

Simon Pryce Arboriculture

Report

Client: Kaduna Close Management Committee

Site: Kaduna Close, Pinner, HA5 2PZ

Subject: Tree survey to update previous report

Inspection date: 18 March 2020

Report date: 9 April 2020, updates report of 10 August 2016

Reference: 20/003, updates 16/043

Author: Simon Pryce, BSc, FArborA, RCarborA, CBiol, MICFor

I Introduction

- 1.1 This report has been prepared on the instructions of Kaduna Close Management Committee.
- 1.2 I have been asked to inspect trees growing in the grounds of Kaduna Court, to assess their condition and to recommend any necessary or appropriate work. This report updates and supersedes my previous one of August 2016, ref 16/043, although comments in that report still apply unless expressly contradicted in this one. I have also been asked to inspect a horse chestnut not included in the previous survey, which is tree 8 in this report.
- 1.3 This report is based on a site visit and survey on 18 March 2020. The inspections were visual and made from ground level, aided with binoculars where necessary.
- 1.4 General matters are discussed below and in the second part of this report is a schedule of comments and recommendations for individual trees. Left and right are used as if facing buildings from the front, unless noted otherwise.

2 Background

The site

- 2.1 Kaduna Close is a well-established modern residential development with an assortment of trees in the grounds, mainly near the edges. These include a mature hornbeam and two oaks which clearly predate the buildings and a middle aged maple and group of birches, probably planted at about the time they were built. The trees are being actively managed and most of them have had some work done over the years, generally moderate pruning or routine maintenance.

Ground conditions

- 2.2 There is no record of any on site investigation of ground conditions, but the 1:50,000 scale British Geological Survey (BGS) shows the local subsoil as Lambeth Group, a mix of clay, silt and sand, which probably overlies London clay, which is the dominant subsoil under most of this area. That creates a potential for trees to cause subsidence in buildings, although there are no signs or reports of foundation problems apart from a crack in the back wall of one of the garage blocks.

Restrictions

- 2.3 The local planning authority is the London Borough of Hillingdon and their interactive maps show that the grounds are in areas of two of their tree preservation orders:
- 2.4 TPO 20, Land bounded by River Pinn, Fore St, Joel St, High Road, confirmed in 26 January 1966. All the trees in this survey are in Area A1 of this TPO, although the Norway maple and birches were probably planted after it was made, so would not be covered by it.
- 2.5 TPO 278, Kaduna Close, Eastcote, confirmed 16 March 1981. This covers all the trees in this survey, the larger ones as individuals and the birches as group G1.
- 2.6 A small part of the southern corner of the close next to the tennis club is in Eastcote Village Conservation Area, but there are no trees there.

Tree work

- 2.7 Hillingdon's records show various works carried out to trees, the most recent including:
 - 15/084 - Felling a dying cherry

- 15/192 - Reducing the lateral spread of a horse chestnut by 2 - 3m on the NW side. T4 of the TPO, tree 8 of this report.
- 17/061 - Crown thin by 30% a hornbeam, T11, tree 2 of this report and two oaks TPO T9 & 10, trees 4 and 3 of this report. Birch in GI, tree 7, shorten lowest branch by 3m as per my previous report.
- 18/019 - Refusal of consent to reduce the group of birches by 50% on the grounds of harm to the trees and reduction of amenity value.

2.8 Since the previous report was prepared a large oak just beyond the rear boundary

3 Discussion

Condition of the trees

- 3.1 The hornbeam, tree 2, now has a bracket of one of the *Ganoderma* decay fungi growing on the lower trunk and probing at the base revealed decay at ground level (photo 1). The tree is in reasonable health otherwise and the root buttresses, which bear most of the load are sound. Hornbeams are naturally resilient, but it would be advisable to reduce it more severely than it has been to date and to trim the regrowth regularly, as specified in the schedule.
- 3.2 Both of the oaks are large old specimens growing on what is evidently an old boundary as there is another oak just beyond the current boundary in a garden to the rear. That tree suffered a major branch loss recently and the remaining crown has been reduced to lessen weight and wind resistance. The two Kaduna Court oaks, trees 3 and 4, have both been crown lifted and thinned in 2011 and 2017. Tree 3 does not need any major work at present, but tree 4 needs attention. It was crown reduced significantly some time ago, which might be related to the fact that it lost a major limb in the past and has some large wounds on the lower trunk. At about 8m on the main limb over the garages it has an old pruning wound that has largely occluded, but has two woodpecker holes at the same level, indicating that there is a significant cavity at that point (photo 2). It would be advisable to reduce the crown significantly to lessen the weight and wind resistance, in a similar way to the damaged oak in the nearby garden to the rear.
- 3.3 There is a crack in the rear wall of the garage block nearest to the oaks, which might be due to soil shrinkage caused by the drying effect of the roots, but it would take more detailed investigation to confirm that, which is beyond the scope of this report.
- 3.4 Tree 1, the Norway maple has a small girdling root that has not worsened since 2016 and is not a significant defect. Two of the birches lean over the car park, but that is normal in closely planted groups like this. The lower branches of these two were shortened, which partly addressed that, and more recently the lowest one on tree 7, which had a pruning cut near the middle, was also shortened. These do not need any attention at present.
- 3.5 Tree 8, the horse chestnut near the garages has several large burrs on the trunk, but is reasonably sound and healthy. It has recently had long branch ends shortened to reduce weight and give a more balanced crown. There is still a long limb over the garages and it would be advisable to shorten that in a similar way.

