

LORD OF THE TREES

Andrew senior L3 arboriculture, professional tree inspection.

12 Mansionhouse Road.

22 March 2024

Mansionhouse Road

Visual tree assessment

www.lordofthetrees.com

About Lord of the Trees

We are an established Edinburgh based tree surgery company working throughout Edinburgh and the Lothians. We have been delivering all aspects of tree surgery for both commercial and private customers since 2000.

Andrew Senior, our head Arborist holds a level 3 diploma in arboriculture and level 3 professional tree inspection qualification.

Survey method

Andrew conducted a visual tree assessment of the mature Birch on Friday the 22nd of March, identifying any reasonably foreseeable defects and mitigation proposal.





Observations.

The Birch is a prominent tree on the street with a high amenity value, there is evidence of historic pruning - although these wounds appear to be occluding well.



Some limbs to the North and South have been lions tailed, and are some what etiolated. There is a large rot pocket on the tension side of the lower Southern limb.



The stem has been filled with concrete at some point in the past 20-30 years. The extent of the decay and volume of sound wood is impossible to measure as a result.



There is a slight dog leg at 1m, with a slight swelling of the trunk, no parasitic decay fungi were observed, although these are seasonal in nature.

Species	Height	Crown spread diameter	OBSERVATION	Reinspection schedule
Betula pendula	14.5M	12m	Dog leg stem, previous pruning, concrete	24 months

Risk matrix

	Likelihood of impact			
Likelihood of failure	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat Likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat Likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat Likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely
	Consequences of failure			
Likelihood of failure & impact	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Recommendations

Overall the tree is in fairly good condition and presents a low risk to people and property.

Any future risk can be mitigated by reducing the north and south etiolated limbs by 1m, this should ideally be completed with 12months.

Caveats and limitations.

Trees are living mechanical structures, and as such can fail without warning. This tree survey outlines any **reasonably foreseeable** defects using the industry standard visual tree assessment (VTA) methodology (not all failures are predictable). This is the first step in upholding a duty of care to persons and property and is recognised by your insurers. The recommendations for work should be carried out within the time frames established, although sooner if possible is preferable.

No root analysis has been undertaken, and no guarantee can be given for underground structures.

In the event of extreme weather (**prolonged** drought/flooding/freezing) or sustained winds exceeding 55mph, mature trees should be re-evaluated for root heave or structural cracking.

We would be happy to help develop an ongoing tree management plan. We trust that the above meets your requirements, but please don't hesitate to contact us should you have any questions.