

Tree Condition Report

& Management Recommendations



26 Queens Avenue
Muswell Hill
London
N10 3NR

Dated
27th October 2025

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1. Introduction

1.1. Instruction

- 1.1.1. I am instructed by Zakiah Begum to conduct an Arboricultural Survey at 26 Queens Avenue and produce my findings in a report.

1.2. Scope and Purpose of the Report

- 1.2.1. The purpose of the report is to highlight any issues which may be of concern from a safety perspective. The context and condition of trees are assessed and hazards and potential hazards are recorded. Appropriate recommendations are made in order to reduce risk to acceptable levels.
- 1.2.2. Our survey methodology is describe in Appendix 2.

1.3. Tree Survey and Tree Data Schedule

- 1.3.1. The *Tree Location Plan* and *Tree Data Schedule* in Appendix 5 contain information gathered for each tree during a ground-level survey undertaken on 14th October 2025 during overcast, dry weather conditions. The survey was conducted by Carl Lothian. No climbed inspections or specialist decay detection were undertaken.

1.4. Brief Site Description

- 1.4.1. The trees surveyed are growing within the rear garden of a residential property.

1.5. Supporting Information

- 1.5.1. A definition of the Safety Categories can be found in Appendix 1. All other terms used within the Tree Data Schedule are defined and explained in Appendix 3.

1.6. Author

- 1.6.1. This report was compiled by Carl Lothian – BSc (Hons) MArborA. Details of the author’s experience that qualify him to produce such a report are detailed in Appendix 4.

2. Tree Condition and Recommendations

2.1. Discussion of our Findings

- 2.1.1. T001 is an early mature common ash tree located in the rear garden. The stem of this tree is mostly within the subject property; however it does straddle the site boundary. This tree's potential targets include the surrounding gardens and dwellings. T001 has previously been topped at c. 15m and the topping points now have significant re-growth (see Photo 5).
- 2.1.2. *Cerioporus squamosus* fruiting bodies are present at the base of the tree (see Photo 1), and a sounding mallet indicates significant decay is present. Moreover, a large wound is present to the main stem where another stem has historically failed. The remaining stem has an opening of around 25% of its diameter with significant decay developing. There is good wound wood present, reinforcing the wound and associated internal decay.
- 2.1.3. Physiologically, the upper canopy of the tree appears to be in a good condition, with no observable symptoms of ash dieback (see Photos 5 and 8). However, symptoms of ash dieback were present to epicormic growth close to ground level (see Photos 2 to 4).
- 2.1.4. The dimensions of the tree and estimated dimensions of the wound and decay to the main stem have been used to calculate the safety factor of the stem at this point, using TreeCalc (tree statics modelling software). A desired safety factor of 1.5 is usually used in tree statics calculations, as unlike non-living structures, trees are able to grow and react to decay and defects and even increase their safety factor over time. In this case, a desired safety factor of 3 has been used, to account for the fact that the extent of decay was estimated as the affected area was inaccessible, and as there are symptoms of ash dieback present, which may begin to affect the tree's ability to respond to internal decay (although the tree appears in good health at present).
- 2.1.5. The results suggest that a reduction in tree height of 3m is required to achieve the desired safety factor. These results consider wind speeds of 22.5m/s (Wind force 9, strong gale) and the stem at the height of the defect having a 25% opening and 20% residual timber,

The screenshot displays the TreeCalc software interface, which is used for tree statics modelling. It is divided into several sections:

- Entry:** Contains input fields for tree species (Fraxinus excelsior), height (21.5m), and other parameters. It also includes a 'Calculate' button.
- Crown shape:** A 3D model of the tree's crown shape.
- Crown adjustments:** A 2D photo of the tree with a green circle indicating the crown area.
- Results:** Displays the calculated safety factor (17.04) and the required crown reduction (3m). It also shows a 3D model of the tree with a green circle indicating the crown area.

Key data points from the interface:

- Tree species: *Fraxinus excelsior*
- Height: 21.5m
- Stem O1 DBH (per 1.3m): 120
- Stem O2 DBH (per 1.3m): 120
- Bark thickness DBH (3m): 0
- Asymmetry drag factor: 0.20
- Comp. strength (MPa): 26
- Mean wind speed: 22.5
- Peak wind speed: 22.5
- Desired factor of safety: 3
- Level of cross-section (m): 2.5
- Stem O1 (per 1.3m) at this level (m): 97
- Stem O2 (per 1.3m) at this level (m): 97
- Bark thickness at this level (m): 2
- 25% opening, 20% residual
- Required crown reduction (m): 3
- Equivalent of tree height (%): 14

- 2.1.6. As the tree was previously topped to a height of around 15m, the subsequent regrowth is unsuitable for use as an anchor point for climbing. In addition, the tree's position within a rear garden means there is no access for an elevated work platform. For these reasons, carrying out a 3m crown reduction is not practical.
- 2.1.7. We recommend reducing T001 back to its previous topping points (a 6 to 6.5m reduction in height). This is a more feasible option and would substantially improve the tree's safety factor and increase the likelihood of its

long-term retention. Given that the tree has symptoms of ash dieback, which will limit its ability to respond to ongoing decay, undertaking such a reduction would help compensate for its expected decline in vitality and ability to respond over time.

- 2.1.8. T002 is a horse chestnut located to the rear of the garden. Potential targets include the surrounding gardens and an adjacent dwelling. T002 as high ecological value, with multiple cavities, woodpecker holes and tear wounds with exposed heartwood (see photos 11 to 16). These are important habitat features but do represent potential defects within the structure of the tree/tree parts.
- 2.1.9. A sounding mallet indicated adequate residual timber is present to the main stem from ground level to c. 1.8m. T002 was also noted as having minor symptoms of horse chestnut canker.
- 2.1.10. Given a dwelling is within the target zone of the tree, a balance must be struck between retaining important habitat features and reducing the likelihood of stem/limb failure. Therefore, to reduce the lever arm forces acting on the various defects within the stem and scaffold limbs, a 3m reduction in overall height and 1.5m to 2m reduction in radial spread is recommended.

2.2. Work Priority and Future Inspections

- 2.2.1. To assist with the budgeting of funds, all works have been allocated a priority based on the perceived risk associated with each defect. A schedule is proposed below for the timing of operations. Works may be undertaken sooner, though it is not recommended that the suggested timescales are extended.

Work Priority	Definition	Tree Number
Urgent	As soon as possible	None
Very High	Within 1 month	None
High	Within 3 months	T001
Moderate	Within 1 year	T002
Low	Non essential works	None

- 2.2.2. Following completion of these works the trees shall be in an acceptable condition. However, trees are dynamic organisms and should be inspected regularly. The table below suggests a schedule of future inspections based on the condition and location of each tree:

Inspection Frequency (years)	Tree Number
0.5	None
1	T001
1.5	T002
3	None

- 2.2.3. The trees should be inspected sooner if there is a noticeable decline in their condition or following extreme weather events.

2.3. Statutory Protection

- 2.3.1. Before undertaking works to trees protected by a Tree Preservation Order, consent needs to be obtained from the local authority, who will provide application forms and advice to potential applicants. The removal of dead-wood is exempt.
- 2.3.2. Where trees are located in a Conservation Area, works are not permitted without first giving the local authority six weeks’ notice of intention. During this time, the local authority may elect to create a Tree Preservation Order or inform the applicant that they have no objection to the proposed works. If the local authority does not respond within six weeks, then the intended work may be undertaken. Note: the local authority cannot refuse consent for works to trees within a conservation area; they may only create a tree preservation order if they wish to have further control over what works are undertaken.
- 2.3.3. On 29th September 2025, we were informed by James Argles of Haringey Council that there is a group of protected trees in the rear garden of 26 Queens (see snippets below).

G.32	6 Ash, 2 Elm, 2 False Acacia, 1 Lime, 1 Yew	2-8 (even) Princes Avenue, and 1-13 Queens Avenue, N.10. In rear gardens	4
G.33	4 Horse Chestnut, 1 Lime, 1 Ash	26 Queens Avenue, N.10. In rear garden	4
G.34	2 Beech, 2 Lime, 1 Cedar	31 Queens Avenue, N.10. In rear garden	4



- 2.3.4. This indicates that: T001 and T002 (numbering as per our report) are thought to be protected by a tree preservation order.
- 2.3.5. We also accessed the local authority website which shows the site is within the Muswell Hill Conservation Area.

