



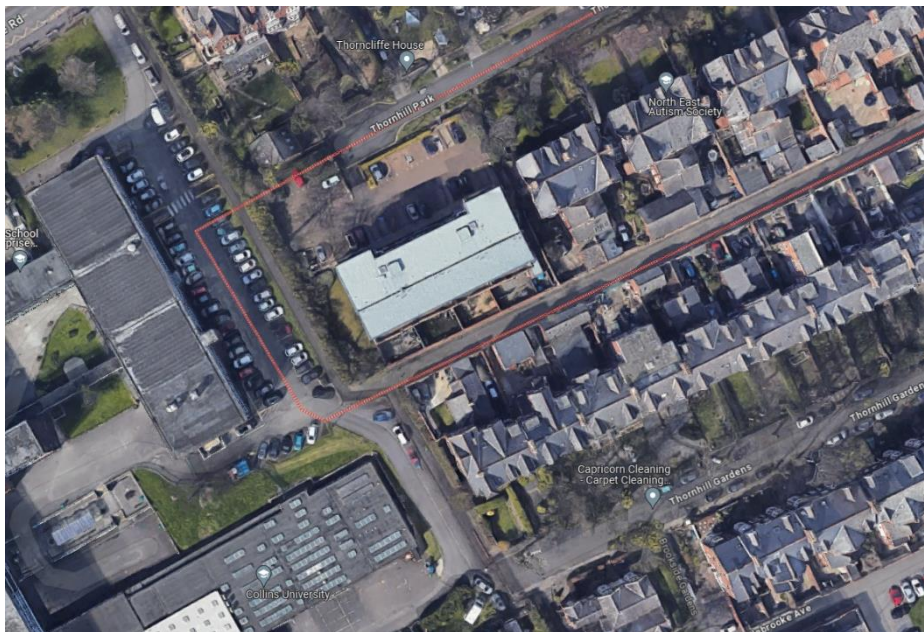
- Quality tree work
- Excellent customer service
- Fully qualified and experienced personnel
- Established in 1982
- Arboricultural Association approved

5<sup>th</sup> December 2023

Kingston Property Services  
Beaminster Way East  
Kingston Park  
Newcastle Upon Tyne  
NE3 2ER

Dear Sir/Madam

**Re: Thornlea Court, 12 Thornhill Park, Sunderland, Tyne and Wear, SR2 7JZ**



Acting on your instructions I have now inspected the trees at the above location.

I have based this report on my site observations and the information that you have provided. All my observations were from ground level without any detailed or decay investigation having been carried out .

This report is concerned with recording the species, size, and condition of the trees. Recommendations are made where appropriate to establish acceptable levels of safety for the site and a higher level of arboriculture management if required.

The information is recorded in the appraisal section of this report.

Unit 3, Langley Park Industrial Estate North, Witton Gilbert, Co Durham, DH7 6TX

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Trees are living organisms whose health and condition may change rapidly and the observations are based on the status of the trees at the time of inspection. It is recommended that trees in high frequency areas, such as highways, buildings and footpaths regularly used by the public, are to be inspected regularly, especially after any extreme weather conditions. Healthy trees may fail in unpredictable weather, such as in violent storms. Due to these phenomena being unforeseeable, Olivers Tree Services Ltd cannot be held liable for any such failures.

The information provided within this report relates to the specific tree risk survey provided and should not be used or interpreted for any other circumstances. This includes but not limited to planning applications for development, tree related subsidence, utilities, or the design of foundations.

### **Site Visit**

I carried out an unaccompanied site visit on Tuesday 5<sup>th</sup> December 2023.

The weather that day was overcast with a slight rain shower however there were no visibility restrictions.

### **Site Description**

Thornlea Court is a modern brick built, 3 story apartment block. It is roughly rectangular in shape and set within walled grounds with off road parking to the front. Access to the entrance is from Thornhill Park which is in an affluent area of Sunderland city centre. The trees are located on the western boundary line and the grounds appear to be well maintained.

