

Appraisal of Common Hawthorn Tree Located in The Front Garden of No. 3 Moor Park Road



No. 3 Moor Park Road, Northwood, Middx HA6 2DL

CLIENT:	Mrs V Mellor
CLIENT REF:	VM/MPRNM
AAAL REF:	SAL/KMA/10178b
AAAL CONSULTANT:	Shane A. Lanigan
REPORT DATE:	30th July 2020

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Arboricultural Impact Appraisal in respect of potential insurance issues and safety liabilities at :
No. 3 Moor Park Road, Northwood, Middx HA6 2DL
S.A. Lanigan – Chartered Arboriculturist - MICFor, Dip.Arb.(RFS),M.ArborA, RCarborA – ISA - BCMA, CUEW,
ASCA Registered Consulting Arborist #588
Date: 30TH July 2020 - Our Ref: SAL/KMA/10178b

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Summary

I inspected one tree only on this site, a common hawthorn which is growing within the front garden area. Mrs Mellor told me that it is a replacement for an earlier hawthorn grown in the same place. Having made a detailed on-site inspection I concluded that the tree is growing in an unsuitable location and due to this has grown poorly and is suffering some mechanical degradation by outside agents.

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1. Introduction

1.1 Instruction: I was instructed by Mrs Mellor to inspect the early mature hawthorn growing within the front garden of No. 3 Moor Park Road (see photographs 1 & 3, Appendix 1 at the back of this report). Mrs Mellor explained that she had planted the hawthorn to replace a former tree that was removed. As it has grown and matured she has become increasingly unhappy with its form and also noticed localised hard surfacing damage which she believes is attributable to surface rooting actions (see photograph 6, Appendix 1).

1.2 During my site visit and inspection of the tree I met with Mrs Mellor who showed me the tree and provided background information. After some initial discussion I began my inspection at around 8.33am on Tuesday 18th February 2020. Weather conditions were cold and bright with some wintry sunshine. Visibility was good.

1.3 I estimated the trees current height at 7m and measured its trunk diameter at 150mm. The measurement was taken at around 1.5m above ground level.

1.4 Documents provided: No documents were provided.

1.5 Ecological Constraints: Impacts on wildlife must be considered prior to and during any tree works deemed necessary. Such matters are governed by various pieces of primary legislation, specifically:

- The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000 and other more recent regulations, and the European Protected Species legislation. These regulations provide statutory protection for birds, bats and other tree and woodland dwelling creatures. The presence of protected species could impose constraints upon the timing and implementation of the site works. Consultation with an appropriately qualified ecologist must be undertaken should this be deemed necessary.

1.6 Statutory Tree Protection: I have contacted the Local Planning Authority which in this instance is the London Borough of Hillington to ascertain the existence, or otherwise of any Tree Preservation Orders which may be applied to this site, or whether the site falls within a designated conservation area. The local authority has confirmed that trees rooted within the property No. 3 Moor Park are protected by Tree Preservation Order No, 13 (Ruislip-Northwood) 17th March 1964 but the site does not fall within a designated conservation area (see Appendix 6 'A Brief Explanation of Tree Preservation Orders/ Conservation Areas' at the back of this report). The status of the tree preservation order and conservation area legislation is only confirmed at the time of writing.

1.7 Qualifications and professional experience: This report is based on my onsite inspection and assessment of the existing trees. I hold formal qualifications in arboriculture and have the benefit of 48 years professional experience in this discipline. A summary of these matters is appended at Section 8.

1.8 Relevant Background Information: Mrs Mellor owns No. 3 Moor Park Road which has large garden areas to the front, north and rear south. She is a keen gardener and a mix of pre-existing older trees and newer plantings populate both areas. Some years previously, Mrs Mellor was obliged to remove a hawthorn tree growing to the front, east of her property. In accordance with the local authority's duty imposed by governmental statutory legislation she replaced the tree with another of the same species. This tree has not grown as she would have liked and has developed an appreciable bias to the southwest (see photograph 1, Appendix 1). It has also produced intrusive surface rooting and shows multiple signs of mechanical damage on the trunk (see photographs 2, 3, 4 & 5, Appendix 1). Due to these factors Mrs Mellor is now undecided as to whether the tree is worthy of retention.

