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Arboricultural Survey & Report

Site:

34 Southwood Avenue
London
N6 5RZ

Client:

Davis Brown

Date of Report:

April 2023

Date Reference:

AR/MF/062/23

Report Prepared by:

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1.0 Instructions

1.1 This report has been instructed by Ben Smith on behalf of Davis Brown to survey, make assessment and provide recommendations for 1 no. English oak within the rear garden of 34 Southwood Avenue, London, N6 5RZ.

2.0 Introduction

2.1 A site visit was made on 30th March 2023 to survey and assess the tree. The weather at the time of inspection was bright and cold with tree in early spring mode with initial bud development evident.

2.2 The details of the subject tree are set out in the tree survey table in Appendix A. The tree was surveyed on the date and time shown above and the tree survey assessment information for the tree describing size, condition and surroundings is found in this appendix.

2.3 The tree surveyed is shown in a site plan, Appendix B, and this corresponds to the tree survey schedule, Appendix A.

2.4 This report and the opinions within it have been produced without prejudice by Marcus Foster; a qualified arboriculturist and professional member of the Arboricultural Association (MArborA) holding a National Diploma in Arboriculture, and the Arboricultural Association's Technicians Certificate as well as the Professional Tree Inspection Certificate (LANTRA). Marcus Foster also holds a degree in History and Society (University of Exeter). Work experience within the industry includes work as a Contracts Manager for an Arboricultural Association Approved Company, a Local Authority Tree Preservation Officer and an independent Arboricultural Consultant.

3.0 Survey Details and Scope

3.1 The site survey for the purposes of this report includes 1 no. tree (T1) as shown in the survey, Appendix A, and also highlighted on the site plan, Appendix B.

3.2 The survey has been undertaken to determine:

- (i) Long term strategy of tree / canopy cover for rear garden location
- (ii) General health and safety / hazard assessment

3.3 The tree has been surveyed from ground level only. The height of the tree has been estimated.

3.4 The following information was recorded for the tree and is shown in the Tree Schedule included in Appendix A - refer to full tree schedule key:

- Number: an identity number which cross references locations shown on the plan in Appendix A with the schedule in Appendix B.
- Species: listed by common names
- Tree Height: approximate height in metres
- Tree Spread: approximate height in metres
- Stem diameter: measured in millimetres (mm) and taken at 1.5m above ground level
- Age Class: Y (young); EM (early-mature); M (mature); OM (over-mature)
- Physiological Condition:: G (good); F (fair); P (poor); D (dead)
- Structural Condition: G (good); F (fair); P (poor); D (dead)
- General Comments: Specific comments relating to each tree
- Management recommendations
- NHBC Categorisation (Chpt 4.2 - 2018)
- Work Priority Ratings
- Inspection Frequency

3.5 The information contained within the report reflects the condition of the specimen examined at the time of the inspection. As the inspection was only visual no guarantee can be given concerning the condition of the wood at present in any of the trees inspected and furthermore that no future problems or deficiencies may arise.

3.6 Information recorded in the tree survey is expanded in the report findings and a management programme specified in the recommended schedule of works has been included.

4.0 Survey Limitations

4.1 No soil excavation or root inspection has been carried out.

4.2 This report only considers conditions at the time of inspection and is a visual inspection.

4.3 No internal decay devices/ invasive tools were used during this site survey.

4.4 Soil conditions have been researched but have not been physically investigated.

4.5 It should be noted that trees and vegetation are dynamic organisms and are subject to environmental change / alterations further to site condition changes.

4.6 Should there be any future structural movement the situation regarding the tree and / or vegetation should be re-assessed.

5.0 Tree Survey Findings & Analysis

Overview

5.1 The following statutory checks have been made in relation to the trees and their status within London Borough of Haringey:

