

92 Crouch Hill, London, N8 9ED

SITE DETAILS

Job Title	CAS682-Section 211, 92 Crouch Hill, London, N8 9ED
Site Name	92 Crouch Hill, London, N8 9ED
Site contact information	Anthony Solomou
Status	Site visit complete
TPO status/Site constraints	Crouch End Conservation Area (No. 5)
Survey brief	Carry out inspection of mature tree in rear garden and prepare report to support Section 211 notice to carry out treeworks within a Conservation Area. Client wishes the tree to be reduced to abate a future nuisance.
Additional plans/Site photos	 <i>Tree in rear garden of number 92</i>

Limitations, Caveats & Scope of Assessment

1. Visual & Environmental Limitations

Ground-Level Assessment Only: All observations were made from ground level using the Visual Tree Assessment (VTA) methodology. No aerial inspections (tree climbing), internal decay detection diagnostics (e.g., PiCUS tomograph, Resistograph), or soil/root sampling were undertaken unless explicitly stated otherwise in the main report.

Visual Obstructions: Complete inspection of certain individual trees may have been restricted by structural layout, dense undergrowth, epicormic growth, ivy, or seasonal foliage. Where defects are suspected but obscured, a recommendation for re-inspection following clearance will be made.

Weather Conditions: Heavy rain, snow, mist, or high winds can impact visibility and structural assessment during a site visit.

2. Timeframe & Validity

Dynamic Nature of Trees: Trees are living organisms subject to physiological change, environmental stressors, and sudden structural failure. The findings and recommendations in this report are valid for a period of 12 months from the date of the site survey.

Severe Weather Event Clause: The structural integrity assessments provided cease to be valid following extreme or anomalous weather events, including but not limited to gales, severe storms, lightning strikes, or prolonged droughts. A post-event inspection is recommended in these instances.

3. Below-Ground & Structural Constraints

Root System Assumptions: Because root systems are hidden below ground, their distribution, health, and structural integrity can only be inferred from above-ground signs. No root tracking, excavation, or soil analysis was carried out.

Subsidence & Direct Damage: This report assesses tree condition and immediate physical encroachment. It does not constitute a structural engineering assessment, nor does it definitively diagnose or predict tree-related subsidence or heave to nearby structures.

4. Third-Party Trees

Boundary Restrictions: Third-party trees were assessed strictly from within the client's site boundary. No permission was sought or granted to enter private third-party land. Consequently, certain defects on the hidden sides of these trees may not have been visible, and dimensions (such as stem diameter) may be estimated.

5. Legal, Wildlife & Copyright Status

Wildlife Legislation: While the surveyor notes obvious signs of wildlife, this report is not an ecological survey. The client is reminded that wild birds, bats, and their habitats are legally protected under national wildlife legislation. Carrying out works that disturb nesting birds or bat roosts may constitute a criminal offense, regardless of arboricultural recommendations.

Third-Party Reliance: This report has been prepared solely for the use of the client. No liability is accepted for any third party relying on the whole or any part of this document without prior written consent from the author.

Survey/inspection record

Project number	CAS682-Section 211
Site Name	92 Crouch Hill, London, N8 9ED
Date of Survey/Inspection	July 23, 2026
Survey by	Adam pearson, David Soffe
Level of survey	Individual Tree Inspection/s
Weather conditions at time of survey	Calm, sunny

Site specific Risk Assessment

Hazards	Lone working, Slips, Trips and Falls, Vehicles, Public/resident aggression
Those affected	Employees, Members of the public
Existing control measures	Use of MyTeamSafe lone working app as per Lone Working Policy, CAS branded High Visibility clothing, PPE - High viz/Boots
Any H&S or Safeguarding issues?	No H&S or Safeguarding issues

Survey Results

Survey/Inspection summary	Tree in rear garden inspected and no significant defects/features recorded at time of inspection. Multi-stemmed ash tree. Stems have grown from stump to form 5 large stems with some inclusion/potential structural weakness at primary union at 0.5m. Ivy clad stems to 3m. Expansion cracks visible on primary stems and secondary branches, indicating adaptive growth in response to physical stress/wind loading. Evidence of previous reduction. It is recommended that this trees is reduced by 30% (3-4m) back to previous reduction points, in order to reduce wind loading on included primary unions and abate future nuisance to neighbouring properties from encroachment.
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TREE INSPECTION RECORDS

T01 , Ash

Site Name	92 Crouch Hill, London, N8 9ED
Additional location details	Rear garden
What3Words	///smooth.waters.gifts
Ownership	Onsite tree
Inspection by	Adam Pearson, David Soffe
Date of Survey/Inspection	July 23, 2026
Level of survey	Full inspection (all features visible)
Individual, Group or Hedgerow	Individual
Species	Ash
Tree tag present	No
Age of Tree/Group	Mature
Height (m)	12
Number of stems/trees in group	5
Stem diameters (mm)	Stem 1: 300, Stem 2: 350, Stem 3: 280, Stem 4: 220, Stem 5: 250
General Condition	Satisfactory
Observations/Condition notes	Multi-stemmed regrowth from stump. Minor inclusion of primary union. Ivy on lower stems. Expansion cracks on stems and primary branches from rapid adaptive growth suggesting significant wind-loading. Crack in branch in upper canopy. Previously reduced, old pruning wounds.
Any actionable defects?	Yes
Defects to be remediated	Inclusion of primary union with significant expansion cracks. Foreseeable encroachment to neighbouring properties.
Tree works required	Reduce overall height by 3-4m (30%) to reduce wind-loading on primary union and abate foreseeable encroachment to neighbouring properties.
Priority of works	Work within 12 months
Useful life expectancy (years)	20-40
Re-inspection period (months)	36

Photos for T01, Ash



T01 - Including union holding some soil



T01 - Multi-stemmed regrowth from stump



T01 - Ivy clad stems to 3m



T01 - Overview of tree (historically reduced)



T01 - Expansion cracks visible on stems and primary branches