

Tree Condition Survey Report (VTA)

Site: Bright Horizons Crouch End Day Nursery and Preschool,
113 Crouch Hill, London N8 9QN

Client: Bright Horizon

Document Control Sheet

<i>Title</i>	Tree Report: Tree Condition Report (VTA)		
<i>Client</i>	Bright Horizon		
<i>Site Name</i>	Bright Horizons Crouch End Day Nursery and Preschool, 113 Crouch Hill, London N8 9QN		
<i>GC Document Reference</i>	J251238		
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<i>Issue Status</i>	Issue	Date	Status
	1	22/01/2026	Final
<i>Disclaimer</i>	<i>The recommendations contained in this report represent Ground Control's professional opinions, in exercising the duty of care required of a suitably experienced and qualified Arboricultural Surveyor/ Arboricultural Consultant.</i> <i>All data recorded and recommendations made are based on observable factors present at the time of inspection. Inspections consist of a ground based visual inspection only. Where access to conduct a full inspection is not possible due to reasons such as vegetation, topography, fencing or other situations that the surveyor feels are unsafe, the Arboriculturist will make appropriate notes within the survey schedule.</i> <i>As dynamic living organisms, trees can change over time. Therefore, the observations and recommendations provided in this report should be considered valid for a maximum period of 12 months, unless specified otherwise by the Arboriculturist. Additionally, it is advisable to inspect trees after a significant, strong wind event to ensure their continued health and safety.</i> <i>The report has been prepared by Ground Control Ltd for the sole and exclusive use of the client and for the specific purpose for which Ground Control has been commissioned.</i> <i>Ground Control accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.</i> <i>Use of the Report by any other person is unauthorised and such use is at the sole risk of the user.</i>		

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1.0 Executive Summary

- 1.1 The tree survey was undertaken on the 20th of January 2026 by Jordan Croden, Lantra PTI , Ground Control’s Arboricultural Surveyor at Bright Horizons Crouch End Day Nursery and Preschool, 113 Crouch Hill, London N8 9QN; hereafter referred to as the ‘site’.
- 1.2 A summary of the tree work actions required from this survey alongside a summary of the site’s tree stock species composition is included below. Detailed information of required tree works for this site can be found within section 4.0 of this report.

Inspection Records:		6
Action Records:		1
Action Priorities The table provides a collated summary of the recommended tree work actions in relation to the 'Action Priority' timeframes.	IMMEDIATE/ URGENT	0
	Within 1 month	0
	Within 1 - 3 months	0
	Within 3 - 6 months	0
	Within 6 - 12 months	1
	Within 12 - 18 months	0

Table 1 – Tree Works Actions Summary Table

Diagram 1 – Species Composition Across the Site

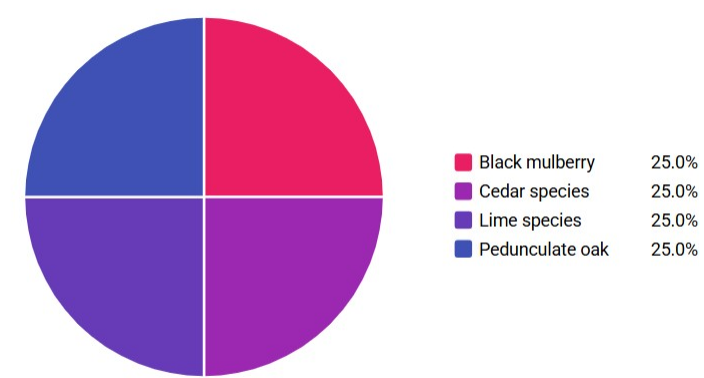
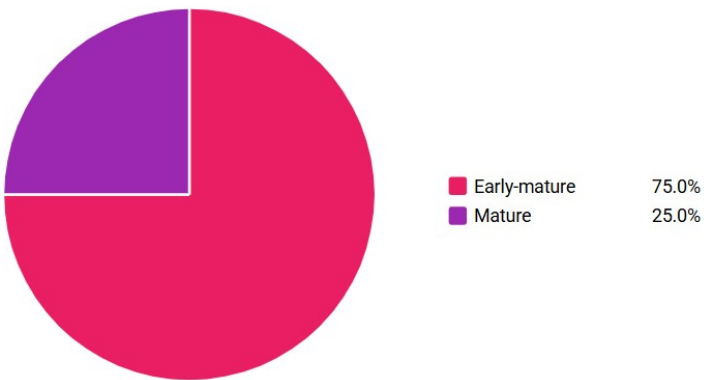