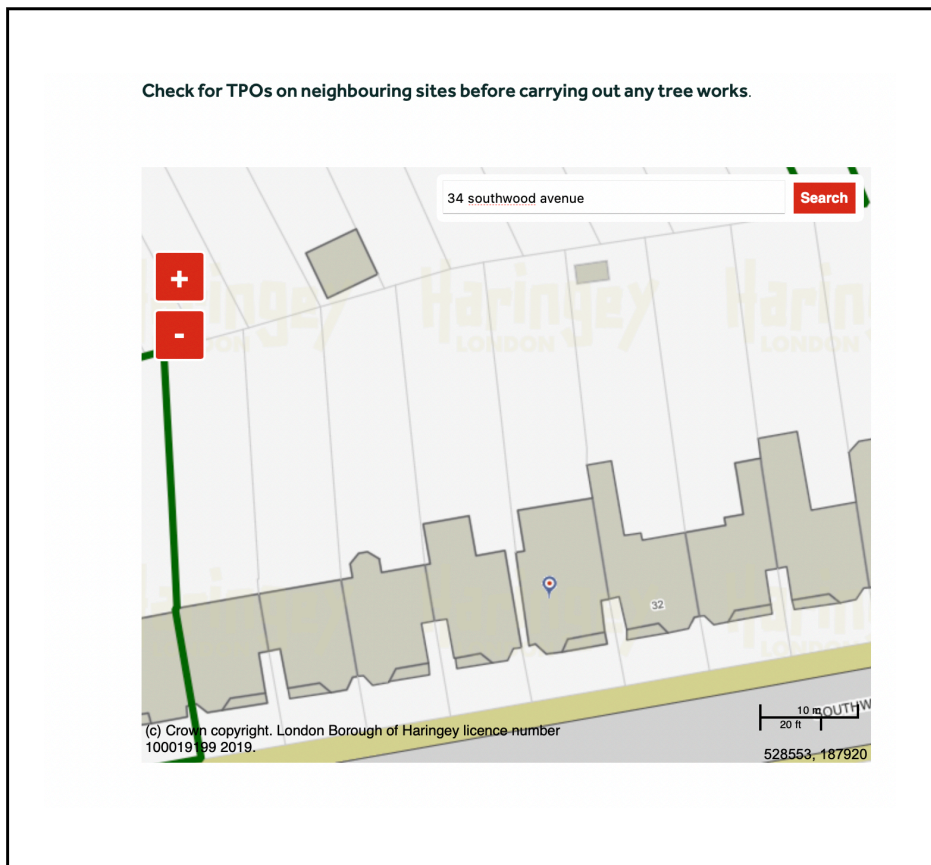
CONSERVATION AREA STATUS

Highgate Conservation Area, London Borough of Haringey

TREE PRESERVATION ORDER (TPO) STATUS

None applicable

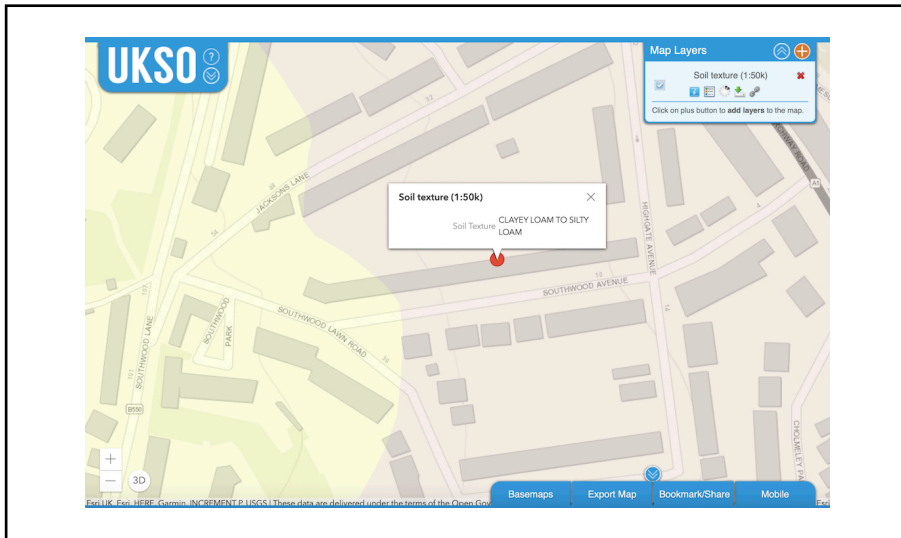
5.2 The following extracted map of TPO protection confirms the site location and absence of TPO status:



EXTRACT FROM

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

5.3 In relation to soil profile within the subject site, as viewed April 2023 <http://www.ukso.org> show the property to be located on sand to clayey loam silty soil mix meaning that plasticity levels of the soil are generally moderate to high.



