

# Artemisia Consultancy

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Arboricultural Condition Assessment  
The Old Cottage, 24 York Street, Dunnington, York

Client: Margaret Smith  
Date of report: 11<sup>th</sup> October 2023  
Surveyed & prepared by: Jan Hoyland

Instructions: I have been instructed to undertake a condition survey of a mature Oak tree within the garden of The Old Cottage, York Street and provide a report on the following :

- Overall health and condition
- Hazards presented and risk assessment
- Recommendations for works

## 1. Overview

The mature Oak tree surveyed falls within the curtilage of a private garden at the property known as The Old Cottage, 24 York Street, Dunnington, York YO19 5PN

The Oak is situated near the boundary in the rear garden The survey was requested following the voicing of concerns from a neighbouring property about the safety of the tree.

The tree is in overall good health and vitality and there were no defects found at the time of inspection, which are likely to cause a hazard. The tree has a relatively narrow canopy, although there are two main extending branches, and a third minor branch which overhang the two neighbouring properties, which it might be prudent to reduce. Two branches overhang the roof of the property next door and are close to making contact with the roof. These should be reduced to prevent any damage to the roof from contact with the branches. The third branch overhangs and shades the garden at the rear and it would be good practice to reduce the branch to prevent any nuisance caused by this.

I therefore recommend that the limbs detailed below in the main body of the report are reduced by around 3 to 4 metres to suitable pruning points.

## 2. Site Description

2.1 The oak tree is located within the garden of a private detached dwelling. There are two pollard holly trees also located near the boundary, which form a visual screen. All the trees were inspected.

2.2 I am informed by the owner that the oak tree is subject to a Tree Preservation Order. The property also falls within a Conservation Area.

### 3. Details of Trees Surveyed

T1. Common Oak – *Quercus robur*.

This is a mature specimen with a diameter at 1 metre of 1120 mm and a height of 19 metres. Located close to the rear boundary, within a planted flower bed, the canopy overhangs neighbouring gardens to the North and East.



There have been previous crown lifts and reductions to the canopy carried out, most recently around 6-7 years ago. The pruning cuts appear to be occluding well and there are no signs of decay.



The roots, buttress and main stem of the tree are all good with no defects visible. The main union and branch attachments are wide and tensile, with no defects noted.

The canopy is well balanced and relatively compact. There are three branches which extend beyond the rest of the canopy. These limbs extend over neighbouring properties, so it would be prudent to reduce the limbs by around three to four metres to bring them in line with the rest of the canopy spread. Two branches extend over the roof of the property next door, on the north-east side of the canopy. The lower branch at around 7 metres extends the furthest, with a more minor branch situated 3 metres higher up. The branch overhanging the garden of the property located to the rear of the garden is on the north-west of the canopy, at a height of around 6 metres.

The canopy is full with good extension growth and no deadwood visible. There is some suckering growth further down the main stem, where branches have previously been removed. These new growths should not be removed.

## T2. Holly – *Ilex aquifolium*

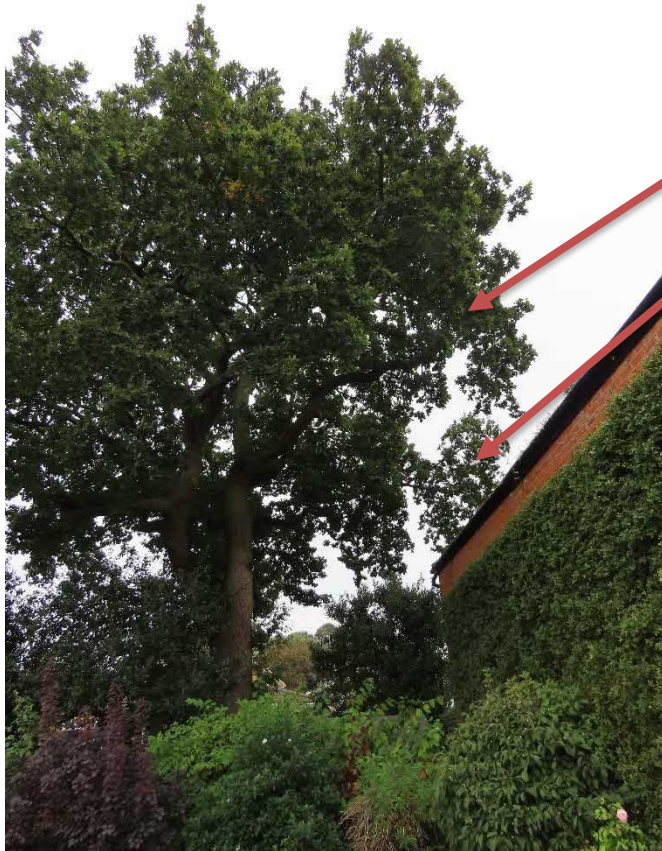
There are two semi mature Holly trees also located close to the boundary of the garden, below the canopy of the Oak. They have been maintained as pollards with a clear stem and pruned canopy, in order to form a visual screen from the property to the rear of the garden.