## Appraisal

Please refer to appendix 1 for the site location plan

Please refer to appendix 2 and 3 for glossary of terms

No	Species	Age	Height (m)	DBH (cm)	Condition	Comments	Recommendations	Priority
1	Purple Plum	SM	5	11	G	A multi stemmed tree that has epicormic growth signs of past pruning works and it is located within a shrub bed	No action currently required	-
2	Lime	M	16	47	G	Located in a shrub bed with epicormic growth on the main stem and a low hanging crown	Crown lift to 3m and remove the epicormic growth from the main stem up to a height of 3m	C
3	Holly	M	5	22	F	This tree has a slight lean with visible stem damage, it has a wide but low spreading crown and is growing in a shrub bed	Crown lift to 2.2m	C
4	Sycamore	M	12	82	G	Growing in a shrub bed with signs of past pruning work and epicormic growth, no other visible defects were noted	No action currently required	-
5	Purple Plum	EM	3	7	G	Situated in a shrub bed with epicormic growth	No action currently required	-
6	Sycamore	M	16	76	G	This tree has evidence of past pruning works and a cavity from historic pruning works at 3.2m. It is also growing in a shrub bed	No action currently required	-
7	Purple Plum	Y	2	4	G	Situated in a shrub bed with epicormic growth and no further defects were noted during the inspection	No action currently required	-
8	Sycamore	SM	14	50	F	Asymmetrical in appearance with a slight lean. This tree is also growing in a shrub bed with epicormic growth visible	No action currently required	-
9	Sycamore	M	16	67	G	Growing in a shrub bed, this asymmetrical tree has a sign of bark cracking epicormic growth and Ivy growing up the main stem.	Sever the Ivy at the base and remove 0.5m from ground level	C

No	Species	Age	Height (m)	DBH (cm)	Condition	Comments	Recommendations	Priority
10	Sycamore	EM	11	40	F	This is a twin stemmed tree situated in a shrub bed, it is growing close to overhead service cables as well as having epicormic growth and evidence of past pruning works	Sever the Ivy at the base and remove 0.5m from ground level	C
11	Sycamore	EM	10	37	F	A triple stemmed tree that is growing in a shrub bed and is situated close to overhead service cables, it is asymmetrical in appearance with a slight lean, epicormic growth and evidence of past pruning works within the crown	Sever the Ivy at the base and remove 0.5m from ground level	C
12	Sycamore	SM	11	41	G	Situated in a shrub bed and growing close to overhead service cables, this tree also has evidence of past pruning works within the crown	Sever the Ivy at the base and remove 0.5m from ground level	C

## **Conclusion**

Information was provided of a previous tree survey which was carried out by Olivers Tree Services Ltd on 18<sup>th</sup> November 2021.

The trees have been recorded on the location plan as accurately as possible, but their actual position is not to scale.

We recommended that trees are checked for fungus growing on, or around the base in the Autumn. This is generally the time of year most fungus produces fruiting bodies, but the first frost of winter often kills them off so the window to detect this disorder is short. If fungus is noted on or around the base of tree's, please contact our office to arrange a further assessment.

The trees located on this site are a vital asset as well as being a feature to the local landscape and are high in amenity and wildlife value.

Before any tree work takes place, checks would need to be made with the Local Authority to see if the trees concerned are situated within a Conservation Area or covered by a Tree Preservation Order. If the trees are protected a planning application will need to be approved before any work is carried out.

It would be advisable to carry out a re-inspection on all of the trees on the site within the next 24 months unless otherwise stated in the 'Recommendations' column of the appraisal.

It is also recommended to have the site re-assessed following any extreme or windy weather conditions or any other significant changes to the site. An interim tree inspection can be done by a layperson such as a site caretaker, see appendix 4 for a guide on how this inspection should be conducted. If an interim inspection highlights any trees of concern, please contact our office so we can arrange a professional assessment.

I trust that you find the above satisfactory, but should you require any further information please do not hesitate to contact me.

