

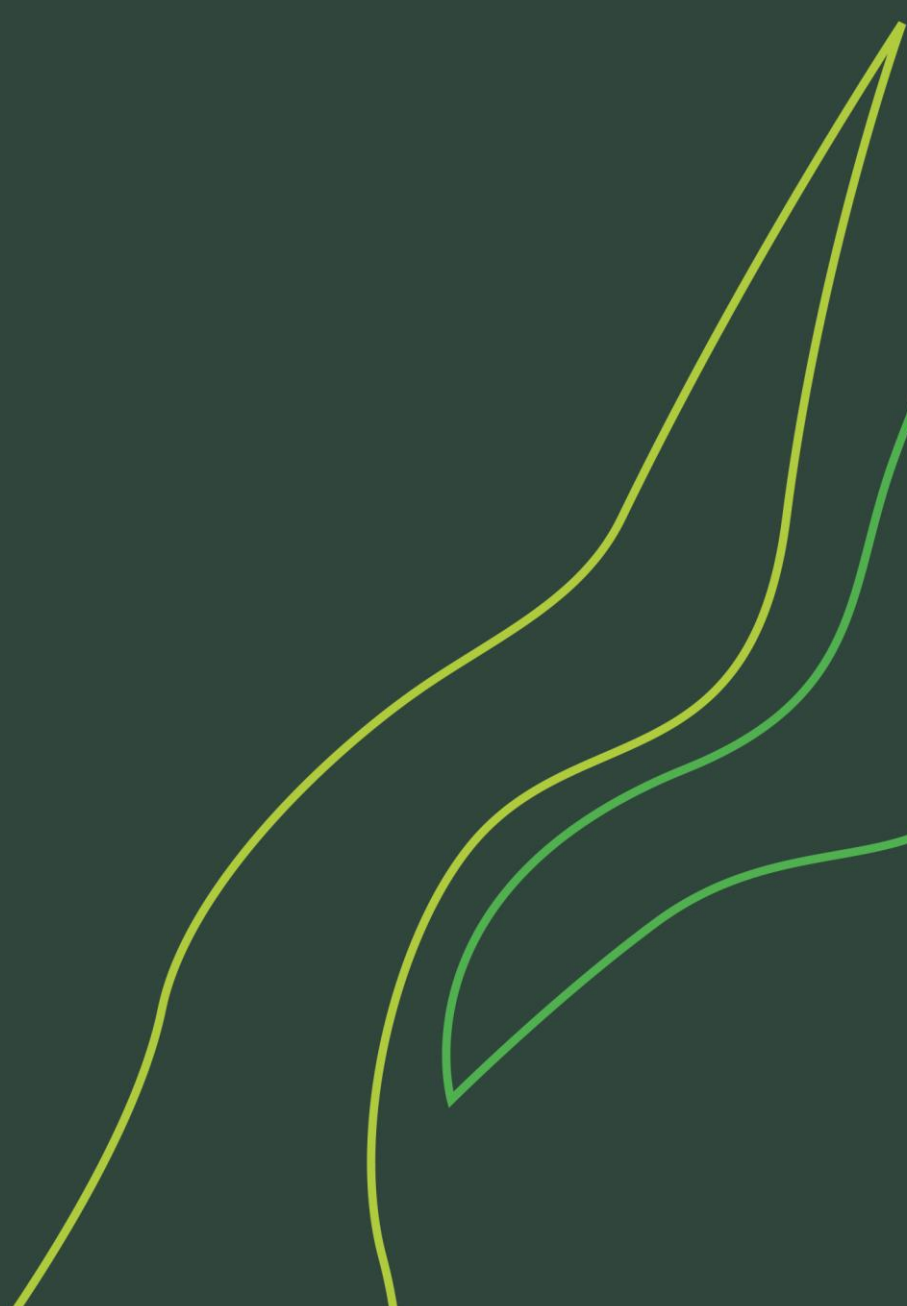


Ecology
Arboriculture
GIS and Mapping
Landscape Architecture

Tree Condition Survey Report (VTA)

Site: Brunswick Court Care Home, 62 Stratford Road, Watford
WD17 4JB

Client: Bupa



Document Control Sheet

<i>Title</i>	Tree Report: Tree Condition Report (VTA)		
<i>Client</i>	Bupa		
<i>Site Name</i>	Brunswick Court Care Home		
<i>GC Document Reference</i>	J220786		
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<i>Issue Status</i>	Issue	Date	Status
	1	14/08/2023	Final
			-
<i>Disclaimer</i>	<p><i>The recommendations contained in this report represent Ground Control's professional opinions, in exercising the duty of care required of a suitably experienced and qualified Arboricultural Surveyor/ Arboricultural Consultant.</i></p> <p><i>All data recorded and recommendations made are based on observable factors present at the time of inspection. Inspections consist of a ground based visual inspection only. Where access to conduct a full inspection is not possible due to reasons such as vegetation, topography, fencing or other situations that the surveyor feels are unsafe, the Arboriculturist will make appropriate notes within the survey schedule.</i></p> <p><i>As dynamic living organisms, trees can change over time. Therefore, the observations and recommendations provided in this report should be considered valid for a maximum period of 12 months, unless specified otherwise by the Arboriculturist. Additionally, it is advisable to inspect trees after a significant, strong wind event to ensure their continued health and safety.</i></p> <p><i>The report has been prepared by Ground Control Ltd for the sole and exclusive use of the client and for the specific purpose for which Ground Control has been commissioned.</i></p> <p><i>Ground Control accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.</i></p> <p><i>Use of the Report by any other person is unauthorised and such use is at the sole risk of the user.</i></p>		

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1.0 Executive Summary

- 1.1 The tree survey was undertaken on the 10th August 2023 by Simon Smith, Ground Control’s Arboricultural Surveyor at Brunswick Court Care Home, 62 Stratford Road, Watford WD17 4JB; hereafter referred to as the ‘site’.
- 1.2 A summary of the tree work actions required from this survey alongside a summary of the site’s tree stock species composition is included below. Detailed information of required tree works for this site can be found within section 4.0 of this report.

