

Treestyle CONSULTANCY

Tree Condition Report with a Recommended Works Schedule

Date of Assessment

3rd February 2022

Sites

Brookfield House
16 Stanley Road
Liverpool
L36 9BB

Instructed by

Hunts RMB Ltd

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Contents

Executive Summary.....	Page 3
1.0 Introduction.....	Page 4
2.0 The Report.....	Page 4
3.0 Tree Preservation Order and Conservation Area Protection	Page 6
4.0 Caveats and Limitations.....	Page 7
5.0 Site Details.....	Page 8
6.0 Biological and Mechanical Issues.....	Page 8
7.0 Species Composition	Page 9
8.0 General Overview and Discussion.....	Page 9
9.0 Other Works and Future Considerations.....	Page 10
Useful links	Page 11
Responsibilities	Page 12
Appendix A – Tree Mapping	
Appendix B - Tree Schedule	
Appendix C – Glossary	
Appendix D – Tree Categorisation Chart	

Executive Summary

Treestyle Consultancy was commissioned to complete a condition appraisal of trees at Brookfield House 16 Stanley Road, Liverpool L36 9BB. Most of the trees within the grounds were assessed at a level two arboricultural survey that involved a full VTA (Visual Tree Assessment). All trees have been documented and mapped with their individual recommendations listed in [Appendix A - Tree Schedule](#), where possible trees have been grouped. This level is considered adequate for such a site, however, due to dense vegetation and ivy some trees were restricted to a level 1 (limited visual assessment).

These trees have moderate to high visual amenity value due to their presence on the landscape being viewed by passing commuters and residents. The private flats contain semi mature to mature specimens which are generally in a reasonable condition. There are several mature specimens located along the boundaries in the adjacent properties that needed to be included.

It should be noted that the green infrastructure within the grounds has considerable variance with its quality and value. With ownership of such trees not only comes responsibility for health and safety but for their upkeep allowing generations to come to also appreciate their qualities. These trees overhang public highways which are regarded as high impact target areas. Trees near buildings and vehicles have high occupancy however, they can provide an element of protection for people reducing the risk rating. Trees within gardens are considered low occupancy target areas.

N.B. Target areas are places where a tree or tree part could fall and land on a building, structure or a person causing disruption, damage or injury.

There is a high probability of tree or tree part failing prior to the next inspection. The recommendation is for the removal of two trees, one of which requires urgent attention with another with above and below ground constraints and is pushing over a wall. All other remaining trees are recommended for regular monitoring due to the proximity to the Archway Road. Further information can be found at [Appendix B - Tree Schedule](#).

Existing trees and woodland offer a range of foraging and habitat opportunities for wildlife, some of which may include protected species, such as nesting birds and bats. Both groups are protected under the Wildlife & Countryside Act 1981 (amended 2010) and as such must be considered accordingly, prior to undertaking works to the onsite trees. When undertaking works, it is recommended that tree works are carried out in accordance with BS3998.

It is important that the caveats and limitations are understood, they can be read in section 4.0 of this report.

1.0 Introductions

- 1.1 Treestyle Consultancy's principle assessor is Andrew McLoughlin, the Managing Director of Treestyle Consultancy since 2001. I have a National Certificate in Arboriculture and a Higher National Diploma in Arboriculture. Qualified Arboriculturalist since 1998. I am also a qualified teacher and a LANTRA instructor and assessor. ISA Tree Risk Assessment Qualification, Quantified Tree Risk Assessor. Ancient and Veteran Tree Expert. Up to date Curriculum Vitae (which include records of up to date Continued Professional Development - CPD) can be provided upon request.
- 1.2 The task of an Arboricultural Consultant is to consider all aspects of tree safety with regards to a trees biological and mechanical issues, however, it should be noted that no tree can be deemed as risk free. The ever changing natural environment and the effects of global warming all put trees under stress. Unpredictable forces such as extreme weather, the tidal wave of none native pathogens and mans influence with constant development around trees can all greatly reduce a trees longevity. Other essential areas for consideration are trees potential longevity, their amenity, landscape, ecological and conservational value, social and recreation contributions. The aim of the Arboricultural Consultant is to produce recommendations with the aim to retain green infrastructure where possible. However, recommendations are put forward to reduce the level of work as low as reasonably practical, given the owners acceptance of the level of risk and the perception of it's value to the environment.

2.0 The Report

2.1 Survey Brief

As instructed by **Hunts RBM Ltd** the level of survey was indicated and the requirements of the assessment were highlighted. This information helps create the format of the report and the decision making process and the levels of assessment to quantify the required tree works within the grounds. Health and safety was deemed paramount, in addition upholding the grounds visual amenity value and ensuring a continuous green infrastructure for the future. A suitable management plan with recommendations would be made in accordance with current Arboricultural best practice and tree health care techniques. Ultimately this report will inform/update the landowner who can then make the management decisions best suited to his/her requirements.

All trees highlighted for inspection have been mapped and where possible trees were grouped. All trees and tree groups requiring attention have been listed in [Appendix B – Tree Schedule](#). [Appendix A - Tree Mapping](#) highlights these trees. Their relevant recommendations can be read in the latter part of this report. It should be noted that Treestyle Consultancy has no association with any company/organisation who could be involved in carrying out any tree work that is recommended in this report.

The International Society of Arboriculture (ISA) Best Management Practice (BMP) was used with the guiding principles of a Level 1 and Level 2 inspection.

The normal Level 2 “basic” assessment which involves a full 360 degree view of a tree crown, stem and potential rooting area could not always be carried out. This is because a percentage of the tree population is located on third party land where access could not be gained. These areas were inspected at a Level 1 “limited visuals”. This is deemed ample for their inspection due to the low occupancy of the areas beneath.

Levels of Tree Assessment

Level 1 Limited Visual Assessment; A visual assessment of an individual tree or a population of trees near a specified target, conducted from a specific perspective, in order to identify certain obvious defects or specified conditions. Observations are made from ground level or via a drone.

Level 2 Basic Assessment; A detailed visual inspection and assessment of a tree and the surrounding site, commonly found to possess a hazard. The basic assessment requires the tree risk assessor to complete a 360 degree view of the tree observing crown, stem and potential rooting area. Tree dimensions are recorded using hand tools and the trees in question mapped and listed on a schedule.

Level 3 Advance Assessment; An advanced assessment is performed to provide detailed information about specific tree parts, defects, targets or site conditions. Methods of advanced assessment can include climbing, decay detection and/or root excavations.

Objectives and scope of the report are:

- Assess the condition of the trees and categorise them in accordance with British Standards BS 5837, Trees in relation to design, demolition and construction – Recommendation 2012.
- Present an understanding of a trees requirements and to recommend best practice systems that may allow trees, people, wildlife within the grounds to coexist for longterm benefit.

2.2 Background

This is Treestyle Consultancy's initial visit to Brookfield House 16 Stanley Road Liverpool L36 9BB. This tree survey is recommended to be carried out every 15 months by a suitably experienced and qualified Tree Consultant. This allows the assessor to observe the trees in all four seasons.

2.3 References

- British Standards 3998 Tree Work Recommendations 2010
- British Standards BS 5837, Trees in relation to design, demolition and construction – Recommendation 2012
- British Standards 42020 Biodiversity - Code of Practice for Planning and Development 2013
- British Standards 8545 Trees: from nursery to independence in the landscape - Recommendations 2014
- International Society of Arboriculture Best Management Practice Tree Risk Assessment 2013
- National Tree Safety Group - Common Sense Risk Management of Trees

3.0 Tree Preservation Order and Conservation Area Protection

- 3.1 Town & Country Planning Act (TCPA) Tree Preservation, England, Regulations 2012 and the TCPA 1990 (as amended) provide legislative protection for trees within England. Any tree work normally requires permission from the local authority which can be sorted by going through government website planning portal.

