



Tree Condition Assessment



Bay tree at 3 Lansdowne Avenue, Winchester

Tree Condition Assessment

Location: **Bay tree at 3 Lansdowne Avenue, Winchester**

Client: **Mr Kevin Mahoney**

Survey Date: **1st November 2023**

Surveyor: **Kevin Cloud**

Local Authority: **Winchester City Council**

Report reference number: **TCA-KC/3LANSDOWNE/002**

Report date: **November 2023**

Prepared by

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Summary

I have been instructed to carry out a tree condition assessment of a single mature bay tree located within the garden at 3 Lansdowne Avenue, Winchester, Hampshire SO23 9TU.

The survey was carried out reviewing the tree in a stepwise manner from the ground up to the top of the crown. I detail noteworthy biomechanical and structural defects in full at the tree schedule (appendix one). Principal defects are afforded further commentary within the body of the report.

The stepwise approach, identification of significant defects, hazard evaluation, risk assessment and any recommendations for remedial work, priority and follow up accord with current industry best practice (as updated)¹ and are based upon the surveyor's qualifications and experience including the LANTRA Professional Tree Inspection certificate.

Defects were noted that indicate a risk of tree failure above that considered to be **As Low As Reasonably Practicable** (see explanatory notes within report).

The recommendation is to fell the tree and replace with 2 x fastigate oak trees.

The presence of a Tree Preservation Order (TPO) will require the works to be approved by the local planning authority following submission of a tree works application.

Full details of findings and recommendations can be found within the main body of this report and the tree survey schedule at appendix two.

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Arboricultural Association Registered Consultant RC174

Director and Principal Arboricultural Consultant

¹ Refer to list of documents at Bibliography including National Tree Safety Group (2011) *Common sense risk management of trees* and Lonsdale (2000) *Hazards from trees*.

Introduction and client's brief

- 1 I have been instructed by Kevin Mahony of 3 Lansdowne Avenue, Winchester, Hampshire SO23 9TU to undertake a tree condition assessment of a single mature bay tree within the garden of the client's address.

Purpose of report

- 2 The purpose of the report is to assess the condition of the tree and to make appropriate recommendations with the aim of ensuring risk from the tree is as low as reasonably practicable (ALARP)(see explanatory notes below) with a timescale for action and review.
- 3 The report aims to provide sufficient information to enable the client to fulfil their duty of care as defined by both civil law and the *Occupiers' Liability Acts* of 1957 & 1984.

Document disclosure

- 4 No documents, plans or map data were supplied.

Limitations

- 5 The survey is concerned with the arboricultural aspects of the site only and prepared for use as previously agreed only.
- 6 Trees are dynamic self-optimising organisms that grow in reaction and stimulus to their immediate surroundings and influence of wider environmental conditions. Consequently, tree health and condition will inevitably change over time therefore any comments made in this report can only be considered valid for three years unless otherwise stated under the report "review period".
- 7 The statements, findings and recommendations made within the report do not take into account any effects of extreme climate and weather incidences, vandalism, changes in the natural and/or built environment around the trees after the date of this report, nor any damage whether physical, chemical or otherwise
- 8 No inspection has been made of the soil structure. No account has been taken of the effects of the tree(s) or their removal directly or indirectly on any building(s) or structure(s) relating to the possibility of subsidence or heave.

Tree survey method

- 9 A tree survey was conducted on 1st November 2023 using the Visual Tree Assessment (VTA) method². At the time of the survey the weather was dry with good visibility.

² 1994 Mattheck and Breloer (DETR), TSO

- 10 The trees were inspected from ground level with the aid of binoculars where necessary; no climbing of the trees was undertaken, nor was any digging or other detailed internal investigation. Any identification of fungal fruiting bodies was made on a visual basis only.
- 11 As necessary, a nylon sounding mallet and a metal probe were used to determine the presence, extent and depth of internal decay/cavitation.
- 12 Prior to commencement of the survey an appraisal of key 'targets' was undertaken and significant target and/or target zones noted (**target evaluation**).
- 13 The tree has been assessed in a stepwise manner working through the following areas of the tree – root zone; buttress; stem; crown in order to identify any significant biological and/or structural defects (**hazard evaluation**).
- 14 The tree has been subject to an appraisal of risk (**risk assessment**) and information is provided on **recommendations** for any appropriate remedial or preventative action accompanied by a **timescale** for remedial action and a timescale for further **review** of the tree and/or updated report.
- 15 The stepwise approach, identification of significant defects, hazard evaluation, risk assessment and any recommendations for remedial work, priority and follow up accord with current industry best practice (as updated) and are based upon the surveyor's qualifications and experience including the LANTRA Professional Tree Inspection certificate (full list of qualifications and experience available on request).
- 16 Survey data for trees includes *inter alia*: common name, stem diameter, age, physiological and structural condition, management recommendations and timescale for prescribed works. Details of the survey criteria can be found in the Tree Survey Schedule at appendix one.
- 17 Where photographs would improve the client's understanding of a particular tree defect, these are included within the appendices. In addition, the relevant photograph will be referenced at the appropriate point in the body of this report and/or within the Tree Survey Schedule.