Inspection Records:		27
Action Records:		19
Action Priorities <i>The table provides a collated summary of the recommended tree work actions in relation to the 'Action Priority' timeframes.</i>	IMMEDIATE/ URGENT	0
	Within 1 month	0
	Within 1 - 3 months	0
	Within 3 - 6 months	19
	Within 6 - 12 months	0
	Within 12 - 18 months	0

Table 1 – Tree Works Actions Summary Table

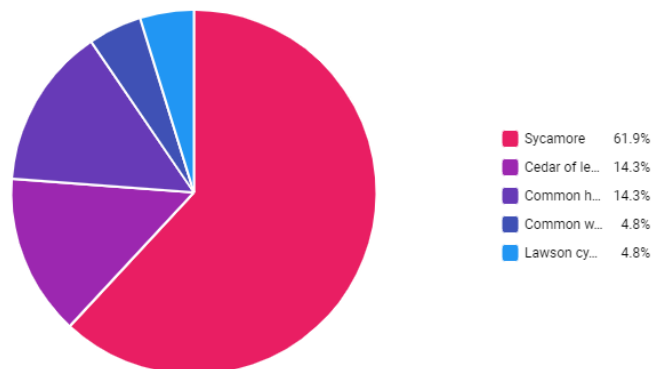


Diagram 1 – Species Composition Across the Site

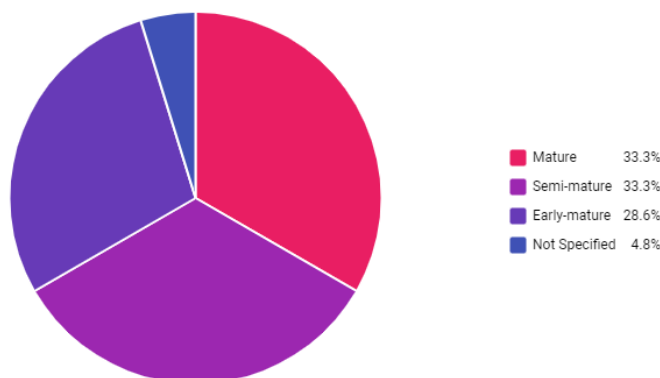


Diagram 2 – Tree Age Class Across the Site

2.0 Introduction

- 2.1 Ground Control Ltd were instructed by Bupa to undertake a Visual Tree Assessment (VTA) of all trees within the boundaries of the site.
- 2.2 The owner of land on which a tree or trees stand has a legal duty of care under the Occupiers' Liability Act 1957 and generally under the Health and Safety at Work Act 1974, to ensure people using the site (whether invited or not) are not exposed to tree related hazards that may present a risk to their health and safety or their property. This duty requires tree owners to take reasonably practicable steps to avoid foreseeable risk, including inspections of trees and the implementation of works where deemed necessary.
- 2.3 The purpose of this report is to assess the current condition of trees and significant vegetation within the site and to make recommendations for works based upon the risks of causing harm or damage to persons, property or equipment located at the site address.

3.0 Tree Survey & Methodology

- 3.1 The tree survey was undertaken on the 10th August 2023 by Simon Smith *TechArborA*, LANTRA PTI., Arboricultural Surveyor for Ground Control.
- 3.2 The trees have been assessed from ground level only using the Visual Tree Assessment methodology and assessed with regards to:
- Structural Condition
 - Current H&S Implications
 - Recommendations for Remedial Works
 - Priority for Works & Indicative Cost Implications
- 3.3 A total of 27 records including 21 tree(s) and 6 group(s) have been inspected. The detail of these inspections can be found within the tree survey schedules in Appendix A and their locations shown on the tree survey plans enclosed within Appendix B.
- 3.4 Tree data inventory records species, height banding, stem diameter banding, age class, condition, structural defects, and recommendations for remedial work. Where possible the number of trees and species found within groups and woodland areas have been recorded. Approximate numbers have been used where access was not possible.
- 3.5 Trees with a stem diameter over 300mm and located within 'High' and 'Medium' risk zones have been tagged as part of this survey to aid identification for site staff.
- 3.6 Recommendations for remedial work are set out within the following Action Priority Class categorisation & time limits (Table 2).

Work Action Priority Class Categorisation		
Work Priority	Time Limits <i>(As detailed on survey schedule)</i>	Details
URGENT	IMMEDIATE	Separate to this report all urgent work (immediate) has been phoned / emailed through immediately to the client
HIGH	Within 3 Months	Covers trees within target distance of High- Risk Zone likely to cause injury, death, or substantial damage.
MEDIUM	Within 6 Months	Covers trees within target distance of High-Risk Zone likely to cause an inconvenience such as pruning to clear buildings or phone lines. Covers trees within target distance of Medium Risk Zone likely to cause injury or damage.
LOW	Within 12 Months	Covers trees within target distance of High or Medium Risk Zones with regards to tree works that are necessary to be programmed to promote the future health and well-being of tree stock, such as re-reductions whereby higher categories are not necessary.

Table 2 – Work Action Priority Class Classifications

3.7 The location of trees have been categorised as High (Red), Medium (Orange) or Low (Green). This is determined by accessibility to the general public and frequency of use. If the client has not provided risk zone maps specific to each site, then categorisation is based solely on the Arboricultural Surveyor's discretion from observations gained during the site visit only. Guidelines for this subject come from Common Sense Risk Management of Trees - National Tree Safety Group (NTSG). Due consideration has been given to the principles set out below:

- Public impact - Numbers of public using site.
- Site usage - Location of roads, footpaths, buildings
- Business Risk - Risk of damage to property

Site Risk Zone Classifications	
HIGH	Adjacent property including gardens, parks or schools, public roads and footpaths, car parks. Buildings, infrastructure, or plant. Any internal access roads or footpaths leading to buildings or infrastructure used on a regular basis.
MEDIUM	Internal access roads and footpaths used on a limited basis, open grassland.
LOW	Woodlands with limited access or fenced inaccessible areas with no surrounding targets.