Tree work

- 3.6 Any tree work should be carried out in accordance with BS 3998: 2010, Recommendations for Tree work, and any other relevant standards. It is essential that the contractor doing the work has appropriate third party and public liability insurance. The Arboricultural Association has a list of approved contractors, published on their web site at www.trees.org.uk.

- 3.7 As the trees are all protected by a TPO Hillingdon Council's consent would be needed for any work. If that is refused there is a right of appeal to the Secretary of State via the Planning Inspectorate.

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Photographs

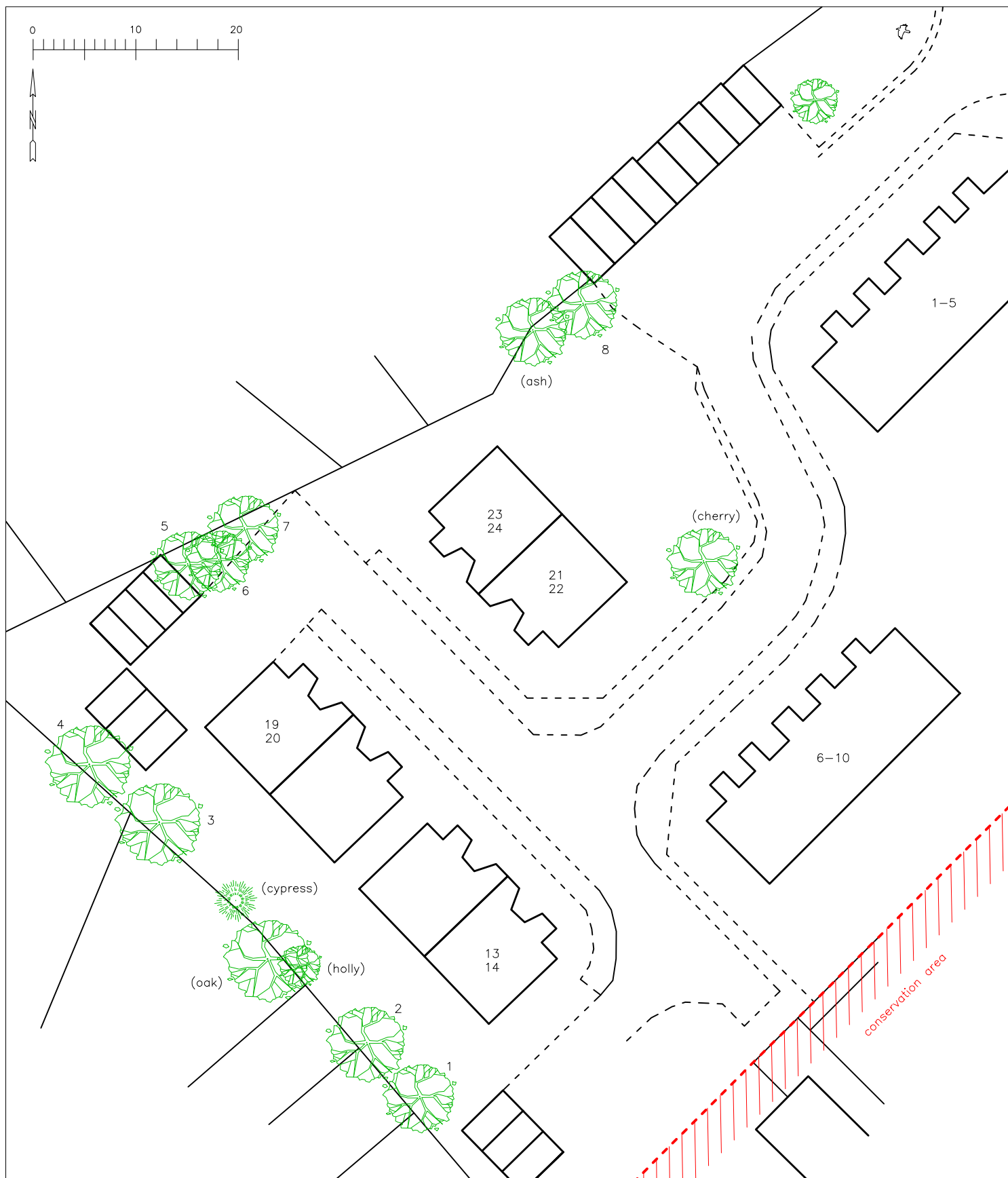


Tree / TPO no.	Species	Distance	Height	Trunk dia.	Est. age	Comments and recommendations
The trees are described in sequence as shown on the plan, starting in the rear left hand (south) corner and going round clockwise.						
1/T12	Norway maple	9m	12m	480mm	40+	Purple foliated form, probably planted when the houses were built. Well established, foliage is slightly sparse, but reasonably healthy otherwise and there is no major dead wood. There are no signs of any pruning or other work. A surface root is still girdling round the base of the trunk, but that is not serious. <i>No work needed.</i>
2/T11	Hornbeam	9m	16m	710mm	100+	Mature specimen that was crown reduced in about 2015 then pruned again under consent ref 2017/61 and the regrowth since then is healthy looking. There are some old wounds at the base and some large pruning cuts. In 2016 there were no signs of decay, but since then several fruiting bodies of one of the <i>Ganoderma</i> decay fungi have appeared on the trunk (photo 1). This indicates active internal decay and it is possible to push a blunt steel probe up to about 0.5m under the tree's base. The root buttresses are still reasonably sound but the tree leans towards the buildings and it would be advisable to reduce the crown further. <i>Reduce height and spread by 3 - 4m, reshape and trim new growth every 2 - 3 years.</i>
3/T10	Oak	11m	24m	1.2m	100+	Large healthy mature specimen with some minor dead wood, which is normal. In 2011 lower branches were removed by up to 7m and the crown thinned by 20%, ref 2011/144. The crown became denser by 2016 and the tree was thinned again in 2017 with trees 2 and 4. Still sound and healthy with no signs of decay or other defects. <i>No work needed at present.</i>
