



10 North Lodge,
Vallance Road, London, N22 7UB
Tel: 020 8351 6057
Mob: 07828 967 088

CONDITION REPORT

Customer:

Adrian Henriques
14 Priory Gardens
London
N6

Date: **12/02/26**

Brief

Written instructions were received on 25th February 2026. The instructions are for an arboricultural report that concentrates on X1 mature Grey Poplar tree residing on land to rear of the property, with reference to existing buildings and ancillary structures. The primary focus of this exercise will be an aerial & ground Visual Tree Assessment (VTA), to assess the health and safety of this tree, and to recommend appropriate options for on-going management in respect of any actual safety risk that they may pose to life and property, (i.e. for sound arboricultural management reasons in accordance with current industry guidelines). A rough calculation will be made of the tree's age, vitality and potential for future growth and this will inform the recommendations made.

Detailed Observations

Initial visual tree inspection from the ground indicates the tree's crown has good vitality.

When sounding around the base of the tree there were no obvious defects identified.

When conducting an aerial inspection, there is a significant cavity sited on the main stem at a height of approximately 8-9 metres, facing east. Upon probing, the cavity extends radially by approximately 50cm into the main stem, which itself is around 1-1.25 metres in diameter. Reaction wood is forming.

The spread of the decay column extends downwards by approximately 40-45 cm and upwards by approximately 2 metres.

The tree has a heavy lean southward towards the properties on Priory Gardens.

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Conclusion/Further Recommendations

The tree is over-mature and the size of the cavity represents an unacceptable risk of failure at this point. Whilst reactionary wood has been observed, it is not sufficient to mitigate the rate of decay.

We recommend that the tree either be monolithed below the cavity at approximately 7m in height or the tree be felled to ground level.



Ben Robinson (*BSc (Hons), MArborA, Cert Arb. RFS*)

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