

Teesdale • Heritage • Trees

Arboricultural Assessment at 4 Leazes Lane,
Wolsingham, Weardale, Co.Durham DL13 3DP



25 March 2022



Report 989

Instructions and Introduction

1. I am instructed by Paul Dorian to carry out an Arboricultural Assessment (AA) for trees within the property. I should determine the likelihood of structural failure of trees on site, their condition and comment on any improvements to the garden area. Such advice will help the client discharge their duties under the Occupiers Liability Acts 1957 and 1984 but is primarily commissioned to manage the tree stock and support a Tree Preservation Order (TPO) application for works.

Scope of the report

2. Ordnance Survey plans have been used for the drawings and the positions of the trees are considered approximate.
3. The condition of each tree is based on the visual assessment of the tree using the Visual Tree Assessment (VTA) methodology, as devised by Mattheck (1991) and categorisation accords with BS5837:2012. See Appendix B.
4. The inspection of each tree was confined to ground observations only and excluded any aerial assessment of the canopy.

Limitations of the survey

5. Survey details are based on the condition of the tree at the time of the site visit. This may mean that certain signs of pests or diseases may evade detection due to the season in which the site visit took place. Some decay fungi only exhibit fruiting bodies annually and for a very limited period or may not reveal external signs, until decay is advanced. Trees are living organisms and change over time. They may also be affected by changes in their environment, and physical damage. The survey details are therefore a mere snap shot of the condition of the tree on the day that it was visited. Further aerial inspections, invasive investigation or electronic assessment may form part of a works prescription.

Site visit

6. One site visit was carried out by Rodger Lowe on 25 March 2022.
7. Weather conditions on the day were bright and with no breeze.
8. The site location in What3Words is; *boldest.bookcases.pebble*.

The dwelling is also referenced as 4 The Leazes in some address databases

Property/Site History

9. The dwelling stands in the former parkland of Wolsingham Hospital that was converted to residential use 25 years ago. The mature trees are part of that former landscaping scheme.

Status of the Tree Stock

10. The property does not lie within a Conservation Area but a Tree Preservation Order applies to the site. The trees on the site are within Area 1 of TPO WVDC-2-2002.

Comments on the Tree Stock

11. The tree stock is of relatively high density and the canopies are shading significant parts of the garden.
12. Most of the trees are Lime trees and producing regular canopy debris including larger diameter deadwood. Some of this deadwood recently struck an occupant of the dwelling.



13. Significant epicormic growth is produced by these Limes which ideally should be cyclically removed. A TPO application will request that consent is granted to allow epicormic growth to be removed to a height of 5m, in perpetuity.

Habitats

14. The likelihood of bats using the trees on site as roosts is low.
15. In the UK all wild birds, their nests and eggs are protected and all bat roosts and bats are protected by European Law. All contractors and land owners have an obligation towards wildlife and it is recommended that tree works are carried out outside the bird nesting season (Nov-March) to minimise any encounter with nesting birds. If this is not possible a competent person must inspect all trees and hedge immediately prior to their removal. If any active nests are observed all tree removal must wait until the young have flown the nest. Nest building by rooks was observed on the day of the site survey.

Conclusion

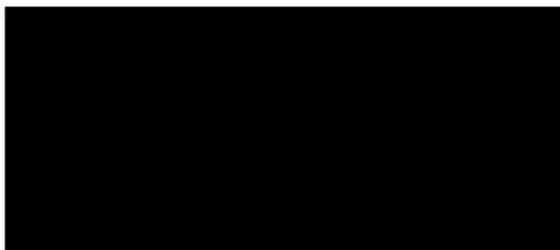
16. The homeowner requests that the tree population on the site is reduced and that the stature of some trees is reduced.

Appendices

Appendix A - Tree Data

Appendix B - BS5837;2012 Category Chart

Appendix C - Photographs



Rodger Vernon Lowe M.Arb.A, HND.Arb.



Appendix A – Tree Data

Tree ref.	Genus - Species Common Name	Height (M)	Crown Spread (M)				Stem Dia (MM)	Age	Condition	Structural Condition	Estimated Remaining Years	BS Category	Comments	Suggested works	Ultimate Dimensions for Species (M)		Works Priority
			N	E	S	W									Width	Height	
T1	Large-leaved Lime (Tilia platyphyllos)	24	6	6	6	6	790	Mature	Good	Moderate	40+	A1	Suckers around stem base. Major deadwood in crown. Branches encroaching upon building.	Remove tree and root.	25	16	C
T2	Beech (Fagus sylvatica)	24	7	3	3	2	780	Mature	Good	Moderate	40+	A1	Stem divides above 1.5m. Included bark present in fork. Crown distorted due to group pressure.	Reduce height by 7m	25	16	C
T3	Large-leaved Lime (Tilia platyphyllos)	24	6	6	6	6	600	Mature	Good	Moderate	40+	A1	Suckers around stem base. Stem divides above 1.5m. Major deadwood in crown.	Reduce height by 4m	25	16	C
T4	Large-leaved Lime (Tilia platyphyllos)	24	6	6	6	6	800	Mature	Good	Moderate	40+	A1	Suckers around stem base.	Reduce height by 4m	25	16	C
T5	Large-leaved Lime (Tilia platyphyllos)	24	6	6	6	6	640	Mature	Good	Moderate	40+	A1	Suckers around stem base.	None	25	16	-

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			N	E	S	W									Width	Height	
T6	Small-leaved Lime (Tilia cordata)	24	7	4	5	8	640	Mature	Good	Moderate	40+	A1	Stem divides above 1.5m. Major deadwood in crown. Unbalanced crown shape.	Reduce height by 7m	25	16	
T7	Small-leaved Lime (Tilia cordata)	24	7	4	5	8	730	Mature	Good	Moderate	40+	A1	Major deadwood in crown. Unbalanced crown shape.	Reduce height by 3m	25	16	
T8	Large-leaved Lime (Tilia platyphyllos)	24	6	4	6	8	740	Mature	Good	Moderate	40+	A1	Suckers around stem base. Stem divides above 1.5m.	None	25	16	-
T9	Large-leaved Lime (Tilia platyphyllos)	24	3	3	5	6	600	Mature	Good	Moderate	40+	A1	Suckers around stem base. Stem divides above 1.5m. Major deadwood in crown.	None	25	16	-
T10	Holly (Ilex aquifolium)	6.5	2.5	2.5	2.5	3	200	Semi mature	Good	Moderate	40+	A1	Coppice growth	None	10	12	-
T11	Sycamore (Acer pseudoplatanus)	15	2	3	8	2	570	Semi mature	Fair	Moderate	20+	B1	Stem divides above 1.5m. Major deadwood in crown. Unbalanced crown shape.	None	22	16	-

Appendix B- BS5837 Cascade Chart

Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see note)			
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality <p><i>Note – Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.2.</i></p>		
	1 Mainly arboriculture qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation
Trees to be considered for retention			
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or those that are essential components of groups or formal or semi-formal arboriculture features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and minor storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Tree with no material conservation or other cultural value

Appendix C - Photographs



Photo 1 – T1-5



Photo 2- T11