Extract from: <http://www.ukso.org>

Findings

5.4 A summary of the tree surveyed is confirmed below:

Tree No: T1

Species: English oak (*Quercus robur*)

Distance from property: 22.0m

NHBC Rating¹: High

Management History: Crown lifting and crown reduction, selective and cyclical (lapsed to various extents)

5.5 In addition, the following notes below are relevant in relation to the tree:

- (i) Lean to north east accentuated buttress roots to south. Epicormic growth to south is clipped.
- (ii) Sweep / lean to east from 2m height to 10m height; has formed tree with crown and stem dominant to east likely from previous existence of tree to west.
- (iii) Damage to north of stem from base to minimum 4m height; good reaction growth at ground level lessening with height
- (iv) Sounding mallett gives balanced recordings except against decay to north at base.
- (v) Open cavity at 3.5m to south - open with water holding within cavity; probe extends maximum 100mm within throughout.
- (vi) Holly saplings growing within cavities to west of main stem 5-6m height.
- (vii) Storm damage at 6-7m height from failure of medium sized limb - historic not recent

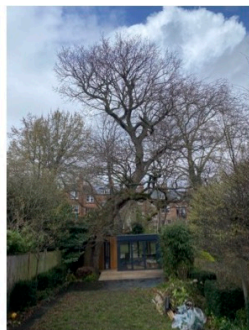
¹ NHBC, Chapter 4.3. Building near trees (2021)

- (viii) Absent crown to west from previous co-existence - epicormic developing / maturing within
- (ix) Storm damage to north east leader, historic at 14m height. Cavity to underside of main stem at 6-7m with moderate occluding growth
- (x) Crown reduced previously; lapsed approx 6-8 years with further reduction points lapsed 10-15 years; with major deadwood developing also.
- (xi) Lower vitality to upper crown

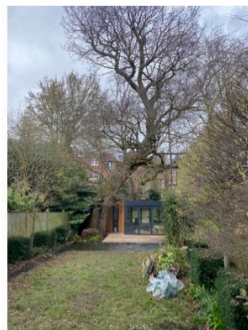
5.6 Additionally the following is noted in relation to the surrounding built features:

- (i) Base is obscured by decking around main stem to transition sloping topography and connect to garden building
- (ii) Garden building is sited to east and north east with unknown foundations; appears elevated above rootplate and sloping topography downwards south to north.

5.7 The following photographs provide a summary of the tree as taken at the survey:



Tree T1 viewed to north from property



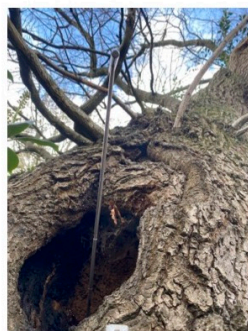
Tree T1 viewed to north from garden



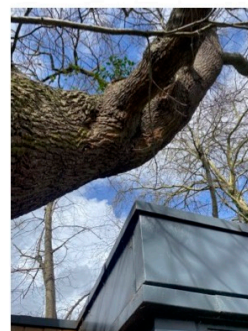
Main stem of tree T1; viewed to north



Main stem of tree T1; viewed to north west showing open cavity to south of main stem



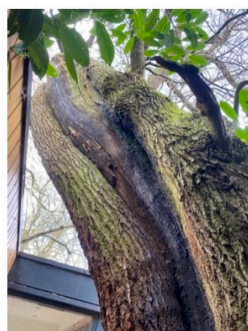
Open cavity to south of main stem with probe inserted and not extending beyond cavity



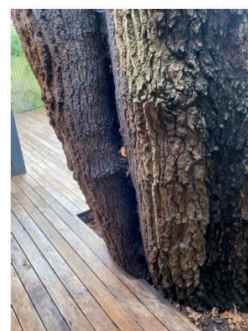
Close proximity of main stem to garden structure @ 2-4m height



Selective areas of staining to main stem with area shown to east @ 1.5m



North side of stem with open wound and reaction growth



North side of base and initial stem above decking with open wound and reaction growth

Analysis

5.8 The mature tree has been previously managed which has now lapsed either by 6-8 years or for selective areas of the crown 10-15 years. The tree exhibits features of historic storm damage and pruning which have impacted overall crown shape and form.