4/T9	Oak	12m	24m	1.15m	100+	Similar in size and age to the previous tree, except that the branch structure shows that it was reduced significantly in the past, probably several decades ago, following which it has grown on. More recently it was crown lifted and thinned in 2011 and thinned by 30% in 2017. It divides at about 4m into two main limbs and there is a large stump of a third limb at the fork. The limb to the northeast over the garage block has an old wound on the SW side that has largely occluded by callus growth from the sides, but there are two woodpecker holes close together SW and SE side indicating that there is a significant decay cavity in the trunk at this point, which will be weakening the limb. (photo 2) Has old wounds on the lower trunk. <i>Reduce crown by about 4 - 5m, i.e. about half way back to the old reduction points in order to reduce weight and wind resistance. (similar to the recent work on the oak in the garden to the rear). It will need monitoring and regrowth will need to be cut periodically.</i>

Tree / TPO no.	Species	Distance	Height	Trunk dia.	Est. age	Comments and recommendations
5/GI	Birch	12m	15m	490mm	40+	Group of three similar trees. Tree 6 and 7 lean over the car park and their lowest branches were reduced by about 20% to balance, ref 2013/98. This left a wound about half way along the lowest branch on tree 7, which has been shortened as per the previous report. They are slender and drawn up due to growing close together and have some minor dead wood but are sound and healthy No work needed at present.
6/GI	Birch	11m	18m	520mm	40+	
7/GI	Birch	13m	18m	510mm	40+	
8/T4	Horse chestnut	16m	13m	890mm	100+	Mature tree with extensive burrs on the trunk and lower limbs, which are not uncommon on horse chestnuts although in this case the buds are becoming ingrown, making them smoother looking than in most other cases. Twig growth is slightly sparse and the fork between the main limbs is narrow but does not appear unduly weakened by this. Slightly one sided due to growing near the large ash and a long low branch on the NE side over the garages has grown out from under the upper crown and become end weighted, otherwise the crown is quite compact and well formed. Shorten long low branch over the garages by about 3m back into the rest of the crown.
Near the chestnut is a mature ash, which has some sizeable dead wood and is heavily covered in ivy, which makes its condition difficult to assess accurately. It would be advisable to cut the ivy stem so that it dies, following which it will gradually fall from the tree, making detailed inspection easier.						

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Client:
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Site:
Kaduna Close, Pinner, HA5 2PZ

Title:
Tree survey, updates survey of 2016

Date:
18 March 2020

Ref:
20/003

Scale:
1:500 at A4

Original drawing:
Simon Pryce on
OS base plan

Rev:

Notes: