



Tree Condition Report

(No-Negative recording)

THREATS

Tree Hazard: Risk Evaluation and Treatment System

A method for identifying, recording & managing Hazards from trees

3 Ashfield Close,
Richmond,
Greater London,
TW10 7AF

24 November 2020

Author: Matthew Middle Dip., (Arb.), Tech.Arbor.A.

Particulars of Instruction

Arbtech Consulting Limited (Arbtech) received written instruction on 25th August 2020 from Pennee Bell to attend 3 Ashfield Close, Richmond, Greater London, TW10 7AF; grid reference, TQ 18132 73107 (site) to undertake an a 'no-neg' tree condition survey and to produce this summary report including the General Tree Assessment and a Tree Location Plan, to meet with the Duty of Care to which 3 Ashfield Close, Richmond, Greater London, TW10 7AF is bound to adhere, under their obligations as described in the Occupiers Liability Acts and Health and Safety at Work Act.

Author

I am Matthew Middle, an arboricultural surveyor at Arbtech Consulting Ltd. I undertook the tree survey on 30th September 2020 and subsequently have produced this summary of my findings.

I hold a National Diploma in arboriculture and have professional experience in contracting and in Arboricultural Consultancy spanning more than eighteen years.

The advice below and appended is underwritten by our Professional Indemnity insurance for the business practice of Arboricultural Consultancy in the sum of one million Pounds Sterling in each and every claim.

The Site

The site is a residential dwelling situated on the southern side of Ashfield Close.

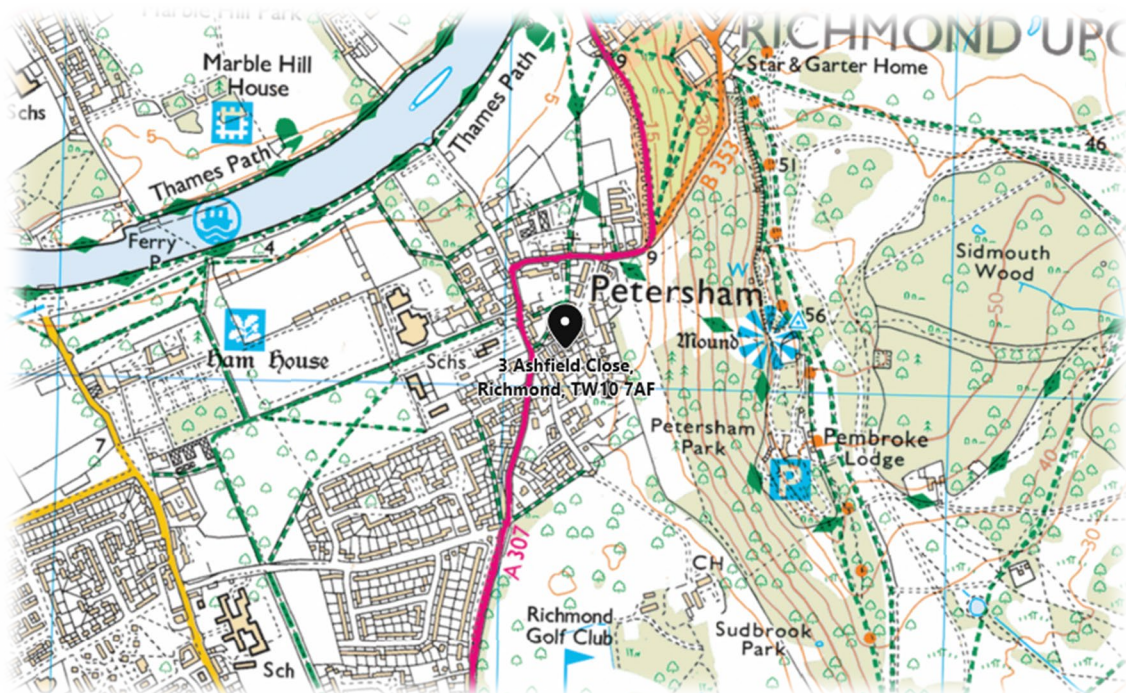


Figure 1: OS Map (Bing Maps)

Tree Survey Executive Summary

An arboricultural survey to BS5837 of all trees within impacting distance of the site was undertaken by Matthew Middle on 30th September 2020.

