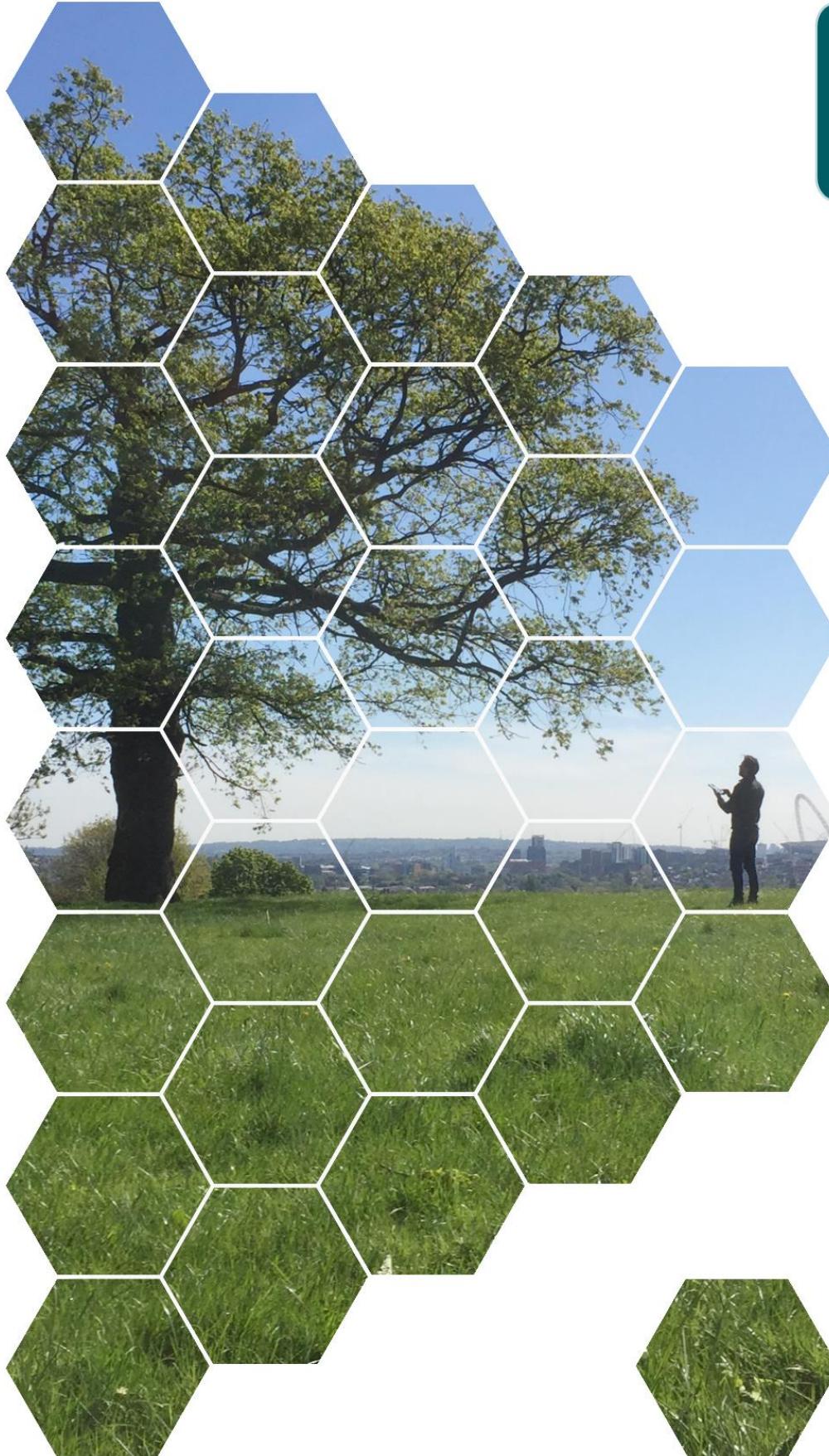




ARTEMIS
TREE
SERVICES



Site

Jacks Ln
Harefield,
UB9 6HN

Prepared for

Mr Jim Carlson

Prepared by

Oliver Coleman
FdSc Arb, DipHE Arb Level 5

16th January 2025

Preliminary Tree Condition Survey PTCS-32208

Artemis Tree Services Ltd

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1. **Brief**

- 1.1 Artemis Tree Services Ltd has been instructed by Jim Carlson to undertake a Preliminary Tree Condition Survey of trees within the public access and communal areas at Jacks Lane, Harefield.
- 1.2 The tree condition survey is primarily concerned with the structural and physiological condition and safety of the trees surveyed.
- 1.3 Recommended management actions are provided for any issues identified by the tree survey.

2. **Report limitations**

- 2.1 Climbing inspections have not been carried out as part of the preliminary survey. If the preliminary inspection identifies a need for further investigation of specific trees (such as decay detection or aerial inspection), this will be detailed within our recommendations.
- 2.2 Conclusions and recommendations relate to the condition of the site and tree at the time of the inspection only. Comments valid for a period of 1-year from the date of this report. Within this period, trees should be inspected for damage following storms or other severe weather events.
- 2.3 Trees are dynamic, living organisms and can never be entirely free of risk. The forces of nature dictate a failure rate, even among intact trees with no apparent defects. The recommendations in this report cannot guarantee the elimination of all risk.
- 2.4 The survey and report does not include risk assessment of trees in relation to subsidence.
- 2.5 There is a wooded type area to the East of Jacks Lane (opposite 20-22). This area has an old barbed wire fence at the top edge of a semi-circular slope which is thought to be the boundary marker. There is also a secondary fence erected by the landowner to the east, though this appears to be to stop animals from falling down the slope or entering Jacks Lane as it extends to the East by around 80 metres.

3. **Methodology of Survey**