Table 3 – Site Risk Zone Definitions

- 3.8 It is recommended that upon receipt of this report the client reviews the survey schedule and mapping to check that the survey area, risk zones/ hazard classes noted by the Arboricultural Surveyors are in line with clients' own views of that site. Ground Control cannot be held liable for any incorrect categorisation of risk/hazard zones or extent of the survey area.

4.0 Conclusions and Recommendations

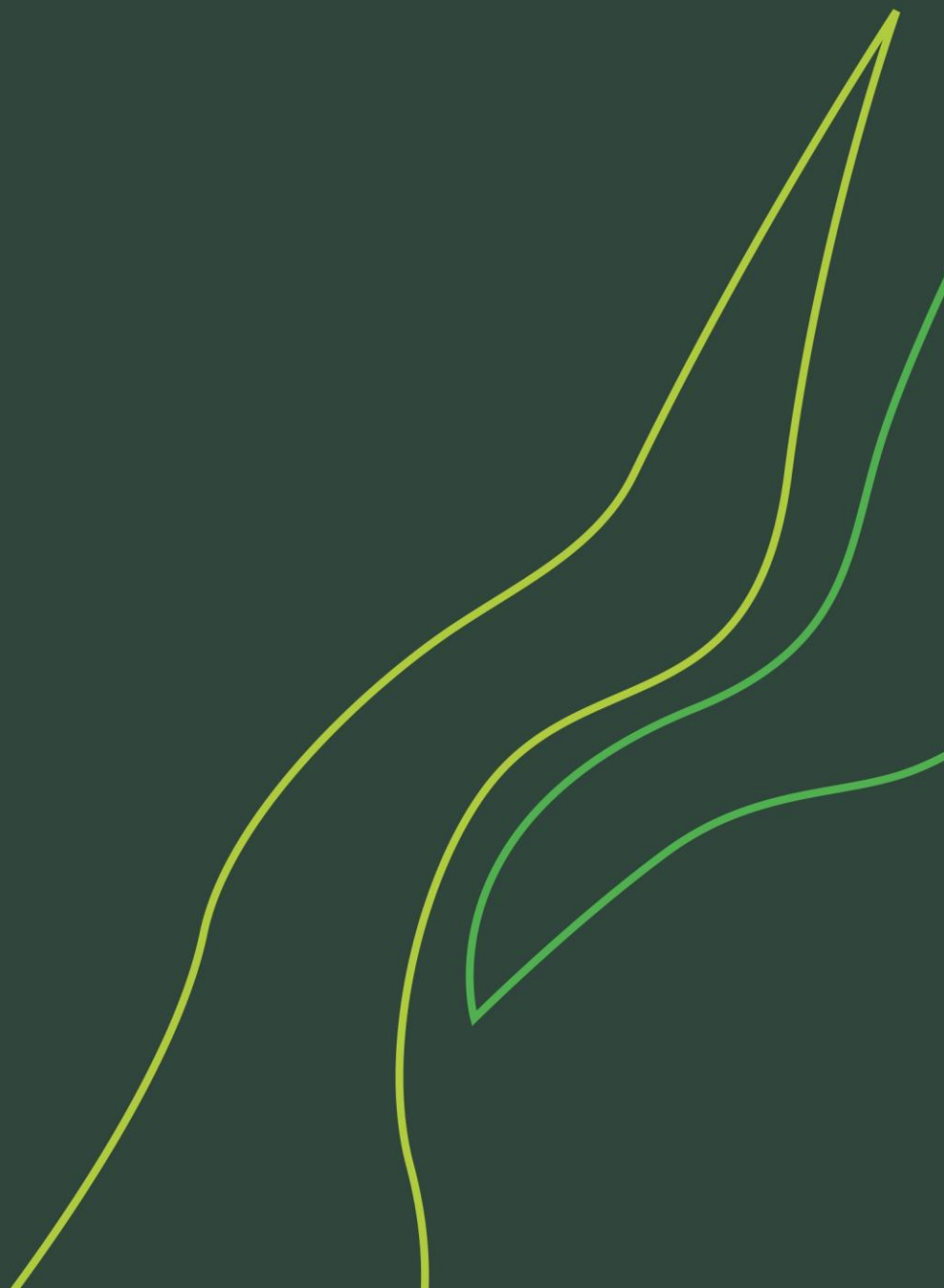
Recommended Tree Works:

- 4.1 A total of 27 survey inspections were recorded from which a total of 19 tree work actions have been recommended. A summary of the tree work actions recommended for the site are set out in Appendix C with photographic records in Appendix D, where appropriate.
- 4.2 All tree works specified within this report should be conducted in accordance with BS 3998:2010 by suitably skilled, experienced, and qualified operatives that are Arboricultural Association Approved Contractors.
- 4.3 Prior to the completion of any tree works the contractors should check for statutory tree protection and obtain the necessary permissions where required. This should include but not be limited to Tree Preservation Orders, Conservation Areas, and any requirements for Forestry Commission Felling Licenses where relevant.
- 4.4 Any works to third party trees will require written consent from the tree owner except those branches that apply to common law and overhanging branches without access into tree.
- 4.5 It is recommended that tree works are undertaken outside of the bird nesting season (March to September inclusive). Where works are undertaken during this period appropriate checks should be made prior to commencement by a suitably trained and competent individual.

Recommended Re-Survey:

- 4.6 Due to the intensity of site usage, it is recommended that trees are inspected annually, or after a significant, strong wind event or as per surveyor recommendation regarding specific trees.

