

SURVEY & ENGINEERING PROJECTS

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Landscape, Arboricultural & Ecological Solutions
for the Built Environment

Tree Safety Assessment Report

Oakwood House
2 Hungerford Road
Huddersfield
HD3 3AL

Ref: P.1129.19

January 2019

Ascerta
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1.0 Tree Safety Assessment Report

1.1 Ascerta has been instructed to carry out a Tree Safety Assessment Report for the trees within the site boundary of Oakwood House, 2 Hungerford Road, Huddersfield, HD3 3AL and to recommend suitable management prescriptions where necessary to mitigate any risk.

1.2 The site was visited on 17th January, 2019 by Robert Armitage BSc (Hons), MArborA, a competent and qualified arboriculturist with experience of the arboricultural industry in the context of the planning system and risk management. Tree attributes were recorded in tabular format (see Appendix 1) and plotted on a topographical survey, the output of which is at Appendix 1 Tree Safety Assessment Drawing. Where significant trees in the context of safety management are missing from the original topographical survey, they have been added to this survey for completeness.

1.3 Recommendations are made on the basis of tree health and condition at the time of the survey. Consideration should be given to any potential influences that may affect tree health and condition after the time of the survey, for example extremes of weather, new development and pests and diseases.

1.4 It should be noted that the survey has been undertaken from ground level and that no trees were climbed as part of the survey work. All inspections are visual only; no invasive techniques have been employed during the survey work.

1.5 A number of trees at the site frontage along Hungerford Road and Halifax Road are subject to **Tree Preservation Order** (TPO) **HU1/71/a56** and **HU1/71/g6** (as listed in the Tree Data Tables at Appendix 1) and therefore, in advance of the commencement of any works to any of these trees, those instructing and proposing to carry out the works should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation regarding Tree Preservation Orders. The site is also located within Conservation Area CA13 and therefore any works to trees within the site not subject to TPOs will also require an approval via a section 211 notification to the Local Planning Authority prior to the commencement of any works.

1.6 Tree work recommendations as listed within the Tree Data Tables at Appendix 1 should be carried out in accordance with BS 3998:2010 Tree Work- Recommendations.

1.7 Trees are plotted on a topographical survey. Not all trees identified require tree work but have been plotted to help identify tree locations.

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Appendix 1

Site:	**Oakwood House, 2 Hungerford Road, Huddersfield, HD3 3AL**	Surveyor:	**Robert Armitage**
Client:	**SEP Ltd**	Survey Date:	**17th January 2019**
Brief:	**Tree Safety Assessment**	Survey Conditions:	**Cold but sunny**

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T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition/Defects & General Comments	Corrective Actions	SULE	Work Priority
					N	S	E	W							
T1	Lime	16	730	8.76	5.5	5.5	5.5	5.5	1	M	P	Significant *Kretszchmaria duesta* infection at base. Areas of decline in canopy and dense epicormic. **Subject to TPO HU1/71/a56.**	Fell.	<10	**ASAP**
T2	Sycamore	14	660	7.92	3	6	4.5	6	4S	M	F/P	Relatively large hollow in mid stem at 1m that extends well down into the main stem. Thought likely to be progressive decay. Bifurcates at 2m with apparent strong 'U' shaped union. Canopy appears in relatively good vigour. Prominent feature along road. Slight canopy bias and lean over road. No significant dead wood. **Subject to TPO HU1/71/a56.**	If tree retention is preferred, carry out PiCUS Sonic Tomograph test to ascertain extent of stem hollow and consult arboriculturist for appropriate corrective actions. Inspect annually to assess deteriorations in health and/or structural integrity. Alternatively, the tree can be felled to avoid any risk of total failure.	20	**H**
T3	Oak	10	330	3.96	5	3	5	4	3	Y	F	Canopy appears in slightly reduced vigour. Slight lower stem bulging that could be indicative of internal hollowing. Not particularly prominent from street. **Subject to TPO HU1/71/a56.**	Inspect in accordance with insurers requirements.	30+	**L**
G1	Lime	9.5	340	4.08	4.5	4.5	4.5	4.5	1.5	Y/EM	F	Appear to be developing well. Good retention value. Some small diameter dead wood in lower canopy that can easily be removed from ground level. No significant defects.	Inspect in accordance with insurers requirements.	30+	**L**

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
Ht Crown Clearance: Canopy ground clearance
Structural Condition: Description of any observed defects

Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
Age Class: Y = Young, EM =Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
Est. (yrs): Estimated remaining contribution in years
Work Priority: L = Low (within 2 years) M = Medium (within 1 year) H = High (within 6 months)
ASAP = As soon as possible (currently poses a significant risk)

SULE: Safe Useful Remaining Life Expectancy

* For groups of trees, the stem diameter of the largest tree in the group is generally used
# Denotes estimated DBH where access was not possible

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					N	S	E	W							
T4	Sycamore	15	780	9.36	8	5	5	4	4S	M	F/P	Relatively large area of bark necrosis on lower stem on southern side with *Armillaria* spp. 'bootlace' fungal rhizomorphs and white mycelium, corresponding with dieback in southern side of canopy over road. Some branch dieback and previously shed branches over road. Unoccluded pruning wounds decaying into parent stem on southern side. **Subject to TPO HU1/71/a56.**	Fell.	10	ASAP
G2	Robinia spp.	7	350	4.20	3	3	3	3	2	Y/EM	F	Doesn't pose any immediate threat. Larger tree with significant stem lean towards adjacent car park with some lifting bark on tensile side of stem. No evidence of root plate lifting.	Inspect in accordance with insurers requirements.	30	L
G3	Whitebeam and Cherry	9	270+ 200	4.03	3	3	3	3	2.5	Y/EM	F	Cherry bifurcates at 0.5m with cup shaped bark inclusion. No significant issues with Whitebeam.	Inspect in accordance with insurers requirements.	30	L

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T5	Sycamore	13.5	650#	7.80	4.5	5	3	4.5	4.5S	EM/M	P	Evident decline throughout canopy. Regular medium diameter dead wood overhanging parked cars. No significant fungus found at base or any decay but regular bark cracking and necrosis on main leaders. Possible cambium death. Bifurcates with apparent strong union at 3m. Prominent tree along roadside, forming part of the wider group of trees. **Subject to TPO HU1/71/a56.**	Fell.	<10	H
T6	Sycamore	17	810+ 360	10.64	4	9.5	6.5	6	4	M	F	Prominent tree. Bifurcates at 1m, the smaller stem (4m tall) is completely dead and decaying. The other main stem bifurcates at 2.5m with an extensive, long limb to south over adjacent road. Large branch previously removed at 1m with well occluded pruning wound. Saprophytic fungal growth growing in first bifurcation crotch. **Subject to TPO HU1/71/a56.**	Reduce extensive limbs over road by 3m, to a suitable growth point. Selective removal of secondary limbs over road to reduce end weight. Inspect annually to assess deteriorations in health and/or structural integrity.	30	L
T7	Horse chestnut	17	700	8.40	4.5	6	4.5	4.5	2	M	F/G	Prominent landscape feature. Canopy appears full and in good vigour. No evidence of significant structural defects. **Subject to TPO HU1/71/a56.**	Inspect in accordance with insurers requirements.	30+	L

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					N	S	E	W							
T8	Sycamore	16	690	8.28	5	5	5	5	6	M	F	Evidence of branch pruning in past. Some unoccluded and possibly decaying into main stem. Some medium diameter dead wood developing, but no evident significant structural defects or signs of ill-health. **Subject to TPO HU1/71/a56.**	Inspect in accordance with insurers requirements.	30+	L
T9	Lime	8	240	2.88	2	2	2	2	2	Y/EM	F	Appears slightly supressed by adjacent larger trees. **Subject to TPO HU1/71/a56.**	Inspect in accordance with insurers requirements.	40	L
T10	Sycamore	15	640	7.68	8	8	8	4.5	3	M	F	Prominent tree with no evident significant structural defects. Some areas of thinning in canopy but doesn't appear significant. **Subject to TPO HU1/71/a56.**	Inspect in accordance with insurers requirements.	30+	L
T11	Lime	8	330	3.96	4	4	4	4	1	Y/EM	F	No evidence of significant structural defects or signs of ill-health. Developing well. **Subject to TPO HU1/71/a56.**	Inspect in accordance with insurers requirements.	30	L
T12	Sycamore	15	580	6.96	4	4	4	4	2	EM	F	Emerging from dense rhododendron understorey. No evident signs of structural defects or ill-health. **Subject to TPO HU1/71/a56.**	Inspect in accordance with insurers requirements.	30	L
T13	Italian Alder	17	520	6.24	3	3	3	3	3	M	F	Minor lower stem bulging could be indicative of hollowing. Leaning slightly to south. One main leader with regular small diameter feathered branches. **Subject to TPO HU1/71/a56.**	PiCUS Sonic Tomograph test to ascertain extent of stem hollow and consult arboriculturist for appropriate corrective actions.	30+	L

