	Age Range	Height (m)	Average Crown Spread m	Physiological Condition	Structural Condition
T2	<i>Ilex aquifolium</i> (Holly)	M	12	3	Good	Fair

Findings:

Rooting Area:

- Unable to inspect rooting area as entire trees has been overlaid with decking.

Trunk:

- Trunk is growing into decking causing trunk wounds, tree is pushing on decking causing an uneven surface. Trunk sounding brought no abnormalities.

Crown:

- Co-dominant stems. Previously canopy raised. Branches encroaching onto property to South.

Conclusions: The base of the tree appears sound, however as the base of the trunk and root flare were not visible at the time of inspection it was not possible to undertake a full tree condition assessment.

Recommendations: To reduce in height by 2m and trim sides to leave a compact shape. Decking at base will need to be lifted and replaced where it meets the trunk of the tree. A gap of 5-10cm is to be left around the trunk to allow for secondary thickening. I would recommend the tree be inspected when the decking has been lifted.

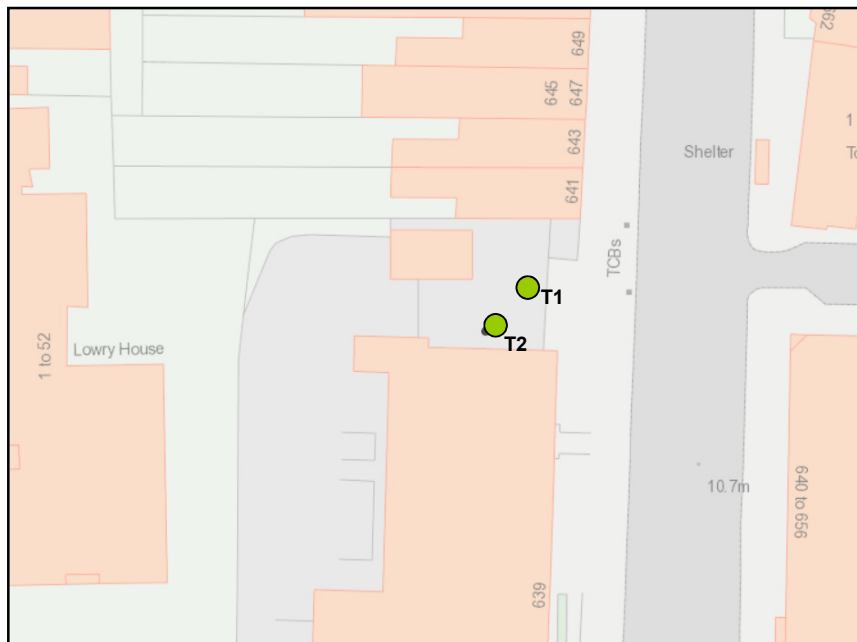
Timescale: Medium priority – within 6 months.



Photo 1: T1 with distorted decking at base



Photo 2: T2 growing against building



Map – 639 Tottenham High Road – not to scale

Survey Range & Limitations:

- A formal inspection was carried out from ground level using the Visual Tree Assessment (VTA) methodology; a rubber mallet and simple probe were used to assess the extent of any decay found. Defects or issues in relation to targets have been used to inform the risk rating and thereby the recommendations and priorities.
- Should any further investigations be required they will be highlighted in the recommendations. This assessment did not include aerial access, soil sampling, the use of internal decay detection equipment or any form of excavation. A further supplementary Detailed Inspection may be advised as a result of the findings herein. All measurements are estimated and tree locations on the maps should be considered as indicative.
- Where climbing inspections have been recommended, these should be undertaken by arborists with appropriate qualifications, experience and insurance.
- A tree with internal faults will often display associated external evidence that would be noted during a visual tree assessment. However, such signs are not always apparent at all times of the year, for example fungal fruiting bodies or leaf size and condition. The following findings and recommendations have been drawn from the evidence present on the day of inspection.
- Where access to a tree was limited e.g. due to the presence of fencing, dense basal growth or Ivy, this has been noted in the survey report. Recommendations may include the removal of any obstructions to allow a more thorough inspection.
- Only two trees have been inspected as per instructions received. It is recommended that the owners of any adjacent land site seek appropriate professional advice on the inspection and management of any trees likely to affect your property. Where ownership is unclear, this should be established before any works are undertaken.
- If noted during the site survey the presence of a visible Invasive Weed will be highlighted, however this report is in no way considered an Ecological or Invasive Weed survey and Oxleas Tree Care does not offer any advice in regards identification, 'Duty of Care' and or treatment and in all such cases a recommendation to seek specialist advice will be given.
- The information contained in this report is provided without prejudice and is based upon the authors knowledge, experience, qualifications and public research. The author cannot be held responsible for the consequences of a difference of opinion for example, from the Local Planning Authority or the Planning Inspectorate.
- It should be noted that trees are dynamic, living organisms that are subject to an ever-changing environment and that *"no tree can be guaranteed to be safe"* (National Tree Safety Group 'Common sense risk management of trees' (Landowner Summary), p.11) where failure can occur without defect or in excessive weather

conditions. However, a reasonably practicable and proportionate approach consistent with the duty of care can preserve the enjoyment and benefits of trees. Where local management decisions are made which vary from any arboricultural advice then the reasoning behind this should be recorded.

- The Local Planning Authority (Haringay Council) must be consulted prior to any works being carried out to establish whether any Tree Preservation Orders (TPO's) or Conservation Areas apply to the site. Failure to obtain written permission may result in a substantial fine and criminal conviction.
- Full consideration must be given to current legislation by anyone proposing to carry out works to trees, particularly with regards to the presence of European Protected Species (including bats). Arboricultural ('tree surgery') contractors should be adequately trained, experienced and carry appropriate insurance. All works should be carried out to the current edition of British Standard BS3998 'Recommendations for Tree Work', 2010 or current industry best practice.
- No investigation of the drainage system has been undertaken. Drainage / water supply systems, if damaged, may allow for root infiltration. If the system is sound, or after repair, roots have little capacity to enter or damage drainage systems. A drainage expert can provide specialist advice. If you, or your advisors have any information to suggest that the property has or is suffering from any structural defect, you should (a) release the information to us, and (b) seek the advice of a structural engineer, if you have not already done so.
- A detailed assessment has not been made of any of the trees' potential to cause damage to the buildings or their foundations. This survey expressly excludes any liability for any direct or indirect structural damage that the trees may cause to property including any structural movement, subsidence and heave. The potential for heave to occur following the removal of any significant trees and vegetation can be assessed using a soil sample should the need arise and any new foundations should be designed taking into account the recommendations of the current edition of NHBC Chapter 4.2 'Building Near Trees'. Where necessary a structural engineer, building surveyor or drainage specialist should be consulted for specific advice.
- New tree and shrub planting should take into account the distances suggested by the current edition of NHBC Chapter 4.2 'Building Near Trees' and Table A1 of British Standard BS5837:2012.
- The information contained in this report should be considered valid for a period not exceeding **18 months** from date of issue assuming that any recommendations are carried out within the stated timescales. Additional inspection is recommended following exposure to extreme weather, significant wounding or damage (e.g. additional trenching within the rooting zone, vehicle impacts, etc.), sudden decline in tree condition, non-prescribed works or any other event giving cause for concern.