During the survey I categorised the trees using Tree Hazard: Risk Evaluation and Treatment System (THREATS) (see Appendix 1).

A total of one (1) individual tree was surveyed. Details for each of the trees surveyed are provided in the Schedule of Trees (see Appendix 1).

Survey Mythology

In order that the landowner/steward of the site is deemed to be acting in accordance with their statutory duty of care, trees should be inspected on a regular basis by a competent person. This regular inspection should be recorded in an auditable fashion. This survey report constitutes a single inspection which can be included in this auditable inspection record.

A site walk through survey was undertaken to identify trees which displayed outward signs of structural or physiological markers that may be associated with a raised probability of whole tree or partial failure. These trees are located on a plan and observations pertaining to size, life stage (age), physiological condition and structural condition were recorded. Recorded trees were scored using the Tree Hazard: Risk Assessment and Treatment System (THREATS) and recommendations for remedial works, if required, were made. Trees that displayed no significant defects, whose target value was negligible, or accrued a THREATS score 0 - 159 (less than 160) and fall within threat categories 1 (insignificant) or 2 (minimal) at the time of inspection have not been recorded unless a specific work specification has been recorded. Trees which score less than 160 have a work priority of beyond 2 years. Therefore, a biennial tree survey is required in order to maintain the assumed level of acceptable risk.

The survey was made at ground level using visual observation only. Detailed examinations such as climbing inspections and decay detection (beyond use of a sounding hammer) were not employed, though may form part of the survey's management recommendations. All observations were made from within the confines of the site and public accessible areas.

THREATS is a framework for systematically and consistently quantifying an informed arboricultural judgement allowing tree managers to arrive at their decision through a logical, defensible and transparent process.

The system is created of three parts, i) Tree Inspection Record, ii) Risk Evaluation Sum, iii) Implementation of Control Measures all of which have multiple stages.

Part 1: Tree Inspection Record

- I. reference number (to be recorded on the tree survey plan);
- II. species (common or scientific names);
- III. age class (Newly planted, Young, Early Mature, Mature, Over Mature);
- IV. height in meters (m);
- V. stem diameter in millimeters (mm) at 1.5 m above adjacent ground level;
- VI. physiological condition (e.g. Good, Fair, Poor and Dead); and
- VII. observations, relating to the condition of the tree, its location and a description of failure.

Part 2: Risk Evaluation Sum

Table 1: Failure Score

Score	Likelihood of failure	Example indicators
50	Imminent/Immediate	Uprooting; Extreme root loss; Collapsing structure (i.e. primary failure has already occurred)
8	Probable/Soon	Altered exposure; Primary decay fungus; Severe inclusive bark/root loss; Fragile dead wood
2	Likely, foreseeable	Lapsed pollard; Overweight/subsiding limbs; Poor stem taper; Dieback
.8	Potentially with time	Early development of inclusive bark; Robust dead wood
0	None apparent	No significant defects observed

Table 2: Target Score

Score	Value	Static target examples	Target occupancy examples
40	Very High	Building 24 hour use	Constant vehicular traffic/busy playground
25	High	Building 12 hour use, ≥11Kv power lines	Frequent vehicular traffic/constant pedestrian use
20	Medium	Building/structure occasional use, <11Kv lines	Peak times traffic/intermittent use, PFV, e.g. commuter run
15	Low	Garage, Summer house, Listed wall	Occasional traffic/sporadic use, GFV e.g. quiet rural road
7	Very Low	Unlisted wall, paving, garden features	Infrequently used access/public right of way/bridleway
0	None	Grass	Hardly ever used, e.g. remote path