Diagram 2 – Tree Age Class Across the Site



2.0 Introduction

- 2.1 Ground Control Ltd were instructed by Bright Horizon to undertake a Visual Tree Assessment (VTA) of all trees within the boundaries of the site.
- 2.2 The owner of land on which a tree or trees stand has a legal duty of care under the Occupiers' Liability Act 1957 and generally under the Health and Safety at Work Act 1974, to ensure people using the site (whether invited or not) are not exposed to tree related hazards that may present a risk to their health and safety or their property. This duty requires tree owners to take reasonably practicable steps to avoid foreseeable risk, including inspections of trees and the implementation of works where deemed necessary.
- 2.3 The purpose of this report is to assess the current condition of trees and significant vegetation within the site and to make recommendations for works based upon the risks of causing harm or damage to persons, property or equipment located at the site address.

3.0 Tree Survey & Methodology

- 3.1 The tree survey was undertaken on the 20th of January 2026 by Jordan Croden, Lantra PTI, Arboricultural Surveyor for Ground Control.
- 3.2 The trees have been assessed from ground level only using the Visual Tree Assessment methodology and assessed with regards to:
- Structural Condition
 - Current H&S Implications
 - Recommendations for Remedial Works
 - Priority for Works & Indicative Cost Implications
- 3.3 A total of 6 records including 4 tree(s) and 2 group(s) have been inspected. The detail of these inspections can be found within the tree survey schedules in Appendix A and their locations shown on the tree survey plans enclosed within Appendix B.
- 3.4 Tree data inventory records species, height banding, stem diameter banding, age class, condition, structural defects, and recommendations for remedial work. Where possible the number of trees and species found within groups and woodland areas have been recorded. Approximate numbers have been used where access was not possible.
- 3.5 Trees have been tagged as part of this survey works only where the surveyor has deemed necessary to aid location.
- 3.6 Recommendations for remedial work are set out within the following Action Priority Class categorisation & time limits (Table 2)

Work Action Priority Class Categorisation		
Work Priority	Time Limits <i>(As detailed on survey schedule)</i>	Details
URGENT	IMMEDIATE	Separate to this report all urgent work (immediate) has been phoned / emailed through immediately to the client
HIGH	Within 3 Months	Risk Of Imminent Harm
MEDIUM	Within 6 Months	Risk of non-imminent harm posed by trees
LOW	Within 12 Months	Risks not requiring a response in the near future

Table 2 – Work Action Priority Class Classifications in line with NTSG guidance 2024

3.7 The location of trees have been categorised as High (Red), Medium (Orange) or Low (Green). This is determined by accessibility to the general public and frequency of use. If the client has not provided risk zone maps specific to each site, then categorisation is based solely on the Arboricultural Surveyor's discretion from observations gained during the site visit only. Guidelines for this subject come from Common Sense Risk Management of Trees - National Tree Safety Group (NTSG). Due consideration has been given to the principles set out below:

- Public impact - Numbers of public using site.
- Site usage - Location of roads, footpaths, buildings
- Business Risk – Risk of damage to property

Site Risk Zone Classifications	
HIGH	Adjacent property including gardens, parks or schools, public roads and footpaths, car parks. Buildings, infrastructure, or plant. Any internal access roads or footpaths leading to buildings or infrastructure used on a regular basis.
MEDIUM	Internal access roads and footpaths used on a limited basis, open grassland.
LOW	Woodlands with limited access or fenced inaccessible areas with no surrounding targets.

Table 3 – Site Risk Zone Definitions

3.8 It is recommended that upon receipt of this report the client reviews the survey schedule and mapping to check that the survey area, risk zones/ hazard classes noted by the Arboricultural Surveyors are in line with clients' own views of that site. Ground Control cannot be held liable for any incorrect categorisation of risk/hazard zones or extent of the survey area.