5.9 The previous existence of a similarly large and mature tree to the west (now removed) has shaped the sinuous form of the main stem dominant to the east and north of the rear garden location. With removal of previous tree / landscape feature the previously reduced tree has now become over-extended in relation to the exposed form and highlighted structural features.

5.10 Crown reduction works as specified within the Tree Works Schedule shall

- (i) Reduce over-extended form of the crown from lapsed reduction points
- (ii) Restore compact crown shape
- (iii) Reduce end weighting and exposure
- (iv) Remove dead sections over hanging rear garden locations
- (v) Enable climbing inspection

6.0 Summary

6.1 Tree T1 provides canopy cover and amenity value within the Conservation Area also providing important biodiversity attributes. However due to form, location and updates to the surrounding treescape crown reduction works are recommended.

6.2 The recommended management plan as included within *Section 6* applies the following recommendations:

- (i) Tree works applicable for T1 to restore a cyclical management regime for the tree within the subject site. Scheduled to be undertaken as a 'Moderate' priority (within 90 days)
- (ii) As part of tree works undertaken a climbing inspection to be undertaken and with any notable findings reported to be appended to this report
- (iii) Re-inspection of trees as a 'Moderate' priority (within 1 year) due to structural features and previously managed form

6.3 It should be noted that the report does not make reference to or provide structural engineering recommendations and should there be any future structural movement of the property the situation regarding any works undertaken this should be re-assessed.

7.0 Tree Works Schedule

7.1 Any tree work should be carried out to BS 3998; 2010 Recommendations for Tree Work. Permissions from the Local Authority, are applicable as tree protection applies by virtue of location within a Conservation Area.

TREE WORKS SCHEDULE: 34 Southwood Avenue, London, N6 5RZ				
Tree No.	Common Name	Tree Works	Reasons for works	Priority Rating
T1	English oak	Crown reduce height by up to 5m branch lengths suitable branch unions Crown reduce spread by up to 4m branch lengths to suitable branch unions Reduce south east spread over rear garden at 5-12m height by 3-4m to balance and restore crown with even and flowing canopy outline Remove major deadwood Undertake a climbing inspection and report any findings to Arboricultural Consultant	To dispense with duty of care / general management	M

NOTE: Wildlife & Habitat Protection Guidelines

The tree work specifications included within this report do not provide an exemption from the requirements to comply with the Wildlife and Countryside Act 1981, the Habitats Regulations 1994 and the Countryside and Rights of Way Act 2000, or any acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests, whilst being built or in use. It must be noted that failure to comply with the Acts may result in a criminal prosecution.

Appendices

Appendix A: Tree Schedule

Key to Tree Schedule

Number:

Identity number which cross reference locations shown on the plan in Appendix A with the schedule in Appendix B also

Species:

Listed by Latin name and / or common names as deemed appropriate

Tree Height:

Height in metres

Tree Spread:

Height in metres

Stem diameter:

Measured in millimetres (mm) and taken at 1.5m above ground level

Age Class:

Y (young)

Recently planted or established tree - less than 150mm diameter

SM (semi-mature)

Established tree but with significant growth to reach optimum size and form

EM (early-mature)

A tree at maturity but with potential for increased girth and spread which will continue to develop size and form

M (mature)

A mature specimen within final third of lifespan; limited increase in size and/or development of form

OM (over-mature)

A declining tree within latter stages of lifespan. Increased frequency within crown of structural defects and/or lower vigour are likely

V (Veteran)

A tree of significant physical, biological, cultural or aesthetic value which has lived beyond the typical lifespan relative to species. Structural defects are likely a prominent feature and require appropriate management in relation to the importance of the tree

Dead

The tree is dead and cannot be categorised within any of the above

Vitality:

G (good)

Generally in good health and condition - relative to species - and requiring no remedial action

Minor deadwood may be evident although extent relative to species

Leaf size, extension growth and crown density normal for species

F (fair)

Tree is showing signs of stress including, although not exhaustive of - lowered crown density, excessive deadwood, excessive epicormic growth, selective dieback, pests and diseases, abnormal leaf size / extension growth

The condition may be alleviated with remedial works / plant health care although these works should not be prioritised in relation to health and safety

P (poor)

Tree is showing signs of significant physiological decline including overall crown dieback, stag headed form, very poor crown density, limited extension growth, bud burst and decline thereafter, pest infestation