Location and site description

- 18 The location of the tree is shown at appendix two.
- 19 The survey area is bordered by neighbouring 3rd party property (and small access road) to the north, public highway (Edgar Road) to the east, client garden then public highway (Lansdowne Avenue) to the south and the client's patio, conservatory and dwelling to the west. The land on which the tree is located is generally level, however this land is raised by approximately one metre in comparison to the public highway to the east. The tree is afforded some protection from prevailing winds by the client's dwelling. The predominant use of the land is private dwelling and garden in a suburban setting.

Legal constraints

- 20 The *Town & Country Planning Act (Tree Preservation)(England) Regulations 2012* and the *Town & Country Planning Act 1990 (as amended)* provides legislative protection for trees within England.
- 21 A Tree Preservation Order prohibits the cutting down, uprooting, topping, lopping, wilful damage and wilful destruction of trees without the Local Planning Authority's consent. A formal application must be made before undertaking non-exempt works to protected trees. Before carrying out exempt works, such as the removal of dead trees or the removal of dead branches, the Local Planning Authority must still be given 5 days written notice for trees subject to a TPO. For trees that present an urgent and serious safety risk, you must give the LPA written notice as soon as practicable after the work becomes necessary. Trees growing in Conservation Areas are afforded a similar level of protection.
- 22 As of the date of this report, I have checked with the local planning authority for the presence of Tree Preservation Orders and Conservation Areas that may be relevant. As a result, The tree identified in this report is subject of a Tree Preservation Order and located within a conservation area. A screen capture from the local planning authority website is included at appendix three.
- 23 A tree may contain wildlife such as bats and nesting birds which are protected by law (*Wildlife and Countryside Act 1981* and *The Conservation of Habitats and Species Regulations 2017*). These place a duty upon landowners to ensure that best practice is followed, or an appropriate license issued, prior to any work commencing which may affect bats, reptiles or dormice. These could impose constraints on the use and timing of access to the site in addition to any of the tree matters considered in this report. These issues are not the subject of this report. However, our client is advised to seek ecological advice and this may be provided by Technical Arboriculture Limited.

Survey results

- 24 A previous report was issued by Technical Arboriculture Limited in in October 2020 in relation to an ash (now felled) and the bay tree subject of this report.
- 25 The full tree survey schedule is available at appendix one. I highlight pertinent findings in the paragraphs below.

Target Evaluation

- 26 The following key target areas were noted:
- i. Client dwelling.
 - ii. Client garden.
 - iii. Public highway (Edgar Road).
 - iv. 3rd party dwelling and associated access.

Hazard evaluation

- 27 I detail noteworthy biomechanical and structural defects in full at the tree schedule (appendix one). Most notable is the presence of fungal fruiting bodies of *Ganoderma applanatum/adspersum* at multiple locations around the stem base. The fungus is described as causing root and butt rot in broadleaf trees when in advance stages³. During my survey and report in 2020 I did not observe any fungal fruiting bodies in the locations where they now appear to proliferate.

Risk Assessment

- 28 The Tolerability of Risk Framework (ToR) is an internationally recognised approach to making risk management decisions. 'Tolerability' does not mean 'acceptability'. It refers to a willingness to live with a risk so as to secure certain benefits and in the confidence that it is being properly controlled. ToR identifies Broadly Acceptable and Unacceptable levels of risk. Between these two levels of risk is a region where the risk is Tolerable if it is '**As Low As Reasonably Practicable**' (ALARP).
- 29 The Health and safety Executive (HSE) states that at the core of ALARP "*is the concept of "reasonably practicable"; this involves weighing a risk against the trouble, time and money needed to control it*".
- 30 Public safety is not the only concern when deciding how to manage trees. Other broader concerns, such as ecological, landscape and aesthetic values, should also be taken into account⁴.
- 31 The level of risk in respect of T1 is assessed as **UNACCEPTABLE**. The level of risk can be reduced (see recommendations below).