Table 3: Impact Score

Score	Degree of harm & consequences (examples)	Agent: trees, mm, or branches, kg (NB size/weight for guidance only)		
10	Severe structural damage, vehicles crushed – passenger fatalities very probable	VL	>750mm	>500kg
6	Moderate structural/ severe vehicle damage – fatal/disabling injuries likely	L	350-750mm	50-500kg
4	Minor damage/probable disabling/hospitalising injury to pedestrians	M	100-350mm	10-50kg
1	Fragile objects destroyed, superficial/recoverable injury to pedestrians	S	<100mm	<10kg

Risk Evaluation Sum: Failure Score X Target Score X Impact Score = Score Range (Part 3)

Part 3: Implementation of Control Measures

Table 4: Appropriate Response

Score range	Threat category	Recommended action & Completion deadline	Code
4000+	7 Extreme	Evacuate/prevent access to impact site, emergency call-out of contractors	E
2001-3999	6 Serious	Close site if practical; arrange for work to be completed within 7 days	7D
1000-2000	5 Significant	Arrange for work to be completed within four weeks maximum	4W
330-999	4 Moderate	Remediate within 13 weeks, reinspect after severe weather event meantime (Inc. gales to Force 7+)	13W
160-329	3 Slight	Reinspect annually /after storms (Force 10+), expect to schedule work within 2 yrs.	A
50-159	2 Minimal	Reinspect within 3 yrs. if public access, schedule work as required	3Y
0-49	1 Insignificant	Reinspect within 5 yrs. if general public access or 3 yrs. if child-specific access & TS ≥20	3/5Y

Table 5: Outline of Work Required

Control measure	Example indicators
Target management	Target value / vulnerability reduced by exclusion, diversion or relocation: e.g. antisocial planting / fence off & warn; re-route paths; relocate benches
Further investigation	Decay mapping to establish significance of defect: set results against failure criteria
Install support	Non-invasive brace to support vulnerable member / dividing union
Localised pruning	Reduce weight loading on vulnerable limb (including shortening dead branches to retain habitat)
Limb removal	Prune out dead/damaged/vulnerable growth
General pruning	Reduce crown by specified amount
Crown removal	Leave stem as a standing carcass (consider habitat piling cord wood, preferably in dappled light)
Tree removal	Takedown and fell to ground level (consider habitat piling & also stump grinding as a disease reduction measure)

Definitions

Arboriculturist

An arboriculturist (or arboricultural consultant) is a person who has, through relevant education, training and experience, gained recognized qualifications and expertise in the field of trees in relation to construction.

Tree Survey

A tree survey should be undertaken by an arboriculturist and should record information about the trees on a site independently of and prior to any specific design for development. As a subsequent task, and with reference to a design or potential design, the results of the survey should be included in the preparation of a tree constraints plan, which should be used to assist with site layout design.

Tree Location Plan

A Tree Location Plan (TL) is plan, is typically delivered as a scalable plan and in a.pdf format. However, in some instances this may be delivered as a non-scalable hand draw (sketch) plan, prepared by an arboriculturist for the purposes of identifying the locations of the surveyed trees.

Limitations

Trees were inspected from using visual observation from ground level only. Trees were not climbed or inspected below ground level. Inaccessible trees will have best estimates made about the location, physical dimensions and characteristics. Trees have been grouped where it is expedient to do so. Trees have been excluded from the survey if they are found by us to be sufficiently far away from the site as agreed and set out by our Client for the extent of the survey. Unless specifically stated and requested to do so we have performed no statutory protection checks; such as Conservation Areas (CA) or Tree Preservation Order (TPO). Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

Caveat

This advice and all appendices are subject to caveat as follows:

1. This report is nullified if any remedial works are undertaken on any area of the site, on or after the date of study/survey.
2. The report is only valid on the date on inspection and any deletion, editing or alteration will void it in its entirety.
3. The responsibility for any works undertaken on the basis of the recommendations of this report does not form part of this contract. No responsibility is assumed by the author of this report or by ARBTECH for any legal matters that may arise as a consequence.
4. The report is not valid in adverse or unpredictable weather conditions or for any failure due to Force Majeure.
5. No liability is assumed by the author or by Arbtech for any misuse, misinterpretation or misrepresentation of information contained herein.
6. This report has been compiled using only the information made available to the author as at the above date of inspection.
7. The assessment, unless described as “detailed” was of a preliminary nature, conducted from ground only; no soil samples were taken for analysis, no trees were climbed or inspected below ground level (including roots).
8. The author did not have at the time of writing any information as to the integrity of the site’s main structures, annexes or the drainage system.
9. Arbtech is not responsible for any works other than those invoiced for.
10. All tree work is to be undertaken in accordance with British Standard BS 3998:2010, Recommendations for tree work.
11. Prior to any and all specified trees works it is the duty of the landowner/steward and or contractor to undertake a check to see if there are any statutory protections upon the land and trees.
12. All tree works are to be undertaken at an appropriate time and any and where necessary a suitably qualified ecologist has been consulted so not to damage or destroy any protected species and or habitats.

Appendices

The following documents were released to the Client as appendices to this report:

1. Schedule of Trees (.pdf)
2. Tree Location Plan drawing (.pdf)
3. Photos (.pdf)
4. Summary of Tree Works (.pdf)

If you require clarification of information contained herein, please do not hesitate to contact us via 01244 661170.