Appendix A – Tree Survey Schedule



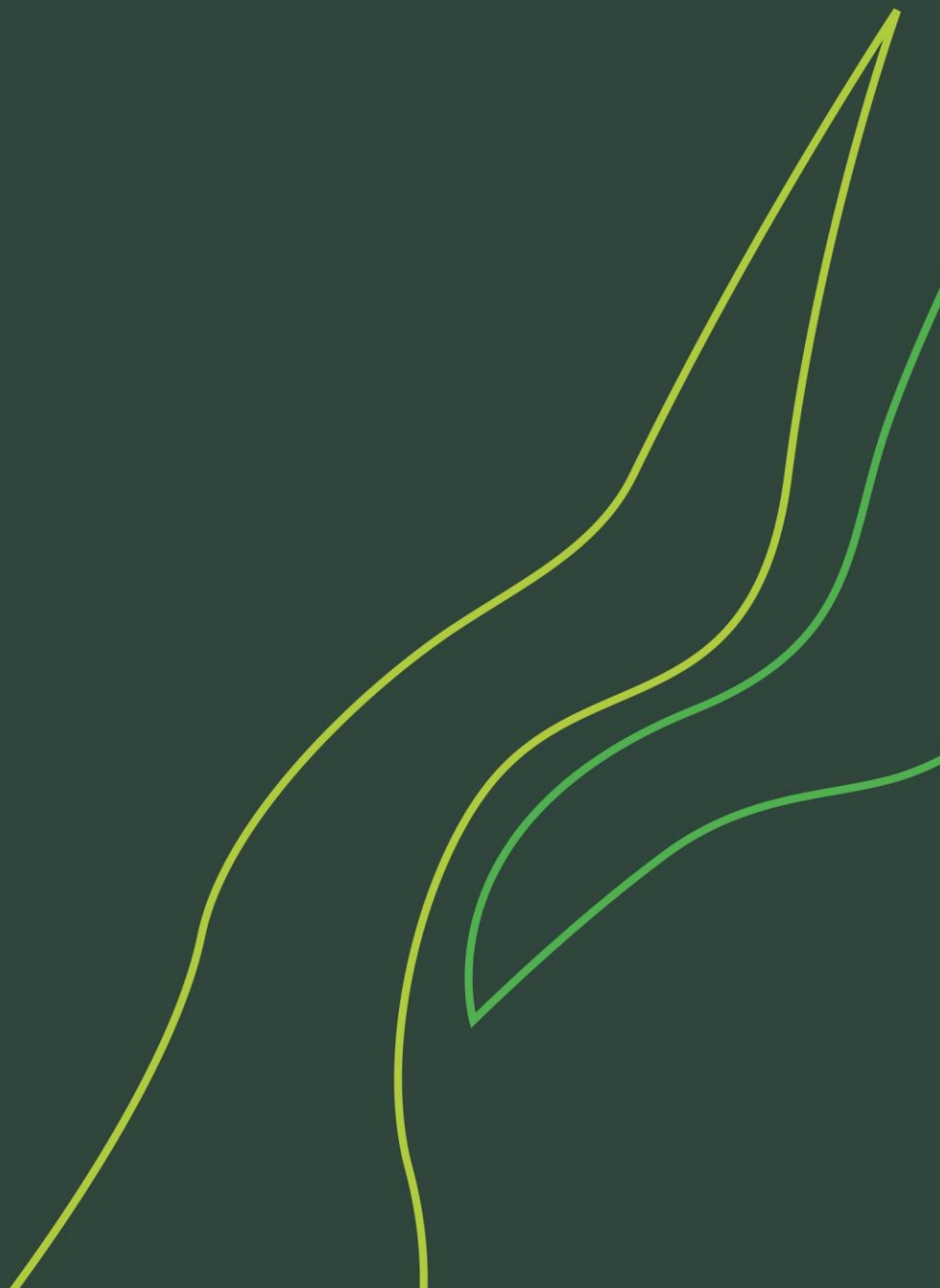
Tree Survey Schedule																	
Tree ID	Tag No	Common Name	Scientific Name	Tree Height (bands)	Stem Diameter (mm)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership
1		Common holly	Ilex aquifolium	5-10m	320	Semi-mature	Fair	Good	Sparse upper crown.	None Significant	None Significant, Multi-Stem	Sparse	None Observed	Car park, Footpath	High	Good	Client
2		Common holly	Ilex aquifolium						Tree felled								
3	16	Sycamore	Acer pseudoplatanus	11-15m	480	Semi-mature	Good	Good	Branches close to street lamp and rubbing on telephone cable.	None Significant	None Significant	Crown Close to Building and/or Infrastructure	None Observed	Car park, Road, Street light/furniture	High	Good	Client
4	17	Sycamore	Acer pseudoplatanus	11-15m	600	Early-mature	Good	Good	Branches rubbing on telephone cable.	None Significant	None Significant	Crown Close to Building and/or Infrastructure	None Observed	Building, Car park, Infrastructure, Street light/furniture, Wires	High	Good	Client
5		Common holly	Ilex aquifolium	0-5m	220	Semi-mature	Good	Good	Suppressed form.	None Significant	Multi-Stem, None Significant	None Significant	None Observed	Car park	High	Good	Client
6	18	Cedar of lebanon	Cedrus libani	16-20m	1400	Mature	Fair	Good	Sparse upper crown. Historical crown lift, unoccluded stem pruning wounds. Occasional scattered dead branches overhanging car park.	None Significant	Occluding Tissues/Wood	Sparse, Major Dead Wood Over 50mm Diameter	None Observed	Building, Car park, Street light/furniture	High	Good	Client
7	19	Sycamore	Acer pseudoplatanus	11-15m	350	Semi-mature	Good	Good	Branches rubbing on telephone cable.	None Significant	None Significant	Crown Close to Building and/or Infrastructure	None Observed	Car park, Road, Street light/furniture, Wires	High	Good	Client
8		Sycamore	Acer pseudoplatanus	11-15m	280	Semi-mature	Good	Good	Historical ivy severance.	None Significant	None Significant	None Significant	None Observed	Car park, Road, Street light/furniture	High	Good	Client
9	20	Cedar of lebanon	Cedrus libani	20+m	1500	Mature	Good	Good	Historical crown lift, unoccluded stem pruning wounds. Two dead branches in mid-crown overhanging highway. Roots lifting car park surface and displacing kerb.	None Significant	Occluding Tissues/Wood	Major Dead Wood Over 50mm Diameter	None Observed	Building, Car park, Infrastructure, Road, Street light/furniture	High	Good	Client
10		Sycamore	Acer pseudoplatanus	5-10m	300	Semi-mature	Good	Good	Tree situated on top of bank, surface roots exposed on slope from soil erosion.	None Significant	None Significant	None Significant	None Observed	Building, Footpath, Road, Wall	High	Good	Client
11	21	Sycamore	Acer pseudoplatanus	16-20m	700	Mature	Good	Good	Branches hanging low over footway.	None Significant	None Significant, Co-dominant Stem	Low Branches	None Observed	Building, Road, Wall	High	Good	Client
12	22	Sycamore	Acer pseudoplatanus	16-20m	850	Mature	Good	Good	Historical crown lift.	None Significant	None Significant, Co-dominant Stem	None Significant, Minor Dead Wood Under 50mm Diameter	None Observed	Building, Fence, Open space	High	Good	Client
13	23	Common walnut	Juglans regia	11-15m	500	Mature	Good	Good	Historical crown lift. Several unoccluded pruning wounds. Naturally leaning stem.	None Significant	Leaning Stem - Minor, None Significant, Occluding Tissues/Wood	None Significant, Minor Dead Wood Under 50mm Diameter	None Observed	Building, Fence, Open space	High	Good	Client
14	24	Sycamore	Acer pseudoplatanus	16-20m	750	Early-mature	Good	Good	Historical crown lift. Ivy on stem prevents thorough inspection.	None Significant	Ivy - Significant (limits assessment)	None Significant	None Observed	Building, Fence, Open space, Seating	High	Good	Client
15	25	Cedar of lebanon	Cedrus libani	20+m		Mature	Fair	Good	Historical crown lift. Sparse crown. Large dead branches overhanging open space used by residents. Eastern crown close to building.	None Significant	None Significant	Major Dead Wood Over 50mm Diameter, Sparse	None Observed	Building, Open space	High	Good	Client
16	26	Sycamore	Acer pseudoplatanus	16-20m	300	Early-mature	Good	Good	One dead branch at approximately 15m south east overhanging site path. Dieback caused by Sooty Bark Disease.	None Significant	None Significant	Major Dead Wood Over 50mm Diameter	None Observed	Fence, Footpath, Open space, Road	High	Good	Client
17	27	Sycamore	Acer pseudoplatanus	20+m	350	Early-mature	Good	Good	Two dead branches at approximately 9-10m north west overhanging site. Dieback caused by Sooty Bark Disease.	None Significant	None Significant	Dieback, None Significant	None Observed	Fence, Footpath, Open space, Seating	High	Good	Client
18	28	Sycamore	Acer pseudoplatanus	20+m	600	Early-mature	Good	Good		None Significant	None Significant	None Significant	None Observed	Fence, Footpath, Open space, Road, Seating	High	Good	Client
19	29	Sycamore	Acer pseudoplatanus	20+m	850	Mature	Good	Good	Historical crown lift.	None Significant	None Significant, Multi-Stem	None Significant	None Observed	Fence, Footpath, Open space, Road, Seating	High	Good	Client