4.0 Conclusions and Recommendations

Recommended Tree Works:

- 4.1 A total of 7 survey inspections were recorded from which 1 tree work action has been recommended. A summary of the tree work actions recommended for the site are set out in the below table with photographic records of these trees found in Appendix C

Table 4 – Tree Work Actions Summary

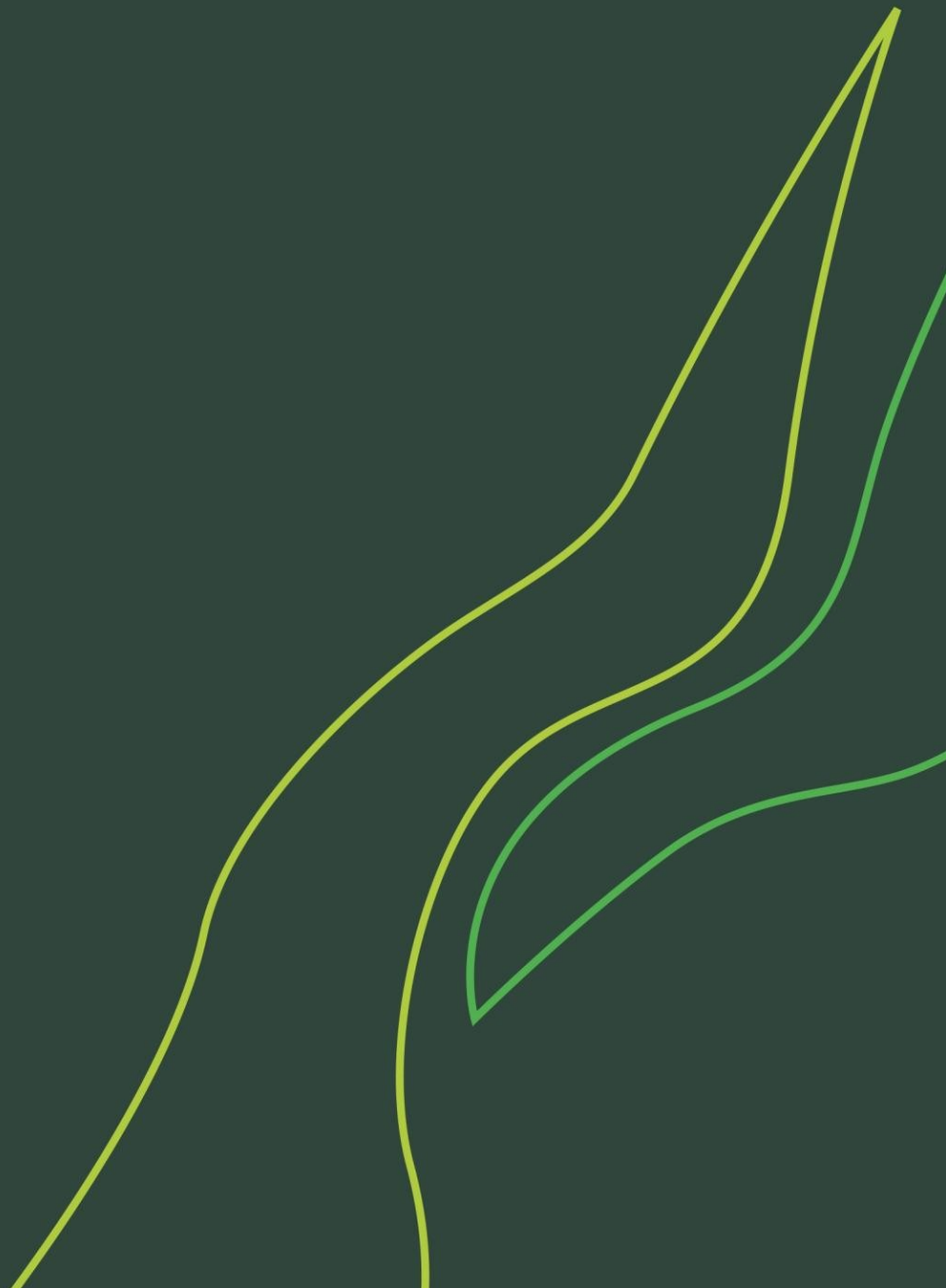
Tree / Group ID	Common Name	Work Task	Work Priority	Description	Tag No
G1	Mixed species	Prune to Clear structure/wires/buildings by 1m	Within 6 - 12 Months	Prune to clear shelter.	