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T14	Italian Alder	17	490	5.88	4	4	4	4	3	EM/M	F	Slight lean to south and some lower stem bulging at 1.5m. **Subject to TPO HU1/71/a56.**	PiCUS Sonic Tomograph test to ascertain extent of stem hollow and consult arboriculturist for appropriate corrective actions.	30	L
T15	Sycamore	11	340	4.08	4	4	4	4	2	Y/EM	F	No significant structural defects. **Subject to TPO HU1/71/a56.**	Inspect in accordance with insurers requirements.	30+	L
T16	Sycamore	14	620	7.44	4.5	4.5	4.5	4.5	6	M	F	Bifurcates at 5m with apparent strong 'U' shaped union. Some element of reduced vigour in canopy with some small diameter dead wood, but overall appears relatively safe. **Subject to TPO HU1/71/a56.**	Inspect in accordance with insurers requirements.	30	L
T17	Sycamore	16	860	10.32	12	6	10	7	4	M	F	Dense Ivy on lower stem restricting a more thorough assessment. Large near horizontally orientated kinked branch from most northerly main leader located over adjacent road. **Subject to TPO HU1/71/a56.**	Remove lowest kinked limb over road back to main stem. Sever and remove Ivy. Inspect annually to assess deteriorations in health and/or structural integrity.	30	M
T18	Sycamore	17	810	9.72	9	7	8	7	4	M	F/P	Large area of bark necrosis on northern side of stem. Dense Ivy restricting thorough assessment. Main leader to north over road is particularly long and attached to a decayed main leader. **Subject to TPO HU1/71/a56.**	Remove branch over road attached to decaying larger stem near wall. Sever and remove Ivy. Inspect annually to assess deteriorations in health and/or structural integrity	20	H
G4	Horse Chestnut	6	600	7.20	2	2	2	2	1	EM/M	P	Topped at 6m. No significant defects.	Inspect in accordance with insurers requirements.	20	L

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G5	Oak	13	500	6.00	3	6	2	2	4	EM	F	Developed relatively significant canopy bias away from larger trees to north. Not particularly good examples of species. Dense Ivy on lower stems restricted a more thorough assessment. Some element of dieback in most eastern stem with some medium diameter deadwood. Branches overhanging fenced off stream.	Sever and remove Ivy. Inspect annually to assess deteriorations in health and/or structural integrity	30	M
T19	Horse Chestnut	6	350#	4.20	4	4	4	4	1.5	EM	P	Leaning stem with some bark necrosis on compression side of leaning stem. Not considered a hazard at present.	Inspect in accordance with insurers requirements.	20+	L
T20	Oak	18	630	7.56	6	6	6	6	3	M	F	Target shaped wound on mainstem, likely caused by *Nectria* spp, but decay looks non-progressive. Canopy appears in slightly reduced vigour. Epicormic growth throughout main limbs. Some medium diameter dead wood.	Inspect in accordance with insurers requirements.	30+	L
G6	Sycamore and Rowan	15	540	6.48	4	4	4	4	3	EM/M	F	Low value, poorly formed Rowan. Typical form for Sycamore with no evident defects. Unable to inspect stems thoroughly for dense vegetation.	Clear vegetation around stem base. Inspect in accordance with insurers requirements.	30	L
G7	Cherry, Norway Maple and Lime	11	490	5.88	4	4	4	4	1	Y/EM	F	Norway Maple with some small bark inclusions that may tear out in the future; but not considered to require immediate works.	Inspect in accordance with insurers requirements.	30	L