Tree Survey Schedule

Tree ID	Tag No	Common Name	Scientific Name	Tree Height (bands)	Stem Diameter (mm)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership
20	30	Sycamore	<i>Acer pseudoplatanus</i>	20+m	350	Early-mature	Good	Good		None Significant	No Visible Issues or Defects	Minor Dead Wood Under 50mm Diameter, None Significant	None Observed	Fence, Footpath, Open space, Seating	Medium	Good	Client
21		Lawson cypress	<i>Chamaecyparis lawsoniana</i>	5-10m	220	Semi-mature	Good	Good		None Significant	Co-dominant Stem, No Visible Issues or Defects	None Significant	None Observed	Fence, Garden, Wall	High	Good	Client

Tree Group Survey Schedule																		
Group ID	Tag No	Common Name	Scientific Name	Number of Trees	Tree Height (bands)	Stem Diameter (bands)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership
1		Sycamore, Common hawthorn	<i>Acer pseudoplatanus</i> , <i>Crataegus monogyna</i>	3	5-10m	150-300mm	Semi-mature	Good	Good	Sycamore x 2, hawthorn x 1. Historical patching of footway, roots lifting footway surface.	None Significant	No Visible Issues or Defects	None Significant	None Observed	Car park, Footpath, Road, Street light/furniture	High	Good	Client
2		Sycamore, Common holly	<i>Acer pseudoplatanus</i> , <i>Ilex aquifolium</i>	3	20+m	450-600mm	Early-mature	Fair	Good	Sycamore closest to fence has ivy covered stems and occasional dead branches overhanging footway.	None Significant	Ivy Covered Stem	Major Dead Wood Over 50mm Diameter	None Observed	Fence, Footpath, Open space, Road, Seating	High	Good	Client
3		Sycamore, Common laburnum	<i>Acer pseudoplatanus</i> , <i>Laburnum anagyroides</i>	4	0-5m	0-150mm	Semi-mature	Good	Good		None Significant	No Visible Issues or Defects	Major Dead Wood Over 50mm Diameter	None Observed	Fence, Footpath, Open space	High	Good	Client
4		Sycamore	<i>Acer pseudoplatanus</i>	11	20+m	450-600mm	Early-mature	Good	Good	Historical crown lift. A few branches hanging low over footway. Trees along northern edge have recently been reduced.	None Significant	No Visible Issues or Defects	Low Branches, Minor Dead Wood Under 50mm Diameter, Recently Reduced	None Observed	Fence, Footpath, Infrastructure, Open space, Road, Seating	High	Good	Client
5		Sycamore, Common beech	<i>Acer pseudoplatanus</i> , <i>Fagus sylvatica</i>	19	20+m	450-600mm	Early-mature	Good	Good	Historical crown lift over neighbouring property. Trees along northern edge recently reduced. Chippings piled around stems, potential risk of affecting stems, recommend spreading chippings to a maximum depth of 100mm and clear contact with stems.	None Significant	No Visible Issues or Defects	None Significant, Minor Dead Wood Under 50mm Diameter, Recently Reduced	None Observed	Building, Fence, Open space, Seating	High	Good	Client
6		Sycamore	<i>Acer pseudoplatanus</i>	5	20+m	450-600mm	Early-mature	Good	Good	Branches close to building. Historical felling of some trees with stumps remaining.	None Significant	No Visible Issues or Defects	Crown Close to Building, Minor Dead Wood Under 50mm Diameter	None Observed	Building, Open space	High	Good	Client

Appendix B – Tree Survey Plans





LEGEND

— Site Boundary



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Client
BUPA

Project (Address)
BRUNSWICK COURT CARE HOME
 62 STRATFORD ROAD, WATFORD WD17 4JB



Figure No.
SITE LAYOUT PLAN

GC Project ID: J220786 Issue Date: 14/08/2023

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 4. All discrepancies, errors or omissions are to be reported for clarification before proceeding.