- 4.2 All tree works specified within this report should be conducted in accordance with BS 3998:2010 by suitably skilled, experienced, and qualified operatives that are Arboricultural Association Approved Contractors.
- 4.3 Prior to the completion of any tree works the contractors should check for statutory tree protection and obtain the necessary permissions where required. This should include but not be limited to Tree Preservation Orders, Conservation Areas, and any requirements for Forestry Commission Felling Licenses where relevant.
- 4.4 Any works to third party trees will require written consent from the tree owner except those branches that apply to common law and overhanging branches without access into tree.
- 4.5 It is recommended that tree works are undertaken outside of the bird nesting season (March to September inclusive). Where works are undertaken during this period appropriate checks should be made prior to commencement by a suitably trained and competent individual.

Recommended Re-Survey:

- 4.6 Due to the intensity of site usage and to allow for inspection of seasonal features it is recommended that trees are inspected on a 15-month cycle, and after a significant, strong wind event or as per surveyor recommendation regarding specific trees.

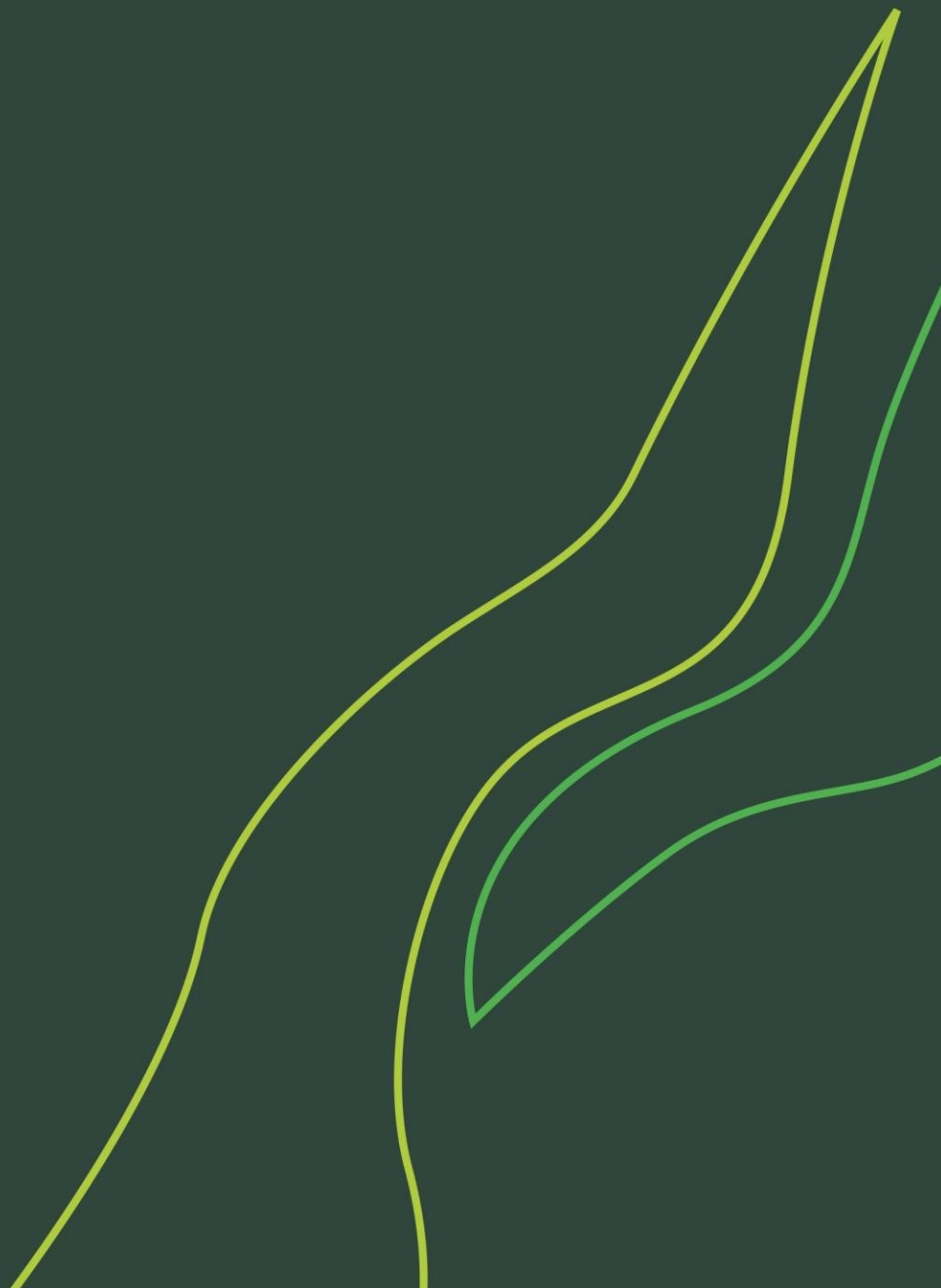
Appendix A – Tree Survey Schedule

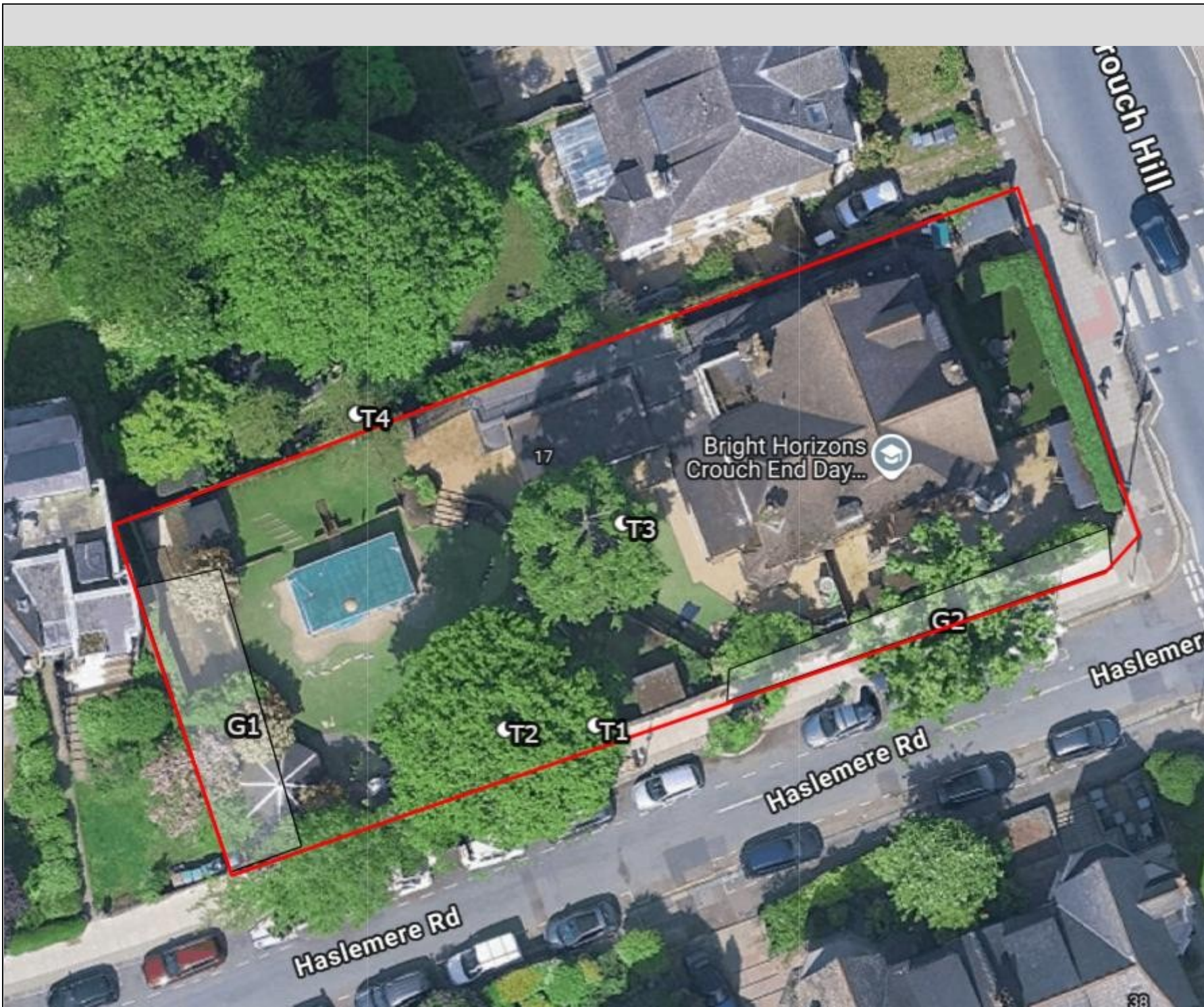


Tree Survey Schedule																		
Tree ID	Tag No	Common Name	Scientific Name	Tree Height (bands)	Stem Diameter (mm)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Ecological Considerations	Target	Risk Zone	Access	Ownership
1		Lime species	Tilia sp.	5-10m	500	Early-mature	Fair	Fair	Tension union about 3m above ground level, the western stem branching off from this union has an approx 1m long cavity around 3-4m above ground level. Adaptive growth present, previous reduction has reduced stresses on defect. Previous epicormic growth removal recommendation has not been fully carried out. However, due to time of reinspection, no present foliage has enabled a thorough inspection.	None Significant	Bark Wounding/Damage, Cavity, Occluding Tissues/Wood, Prolific Epicormic/Basal Growth	Previously Pollarded	None Observed	Potential Bat Habitat	Building, Fence, Footpath, Playground, Road	High	Good	Client
2		Pedunculate oak	Quercus robur	11-15m	835	Mature	Good	Good	Previously reduced, tree has responded well.	None Significant	None Significant	Previously Reduced	None Observed	None Observed	Building, Fence, Footpath, Playground, Road	High	Good	Client
3		Cedar species	Cedrus sp.	16-20m	870	Early-mature	Fair	Good	Previously reduced in width and topped.	None Significant	None Significant	Minor Dead Wood Under 50mm Diameter, Previously Reduced, Unoccluded pruning wounds	None Observed	None Observed	Building, Fence, Footpath, Playground, Road	High	Good	Client
4		Black mulberry	Morus nigra	0-5m	200	Early-mature	Good	Fair	Third party tree - crown only assessed. Tree is overhanging clients boundary. Tree has been topped.		None Significant	Minor Dead Wood Under 50mm Diameter, Previously Reduced	None Observed	None Observed	Building, Fence, Playground	High	No access - crown health only assessed	Third party

Tree Group Survey Schedule																			