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T21	Ash	21	700	8.40	6	6	6	6	4	M	F	No evident significant structural defects or signs of ill-health. Stem located on steep embankment. Canopy overhangs adjacent building by 2m. Some medium diameter dead wood in canopy. Some evidence of previously shed dead wood.	Inspect in accordance with insurers requirements.	30	L
G8	Sycamore	14	500	6.00	3	3	3	3	4	EM	F	No evident significant structural defects. Typical self-seeded form.	Inspect in accordance with insurers requirements.	30	L
G9	Oaks	16	580	6.96	5	6	5	5	3	EM	F	No evident significant structural defects. Not particularly good examples of species. Some medium diameter dead wood and epicormic growth, but generally overhanging fenced off areas.	Inspect in accordance with insurers requirements.	30+	L
T22	Sycamore	17	800#	9.60	5	5	5	5	5	M	F	No evident significant structural defects or signs of ill-health. Bifurcates at 3m with a large, bowing main leader over cordoned off footbridge with apparent strong union. Some small diameter dead wood.	Inspect in accordance with insurers requirements.	30	L

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T23	Goat Willow	12	330	3.96	3	3	2	4	2W	Y	F	All relatively small diameter secondary branches.	Inspect in accordance with insurers requirements.	30	L
T24	Oak	15	1000	12.00	7	7	7	7	4	M	G	No evident significant structural defects or signs of ill-health. Some small diameter dead wood. **Subject to TPO HU1/71/g6.**	Inspect in accordance with insurers requirements.	40	L
G10	Oak	8	330#	3.96	4	4	4	4	1.5	Y/EM	F	Dense Ivy on lower stems. No apparent safety issues at present.	Inspect in accordance with insurers requirements.	40	L

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DO NOT SCALE

ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL EXTRACTED FROM OS DIGITAL DATA.

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KEY

Existing tree
Work priority - As soon as possible

Existing tree
Work priority - High

Existing tree
Work priority - Medium

Existing tree
Work priority - Low

T19
Rhododendron scrub
5m low value Horse Chestnut no risk
G5
T18
#600
G4
6m topped Horse Chestnuts No works required
#480
T17
G6
15m Sycamore #540Ø
8m Rowan low value
T20
Holly scrub
G9
T22
T21
T23
#330Ø
9m Rowan No works required
G8
#480Ø
7m Elm 300Ø No works required
14m Sycamore 300Ø unable to inspect lower stem
Lonicera hedge
T24
G10
G7
10m Norway Maple 350 +240Ø Some small bark inclusions that may tear in future, but no works required at present.
Newly planted tree
G7
11m Rowan 270Ø Slightly leaning stem no works required
Stump
T16
T14
T15
T13
11m Cherry 490Ø No works required
7m Norway Maple 240Ø No works required
T12
G7
8m Lime 300Ø No works yet, possible bleeding canker, bacterial infection on east side of stem
T11
Overgrown Rhododendron
G7
10m Cherry 300Ø No works required
T8
T10
T9
T7
4.5m Whitebeam
T6
T5
G1
4.5m Lime 340Ø
4.5m Lime 320Ø
G2
3m Robinia 120Ø
7m Robinia 350Ø
G3
6.5m Whitebeam 230Ø
9m Cherry 270+200Ø
T4
Overgrown Laurel and Rhododendron understorey, advised to cut back slightly to assist future survey
T3
T1
T2
4m Elm 180Ø multi stem
STONE WALL
BRICK WALL
TANK
SEP1
SEP2
SEP3
SEP4
SEP5
SEP6
SEP7
SEP8
SEP9
SEP10
SEP11
SEP12
SEP13
SEP14
SEP15
SEP16

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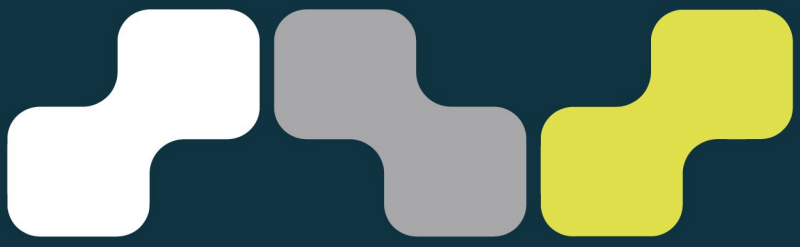
CLIENT:
SEP

PROJECT:
Oakwood House, 2 Hungerfold Road, Huddersfield

DRAWING TITLE:
Tree Safety Assessment Drawing

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:200 @A1	CP		
DATE:	CHKD BY:	P.1129.18.01	-
17/07/2019	RA		

S:\All Jobs\1129.19 SEP Ltd, Oakwood House, 2 Hungerfold Road, Huddersfield,HD3 3AL\Drawings\P.1129.19.01 Tree Survey



SURVEY & ENGINEERING PROJECTS

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