LEGEND

-  Tree
-  Tree Group
-  Site Boundary



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Client
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Project (Address)
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62 STRATFORD ROAD, WATORD WD17 4JB**

Figure No.
FIG. 1

GC Project ID
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LEGEND

-  Tree
-  Tree Group
-  Site Boundary



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Figure No.

FIG. 2

GC Project ID

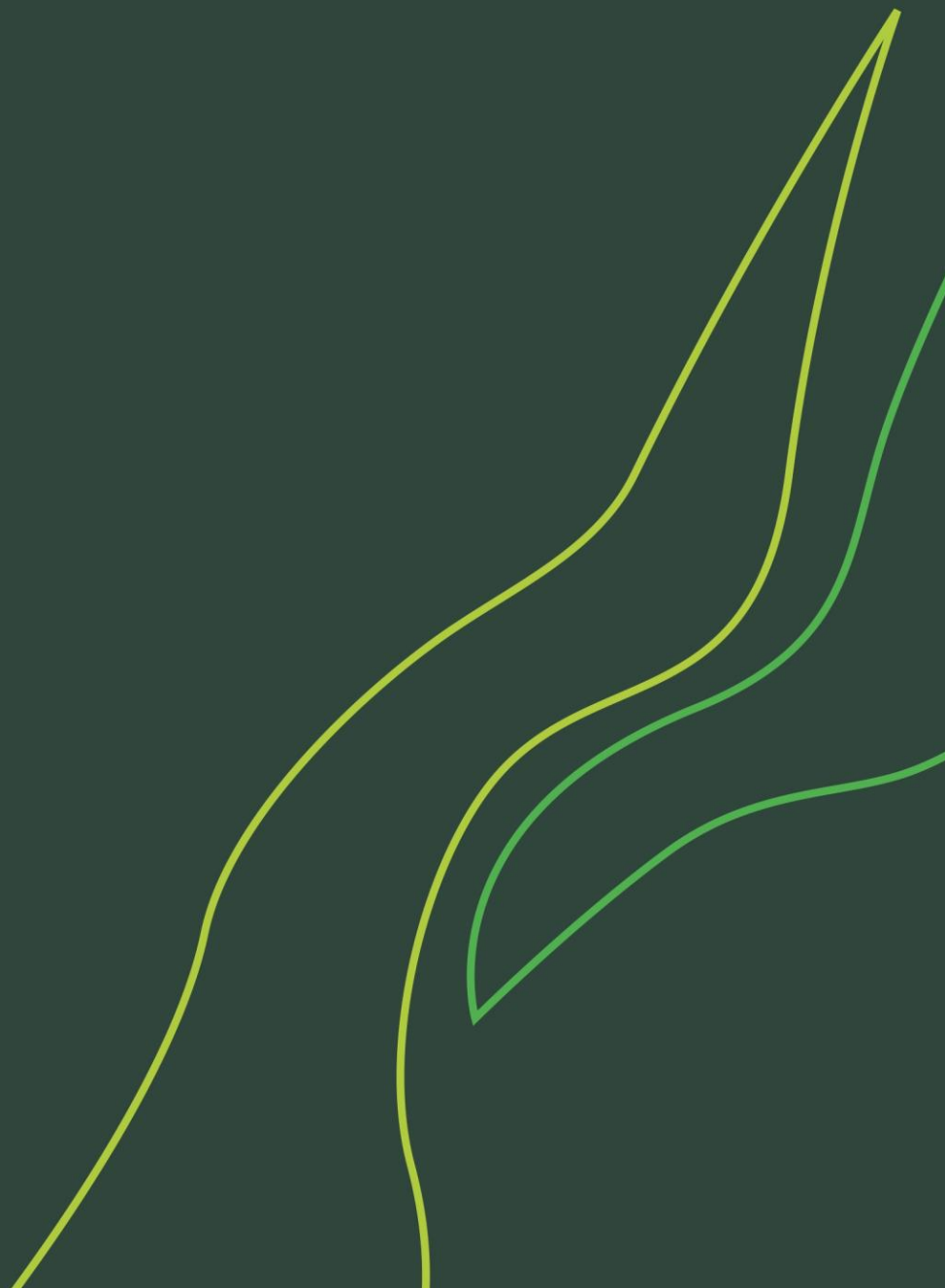
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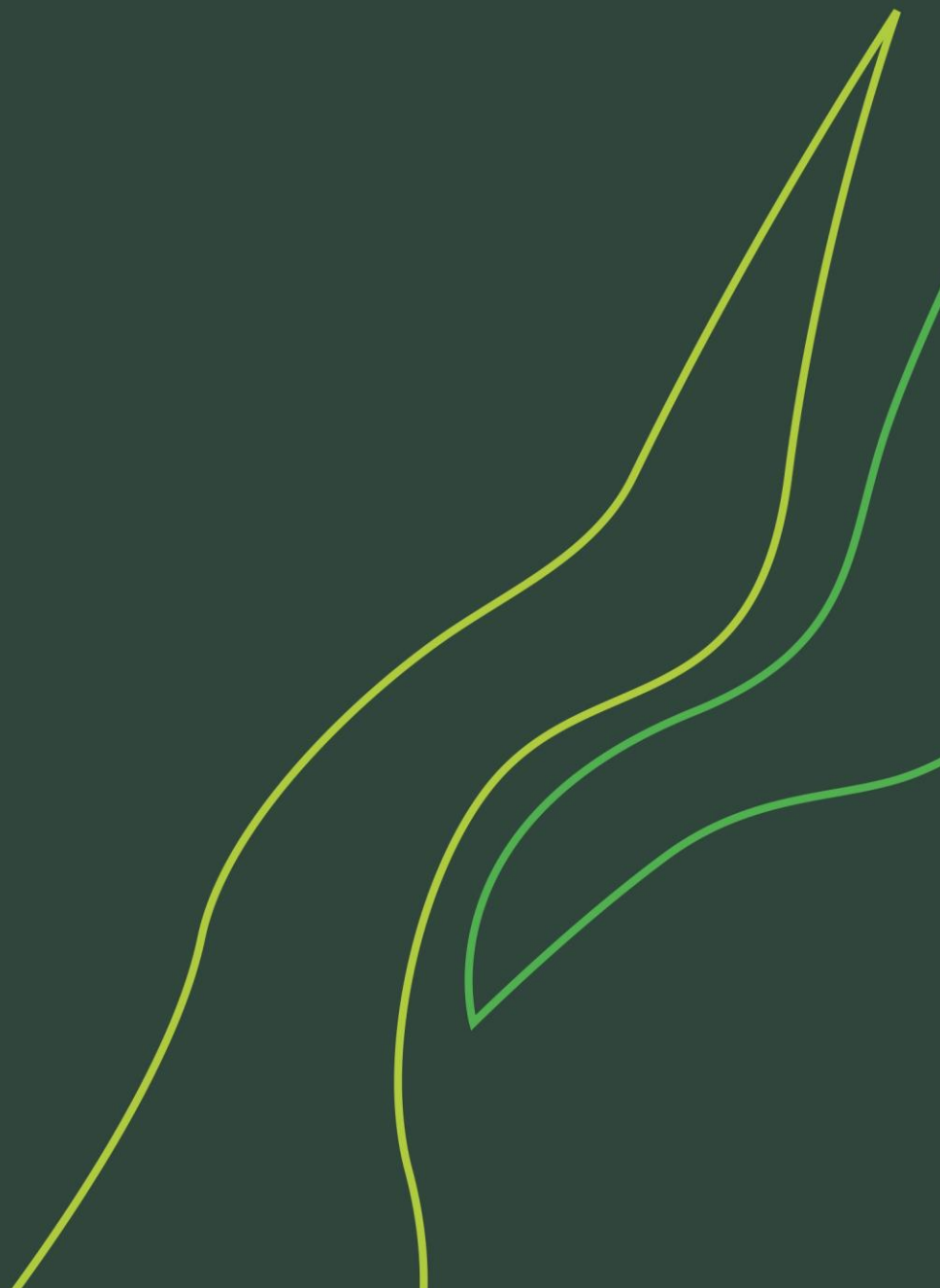
Appendix C – Tree Work Recommendations