3. Photographs

Photo 1. T001 (fungal fruiting bodies at base)



Photo 2. T001 symptom of ash dieback (lesion)



Photo 3. T001 symptom of ash dieback (lesion)



Photo 4. T001 symptom of ash dieback (lesion)



Photo 5. T001



Photo 6. T001 (major wound to stem)

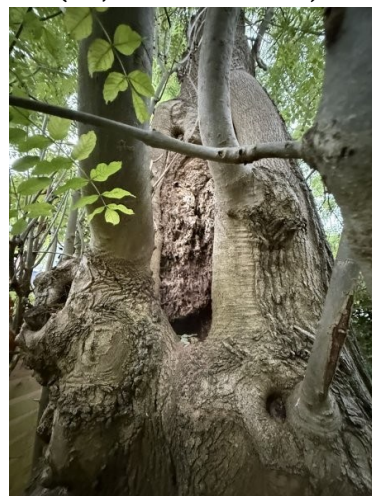


Photo 7. T001 (major wound to stem)

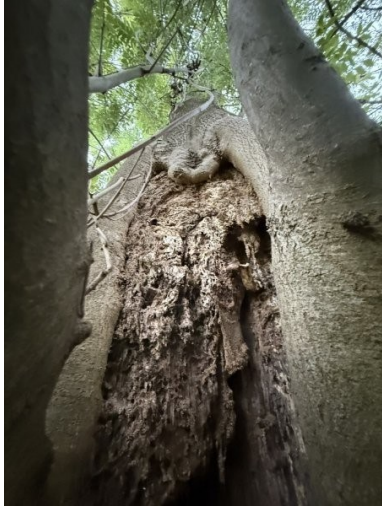


Photo 8. T001



Photo 9. T001



Photo 10. T002



Photo 11. T002 (cavity good wound wood)



Photo 12. T002 (cavity good wound wood)



Photo 13. T002 large cavities to stem



Photo 14. T002 large cavity to stem at c. 1.5 (Ganoderma bracket inside).



Photo 15. T002 (tear wound).



Photo 16. T002 (woodpecker hole).



Appendix 1: Safety Categories

A *Safety Class* has been assigned to each tree according to its condition, defects observed, and the works that have been recommended. An explanation of each category is offered below:

- Safety Class 1:** Trees in good condition. No significant defects apparent or likely to develop in the foreseeable future. No significant works are usually recommended to maintain them in an acceptable condition.
- Safety Class 2:** Trees with **minor defects**. Pruning works or monitoring are usually recommended to ensure that they are in an acceptable condition (unless they are remotely located).
- Safety Class 3:** Trees with **significant defects**. Works are usually recommended in order to bring them into an acceptable condition (unless they are remotely located).
- Safety Class 4:** Trees with **major defects**. These trees often require removal or significant pruning works (unless they are remotely located).

It should be noted that not every tree falls neatly into one of the 4 categories listed above. Trees are complex organisms and often have multiple defects. In which case, the category deemed to be most appropriate is selected. Moreover, Class 2, Class 3 and 4 trees may not always be recommended works, for example if they are remotely located although they may be hazardous, they pose a low risk. Similarly, Class 1 trees may be recommended works even if a low risk is associated with them, for example if they are interfering with infrastructure.

Appendix 2: Survey Methodology

- A2.1 A ground level visual survey was carried out using the *Visual Tree Assessment* technique described by Mattheck and Broeler (1994) endorsed by the Arboricultural Association (LANTRA Professional Tree Inspection course, 2007) Our survey method is guided by best practice documentation including Common sense risk management of trees (National Tree Safety Group, 2024).
- A2.2 The level of detail to which trees were inspected was based on their context (e.g. location, targets, site history) and visible condition of reasonably observable parts.
- A2.3 An initial visual check was carried out, including a general view of the trees and their context, from accessible viewpoints, to identify if a higher level of inspection was required, or to make recommendations to ensure a tree or tree parts can be assessed in greater detail.
- A2.4 Before progressing to a higher level of inspection, a judgement was made as to the likely importance of additional information, in regard of the tree's context and condition.
- A2.5 A higher level of assessment of the tree or tree parts may involve a closer inspection from differing angles and tapping and probing tree parts from ground level. It may not be possible to observe each tree from every aspect (due to undergrowth, ivy, hedges, walls or property boundaries).
- A2.6 For full inventory surveys, a higher level of assessment was undertaken for all trees unless otherwise stated or unless access or visibility prevented this.
- A2.7 If sufficient information to make a management recommendations could not be gained from the initial check or higher-level inspection, a further detailed inspection was recommended - for example in the form of a climbed inspection or using specialist decay detection equipment.
- A2.8 Where the condition of a tree within its context was deemed to be unacceptable, recommendations were made according to a scale of priority to reduce the risk posed by the tree.
- A2.9 Finally, a *safety category* was allocated as described in section 2.
- A2.10 Measurements were estimated or, where accuracy was essential, obtained using a diameter tape, clinometer, distometer and loggers tape.

