Arboricultural Appraisal Parkwood, N20 ORX Report Production: 11/05/2020 Report Reference: PARWOO.AA.001



Report produced by: Paul Zepler / FdSc Arb, NC Arb, LANTRA PTI Report produced: 11/05/2020 Contact: <u>info@longacretreesurgery.co.uk</u> / 07435251887

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1.0 Executive summary

1.1 This report has been compiled to analyse the potential impact of arboricultural features within the immediate vicinity of Parkwood Flats, N20 ORX. Impact in this context is defined by either direct root damage and/or vegetative water extraction resulting in property subsidence, and/or structural or physiological issues resulting in the tree(s) being deemed as dangerous.

This investigation will include:

- The site context and observation.
- Tree survey data obtained during a site inspection undertaken 09/05/2020.
- A recommended tree-works package.
- Analysis of data.
- Discussion and conclusion of findings.
- 1.2 Conclusions will be based upon analysis of data obtained during the site inspection which will be referenced against good practice standards and documents. Inspection was carried out at ground level, including a visual and tactile examination of external features. The principal objective of this survey is to identify any the potential for impact to arise and offer recommendations to aid in its avoidance.

Visual assessment, in accordance with accepted arboricultural practice, was based on apparent vitality (leaf cover, extension growth), bud production, presence of deadwood and die back, fractured and detached limbs, evidence of excessive basal movement, bacterial and/or fungal infection and external indications of stem and basal decay likely to affect the structural condition of the tree.

2.0 Introduction

2.1 This report has been produced by Paul Zepler, a professional within the arboricultural industry in relation to multiple disciplines within the sector. I currently hold the qualifications of FdSc arb, NC/arb and LANTRA PTI. I have also worked as an Arboriculture Officer for fourteen years, consulted for seven years and an additional four years working in the industry in a practical capacity.

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3.0 Site description and geology

3.1 This Estate is set within a leafy suburban part of Barnet and is a relatively new build (last 35 years). Vegetation is prevalent within the confines of the site. The structure looks well maintained on both front and rear vistas, with no visible external cracking or drip lines from guttering. The grounds is well manicured and designed. There are a few notable larger trees to the rear and side of the green spaces.



Bedrock geology



Description: 'The Claygate Member comprises dark grey clays with sand laminae, passing up into thin alternations of clays, silts and fine-grained sand, with beds of bioturbated silt. Ferruginous concretions and septarian nodules occur in places. Fossils from the Claygate Member at Willesden Green are recorded by Wrigley (1921)'.

Description: 'The London Clay mainly comprises bioturbated or poorly laminated, blue-grey or greybrown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt, with some layers of sandy clay. It commonly contains thin courses of carbonate concretions ('cementstone nodules') and disseminated pyrite. It also includes a few thin beds of shells and fine sand partings or pockets of sand, which commonly increase towards the base and towards the top of the formation. At the base, and at some other levels, thin beds of black rounded flint gravel occurs in places. Glauconite is present in some of the sands and in some clay beds, and white mica occurs at some levels'.

4.0 Professional standard references

- 4.1 British Standard 5837:2012 (Trees in relation to design, demolition and construction: recommendations) as a good practice guide for trees in relation to structure
- 4.2 British Standard 3998:2010 (Tree works recommendations) for pruning recommendations.
- 4.3 NHBC 4.2:2019 (Buildings near trees)

5.0 The Occupiers Liability Act 1984

In England and Wales an occupiers' liability is governed by the Occupiers' Liability Acts 1957 and 1984

The occupier is defined as the person 'occupying or having control of the premises'. When a property is rented or leased the person 'having control' may be the owner, agent or tenant depending on the written tenancy agreement.

The law outlines an occupiers' responsibility, known in law as 'the duty of care', to take reasonable care to avoid acts or omissions which he or she could reasonably foresee may result in harm or injury. When an occupier fails to exercise his or her responsibility the result may be a claim for negligence.

Where A has a 'duty of care' towards B and fails to take any necessary action, resulting in harm or injury to people, animals or property, and if that harm or injury is reasonably foreseeable, then it is likely to be categorised as negligence.