Tree ID	Common Name	Work Task	Priority	Description	Tag No
G2	Sycamore, Common holly	Remove Dead Wood Over 50mm Diameter	Within 3 - 6 Months	2022 work recommendations outstanding	
G2	Sycamore, Common holly	Sever and Remove Ivy to 1.5m Above Ground Level	Within 3 - 6 Months	2022 work recommendations outstanding	
G4	Sycamore	Crown Lift to Specified Amount	Within 3 - 6 Months	Crown lift to 3m over footway.	
G4 G5	Sycamore, Common beech	Mulch below canopy with woodchip, spreading evenly, no greater than 100mm in depth	Within 3 - 6 Months	Spread existing chippings to a maximum depth of 100mm and clear contact with stems.	
G6	Sycamore	Remove Specific Branch/Limb	Within 3 - 6 Months	Remove from easternmost sycamore one branch at 4.5m east to clear building.	
T3	Sycamore	Prune to Clear structure/wires/buildings by specified amount	Within 3 - 6 Months	Prune to clear lamp and column, and telephone cable, by 1.5m. 2022 work recommendations outstanding	
T4	Sycamore	Prune Specific Branch/Limb	Within 3 - 6 Months	Remove lateral branch at 7m south to clear telephone cable. 2022 work recommendations outstanding	
T6	Cedar of lebanon	MEWP required (specify)	Within 3 - 6 Months	25m mewp recommended.	18
T6	Cedar of lebanon	Remove Dead Wood Over 50mm Diameter	Within 3 - 6 Months	2022 work recommendations outstanding	
T7	Sycamore	Prune to Clear structure/wires/buildings by specified amount	Within 3 - 6 Months	Prune to clear telephone cable by 1.5m. 2022 work recommendations outstanding	
T9	Cedar of lebanon	MEWP required (specify)	Within 3 - 6 Months	25m mewp recommended.	20
T9	Cedar of lebanon	Traffic management required	Within 3 - 6 Months		20
T9	Cedar of lebanon	Remove Dead Wood Over 50mm Diameter	Within 3 - 6 Months	Two dead branches at approximately 17-18m south west overhanging highway. 2022 work recommendations outstanding	
T11	Sycamore	Crown Lift to Specified Amount	Within 3 - 6 Months	Crown lift to 3m over footway.	21

T14	Sycamore	Sever and Remove Ivy to 1.5m Above Ground Level	Within 3 - 6 Months		24
T15	Cedar of lebanon	Prune to Clear structure/wires/buildings by 3m	Within 3 - 6 Months	Tip prune to clear building by 3m.	25
T15	Cedar of lebanon	MEWP required (specify)	Within 3 - 6 Months	25m mewp recommended	25
T15	Cedar of lebanon	Remove Dead Wood Over 50mm Diameter	Within 3 - 6 Months	2022 work recommendations outstanding	
T16	Sycamore	Remove Dead Wood Over 50mm Diameter	Within 3 - 6 Months	2022 work recommendations outstanding	