Appendix 3: Tree Data Glossary

This section explains the terms used in the **Tree Data Schedule**.

A3.1 General Observations

- A3.1.1 Numbering System:** Each item of vegetation has its own unique number prefixed by a letter such that T1 = Tree 1, G2 = Group 2, H3 = Hedge 3 and W4 = Woodland 4 S5 = Shrub.
- A3.1.2 Other Reference:** Usually provided where the tree is given a numbered tag to aid identification on site. May also be used to extend the numbering system, for example G1A, G1B to differentiate trees within a group.
- A3.1.3 Life Stage:**
- Young** Usually less than 10 years old.
 - Semi-Mature** Significant future growth to be expected, both in height and crown spread (typically below 30% of life expectancy).
 - Early-Mature** Full height almost attained. Significant growth may be expected in terms of crown spread (typically 30-60% of life expectancy).
 - Mature** Full height attained. Crown spread will increase but growth increments will be slight (typically 60% or more of life expectancy).
 - Lat-Mature** Tree is past maturity and of a considerable age for the species but lacks the special characteristics associated with veteran trees
 - Veteran** Tree is mature or late-mature and significant habitat features associated with advanced age are present, such as hollowing and deadwood.
- A3.1.4 Species:** Common names and scientific names are given.
- A3.1.5 Height:** Measured from ground level to the top of the crown.
- A3.1.6 Stem Diameter:** Taken at 1.5m above ground level where possible. On multi-stemmed trees this measurement may be taken at ground level.
- A3.1.7 Crown Spread:** Measured north, east, south and west. This is taken from the centre of the stem and usually rounded up to the nearest metre.
- A3.1.8 Photo:** This is a photograph of the tree to aid with its identification on site, and to provide an overview of its location, form and condition. A photograph may not always be provided for every tree.
- A3.1.9 Location and Targets:** A description of the location and potential target areas should the tree or a part of the tree fail. Targets areas are within a tree's potential falling range where individuals or property might be harmed for example: Highways, buildings and footpaths.
- Target occupancy** Some targets may be described with an occupancy (High, Moderate, Low, Very Low).
 - High** target occupancy areas are frequently or constantly visited most days, such as busy roads, frequently used railways and busy high streets, or where valuable property is frequently or constantly present.
 - Low** target occupancy areas are infrequently visited, such as intermittently used footpaths, or residential gardens where no other targets are present.
 - Moderate** target occupancy areas are areas of intermediate occupancy.
 - Very Low** target occupancy areas are rarely visited, such as the middle of a woodland away from footpaths, or areas where access is not permitted.
- A3.1.10 Survey Notes:** Tree form and pruning history may be recorded along with an account of any significant defects. Defects and descriptive terms are dealt with in more detail at the end of this section.