1.9 Soils: I accessed the online application of the British Geological Survey to gain insight into the type of soil present here. The app showed that the soil depth should be Deep with a texture of Clayey Loam to Silty Loam, the parent material from which this has evolved by the 'weathering process' is described as Prequaternary Marine/Estuarine Sand and Silt.

2. The Trees

2.1 **Inspection of trees on site:** I inspected one common hawthorn tree growing in the front garden of No. 3 Moor Park Road. Tree details are summarised in the tabulation below:

Tree 1	Common hawthorn – <i>Crataegus monogyna</i> Jacq. Family: Rosaceae
Ownership:	No. 3 Moor Park Road
Age Class:	Early Mature
Physiological condition:	Fair – growing strongly with good annual extension growth
Structural condition:	Poor - is growing toward the southwest and has numerous signs of mechanical damage on the trunk from ground level – 2m
Height:	7m (estimated)
dbh (diameter at breast height)	150mm (measured at 1.3m above ground level)

3. Discussion

- 3.1 **Site history:** No. 3 Moor Park Road is a large detached dwelling house standing on a level plot to the southwest side of the roadway. Mrs Mellor told me that the house was built around 1929-1930. It is currently in a good, well-maintained condition. I am not qualified in structural matters, so any comments on these are necessarily those of a layman.
- 3.2 **Site trees:** I inspected just one tree for this report which I identified as a common hawthorn (*Crataegus monogyna* Jacq.) and used the 'Hillier Manual of Trees & Shrubs' to confirm my identification. This hawthorn is sometimes referred to as 'quickthorn' and is a native tree which is common throughout the British Isles often found growing as an understorey component of natural woodland. It is ecologically valuable producing flowers in May for pollinators and red fruits (haws) in autumn which are a valuable food for birds. It grows on a wide variety of soil types.
- 3.3 I inspected the tree from ground level around 360 degrees of its circumference using the technique of Visual Tree Assessment (VTA) (Mattheck and Breloer, 1994). This technique is used worldwide and accepted by the courts. I saw that the tree has grown well physiologically with a good rate of annual extension growth. It is however, less satisfactory structurally as it has grown with a strong bias due to the suppression exerted by the large European lime tree growing to the northeast.
- 3.4 After viewing the crown area and overall form of the tree I looked closely at the trunk. There are signs of superficial mechanical damage on all sides of the trunk from near ground level to around 2m above (see photographs 2, 3, 4 & 5 Appendix 1). The damage seems to end around the crown breakout point which leads me to conclude that the most likely causal agents of the damage are birds. I surmise that the shallow bark damage may be caused by insectivorous birds hunting insect eggs, larvae and the insects themselves in the relatively thick bark tissues around the trunk.
- 3.5 I saw that the tree has produced large, spreading surface orientated roots (see photographs 1 & 6, Appendix 1). This feature is not uncommon in hawthorn trees. One root in particular which grows to the north has grown under a light concrete path which it has broken and displaced (see photograph 6, Appendix 1). There is a foul water inspection chamber immediately adjacent to the damaged area. No damage or displacement is apparent and upon lifting the cover I was able to see that the interior too was intact.

4. Conclusion:

4.1 Tree 1 the hawthorn seems to be an example of originally high-quality stock which has failed to thrive in its planted-out location. It is significantly distorted due to suppression by the lime tree and surface roots have caused direct physical damage to localised hard infrastructure. Additionally, the trunk has been significantly damaged by outside agents. Overall, the tree is in such poor condition that it should be removed. It is improbable that a replacement would thrive in this location and so perhaps the local authority may see fit to waive their replanting requirement in this instance.