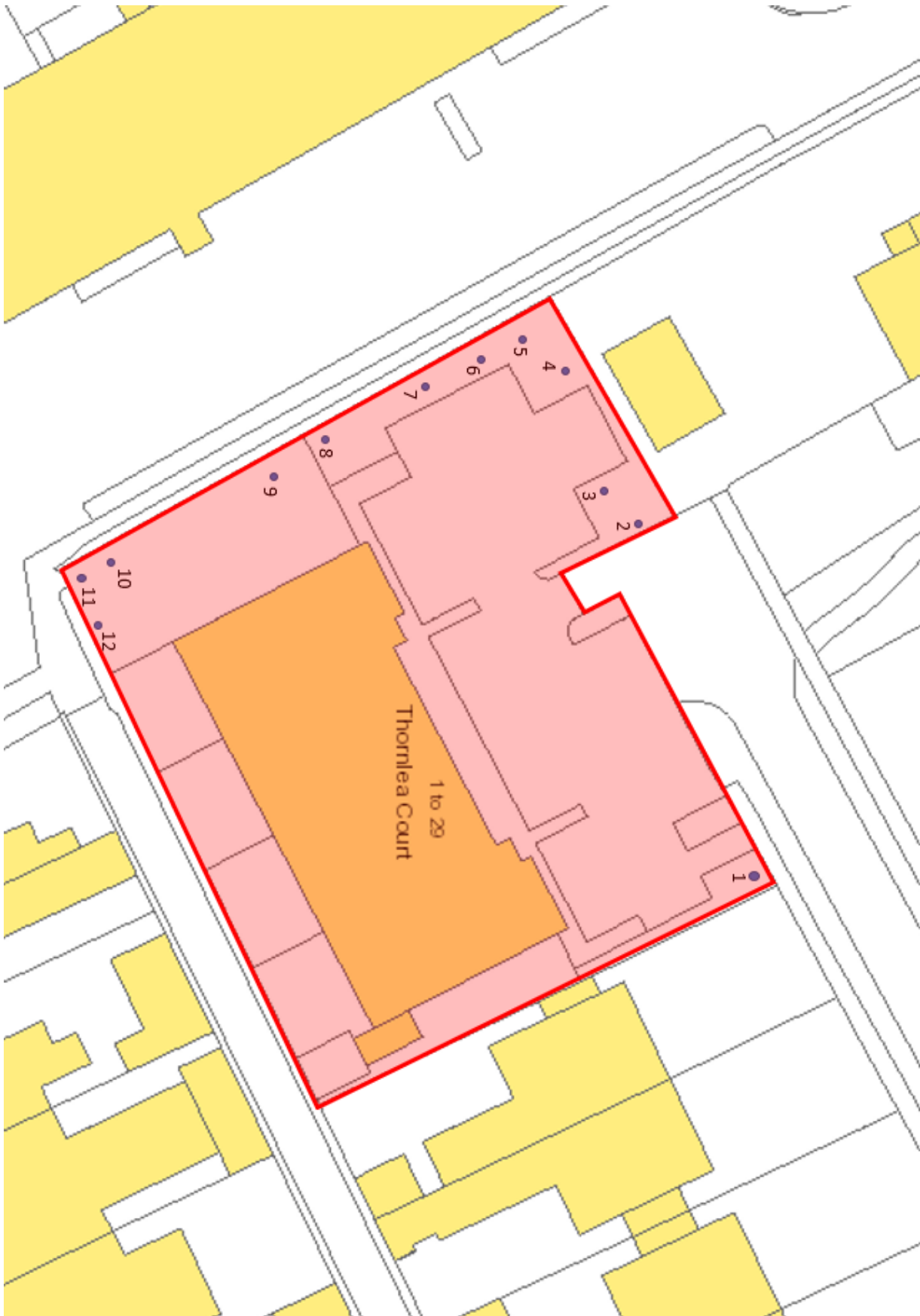
Yours sincerely



Andy Thompson FdA (Hons)

**Appendix 1**

Site location plan showing the trees position.



## **Appendix 2**

Glossary of terms that maybe used in this report –

- 1. Reference number** – an individual identification number for a tree, hedge, or group. The number for this corresponds to the report and the location map.
- 2. Species** – species identification is based on visual field observations and lists the common name only.
- 3. Age** – **Y** – young, **SM** – semi mature, **EM** – early mature, **M** – mature, **OM** – mature, **V** – veteran, **D** – dead.
- 4. Height** – the height is estimated to the nearest metre (for some groups this is indicated in a range, or an average has been used).
- 5. DBH** – diameter at breast height (measured at 1.3m from ground level (for some groups this is indicated in a range or as an average).
- 6. Condition** – **D** – dead, **P** – poor, **F** – fair, **G** – good.
- 7. Comments** – general comments on the condition of the tree, hedge, or group.
- 8. Recommendations** – action required for remedial tree work.
- 9. Priority** – work should be carried out as follows:
  - A** – less than 6 months
  - B** – as part of the site management programme
  - C** – desirable but not essential

## **Appendix 3**

Glossary of terms for tree works that maybe used in this report –

- Crown lifting** – is the removal of lower branches to an agreed height for example over footpaths or roads by pruning to an upward growing part of the branch or back to the main stem. Used where low branches are causing an obstruction or encroaching on buildings.
- Crown thinning** – the aim of crown thinning is to reduce crown density without altering the overall size or shape of the tree. This work will reduce weight on branches and cut down on wind resistance, thereby reducing the potential for storm damage.
- Crown reduction and reshaping** – the aim is to make the crown of the tree smaller without unduly spoiling the shape of the tree. The greater the amount removed, the more difficult it is to retain the natural shape.
- Crown Cleaning** – this is the removal of dead, broken, and crossing limbs, sucker sprouts on trunks, and weak or diseased limbs. The purpose of the crown clean is to improve structure, appearance, and health. The outside appearance of the canopy will be affected very little.
- Dead wooding** – this is the removal of dead dying diseased branches and limbs from the crown of the tree
- Pollarding** – pollarding is a method of pruning that keeps trees and shrubs smaller than they would naturally grow. This work will need regularly undertaking as the reaction growth will become too heavy for the growth point.
- Tree felling** – the removal of the tree as close to current ground level as practical.

## **Appendix 4**

### **Interim tree assessment**

Unfortunately trees also have a certain amount of risk as they are natural structures there is no such thing as a completely safe tree, but the benefits of trees far outweigh the risks. By addressing and understanding the risks associated with trees it is possible to make your managed properties safer and prolong the life of your trees. The law states 'It is the responsibility of the tree owners to ensure the safety of others when around trees on their property.' On this basis as qualified Arborists, we recommend at schools and other high use areas, tree populations are inspected professionally every 24 months (unless trees are specifically recommended to be monitored more frequently), with a tree report produced making recommendations for remedial action where required. Once a report has been produced and work has been planned in as required it is worth noting: Trees are living organisms whose health and condition may change rapidly observations made in a report are based on the status of the trees at the time of inspection.

As the health of the trees may alter between professionally produced tree reports we recommend an interim tree inspection is conducted by a layperson annually or following any extreme or windy weather conditions or any other significant changes to the site

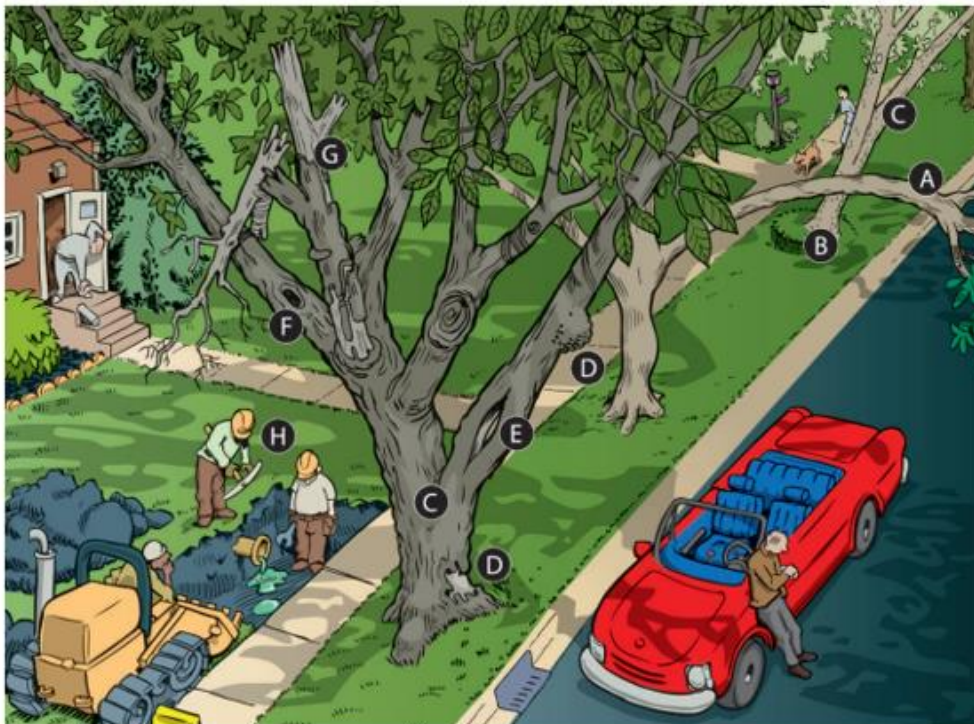
This guide details key defects to look for during an interim inspection.