- A3.1.11 Recommendations:** Usually based on any defects observed and intended to ensure that the tree is in an acceptable condition.
- A3.1.12 Priority Scale:** Depending upon potential hazards, and the likelihood of failure, recommendations should be carried out according to the following priority scale:
- | | |
|------------------|--|
| Urgent | To be carried out as soon as possible. |
| Very High | To be carried out within 1 month. |
| High | To be carried out within 3 months. |
| Moderate | To be carried out within 1 year. |
| Low | To be carried out within 3 years. |
- A3.1.13 Inspection Frequency:** An interval of 6 months, 1 year, 1.5 years or 3 years is allocated before the next inspection is due. Wherever practical, consideration should be given to seasonal changes so that deciduous trees are not always surveyed in winter when they have no leaves, or in summer when leaves may obscure branches within the upper crown.
- A3.1.14 Physiological Condition:**
- | | |
|------------------|---|
| Good | Notably Healthy and with no symptoms of disease or stress. |
| Normal | Healthy and with no symptoms of significant disease and/or stress. |
| Fair | Minor symptoms of disease and/or stress present, vitality is impaired. |
| Poor | Significant symptoms of disease and/or stress present, vitality is low. |
| Very Poor | Extensive symptoms of disease and/or stress and vitality is very low. |
| Dead | Tree is dead |
- A3.1.15 Structural Condition:**
- | | |
|------------------|--|
| Good | Notable condition, having no significant structural defects or where works have likely improved the trees safety factor. |
| Normal | Having no significant structural defects. |
| Fair | Notable structural defects observed, works may be recommended depending on context but not usually required. |
| Poor | Significant structural defects observed, works may be recommended depending on context. |
| Very Poor | Major structural defects observed, works may be recommended depending on context. |
- A3.1.16 Safety Category:** These are explained in detail in Appendix 1.

A3.2 Evaluation of Defects

- A3.2.1** Cavities, wounds, deadwood etc are all evaluated as follows:
- | | |
|--------------------|---|
| Major | Such that structural integrity is, or will become, compromised and the tree is, or will inevitably become, hazardous. |
| Significant | A defect that may over time become a major defect, though not necessarily so. This will depend on a range of factors such as the vitality of the tree and its ability to respond. |
| Minor | A defect that is not likely to compromise the structural integrity of the tree. |

Appendix 4: Author's Qualifications

Qualifications & Experience of Carl Lothian – BSc (Hons) (Arboriculture), MArborA.

Carl began his arboricultural career by undertaking a Level 3 extended diploma in arboriculture and forestry at Merrist Wood College in 2015. Upon completion of his diploma, Carl worked with several tree surgery firms completing a range of arboricultural works. In 2018 Carl began his BSc (Hons) in arboriculture and urban forestry, graduating with a first-class degree and attaining the Institute of Chartered Foresters Student of the Year Award.

After graduating, Carl worked as a TreeRadar technician where he carried out tree root and decay surveys with specialist ground-penetrating radar equipment. During this time Carl was fortunate enough to work at prestigious sites, such as the Palace of Westminster and the National Maritime Museum.

Whilst working at Crown, Carl has undertaken a range of tree surveys and written reports relating to development, tree condition, subsidence, hazard assessment, and decay detection. Carl is a professional member of the Arboricultural Association.

Appendix 5: Tree Data Schedule and Tree Location Plan

The Tree Data Schedule and any drawings accompanying this report follow this page.

Ref.	Other Reference	Life Stage	Species	Height	DBH (cm)	North	East	South	West	Photo	Location & Targets	Survey Notes	Inspection Limitations	Physiological Condition	Structural Condition	Recommended Works	Priority	Inspect Frequency (yrs)	Safety Category
T001		Late Mature	Common ash (<i>Fraxinus excelsior</i>)	21.5	108	5	5	7	6.5		Garden tree. Target - dwellings. Target - gardens.	Previously topped at c.15m Defects: Significant decay at base to south with C.squamosus fungal fruiting bodies present. major wound to stem from c. 1.5 to 3m where stem previously failed with extensive decay (good wound wood). Symptoms of ash dieback present to epicormic shoots close to base, main canopy appears to be in good condition	Access to eastern stem as tree adjacent boundary	Fair	Poor	Reduce back to previous topping points (. 6 to 6.5m reduction in overall height)	High	1	3
T002		Veteran	Horse chestnut (<i>Aesculus hippocastanum</i>)	19	141	8	10	12	8		Garden tree. Target - dwelling. Target - gardens.	High ecological value Defects: Significant decay and cavities to stem and scaffold limbs (good wound wood) extensive decay to removed limb and main stem at c.1.5m . occasional significant tear wounds. Occasional minor symptoms of chestnut canker (bleeds).	None	Fair	Fair	Reduce overall height by 3m and radial spread by 1.5 to 2m	Moderate	1-5	2



Safety Category

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- 3
- 2
- 1



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