5. Recommendations:

5.1 Fell tree and grind out stump to eliminate roots and potential re-growth.

6. ASSUMPTIONS AND LIMITING CONDITIONS

- 6.1 Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
- 6.2 Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible, however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
- 6.3 The consultant/appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- 6.4 Loss or alteration of any part of this report invalidates the entire report.
- 6.5 Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to who, it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
- 6.6 Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualification.
- 6.7 This report and values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
- 6.8 Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
- 6.9 Unless expressed otherwise, (1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and (2) the inspection was by means of visual examination of accessible items.

7. CERTIFICATE OF PERFORMANCE

I, Shane A. Lanigan, certify that:

- 7.1 I have personally inspected the trees and the property referred to in this report and have stated my findings accurately. The extent of the evaluation or appraisal is stated in the attached report and the Terms of Assignment.
- 7.2 I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- 7.3 The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts.
- 7.4 My analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- 7.5 No one provided significant professional assistance to me, except as indicated within the report.
- 7.6 My compensation is not contingent upon the reporting of a predetermined conclusion that favours the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.
- 7.7 I further certify that I am a Chartered Arboriculturist being a professional member of the Institute of Chartered Foresters and a Registered Consultant of that professional body. I am a Registered Consultant of the Arboricultural Association, and a Registered Consulting Arborist (#588) of the American Society of Consulting Arborists. I am also an ISA Board-Certified Master Arborist and hold the Royal Forestry Society Professional Diploma in Arboriculture. In matters of tree inspection, I hold the International Society of Arboriculture 'Tree Risk Assessment Qualification' (TRAQ) and have completed the LANTRA Professional Tree Inspection Module with integrated assessment and update training. I have worked full time in the field of Arboriculture for a period of forty-nine years



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8. PROFESSIONAL DETAILS OF MR SHANE A LANIGAN

Qualifications: I hold the City and Guilds Certificate in Tree Surgery and am an International Society of Arboriculture Certified Arborist, also holding the International Society of Arboriculture Municipal Arborist Accreditation and being a Board- Certified Master Arborist of that professional body.

In addition, I hold the Royal Forestry Society's Professional Diploma in Arboriculture which is a degree level qualification rated as level 6 on the qualifications and curriculum framework. It is a qualification specific to the arboricultural profession. In matters of tree safety and risk assessment I have undertaken and completed the LANTRA Awards Professional Tree Inspection Course and integrated assessment, I also hold the International Society of Arboriculture Tree Risk Assessment Qualification (TRAQ).

I am a registered consultant of the American Society of Consulting Arborists (ASCA RCA#588), a Chartered Arboriculturist, being a Professional Member of the Institute of Chartered Foresters and a Registered Consultant of the Arboricultural Association.

With regard to legal issues I am also a Cardiff University Law School Certified Expert Witness in both civil and criminal proceedings.

My professional memberships include:

- The American Society of Consulting Arborists
- The Arboricultural Association
- The Consulting Arborist Society
- The International Society of Arboriculture
- The Institute of Chartered Foresters
- The Royal Forestry Society

Career details: I am a second- generation arborist having worked from 1971 to 1979 for a private tree care company before forming my own arboricultural company in 1979. Using my practical experience and continuing education I attained Arboricultural Association Approved Contractor status in 1989.