Yours Sincerely,



Matthew Middle
Senior Arboricultural Consultant

07872 127681
mm@arbtech.co.uk

Appendix 1: Schedule of Trees

Tree Survey Schedule

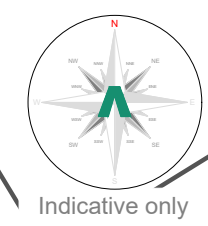
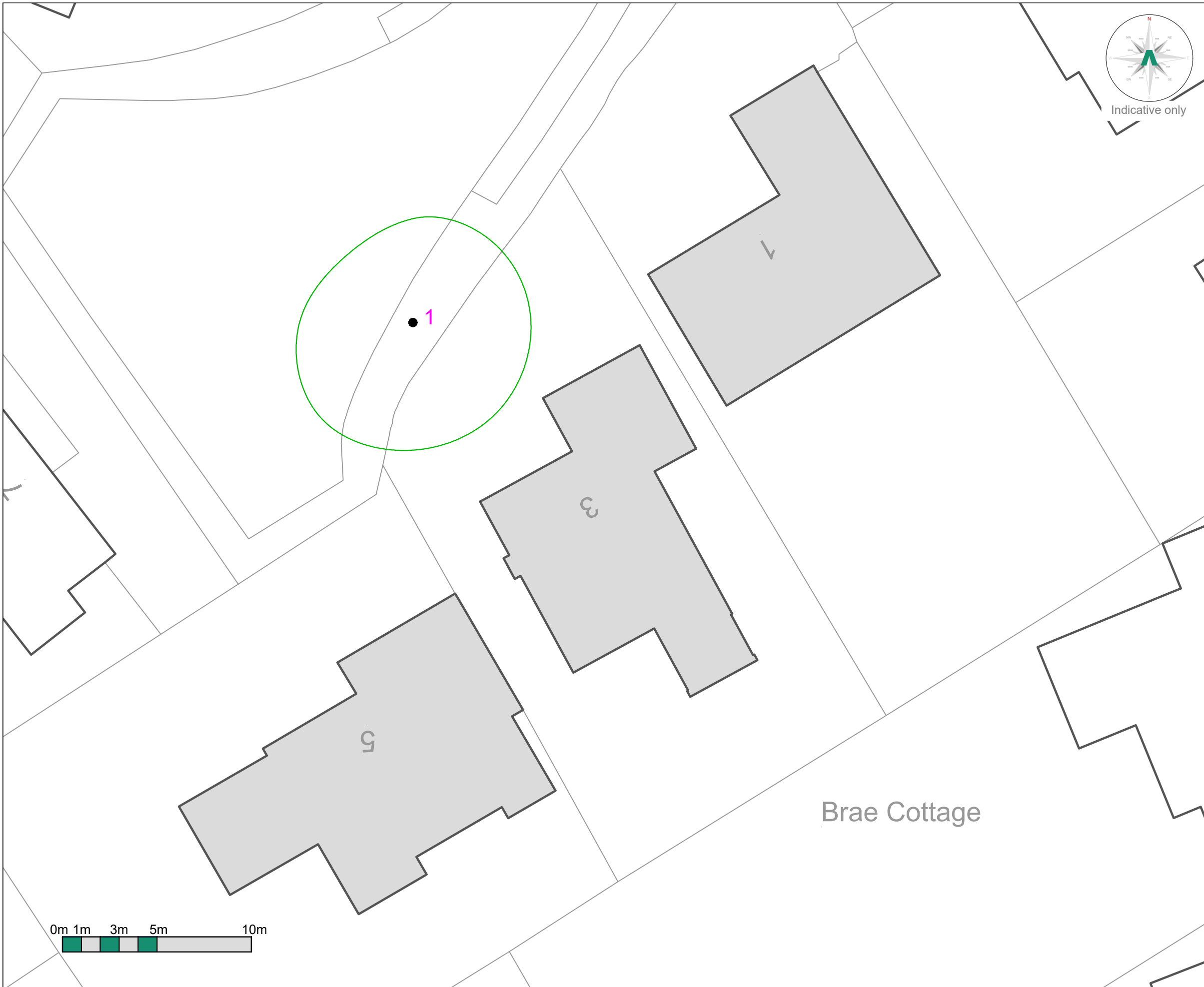
Client Pennee Bell
Survey Date 30th September 2020
Weather Conditions Overcast, but dry
Surveyor Matthew Middle

Tree No.	Species	Height (m)	Trunk Diameter (mm)	Canopy Spread (m)	Age Class	Physiological Condition	Structural Condition	Comments	Failure Part	Failure Score	Target Score	Impact Score	Hazard Rating	Threat Category	Urgency code
1	Whitebeam	8m	440mm @1m	NE6m SE6.5m SW7m NW5m	Middle aged	Low	Indifferent	Offsite street tree; lifting kerb edging and cracking pavement; twin-stemmed from 1.75m; bracket fungus consistent with <i>Inonotus hispidus</i> growing between the stems broad dominant crown.	Stem	2	20	6	240	3	A

All trees should be inspected at appropriate intervals by a suitably qualified surveyor as a matter of course to discharge liability in duty of care. If you should require any further clarification of information contained herein please do not hesitate to contact us.

* For more information on the locations of all items surveyed please see Arbtech Consulting Ltd, Tree Location Plan Appendix 2

Appendix 2: Tree Location Plan



ARBTECH

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<https://arbtech.co.uk>, 01244 661170

Project:
 3 Ashfield Close,
 Richmond,
 Greater London,
 TW10 7AF.

Client:
 Pennee Bell

Drawing:
 Tree Location Plan

Based on:
 OS Tile

Drawing No: Arbtech TLP 01
Rev:

Date: Oct 2020
Scale: 1:200 @ A3
Drawn: MGM

Key:

Tree Nos.:	1	Tree Canopies:		Trunks:	
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All dimensions should be checked on site. No dimensions are to be scaled from this drawing. Please notify us of any discrepancies found. Arbtech Consulting Ltd. cannot be held responsible for inaccuracies in the base drawing in which this plan is based. This drawing is designed to reflect the principles of the layout or design only, and relates only to the protection of retained trees. This drawing is not to be read as a definitive part of the engineering or construction designs or method statement. An architect or structural engineer should be contacted over any matters of construction, detailing or specification and for any standards or regulatory requirements relating to proposed structures, hard surfacing or underground services. This drawing was produced in colour - a monochrome copy should not be relied upon.