- 3.1 I carried out the tree condition survey from ground level using the Visual Tree Assessment method (Mattheck, c and Breloer, H, 1994), using basic inspection tools (mallet, probe, and binoculars).
- 3.2 For the purposes of this report, tree heights and stem diameter measurements are estimated with the aid of a Haglofs digital clinometer and a laser distance measurement device.

4. **Documents provided**

- 4.1 A tree location plan has been included in Appendix 2 of this report.

5. Introduction

5.1 Qualifications

5.1.1 I hold an FdSc in Arboriculture from Northampton University and Level 5 HE Diploma in Arboriculture from Moulton College. I also hold Lantra Professional Tree Inspection certification (PTI).

5.2 Site visit

5.2.1 I visited the site on the 16th of January 2025 to undertake the Preliminary Tree Condition Survey. The weather was cold and misty.

5.3 Site Description

5.3.1 The site is a private residential road comprising of 27 properties and covering around 2.5 acres.

6. Findings and Recommendations

6.1 Appendix 1 contains the findings and recommendations for the trees surveyed. A key for the table information can be found at the end of the survey schedule.

6.2 Summary of recommended work

Priority		No. of Trees/Groups
U	Within 2 weeks	5x
A	Within 3 months	15x
B	Within 1 year	11x
C	Within 2 years	16x

7. Re-inspection frequency

7.1 I recommend that all trees recorded in this report are re-inspected every two years, unless otherwise specified in appendix 1 (notably those trees in apparent decline or that are obscured by ivy cover).

7.2 In the period between programmed surveys, trees should be inspected for damage following storms or other severe weather events.

8. Trees Subject to Statutory Controls

8.1 Hillingdon Council's online mapping service shows the presence of trees protected by Tree Preservation Orders (Approx T20-T28) and that the site is covered by Coppermill Lock Conservation Area (CA) status at the time of publication.

9. Arboricultural Standards

9.1 All tree works recommended in this report should be carried out in accordance with: *British Standard BS 3998:2010. Tree Work – Recommendations* and undertaken by a suitably qualified contracting company (preferably approved by the Arboricultural Association).