Group ID	Tag No	Common Name	Scientific Name	Number of Trees	Tree Height (bands)	Stem Diameter (bands)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Ecological Considerations	Target	Risk Zone	Access	Ownership
1		Mixed species	Mixed species	5	0-5m	0-150mm	Semi-mature	Good	Good	Mixed group of trees/shrubs. Foliage is encroaching onto shelter .	None Significant	Multi-Stem	Crown Close to Building	None Observed	None Observed	Fence, Playground	High	Good	Client
2		Cherry laurel, Scarlet firethorn, Mixed species	Prunus laurocerasus, Pyracantha Coccinea, Mixed species	7	0-5m	0-150mm	Semi-mature	Good	Fair		None Significant	Multi-Stem	Minor Dead Wood Under 50mm Diameter	None Observed	None Observed	Building, Fence, Footpath, Playground	High	Good	Client

Appendix B – Tree Survey Plans





LEGEND

- T4 Tree
- G1 Tree Group
- Site Boundary



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Client

Bright Horizon

Project (Address)

**Bright Horizons Crouch End Day Nursery and
Preschool, 113 Crouch Hill, London N8 9QN**

Figure No.

Site Layout Plan

GCZ Project ID J251238

Issue Date 22/01/26

- Notes:
1. © This drawing is the copyright of Ground Control Ltd and cannot be reproduced in any form without express consent of the company.
 2. Tree positions are approximate only and based upon mobile GPS and/or site features.
 3. Do not scale off this drawing. All written dimensions are to be checked on site prior to commencing works.
 4. All discrepancies, errors or omissions are to be reported for clarification before proceeding.

Appendix C – Photographs

G1





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