

4857

26<sup>th</sup> January 2024

## ARBORICULTURALIST'S REPORT

### Terms of Reference

- 1.1 This report was requested by Kate Leszczyszyn, Development Manager, Avery Healthcare Group, 3 cygnet Drive, Swan Valley, Northampton, NN4 9BS.
- 1.2 The instruction to inspect trees at the Barnet Grange Care Home, 59 Wood St, Barnet EN5 4BS was received by email.
- 1.3 The purpose of my inspection and report is to discuss the cause of damage to a listed brick-built boundary wall and to consider the implications of rebuilding.

### Limitations

- 2.1 The content of this report is valid for a period one year from the date shown above.
- 2.2 The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.
- 2.3 This is not a full arboricultural survey. This can be supplied but will be subject to a further fee. Any safety implications identified during the inspection are of course noted.
- 2.4 This is an arboricultural report and as such, no reliance should be placed on comments relating to buildings or soil data. My observations and comments are based upon experience with previous cases. I have no formal engineering qualifications.
- 2.5 No tree can ever be guaranteed to be 100% safe and even trees in good condition can suffer damage under normal conditions. Any tree can be hazardous due to decay or structural weakness, but the risk posed by that hazard is determined by its size and location in relation to the potential target. Frequent inspections can help to identify potential problems before they become acute and allow for intervention.
- 2.6 Trees are living organisms and even a mechanically perfect tree can be damaged or caused to fail. Inspection after extreme weather events is essential and professional advice should be sought whenever there is concern for a tree's condition.

## Investigations

- 3.1 I carried out my inspection on Tuesday 16<sup>th</sup> January 2024 and the weather was dry with adequate visibility.
- 3.2 The site is the south west corner of the grounds of Barnet Grange Care Home, specifically a partially collapsed brick built boundary wall.
- 3.3 My inspection of the trees was of a visual nature and was carried out from ground level.
- 3.4 There are eight trees close to the wall and their details are included in the attached schedule, including species, size, age and condition.
- 3.5 One tree (T1) is in the grounds of Barnet Grange and the rest (T2-T8) are at the adjacent property, Sunbury Court.
- 3.6 There is a significant ground level difference between the two sites, with Sunbury Court being approx. 1m lower than Barnet Grange at the lowest point.
- 3.7 Several trees close to the wall have already been removed, leaving only their stumps to indicate their position.

## Conclusion

- 4.1 The tree stumps on the Barnet Grange side of the wall are close enough that their primary roots would have been in physical contact with its structure. It is therefore likely that these trees and their roots were the primary cause of the wall damage.
- 4.2 The ground level difference between the two sites means that the trees on the Sunbury Court side of the wall (T1 – T5) did not cause damage to the boundary wall as tree roots will not grow upwards into 1m of soil.
- 4.3 This also means that T1 – T5 are unlikely to cause future damage to the wall once it has been rebuilt.
- 4.4 Tree T6 (Lilac) and T7 (Ash) at Sunbury Court are located where the ground levels are similar on both sides of the wall and they have the potential to damage the rebuilt wall as they increase in size. Their removal is recommended before this occurs.

- 4.5 Tree T8 is far enough from the wall that it is unlikely to cause damage to the rebuilt wall.
- 4.6 The wall can be rebuilt without detriment to the remaining trees (T1 – T8).
- 4.7 No mechanical excavation will be required as the new wall will use the existing foundations.
- 4.8 No tree protection measures will be required due to the nature and scope of the proposed work.

Prior to commencing any arboricultural work to trees, it is essential to liaise with the Local Planning Authority as they may be protected by a Tree Preservation Order or within a Conservation Area.

Any arboricultural work should be carried out by a competent arborist in line with BS3998 British Standards for Tree Work. Should you require details of suitably qualified contractors, the Arboricultural Association maintains a list which is available by calling 01242 522152 or via their website ([www.trees.org.uk](http://www.trees.org.uk)).

All wild birds, their young, eggs and active nests are protected under law and it is an offence to damage a nest intentionally while it is in use or being built. Non-urgent tree work or hedge cutting should not be undertaken during the bird nesting or breeding season (March to July, but depending on seasonal temperatures, some birds continue breeding into August and September).

All bats and their roosts are strictly protected under the Wildlife and Countryside Act 1981 and the Natural Habitats and Conservation of Habitats and Species Regulations 2010. Where bats are suspected to be present, seek advice from a licensed bat specialist before carrying out any major tree work or hedge cutting.

Should you have any questions or require any clarification, please do not hesitate to contact me.

Yours sincerely

Bruce Hatton  
DipArb(RFS) FArborA MICFor

Tree No	Species	Height (m)	No Stems	DBH 1 (m)	DBH 2 (m)	Crown Spread N	Crown Spread E	Crown Spread S	Crown Spread W	Age Class	Physiological Condition	Structural Condition	Comment	Retention Category		Life Expectancy	RPA radius (m)
1	Quercus robur (Oak)	8	1	0.330		3	3	3	3	Young Mature	Good	Good	Within 0.6m of wall.	B	1	40+	4.0
2	Pyrus communis (Pear)	7	1	0.300		2	2	1	2	Mature	Poor	Poor		U		<10	3.6
3	Taxus baccata (Yew)	5	1	0.260		3	3	3	3	Young Mature	Good	Good		B	2	20 to 40	3.1
4	X Cupressocyparis leylandii (Leyland Cypress)	11	1	0.710		3	3	3	3	Mature	Good	Good	2m from wall.	B	2	10 to 20	8.5
5	Sambucus nigra (Elder)	4	2	0.120	0.150	3	3	0	0	Mature	Average	Average	Undersized self set Prunus adjacent.	C	2	<10	2.3
6	Syringa vulgaris (Lilac)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Undersized for inclusion in survey, but suckers are growing into wall mortar and causing damage.	n/a	n/a	n/a	n/a
7	Fraxinus excelsior (Ash)	4	1	0.090		1	1	1	1	Young	Average	Average		U		<10	1.1
8	Fraxinus excelsior (Ash)	8	1	0.620		6	5	5	4	Mature	Average	Average		C	2	10 to 20	7.4

Registered Office: Hazel Lodge, The Hill, Millom, Cumbria, LA18 5HA

Web: [www.bhatrees.co.uk](http://www.bhatrees.co.uk)

Director: Bruce Hatton DipArb(RFS) FArborA MICFor TechCertArborA

Company Registration No: 06765546 VAT No: 708 3299 22

# BHA Trees Ltd

Arboricultural Consultants