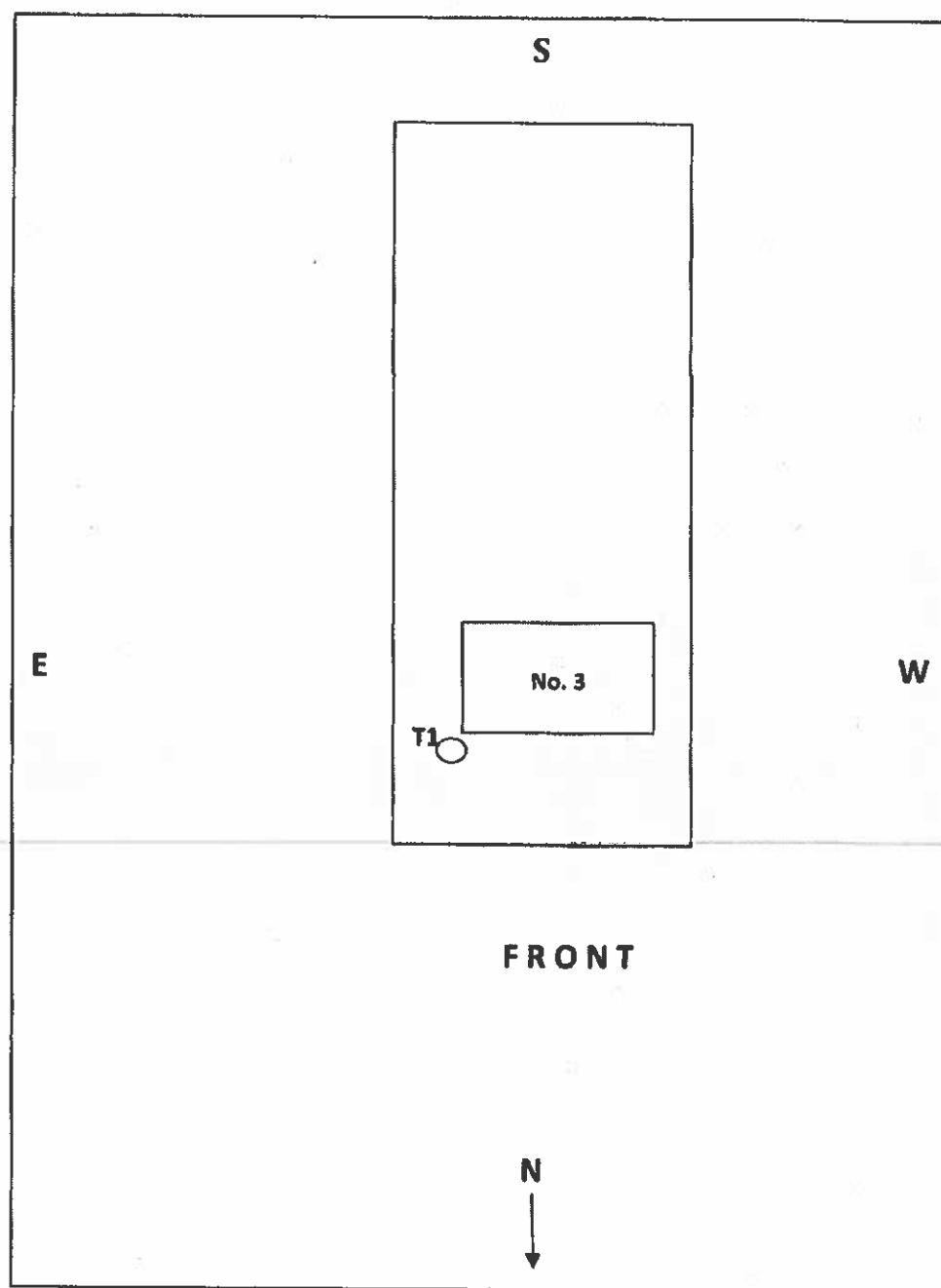
Continuing professional development: I maintain and improve my professional knowledge by being an active member of the five professional bodies referred to above. In addition, I attend a high number of arboriculture related seminars and the annual conferences of the International Society of Arboriculture, the Arboricultural Association and the Institute of Chartered Foresters (ICF). I am also privileged to serve on the credentialing council of the International Society of Arboriculture educational certification department.

My present profession involves daily administration and hands on supervisory duties of Urban Forestry/Abbots Arboricultural Advice Limited, and the preparation of tree safety/hazard evaluation surveys. Pre-purchase arboricultural reports form an increasing sector of my work and I am involved in providing professional advice to private persons and corporate bodies on a daily basis.