Appendix 1

Tree no. (Tag no.)	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
T1	Whitebeam (<i>Sorbus aria</i>)	7	24	4	EM	G	G	Small amount of ivy cover at base of stem. Previously pruned on W side with partially occluded wounds.	None.	-	24
T2	Willow (<i>Salix alba</i>)	8	70	5	M	G	F	Stem obscured by ivy. Previously established as a pollard with around 2-2.5m regrowth. Tight unions and possible areas of decay at regrowth attachment points. <i>Auricularia</i> sp fungal fruiting bodies on exposed sapwood of surface roots to SE.	Repollard by removing around 2.5m regrowth. Sever and clear a 1m section of ivy from the circumference of the stem.	B	24
T3	Field Maple (<i>Acer campestre</i>)	9	28	6	EM	G	F	Lower stem obscured by ivy.	Sever and clear a 1m section of ivy from the circumference of the stem.	C	24
T4	Field Maple (<i>Acer campestre</i>)	9	30	7	EM	G	F	Lower stem partially obscured by ivy. Pruning wound at 1m to N shows typical wound wood development and no visible decay of sapwood.	None.	-	24
T5	Alder (<i>Alnus glutinosa</i>)	9	29	5	EM	G	G	Small amount of ivy cover at base of stem. Bark damage to upper side of surface roots, likely from mowing.	None.	-	24
T6	Goat Willow (<i>Salix caprea</i>)	7	20	3	Y	P	P	Appears largely dead with little remaining live growth and major deadwood development.	Remove as close to trees current ground level as possible, leaving the stump in the ground.	A	
T7	Goat Willow (<i>Salix caprea</i>)	8	-	3	Y	F	F	Stem obscured by ivy. Tree growing within Laurel shrubs. Minor deadwood throughout with possible dieback.	Sever and clear a 1m section of ivy from the circumference of the stem. Monitor with regular (annual) inspections for decline.	C	12

Appendix 1

Tree no. (Tag no.)	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
T8	Alder (<i>Alnus glutinosa</i>)	8	30	4	EM	G	F	Small amount of ivy encroachment onto stem. Stem leans to NW, corrected from around 2m.	Sever and clear a 1m section of ivy from the circumference of the stem.	C	24
G9	Field Maple (<i>Acer campestre</i>)	9	25 to 30	5 to 6	EM	G	F	Row of 6x trees along boundary with a number of smaller diameter stems in between (<150mm). Ivy partially obscures stems, starting to encroach into crowns. Branch tips becoming close to garage roof. Leaf litter piled against base of stems, creates area of potential damp/rot.	Prune to give 0.5m clearance from garage roof. Sever and clear a 1m section of ivy from the circumference of the stems where present. Ensure green waste is not piled against stems to help prevent areas of rot/damp.	B	24
T10	Goat Willow (<i>Salix caprea</i>)	4	<15	2	Y	D	P	Small diameter stemmed tree. Dead standing and partially fallen against roof of garages.	Remove as close to trees current ground level as possible, leaving the stump in the ground.	A	-
T11	Alder (<i>Alnus glutinosa</i>)	14	-	6	EM	G	F	Stem obscured by ivy. Minor deadwood in crown, typical of species.	Sever and clear a 1m section of ivy from the circumference of the stem.	C	24
T12	Alder (<i>Alnus glutinosa</i>)	14	-	7	EM	G	F	Stem obscured by ivy. Minor deadwood in crown, typical of species.	Sever and clear a 1m section of ivy from the circumference of the stem.	C	24
T13	Alder (<i>Alnus glutinosa</i>)	7	-	3	Y	G	F	Stem obscured by ivy.	Sever and clear a 1m section of ivy from the circumference of the stem.	C	24
T14	Hawthorn (<i>Crataegus monogyna</i>)	6	-	2	Y	D	P	Stem obscured by ivy. Visible crown is dead. Tree within target area of footpath/road.	Remove as close to trees current ground level as possible, leaving the stump in the ground.	A	-

Appendix 1

Tree no. (Tag no.)	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
T15	Alder (<i>Alnus glutinosa</i>)	7	17	4	Y	G	G	Slight lean to W corrected from around 1m. No significant defects noted.	None.	-	24
T16	Alder (<i>Alnus glutinosa</i>)	14	17, 22	6	EM	G	G	Codominant leaders from base. Minor deadwood in crown, typical of species. Pocket of organic matter between stems probed vertically to around 4cm depth.	None.	-	24
T17	Hawthorn (<i>Crataegus monogyna</i>)	6	16	5	Y	G	F	Low branch over roadside may impede high sided vehicles.	Prune growth over road back by around 2m to maintain reasonable ground clearance over roadside.	B	24
T18	Field Maple (<i>Acer campestre</i>)	7	17	6	EM	G	G	Twin stemmed from base. No significant defects noted.	None.	-	24
T19	Alder (<i>Alnus glutinosa</i>)	13	20	5	EM	G	G	Stem leans around 40mdegrees to W, corrected from around 3m. Base of stem obscured by ground cover ivy.	Reduce height by around 1.5m to reduce wind sail and end weight acting on leaning stem.	B	24
T20	Whitebeam (<i>Sorbus aria</i>)	5	16	3	Y	G	F	Codominant leaders from around 1.5m with tight union forming between. Minor deadwood in crown, typical of species.	None.	-	24
T21	Field Maple (<i>Acer campestre</i>)	7	15	4	Y	G	F	Stem leans to NE from 1m, corrected from around 1.5m, likely due to competition and historic loss of central leader. Previously pruned to clear road and footpath.	None.	-	24
T22	Lilac (<i>Syringae sp.</i>)	5	15	3	EM	P	F/P	Appears largely dead and partially fallen to NW, being supported by adjacent small diameter stemmed trees. Crack and decay visible within stem.	Remove as close to trees current ground level as possible, leaving the stump in the ground.	U	24

Appendix 1

Tree no. (Tag no.)	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
T23	Alder (<i>Alnus glutinosa</i>)	15	55	7	EM	G	F	Deadwood in crown over footpath to NE. Footpath to E has significant area of distortion/lifting with recent replacement of tarmac. Water mains valve approx. 1m to NE from stem.	Remove major deadwood over 40mm diameter and/or over 1m length (A). Reduce height by around 2.5m and spread by up to 1m, pruning to suitable growth points/branch fork junctions (to help limit root growth and further distortion to paving) (B)	A	24
T24	Alder (<i>Alnus glutinosa</i>)	15	37	6	EM	G	F	Deadwood in lower crown, likely due to competition for light. Branch stub at 8m to W from previous failure. Small amount of ivy on lower stem.	Remove major deadwood over 40mm diameter and/or over 1m length. Remove stub at 8m to encourage proper healing.	A	24
G25	Elder (<i>Sambucus nigra</i>)	4	<15	0.5	Y	D	P	2x small diameter stemmed dead trees. Within target area of footpaths and road.	Remove as close to trees current ground level as possible, leaving the stump in the ground.	U	24
T26	Alder (<i>Alnus glutinosa</i>)	15	40	7	EM	G	F	Previously cut back from private gardens on W side. Small amount of ivy cover to lower stem. Minor deadwood in crown, typical of species.	None.	-	24
G27	Field Maple (<i>Acer campestre</i>) and Hawthorn (<i>Crataegus monogyna</i>)	5 to 6	Up to 20	4 to 5	Y/E M	G	G	Row of smaller diameter stemmed trees. Ivy cover to some stems towards as of group. Branches encroaching over road, may start to impede high sided vehicles in near future.	Sever and clear a 1m section of ivy from the circumference of the stems where present. Prune E side of crowns over road back by 1-2m in line with kerb.	B	24
T28	Alder (<i>Alnus glutinosa</i>)	14	40	5	EM	G	G	Lower stem partially obscured by ivy. Previously pruned on W side to clear parking bays. Minor deadwood in crown, typical of species.	Sever and clear a 1m section of ivy from the circumference of the stem.	C	24

Appendix 1

Tree no. (Tag no.)	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
G29	Hawthorn (<i>Crataegus monogyna</i>)	5		4	EM	F	F	3x trees to rear of parking bays. Stems and large area of crowns obscured by ivy.	Sever and clear a 1m section of ivy from the circumference of the stem and reinspect within 6 months.	A	24
T30	Hawthorn (<i>Crataegus monogyna</i>)	5	-	3	Y	G	F	Stem and inner crown obscured by ivy.	Sever and clear a 1m section of ivy from the circumference of the stem.	C	24
T31	Sycamore (<i>Acer pseudoplatanus</i>)	8	-	4	Y	G	F	Stem and inner crown obscured by ivy. Tight union at around 1.6m between leaders.	Sever and clear a 1m section of ivy from the circumference of the stem.	B	24
T32	Cherry (<i>Prunus avium</i>)	10	15	5	EM	F	F	Multi stemmed from base with tight/included unions between stems. Stem nearest road has been heavily cut back with no visible regenerative growth and dark sap exudation indicating likely bleeding canker infection.	Fell dead stem nearest road. Reduce remaining crown by around 1.5m all round to reduce wind sail and lever action on weak unions.	A	24
T33	Monterrey Cypress (<i>Cupressus macrocarpa</i>)	14	80	14	EM	G	F	Multiple leaders from around 1.7m with tight unions forming. Included unions at 1.2m to SW and W with wound from previous branch failure over roadside. Limb at 4m to N has area of flattened wood and bark necrosis. Minor deadwood in inner crown, typical of species.	Reduce crown by up to 3m all round, targeting the longer, leggy branches where possible. To reduce wind sail and lever action on weaker unions, reducing the likelihood of failures. Lift crown over road ensuring 5m ground clearance.	B	24
G34	Sycamore (<i>Acer pseudoplatanus</i>), Hawthorn (<i>Crataegus monogyna</i>)	8	-	3 to 5	Y	G	F	Approximately 5x trees adjacent to parking bays. Stems and inner crowns largely obscured by ivy. Viewed from roadside due to dense undergrowth.	Sever and clear a 1m section of ivy from the circumference of the stems and reinspect within 6 months.	A	6

Appendix 1

Tree no. (Tag no.)	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
T35	Hawthorn (<i>Crataegus monogyna</i>)	5	-	3	EM	F	F	Stem and inner crown obscured by ivy.	Sever and clear a 1m section of ivy from the circumference of the stems and reinspect within 6 months.	A	6
G36	Sycamore (<i>Acer pseudoplatanus</i>), Hawthorn (<i>Crataegus monogyna</i>)	5 to 7	-	3 to 5	Y/E M	G	F	Row of approx. 17x smaller diameter stemmed trees between roadside and fence line. Stems obscured by ivy, encroaching into crowns.	Sever and clear a 1m section of ivy from the circumference of the stems and reinspect within 6 months.	A	6
T37	Hawthorn (<i>Crataegus monogyna</i>)	5	-	2	Y	F	P	Smaller diameter stemmed tree. Top of main leader appears to have failed at around 3.5m (due to heavy ivy cover) and is laying to the north, perpendicular to the stem.	Remove as close to trees current ground level as possible, leaving the stump in the ground.	U	-
T38	Ash (<i>Fraxinus excelsior</i>)	14	-	10	EM	G	F	Stem obscured by ivy. Lower branches removed to maintain clearance over road. Minor deadwood in crown, typical of species.	Sever and clear a 1m section of ivy from the circumference of the stem and reinspect within 6 months.	A	6
T39	Goat Willow (<i>Salix caprea</i>)	5	-	4	Y	F	P	Smaller diameter stemmed tree. Top of main leader appears to have failed at around 3.5m (due to heavy ivy cover) and is laying to the north, perpendicular to the stem.	Remove as close to trees current ground level as possible, leaving the stump in the ground.	U	-
T40	Sycamore (<i>Acer pseudoplatanus</i>)	10	-	4	EM	G	F	Stem obscured by ivy.	Sever and clear a 1m section of ivy from the circumference of the stem and reinspect within 6 months.	A	6
T41	Sycamore (<i>Acer pseudoplatanus</i>)	10	-	4	EM	G	F	Stem obscured by ivy.	Sever and clear a 1m section of ivy from the circumference of the stem and reinspect within 6 months.	A	6

Appendix 1

Tree no. (Tag no.)	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
T42	Ivy covered stem	3	-	2		D	P	Dead ivy covered stem adjacent to road.	Remove as close to trees current ground level as possible, leaving the stump in the ground.	U	-
G43	Hawthorn (<i>Crataegus monogyna</i>)	5	-	3	EM	G	F	3x Stems along fence line obscured by ivy.	Sever and clear a 1m section of ivy from the circumference of the stem.	C	24
T44	Ash (<i>Fraxinus excelsior</i>)	14	37	9	EM	G	G	Historic occluded wounds on lower stem likely from previous wire fence. Minor deadwood in crown, typical of species. Smaller diameter leader to NE is mostly obscured by ivy.	Sever and clear a 1m section of ivy from the circumference of the smaller stem.	C	24
G45	Ash (<i>Fraxinus excelsior</i>)	12 to 14	15 to	2 to 7	EM	F	F	Group of Multi stemmed trees of unclear ownership (likely council owned). Low use, low target area, difficult to access due to slope and fencing. Ivy cover to lower stems. 1x smaller diameter stem appears dead.	Establish ownership. Sever and clear a 1m section of ivy from the circumference of the stems. Fell dead stem.	C	24
T46	Sycamore (<i>Acer pseudoplatanus</i>)	12	37, 39	8	EM	G	F	Twin stemmed tree at top of bank, unclear ownership, appears to be outside of original fence line. Low use, low target area, difficult to access. Ivy partially obscures stems. Minor deadwood in crown, typical of species.	Sever and clear a 1m section of ivy from the circumference of the stem.	C	24
T47	Sycamore (<i>Acer pseudoplatanus</i>)	15	-	12	EM	G	F	4x stems from base. Growing on slope in low use, low target area. Some deadwood in crown, typical of species. Ivy obscures stems and lower crowns.	Sever and clear a 1m section of ivy from the circumference of the stems.	C	24
T48	Sycamore (<i>Acer pseudoplatanus</i>)	15	-	8	EM	G	F	Stem growing on slope. Largely obscured by ivy cover. Low use, low target area.	Sever and clear a 1m section of ivy from the circumference of the stem.	B	24

Appendix 1

Tree no. (Tag no.)	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
T49	Ash (<i>Fraxinus excelsior</i>)	16	46	12	EM	G	F	Dead ivy on stem. Some deadwood in crown, typical of species. Branches to W starting to encroach over parking area.	Remove major deadwood over 40mm diameter and/or over 1m length.	A	24
T50	Ash (<i>Fraxinus excelsior</i>)	14	-	7	EM	G	F	Access to tree limited by undergrowth. Viewed from S and W only. Historic loss of leader at around 7m. Dead ivy partially obscures stem. Lower branches removed to maintain clearance over parking area leaving stubs.	Remove major deadwood over 40mm diameter and/or over 1m length and branch stubs to encourage proper healing.	B	24
T51	Ash (<i>Fraxinus excelsior</i>)	12	26	8	EM	G	F	Tree at top of slope, outside of original fence line. Stem and lower crowns partially obscured by ivy.	Sever and clear a 1m section of ivy from the circumference of the stem.	C	24
G52	Sycamore (<i>Acer pseudoplatanus</i>), Hawthorn (<i>Crataegus monogyna</i>), Ash (<i>Fraxinus excelsior</i>)	8 to 12	-	-	Y/E M	G	F	Group of trees between slopes and parking bays, forming a small woodland type area. Low use and low target area with access limited by undergrowth and sloped ground. Approx. 12x trees have ivy obscuring stems and lower crowns.	Sever and clear a 1m section of ivy from the circumference of the stems where present.	C	24
T53	Hawthorn (<i>Crataegus monogyna</i>)	5	-	4		G	F	Stem and inner crown obscured by ivy. Possible lapsed pollard.	Sever and clear a 1m section of ivy from the circumference of the stem.	C	24
T54	Ash (<i>Fraxinus excelsior</i>)	14	43	14	EM	F	F	Barbed wire fence installed around stem, starting to become included in wood on S side. Tree of unclear ownership in a low use/low target area. Deadwood throughout crown with dieback of branch tips and some reactive growth on upper side of branches/limbs.	Monitor with regular (annual) inspections for decline/ash dieback.	B	12

Appendix 1

Tree no. (Tag no.)	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
T55	Ash (<i>Fraxinus excelsior</i>)	9	-	5	Y	G	F	Stem and inner crown obscured by ivy. Possibly twin stemmed.	Sever and clear a 1m section of ivy from the circumference of the stem and reinspect within 6 months.	A	6
G56	Sycamore (<i>Acer pseudoplatanus</i>), Ash (<i>Fraxinus excelsior</i>), Hawthorn (<i>Crataegus monogyna</i>)	6 to 9	-	3 to 6	Y/E M	G	F	Row of stems between road and wire fencing. Multiple trees (approx. 16x) have stems obscured by ivy, starting to encroach into crowns. Trees have been pruned to W with adequate clearance over roadside. 1x sycamore to N of group has historic wound on stem at around 3m (likely vehicular damage), showing typical wound wood development and no visible decay of exposed sapwood.	Sever and clear a 1m section of ivy from the circumference of the stems.	B	24

Appendix 1

Key for column information

Height – Tree height measured in metres

Stem Diameter - Stem diameter in centimetres measured at 1.5m above ground level

Age Class – Relative to species

NP-Newly Planted (trees within 3-years of being planted)

Y-Young (first third of life, height and growth)

EM-Early Mature (second third of life, height and growth)

M-Mature (last third of life, ultimate height yet still increasing in girth)

OM-Over Mature/ancient (older than last third of life and tree starting to decline/retrench in height and girth starting to reduce. An old example of that species)

V-Veteran (trees of interest biologically, aesthetically, or culturally in their ancient stage of life relative to others of same species)

Physiological condition

Good - Tree in a healthy condition with no significant problems

Fair - Tree generally in good health with some problems that can be remediated

Poor - Tree in poor health with significant problems that can't be remediated

Dead - Tree without sufficient live material to sustain life

Structural condition

Good - Tree in a safe condition with no significant defects

Fair - Tree in a safe condition at present but with defects or with significant defects that can be remediated

Poor - Tree with significant defects that can't be remediated

Priority – Advised time frame for management recommendations to be undertaken from publication date of this report (for tree work only)

Priority	
U	Within 2 weeks (urgent) Where possible, the hazard should be fenced off until work can be carried out.
A	Within 3 months
B	Within 1 year
C	Within 2 years

Re-inspect – Advised re-inspection frequency

Deadwood classification

Minor deadwood – Below 40mm in diameter or less than 1m in length

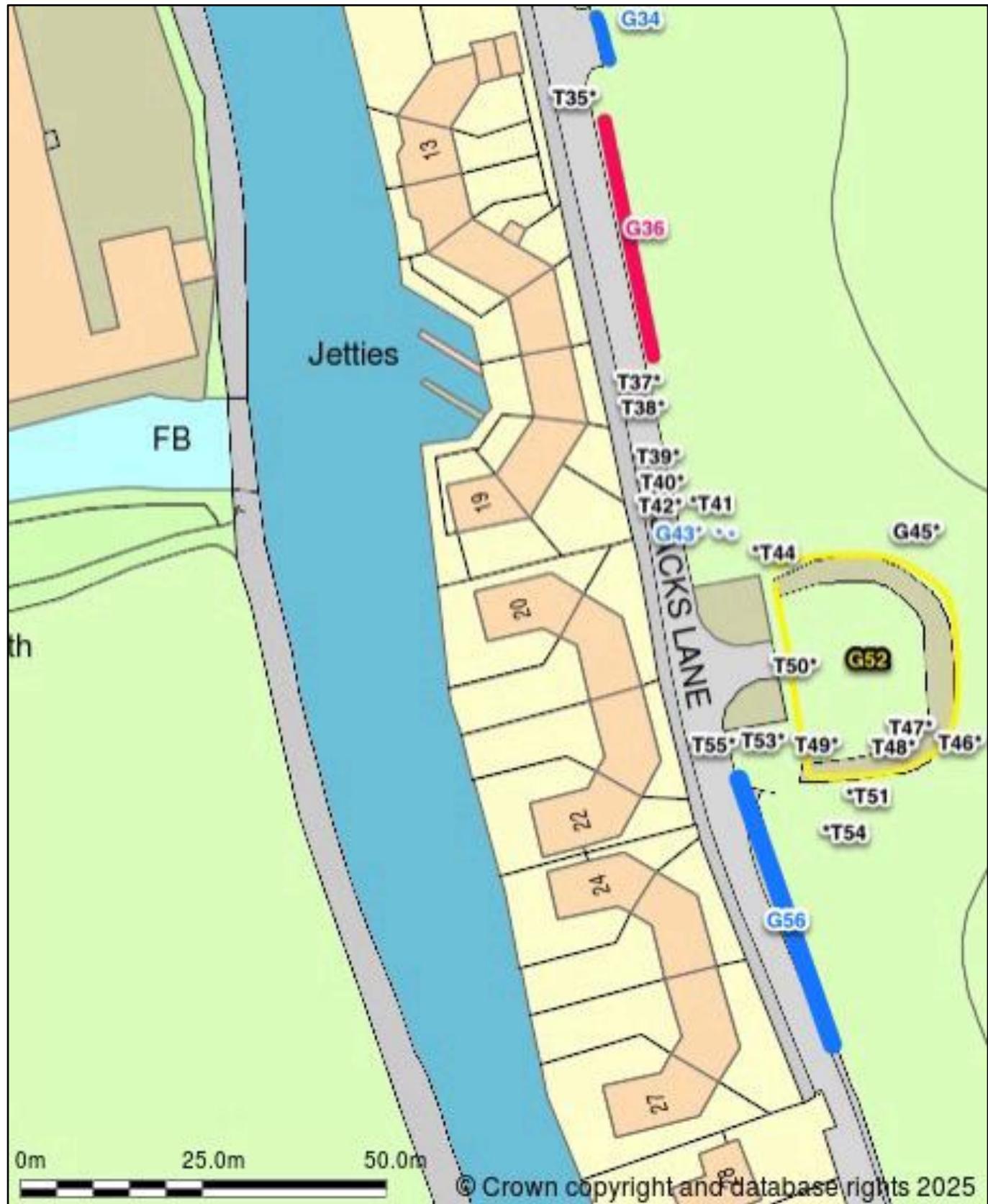
Major deadwood – Over 40mm in diameter and 1m in length

Appendix 2

Jacks Lane - Tree Location Plan



Appendix 2



Appendix 3

Document Record

Document	Editor	Publication date
PTCS-32208	Oliver Coleman	16/01/2025