6.0 Summary of tree data

| | Parkwood Flats | | | | | | | | | | | | |
|-------------|-----------------|---------------|------------|------------------------|----------------------------|-----------|-----|-----------|---|---|---------------------------|-----------------------------|--|
| Map REF | Species | Height (m) | DBH (mm) | Crown Spread (m) | Distance from Property (m) | Ownership | Age | Condition | Past Management/Comments | Recommended Works | Subsidence Risk Factor | NHBC – Area of influence | |
| T1 | Chantilly Pear | 5 | 110 | 2 | 9 | Parkwood | E | Good | N/A | Apply mulch to rooting area 1msq. | Low | N | |
| T2 | Chantilly Pear | 5 | 110 | 2 | 9 | Parkwood | E | Good | N/s | Apply mulch to rooting area 1msq | Low | N | |
| Т3 | Cherry | 3 | 80 | 3 | 9 | Parkwood | E | Good | N/A | Apply mulch to rooting area 1msq | Low | Ν | |
| Т4 | Cherry | 3 | 80 | 3 | 9 | Parkwood | E | Good | N/A | Apply mulch to rooting area 1msq | Low | N | |
| T1 | Hornbeam | 5 | 100 | 3 | 9 | Parkwood | EM | Good | N/A | Apply mulch to rooting area 1msq | Low | N | |
| Т5 | Hornbeam | 5 | 100 | 3 | 9 | Parkwood | EM | Good | N/A | Apply mulch to rooting area 1msq | Low | N | |
| Т6 | Hornbeam | 5 | 100 | 5 | 9 | Parkwood | SM | Good | N/A | Apply mulch to rooting area 1msq | LOW | Ν | |
| Т7 | Privet | 5 | 120 | 4 | 3 | Parkwood | EM | Good | N/A | Apply mulch to rooting area 1msq, remove stake | MODERATE | N | |
| Т8 | Privet | 5 | 120 | 4 | 3 | Parkwood | EM | Good | N/A | Apply mulch to rooting area 1msq | MODERATE | N | |
| Т9 | Privet | 4 | 110 | 2 | 3 | Parkwood | EM | Fair | N/A | Apply mulch to rooting area 1msq | MODERATE | N | |
| Т10 | Ash | 15 | 520 | 6 | 7 | Parkwood | М | Fair | Heavy crown reduction / Close proximity to structure | Retain at current dimensions | HIGH | Y | |
| T11 | Ash | 15 | 450(multi) | 7 | 4 | Parkwood | М | Fair | None / Close proximity to structure | Reduce crown volume by 30%, cut back property overhang 3m | HIGH | Y | |
| T12 | Oak | 12 | 400 | 6 | 5 | Parkwood | SM | Good | None / Close proximity to structure | Retain at current dimensions | HIGH | Y | |
| T13 | Ash | 14 | 460 | 7 | 7 | Parkwood | М | Fair | Lower scaffold removal | Reduce crown volume by 30%, cut back property overhang 3m | HIGH | Y | |
| T14 | Ash | 7 | 290 | 5 | 5 | Parkwood | EM | Good | None / Close proximity to structure | Retain at current dimensions | MODERATE | Y | |
| T15 | Ash | 12 | 250(est) | 3 | 3 | Parkwood | SM | Fair | None / Close proximity to structure | Retain at current dimensions | MODERATE | Y | |
| T16 | Ash | 9 | 450 | 5 | 8 | Parkwood | SM | Poor | None | Fell to ground level | MODERATE | Y | |
| T17 | Ash (group) | 9 | 50-100 | 5 | 7-6 | Parkwood | EM | Fair | None | Remove deadwood, retain at current dimensions | MODERATE | Y | |
| T18- T21 | Conifer (group) | 10 | 150-180 | 5 | 5 | Parkwood | SM | Fair | None | Remove deadwood, retain at current dimensions | HIGH | Y | |
| T12 | Ash | 14 | 210 | 5 | 5 | Parkwood | М | Fair | None | 30% crown reduction by volume | нідн | Y | |