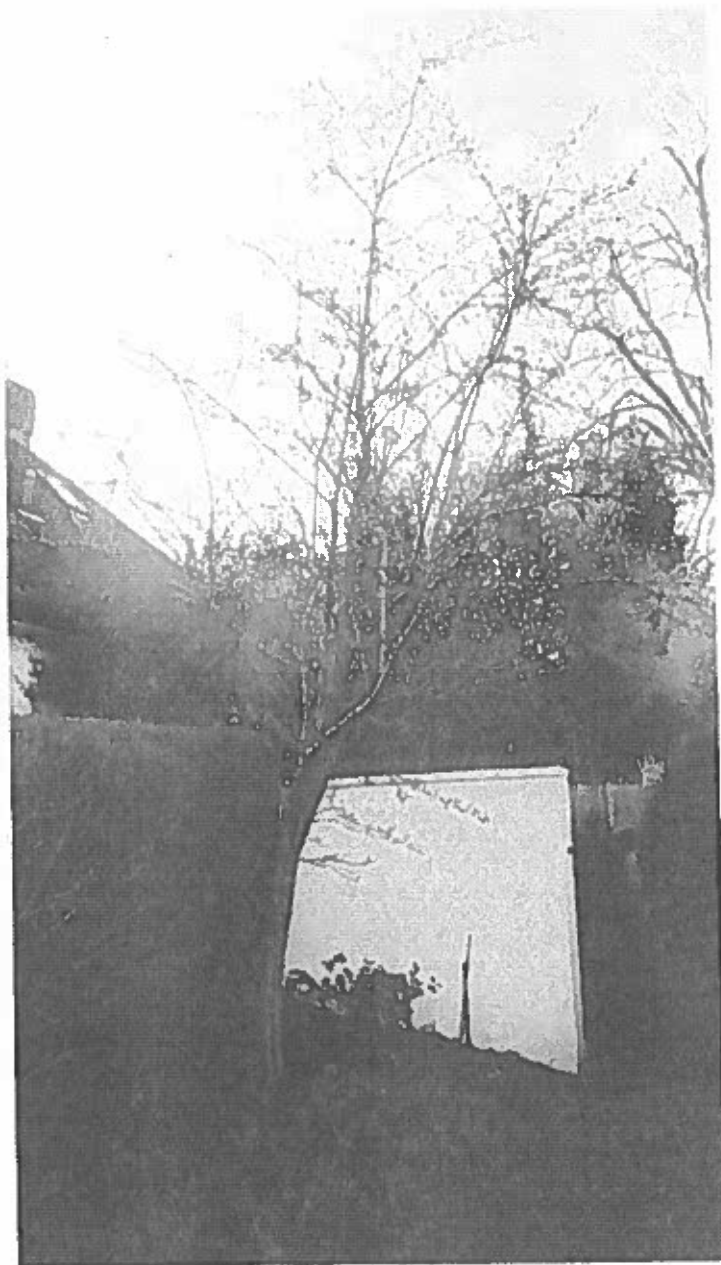
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9. **PLAN OF TREE AT NO. 3 MOOR PARK ROAD, NORTHWOOD,
MIDDX HA6 2DL**



This sketch plan is not to scale and may exclude certain features that are on site.