Remedial work is unlikely to provide improvement in physiological condition

D (dead)

- The tree is no longer alive with no physiological attributes evident

Structural condition:

G (good)

Few minor defects with overall good structural condition

Showing no adverse risk of failure/s

F (fair)

A tree which has a structural defect (major in early / semi maturity or developing stages of life and minor in full maturity) which requires remedial action

Structural defects could include significant compression forks, co-dominant stems, major deadwood, poor previous pruning, storm damage, limb failure, cavities, decay

Tree may repair via self optimisation which could be dependant on species / age of tree. Or remedial tree works specified for management of defect

P (poor)

Tree's structural integrity compromised from poor structural condition

Major structural defects may include decay, cavity, fungal fruiting bodies, significant dead wood, hanging limbs, major storm damage, excessive and significant pruning wounds

D (dead)

Tree is dead

Comments & Observations

Further to inspection comments which relate to both the physiological and structural condition of the tree and any important site factors also

Management recommendations

Tree Works Specification in accordance with BS3998:2010 and where appropriate BS8545:2014

Work Priority Rating:

U (Urgent)

Immediately / Make safe within 24 hours

VH (Very High)

Within 5 Days

Also appropriate where significant site constraints / infrastructure organisation exists to enable implementation, including 5 day notice

H (High)

Within 30 Days

M (Moderate)

Within 90 Days

L (Low)

Within 12 months

May refer to works related to aesthetics of the tree where deemed appropriate / previously implemented

Inspection Frequency

U (Urgent)

Carry out as soon as possible - likely for an aerial inspector

VH (Very High)

Within 30 days

H (High)

Within 6 months

M (Moderate)

Annually

L (Low)