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Appendix 3: Photos



Figure 1: Fungal bracket



Figure 2: Fungal bracket



Figure 3: Fungal bracket



Figure 4: Fungal bracket



Figure 5: Damage to footpath



Figure 6: Damage to footpath

Appendix 4: Summary of Tree Works

Summary of Tree Works

For reasons of public safety, all tree works referred to herein must be carried out prior to any site personnel commencing works or any building materials being delivered.

Tree No.	Species	Works	Urgency Code
1	Whitebeam	<ul style="list-style-type: none"> • Canopy reduction; • Fell to ground level 	A

Notes

All tree work is to be undertaken in accordance with British Standard BS 3998:2010, Recommendations for tree work. All arising's are to be removed and the site is to be left as found. Care is to be taken of the ground around retained trees to make sure that it does not become compacted as a result of tree surgery operations. No equipment or vehicles such as timber Lorries, tractors, excavators or cranes shall be parked or driven beneath the crowns of any retained trees, to prevent subsequent compaction and root death.

Protected Species

Conservation Status of British Bats

The general consensus in Britain and Europe is that virtually all bat species are declining and vulnerable. Our understanding of population status is poor as there is very little historical data for most bat species. Certain species, such as the horseshoe bats, are better understood and have well documented contractions in range and population size.

Given this general picture of decline in UK Government within the UK Biodiversity Action Plan has designated five species of bats as priority species (greater and lesser horseshoe bats, barbastelle, Bechstein's and pipistrelle). These plans provide an action pathway whereby the maintenance and restoration of the former populations levels are investigated.

Legal Status of British Bats

Given the above position all British bats as well as their breeding sites and resting places enjoy national and international protection.

All bat species in the UK are fully protected under the Wildlife and Countryside Act 1981 (as amended) through inclusion in Schedule 5. All bats are also listed on Annex IV (and some on Annex II) of the EC Habitats Directive giving further, European protection. Taken together the act and Conservation of Habitats and Species Regulations 2012 (as amended)* make it an offence to; intentionally or deliberately kill, injure or capture (take) bats;

- Deliberately disturb bats (whether in a roost or not);
- Damage, destroy or obstruct access to bat roosts;
- Possess or transport a bat or any part of a bat, unless acquired legally;

- Sell, barter or exchange bats, or parts of bats

The legislation although not strictly affording protection to foraging grounds does protect roost sites. Bat roosts are protected at all times of the year whether or not bats are present. Any disturbance of a roost due to development must be licensed.

**the regulations that delivered by the UK's commitments to the Habitats Directive.*

Breeding birds

All nesting birds are protected under the Wildlife and Countryside Act (as amended) 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. Furthermore a number of birds enjoy further protection under that Act and are listed on Schedule 1 of the Act. These further protected birds are also protected from disturbance and it may be necessary to operate “no-go” buffer zones around such nests – typically out to 100m.

Planning policy guidance on the treatment of species identified as priorities under the biodiversity action programme suggests that local authorities should take measures to protect the habitats of these species from further decline through policies in local development documents and should ensure that they are protected from the adverse effects of development, where appropriate, by using planning conditions or obligations. The conservation of these species should be promoted through the incorporation of beneficial biodiversity designs within developments

Document Production Record

Document number	Editor	Signature	Position	Issue number	Date
Arbtech TCR 01	Matthew Middle		Senior Arboricultural Consultant	1	24/11/2020

Limitations

Arbtech Consulting Ltd has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us. This Report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Ltd. The assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by Arbtech Consulting Ltd.

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