APPENDIX 1 - PHOTOGRAPHS 1 – 6



Photograph 1 - Hawthorn (T1) viewed from the northwest



Photograph 2 - Area of significant bark damage on western side



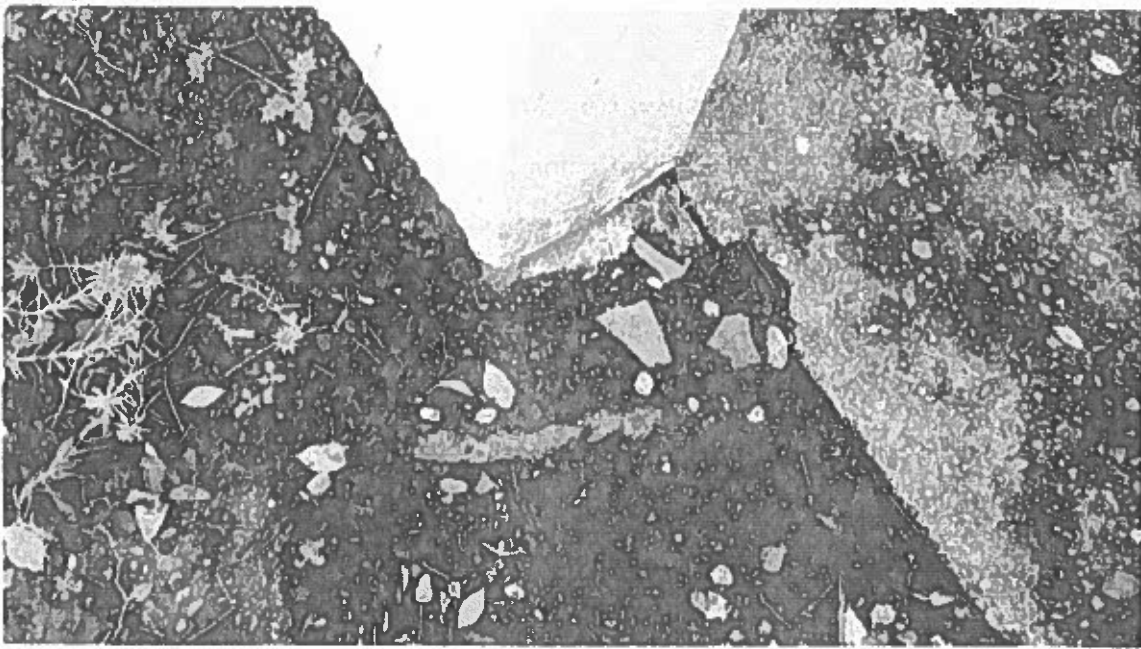
Photograph No 3 - Discrete areas of bark damage



Photograph No 4 - Bark damage on eastern side



Photograph No 5 - Bark damage showing that the bark seems to have been pulled up and physically torn away



Photograph No 6 - Surface root that displaced the concrete surfacing

APPENDIX 2

Statutory Tree Protection

Tree Preservation Orders/Conservation Areas

Tree Preservation Orders are made under Section 198C of the Town & Country Planning Act and applied by the 2012 Tree Regulations. They effectively prohibit unauthorised removal and pruning of trees identified within the order. Conservation areas are designated areas defined by geographic limits within which any tree with a stem diameter of more than 75mm (measured at breast height or 1.5m above ground level) is effectively protected. Certain exceptions exist under both sets of legislation, though these are limited and ideally require interpretation by a suitably qualified arboriculturist.

Felling Licenses

Felling licenses may apply for felling significant volumes of timber on sites without full planning permission. The statutory legislation in this case is the Forestry Act 1967 which is administered by the Forestry Commission.

Faculties

Faculties may be required for significant tree works on sites that fall under the jurisdiction of the church authorities. The local Parochial Church Council can advise on the need and requirements for faculties.

APPENDIX 3

References:

British Geological Survey Environmental Science Centre, Keyworth, Nottingham, NH12 5GG (Natural Environment Research Council, 2013) – 'My Soil App' – accessed February 2020.

Hillier J G (2014). *The Hillier Manual of Trees and Shrubs*. 14th ed. 80 Vincent Square, London SW1P 2PE;(Hillier Nurseries and The Royal Horticultural Society,) p15, p102, P406 & p487.

Mattheck, C and Breloer, H (1994). *The Body Language of Trees*. PO Box 29 Norwich NR3 1GN: The Stationery Office.

APPENDIX 4

Notes:

In choosing a tree contractor I would strongly recommend using the Arboricultural Association list of Arboricultural Association Approved Contractors. Any contractor executing these works should provide a method statement, site specific risk assessment, and have at least two qualified and certified climbers on site. Ground operatives should hold appropriate chainsaw and brushwood chipper operator's certification. Appropriate PPE (personal protective equipment) must be worn by all personnel.