Recommendations

- 32 I recommend the tree is felled and replaced with two new trees. The work will require consent from the local planning authority.
- 33 All permitted or approved tree work must be carried out in accordance with *British Standard 3998:2010 Recommendations for tree work*. Work should be carried out by suitably qualified and experienced professional arborists with appropriate levels of public liability insurance.

Timescale for remedial action

- 34 The tree should be removed within three months. This timescale should allow for appropriate consent to be issued by the local planning authority.

³ Fungi on trees (Watson and Green)

⁴ NTSG Common Sense Risk Management of Trees, 2011, page 27

Conclusion

- 35 I have assessed the condition of a single mature bay tree on my client's and, given the risk of tree failure, conclude that the best option is to remove it and replace it with better quality specimens. This is due to the rapid colonisation of fungal fruiting bodies and the generally unremarkable quality of the tree.
- 36 A tree works application is required and consent issued prior to any work commencing.
- 37 The suggested timescale for work is three months.

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Appendix one - Tree Survey Schedule

<p>Tree Number (No) Tag No Each tree has been allocated a unique number. Where specifically instructed small metal tags have been applied to each tree surveyed.</p> <p>Common Name The common name of tree species.</p> <p>Height (Hgt) Stated in metres above ground level at point of stem contacting ground. For walkover surveys this will generally be estimated. For detailed surveys this will be measured using a laser clinometer.</p> <p>Diameter Stem diameter (in millimetres) measured at approximately 1.5 metres above ground level.</p> <p>Branch spread Overall spread of crown expressed in metres at the four cardinal points (NESW) or for evenly crowned trees expressed as a single figure radius (RAD).</p> <p>Age An assessment of age expressed as fifths of maximum age. Thus broadly 1/5 = Young, 2/5 = Early mature , 3/5 = Mature, 4/5 = Over mature and 5/5 = Veteran.</p> <p>Unless otherwise stated: All measurements are in metres (m) or millimetres (mm). All heights are stated above ground level (AGL) of tree stem. All distances are from base of tree. Cardinal points are abbreviated e.g. SW = South West</p>	<p>Physiological Condition An assessment of a tree / group's overall physiological condition is recorded as:</p> <p>Good Fair Poor Dead</p> <p>Structural Condition An assessment of a tree / group's overall structural condition is recorded as:</p> <p>Good Fair Poor</p> <p>Target Appraisal of the key features within falling distance of the tree or parts of it.</p> <p>Crown density An assessment of the density of live crown as a useful indicator of crown health. Stated as a bracket percentage of remaining live crown as follows:</p> <p>76-100% 51-75% 26-50% 0-25%</p> <p>Rem Con Estimated remaining contribution in years (yrs) (<10, 10-20, 20-40, 40+)</p>	<p>Is Risk ALARP? Y or N Is the risk As Low As Reasonably Practicable? If the answer to this is NO then remedial work should be carried out to reduce the risk to the lowest practicable level. The Health and Safety Executive (HSE) states that at the core of ALARP "is the concept of "reasonably practicable"; this involves weighing a risk against the trouble, time and money needed to control it".</p> <p>Timescale for action Timescale for carrying out remedial action stated in days or months.</p> <p>Review Period Timescale for carrying out for carrying out repeat survey or review of tree(s).</p> <p>Condition comments Where possible the whole of the tree has been surveyed and inspected as per the client's brief. If any sections have been omitted for any reason this will be stated. Only comments which are worth noting or have relevance to the risk assessment or future monitoring have been included. Unless otherwise stated all measurements in this section will be approximate. Unless stated otherwise, heights provided in relation to any noted aspects will be above ground level (AGL) at base of tree. Cardinal points are abbreviated to N, S E and W.</p> <p>Recommendations Suggested remedial action</p>
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Tree Survey Schedule

Tree No	Condition Comments
Tag No	<u>Rootzone</u>
T001	To the N: patio to base to boundary wall and access road 4m. To the E: gravel and paving to base, garden beyond to boundary and road 6m. To the S: gravel and patio to base to garden gate 17m. To the SW: conservatory 1.8m To the W: gravel and patio to base to boundary wall 7m. No signs of fungal fruiting bodies associated with the species.
Common name	<u>Buttress/lower stem</u>
Bay	Multiple close space stems from shared rootstock. Fruiting bodies of Ganoderma applanatum/adspersum at outside stem base to N and S stems. Larger fruiting body of same fungi on inner side of S stem and neighbour stem to SW. Sounding with mallet indicates no significant degradation at current time. No obvious cavities or reason to probe. Vigorous epicormic growth from base.
	<u>Stems</u>
	Multiple previous prune points to full height as well as evidence of previous topping cuts. Multiple stems show varying deformities including hazard beam formation.
	<u>Branches</u>
	Densely branched within limited space likely due to recovery growth from past pruning. Some deadwood. Loss of branches on W side to provide clearance over conservatory.
	<u>Crown and foliage</u>
	Dense crown. Lower parts touching shed to NE. Some dead foliage.