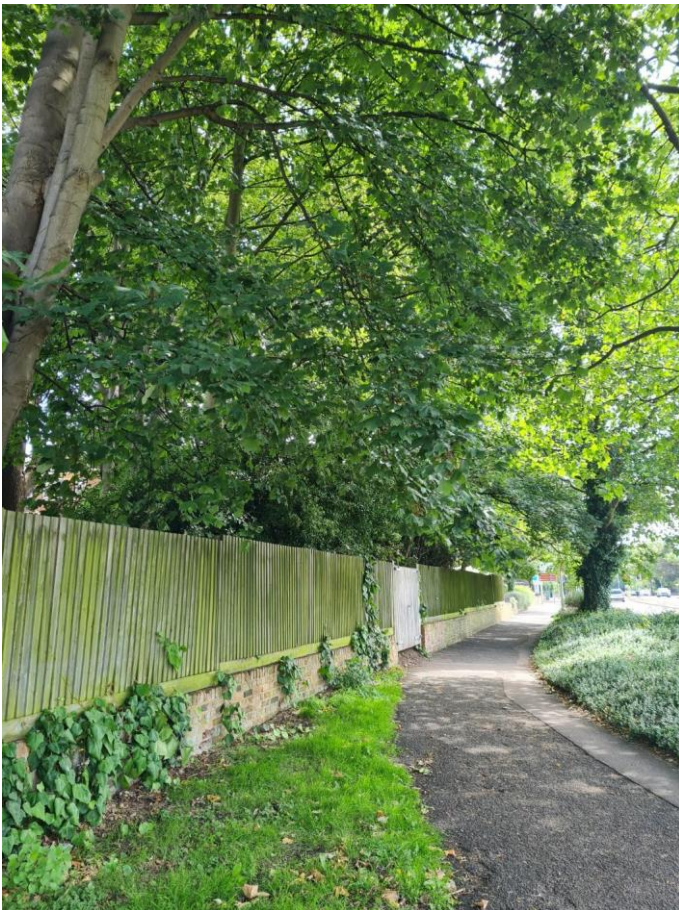
Appendix D – Photographs



G2



G4



G4 G5



G6 branch to remove



T3



T4



T6



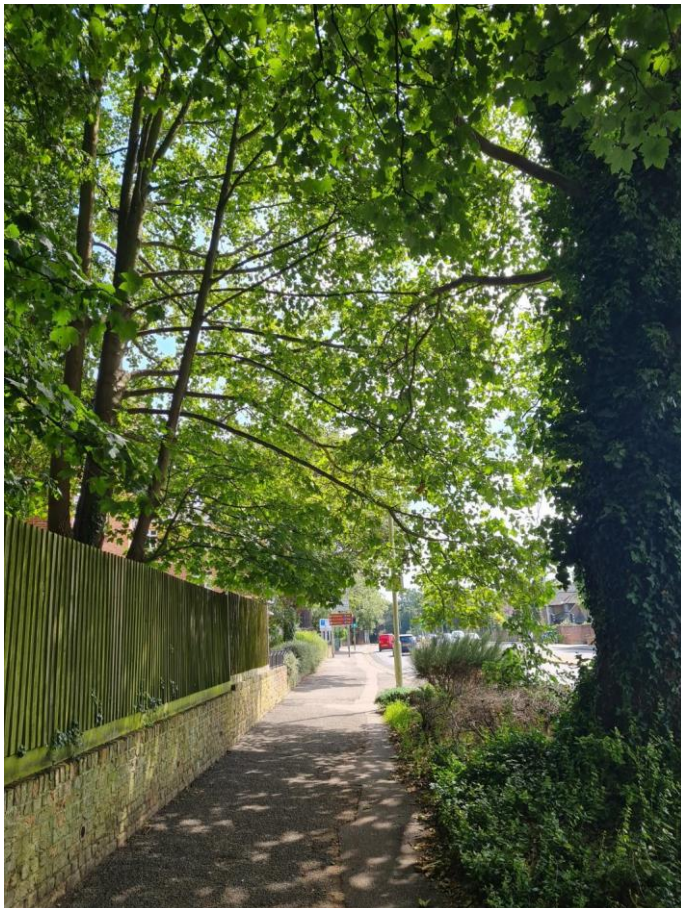
T7



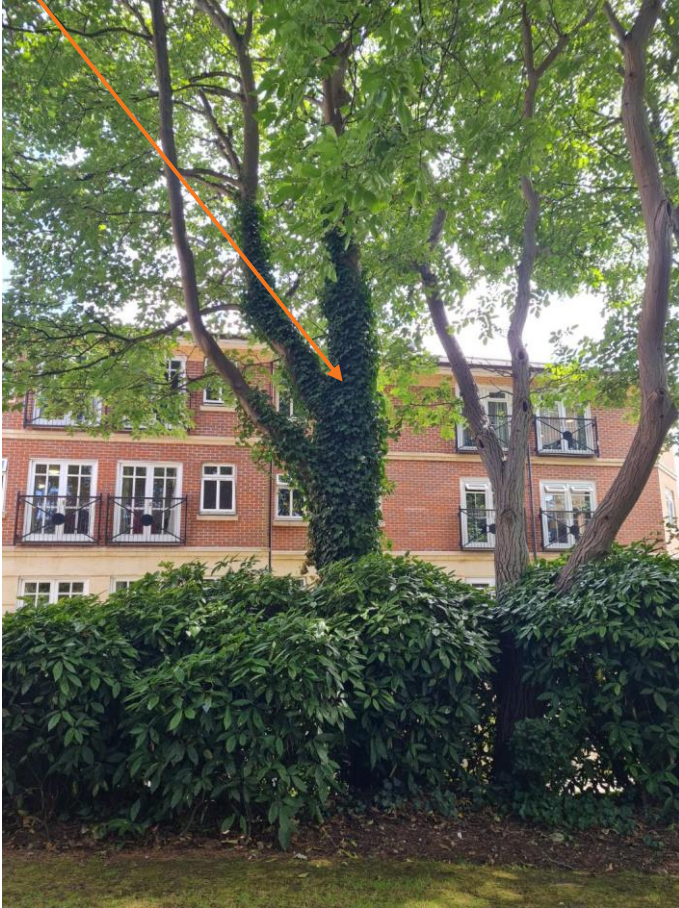
T9



T11



T14



T15



T16





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