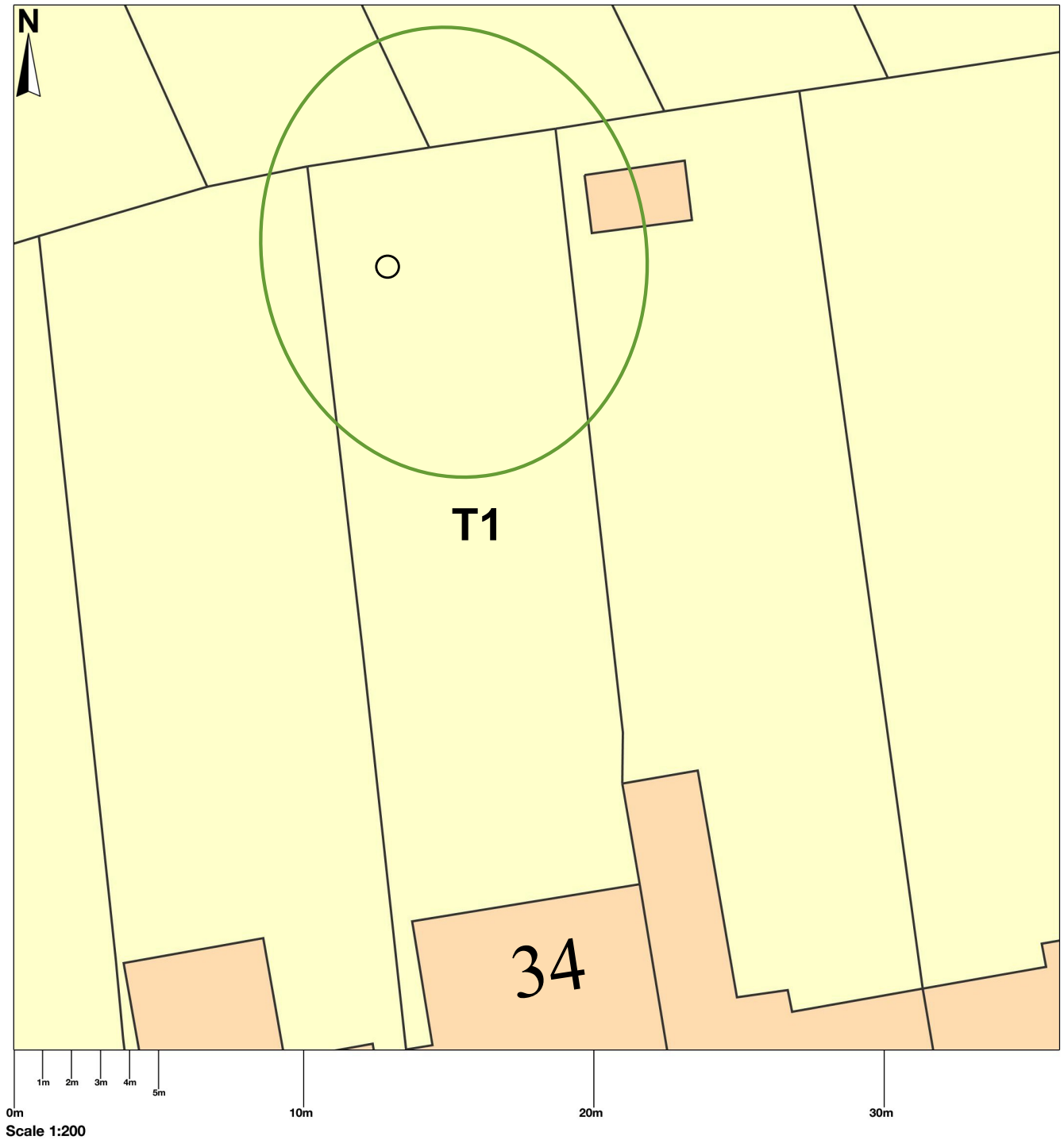
Every 3 years

MARCUS FOSTER ARBORICULTURAL DESIGN & CONSULTANCY - TREE SURVEY SCHEDULE
Survey Site: 34 Southwood Avenue, London, N6 5RZ
Survey Date: 30th March 2023

Tree No.	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m) N/E/S/W	Age Class	Physiological Condition	Structural Condition	Comments	Recommendations	NHBC Category Rating	Distance from property (m)	Work Priority Rating	Inspection Frequency
T1	English oak	22	1340	6 6 10 5	M	F	F	Base obscured by decking. Lean to north east accentuated buttress roots to south. Epicormic growth to south is clipped. Garden building to east with unknown foundations; appears elevated above rootplate and sloping topography downwards south to north. Sweep / lean to east from 2m height to 10m height; has formed tree with crown and stem dominant to east likely from previous existence of tree to west. Damage to north of stem from base to minimum 4m height; good reaction growth at ground level lessening with height. Sounding mallet gives balkanced recordings except against decay to north at base. Open cavity at 3.5m to south - open with water holding within cavity; probe extends maximum 100mm within throughout. Holly saplings growing within cavities to west of main stem 5-6m height. Storm damage at 6-7m height from failure of medium sized limb - historic not recent. Absent crown to west from previous co-existence - epicormic developig / maturing within. Storm damage to north east leader, historic at 14m height. Cavity to underside of main stem at 6-7m with moderate occluding growth. Crown reduced previously; lapsed approx 6-8 years with further rduction points lapsed 10-15 years; with major deadwood developing also. Lower vitality to upper crown	Crown reduce height by up to 5m branch lengths suitable branch unions Crown reduce spread by up to 4m branch lengths to suitable branch unions Reduce south east spread over rear garden at 5-12m height by 3-4m to balance and restore crown with even and flowing canopy outline Remove major deadwood Undertake a climbing inspection and report any findings to Arboricultural Consultant	H	7	M	M

APPENDIX B: TREE SURVEY SITE PLAN

SITE: 34 Southwood Avenue, London, N6 5RZ
DATE: March 2023 |. DWG REFERENCE: T001



PREPARED BY M FOSTER
MARCH 23

Arboricultural Report Reference: AR/MF/062/23
Site: 34 Southwood Avenue, London, N6 5RZ
Prepared for: Davis Brown
Date: April 2023

Appendix C: **References**

1. Principles of Tree Hazard Assessment and Management, Lonsdale, D. (Department for Transport, Local Government and the Regions, 1999)
2. The Body Language of Trees, Mattheck, C. and Breloer, H. (HMSO, 1994)
3. Trees in Britain, Philips, R. (Pan Books, 1978).
4. Diagnosis of Ill Health in Trees, Strouts, R. and Winter, (TSO, 1994)
5. NHBC, Chapter 4.3 (2021)
6. BS5837 2012: Trees in relation to design, demolition and construction

END OF REPORT
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