Hgt	Dia	Branch spread	Crown density
m	mm	m	

11	400(x4) 300 250 200	N:5 E:4 S:5 W:4	76% - 100%.
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Age	Phys Cond	Struct Cond	Rem Con
3/5	Fair	Poor	10+

Target	Is Risk ALARP?	Time Scale	Review period
Dwelling Garden Patio Path Road	NO	3 months	N/A

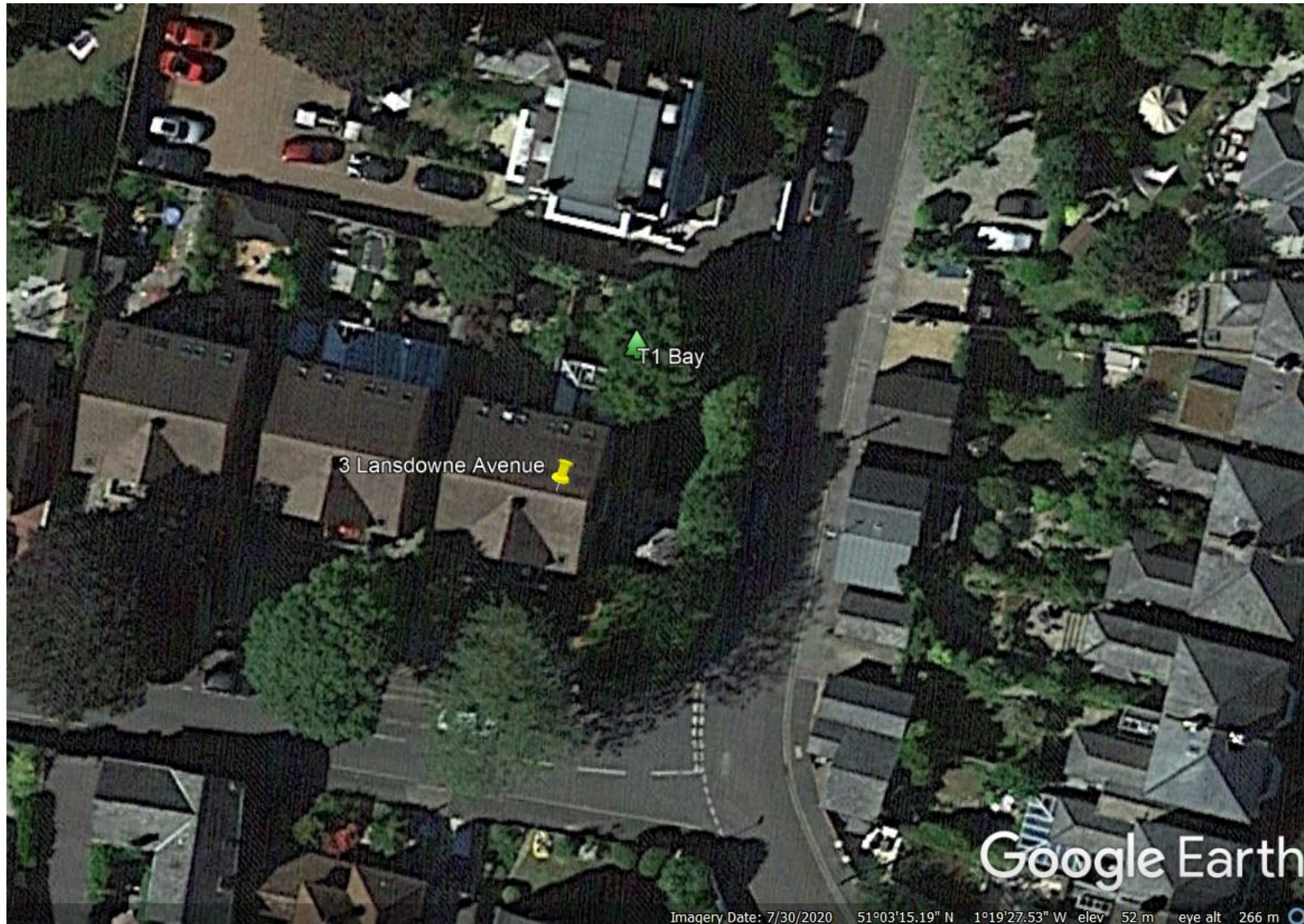
Management Recommendations

Fell.