When undertaking an interim tree inspection, the following information should be recorded:

- Date of interim inspection.
- Name and signature of interim inspector.
- Date of previous professional tree inspection/report and details of who undertook this.
- Details of any trees found to have defects during inspection, including – tree number, tree species, nature of defect, action taken.

Where defects are found please contact our office and we will make arrangements to view/asses the defect. If there is a dangerous tree – i.e. one with failed root plate etc and you forward us pictures of this defect, we can arrange work to be done on an emergency call out basis if required. Before any tree work takes place, checks would need to be made with the Local Authority to see if the trees concerned are situated within a Conservation Area or covered by a Tree Preservation Order. If the trees are protected a planning application will need to be approved before any work is carried out. If any trees are an imminent danger, we can contact the local planning authority to let them know we will need to undertake work under a 'Diseased/Dangerous trees notice' but this can only be done in extreme circumstance.

**Tree defects to look for :**



**Defects in Urban Trees**

The following are defects or signs of possible defects in urban trees (see figure):

**B: Root failure:**

Cracks or separations in the soil may indicate soil heaving from excessive movement of the roots. This can be a warning sign for failure, especially if the tree is leaning.

**C: Cankers/stems (split trunk):**

Includes cankers and wounds. Each could be minor or the start of a significant problem; further investigation may be warranted.

**E: Cracks or splits:**

Watch for longitudinal cracks or splits on the trunk, major branches, or branch unions.

**F: External signs of decay:**

Asymmetric shapes may be caused by the tree's formation of reaction wood and may be an indication of an internal problem. Other, more obvious signs of decay include the presence of fungal fruiting bodies and cavities.

**G: Dead branches:**

Dead branches within the canopy of a tree are probably the most obvious potential hazards. The risk of damage or injury depends on the size of the dead branch and distance from any potential targets.

**H: Human-caused defects:**

Wounds, weak or damaged limbs, root loss, and decay may be the result of construction, grade changes, soil compaction, poor pruning, or other misguided practices.

Above image taken from ISA leaflet 'Recognising Tree Risk' 2021

**B. Root failure**



The below pictures show examples of root failure – this is the most dangerous hazard that could be found. A tree with a failed root plate could fall at any time so this would need to be cordoned off straight away to keep people away from the hazard. Contact our office so we can arrange remedial action.



**C. & D & E. Codominant stems/Externally visible defects/Crack or split**

The below pictures show examples of external visible defects which can include splitting on limbs and on tree trunks. These can form from co-dominant stems but unless there is splitting at this point these do not need to be recorded during an interim tree inspection. These defects can be a highly dangerous hazard – if there is any doubt about the safety of these trees cordon the area off and contact our office for further advices.



**F. External signs of decay**

Obvious signs of decay can include the presence of fungal fruiting bodies and cavities examples of fungal brackets are shown on the pictures below. Different types of fungus have various levels of structural implications ranging from benign to very serious. If fungus is noted please check if this was picked up on formal tree report – if this was not picked up on the previous report contact our office for further guidance.



**G. Dead branches/hanging branches and Dead trees**

Minor deadwood is commonly found in most trees and it is impractical to have zero deadwood in any trees on site. If large sections of deadwood or split/hanging branches in the crown of trees, which may cause harm to people or property, are found please contact our office for further advice. If dead trees are found it may be necessary to cordon the area surrounding the trees off to restrict access until we can assess what action needs to be taken.



**H. Human caused damage/mechanical damage**

If trees are damaged due to any onsite construction work, heavy vandalism, fire, or other mechanical damage please contact our office for further advice. Particularly serious damage is root damage as this can potentially destabilise trees and/or put trees into decline as uptake of water and nutrients are effected. Extreme examples of this are shown on the pictures below.