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|-----|---|----|------------|---|---|----------|----|------|------|---|------|---|
| T23 | Ash | 14 | 290 | 5 | 5 | Parkwood | м | Fair | None | 30% crown reduction by volume | HIGH | Y |
| T24 | Ash | 12 | 200 | 5 | 5 | Parkwood | М | Fair | None | 30% crown reduction by volume | HIGH | Y |
| T25 | Ash | 14 | 200 | 5 | 5 | Parkwood | М | Fair | None | 30% crown reduction by volume | HIGH | Y |
| T26 | Lime | 14 | 180 | 5 | 5 | Parkwood | М | Fair | None | 30% crown reduction by volume | HIGH | Y |
| T27 | Lime | 14 | 160 | 5 | 5 | Parkwood | М | Poor | None | 30% crown reduction by volume | HIGH | Y |
| T28 | Lime | 14 | 165 | 5 | 5 | Parkwood | М | Fair | None | 30% crown reduction by volume | HIGH | Y |
| T29 | Lime | 14 | 165 | 5 | 5 | Parkwood | М | Fair | None | 30% crown reduction by volume | HIGH | Y |
| T30 | Lime | 14 | 175 | 5 | 5 | Parkwood | М | Fair | None | 30% crown reduction by volume | HIGH | Y |
| T31 | Cherry | 13 | 210 | 5 | 5 | Parkwood | М | Fair | None | 30% crown reduction by volume | HIGH | Y |
| T31 | Ash | 14 | 210 | 5 | 5 | Parkwood | М | Fair | None | 30% crown reduction by volume | HIGH | Y |
| T32 | Ash | 14 | 210 | 5 | 5 | Parkwood | М | Fair | None | 30% crown reduction by volume | HIGH | Y |
| Т33 | Ash | 14 | 200 | 5 | 5 | Parkwood | М | Fair | None | 30% crown reduction by volume | HIGH | Y |
| T34 | Ash | 14 | 200 | 5 | 6 | Parkwood | SM | Poor | None | Fell to ground level | HIGH | Y |
| T35 | Ash | 14 | 220 | 5 | 7 | Parkwood | SM | Poor | None | Fell to ground level | HIGH | Y |
| Т36 | Ash | 16 | 450 | 7 | 3 | Parkwood | М | Fair | None | Reduce crown volume by 30%, cut back property overhang 3m | HIGH | Y |
| T37 | Ash | 14 | 800(multi) | 7 | 6 | Parkwood | М | Fair | None | Reduce crown volume by 30%, cut back property overhang 3m | HIGH | Y |
| T38 | Ash | 14 | 440 | 6 | 5 | Parkwood | М | Fair | None | Reduce crown volume by 30%, cut back property overhang 3m | HIGH | Y |

Site Plan Parkwood Flats, N20









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7.0 Observations and discussion

- 7.1 Trees within this site maybe under Local Authority Protection or have conservation status.
- 7.3 The majority of trees within this site are within the NHBC 4.2 area of potential subsidence influence.
- 7.4 Tree works recommended in section six is primarily to control vegetative water extraction in order to manage the potential for subsidence.
- 7.5 T14 is a multi-stem sycain more with a pocket of decay at the stem union
- 7.6 No visible external damages to this property have been observed by Longacre Trees at time of inspection.
- 7.7 Recommendation within section 6 are based upon physiological concerns in addition to the potential to be associated with property damages.
- 7.8 The bedrock and superficial geology of the site sits on top of a London clay. Tree management prescriptions have been made with this in mind.

8.0 Conclusion(s)

Taking into account that this site is within a London Clay zone, there is a potential risk associated with the vegetation noted within this document. All trees highlighted as high subsidence risk influencers within this report should be managed as recommended within section six (property damages in this context is from lay-observations and not a qualified structural analysis).

Taking into account that this site is within a London Clay zone, there is a potential risk associated with the vegetation noted within this document. All trees highlighted as **moderate** subsidence risk influencers within this report should be maintained at their current dimensions, management of these specimen appears to have kept any associated risk under control as no property damages have been noted within any site inspection that Thor's Trees have received (property damages in this context is from lay-observations and not a qualified structural analysis).

Recommendations have been made on both structural and physiological condition and as such, all of the trees noted within this report that have had works recommendations applied, require this works to be completed in-order to uphold indemnity.

Due to the age range of the specimen, arboricultural inspection should be undertaken no less frequently than once every three years.

Before any works is undertaken, confirmation should be made with the local planning authority for any standing TPO's. GOV websites are not always accurate and Thor's Trees research has been undertaken using public access mapping systems that are made available

through a GOV website. In addition to this all tree-works should be undertaken with diligence towards BS:3998 standards.



4 Norwood Cl, Hertford SG14 2EX 07736 933530

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|-----|---|----|------------|---|---|----------|----|------|------|---|------|---|
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| T28 | Lime | 14 | 165 | 5 | 5 | Parkwood | М | Fair | None | 30% crown reduction by volume | HIGH | Y |
| T29 | Lime | 14 | 165 | 5 | 5 | Parkwood | М | Fair | None | 30% crown reduction by volume | HIGH | Y |
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| T38 | Ash | 14 | 440 | 6 | 5 | Parkwood | М | Fair | None | Reduce crown volume by 30%, cut back property overhang 3m | HIGH | Y |

Site Plan Parkwood Flats, N20









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7.0 Observations and discussion

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- 7.3 The majority of trees within this site are within the NHBC 4.2 area of potential subsidence influence.
- 7.4 Tree works recommended in section six is primarily to control vegetative water extraction in order to manage the potential for subsidence.
- 7.5 T14 is a multi-stem sycain more with a pocket of decay at the stem union
- 7.6 No visible external damages to this property have been observed by Longacre Trees at time of inspection.
- 7.7 Recommendation within section 6 are based upon physiological concerns in addition to the potential to be associated with property damages.
- 7.8 The bedrock and superficial geology of the site sits on top of a London clay. Tree management prescriptions have been made with this in mind.

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