Replace with 2 x fastigate (cypress) oak in long garden area to mitigate.

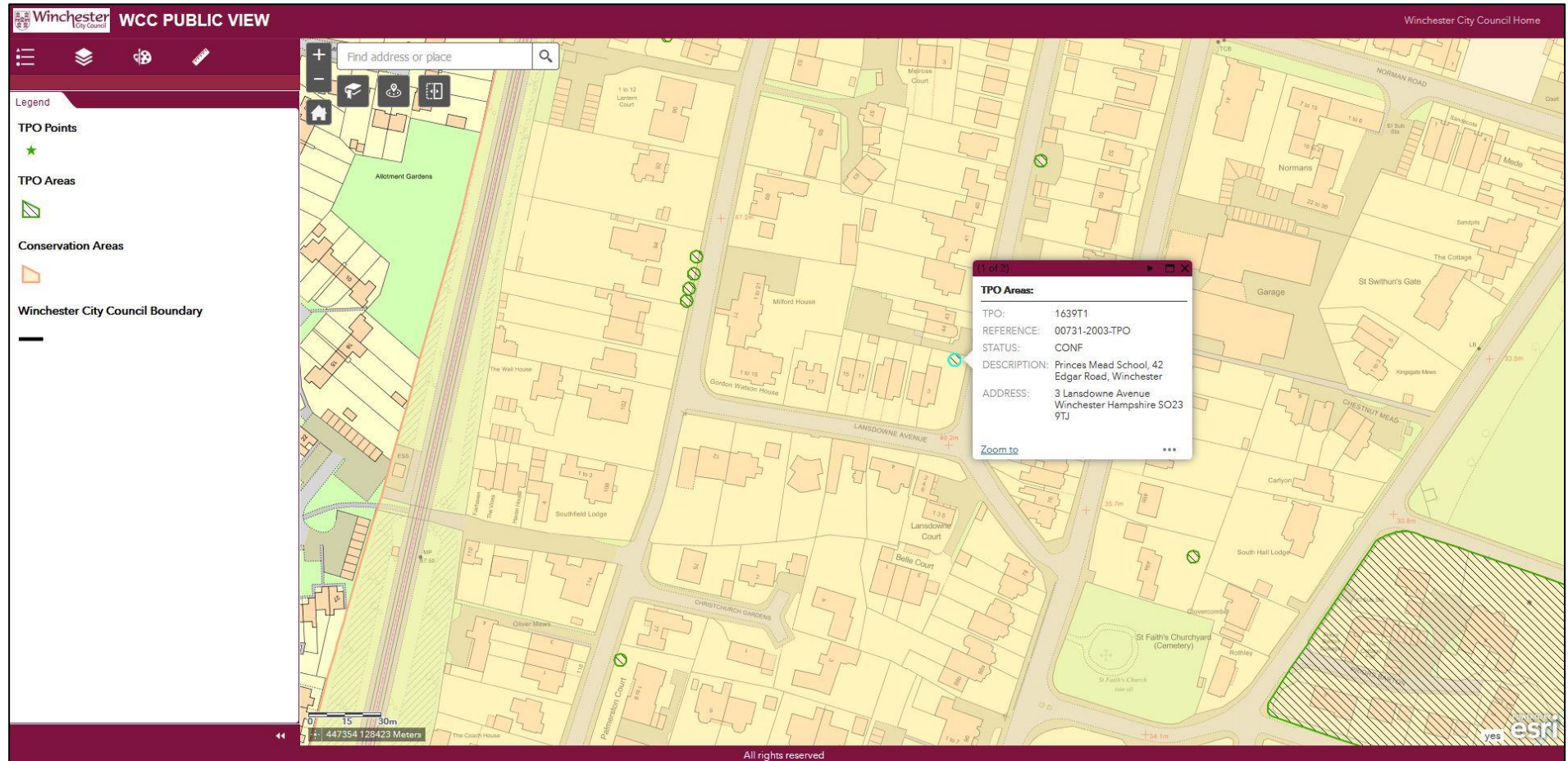


Appendix two – Location of surveyed tree



Appendix three – TPO Map

[Return to document](#)



Data taken from Winchester City Council mapping website



Appendix four – Photographs



Photo one - *Ganoderma spp.* to base of tree



Photo two – *Ganoderma* spp. to base of tree location #2



Photo three – *Ganoderma* spp. to internal base of tree.



Other services we offer:

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TPO Review

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