Both of these specimens are in good health and vitality. No defects were found in either tree.

## 4. Recommendations

The reduction of the three main extending limbs is recommended although they currently do not pose a high risk of failure. Two slightly overhang the roof of the extension to the next door property and one is close to making contact with the roof, while the other one overhangs the garden of the property to the rear of the garden, causing shade issues. Given the concerns of the neighbours to the presence of a large tree close to their properties, it would be prudent to allay their fears by ensuring that the canopy overhang is reduced. The requirement for tree surgery is to reduce any risk of failure of these branches and to prevent nuisance caused to the neighbours.

The timing of any tree surgery should be timetables for the dormant period during the winter months. Ideally sometime between November and March.



Red arrows showing branches to be reduced. A further branch overhanging the garden to the North is not shown.

I would recommend that the trees should be surveyed every five years, preferably during the Autumn months, when any fungal fruiting bodies are more likely to be observed.

## 5. Survey Methodology and Limitations

- 5.1 I carried out an unaccompanied site visit on 4<sup>th</sup> October 2023. The weather at the time of the survey was overcast and cloudy but with sufficient light levels to carry out the inspection to the standard required.
- 5.2 The survey was of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level
- 5.3 The contents of this report are for the exclusive use of the client. It may not be sold, lent, hired out or divulged to any third party not directly involved in the subject matter without our prior written consent. Its contents are for the exclusive use of the addressee.
- 5.4 The statements made in this Report do not take into account the effects of extremes of climate, vandalism or accident, whether physical, chemical or fire. Artemisia Horticultural Consultancy cannot therefore accept any liability in connection with these factors, nor where prescribed work is not carried out in a correct and professional manner in accordance with current good practice.
- 5.5 The authority of this Report ceases at any stated time limit within it, or if none stated after two years from the date of the survey or when any site conditions change, or pruning or other works unspecified in the Report are carried out to, or affecting, the Subject Tree(s), whichever is sooner.

## Appendix 1: Qualifications and experience.

Jan Hoyland is a LANTRA qualified professional tree inspector with over 25 years experience of tree inspection and survey. She has been trained in the Quantified Tree Risk Assessment method of survey and holds an IOSHH qualification in 'Managing Safety'.

## Appendix 2: Implementation of works:

All tree works should be carried out to BS 3998 Recommendations for Tree Work and current best practice as modified by research. Any required consent for any arboricultural works should be obtained before work commences.

### Trees outside the property.

Every landowner and manager has a duty of care not to damage trees on neighbouring land. The common causes of damage (compaction, physical damage and inexperienced pruning) must be avoided through good planning and site management. By common law, branches from trees on adjacent properties extending over boundaries can be pruned back to the boundary line without the permission of the owners. However, the material belongs to the tree owner and the same guidance on statutory controls applies as discussed above.

### Statutory wildlife obligations:

The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 provides statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions and advice from an ecologist must be obtained before undertaking any works that might constitute an offence.

Care should be taken during any felling operation or surgery works to trees to avoid damage or disturbance to birds during the nesting season. This can typically be from February to August, with many species producing second or third broods in appropriate habitat and in suitable environmental conditions. Under the terms of the Wildlife and Countryside Act 1981 (As Amended in 1986 & 1991) Part 1 (1), it is an offence intentionally to take, damage or destroy any wild bird or its nest while being built or in use, or to take or destroy its eggs or chicks.

It is also an offence to kill, injure or take a bat or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection. Under the Habitat Regulations it is an offence to damage or destroy a breeding site or resting place of any bat.