<https://www.planningportal.co.uk>

4.0 Caveats and Limitations

- 4.1 This survey was carried out from ground level. No aerial inspection was undertaken and, as such, this report can only identify defects clearly visible from the ground. A VTA (Visual Tree Assessment) is a level two arboricultural tree survey. This normally involves a full 360 degree visual of the buttress, stem and crown of the tree. While every attempt has been made to provide a realistic and accurate assessment of the trees' condition at the time of inspection, it may have not been appropriate, or possible, to view all parts or all sides of every tree to fulfil the assessment criteria of a risk assessment.
- 4.2 No tree is entirely safe given the possibility that exceptionally strong winds could damage or uproot even a mechanically 'perfect' specimen. It is therefore usually accepted that hazards are only recognisable from distinct defects or from other failure-prone characteristics of the tree or the site.
- 4.3 Underground services were not confirmed around any of the trees surveyed. The potential influences of trees upon building or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effect of incremental root growth are specifically excluded from this report.
- 4.4 The report reflects the tree stock as found on the day surveyed. Change of ground levels, soil conditions, surrounding tree cover or land use, or any ground works within the root zone of any tree may invalidate the content of this report. No root zone excavation was undertaken.
- 4.5 Change of circumstance as a result of unusual weather conditions may invalidate the content of this report. It is recommended that trees should be reassessed after strong gale, 39 – 46 mph wind Beaufort scale 8.
- 4.6 The content of this report is valid for 12 months from the cover date. Any works recommended for beyond this time period are based on expectations rather than in response to currently identified defects. Trees should have their condition re-inspected by a qualified arboricultural consultant within three years of this report being written.

5.0 Site Details

5.1 Weather Conditions at time of survey

The weather at the time of the survey was cloudy with occasional sunny spells providing sufficient visibility to allow for the level of survey required.

5.2 Site Location

Brookfield House is situated in the east of Liverpool. The surrounding area is that of a residential area to the north and west with Huyton shopping centre to the east and south.

5.3 Topography

The topography of the grounds is relatively flat.

5.4 The Grounds

The requirements of this report were to survey the trees within the property boundary and any that may pose a potential health and safety issue. The trees were located around the boundary with some in the car park.

Assessment of Ecology and its Potential Constraints

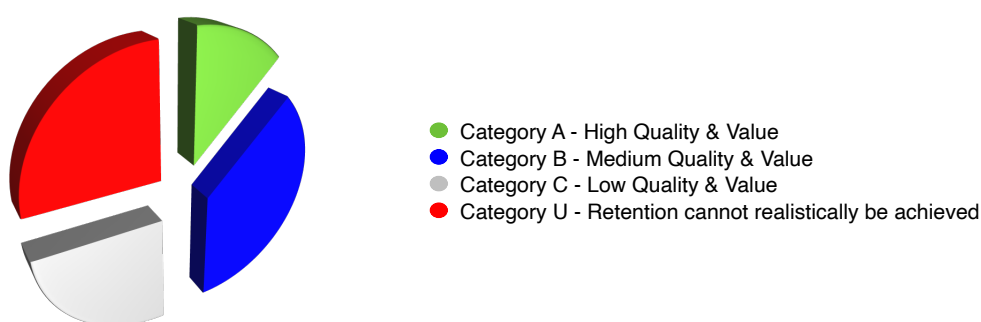
- 5.5 Within the property boundary, there are trees that have the potential for wildlife, especially nesting birds and bats, these trees are located along the south east boundary.

6.0 Biological or Mechanical Issues

- 6.1 Within the properties boundaries are two trees which have defects, one with an included union on a sycamore situated between the two properties and a dead elm overhanging the public highways. The target areas are moderate to high usage zones and the trees are of a large size.

7.0 Species Composition

- 7.1 Generally the tree species situated around the grounds have considerable variance with their quality and value. The trees to the south east are mature specimens providing high amenity. The trees in the car park are semi mature, have a moderate to high amenity value, both the front and back green infrastructure help reduce noise levels and air pollution as well as complementing the area. However, new tree plantings would benefit the south east and at the request of the client, a species planting list is provided in the next section.
- 7.2 The quality of the tree stock listed in [Appendix B - Tree Schedule](#) has a high percentage of trees categorised as medium quality and value.



8.0 General Overview and Discussion

- 8.1 The trees located in the car park to the north west provide amenity as you enter the car park, whilst also providing practical benefits such as shelter and screening. The Leyland Cypress hedge is well maintained and crosses over the boundary wall, the Eucalyptus' and Magnolia have good forms and compliment the area.
- 8.2 The trees located either side of the main structure are large specimens with one located in the adjacent property (T1) and the other (T5) within the property boundary. The Beech (T1) has been included due to its size and proximity. The Sycamore is nestled between the Brookfield House and adjacent property, this has above and below ground constraints as the canopy is touching the building and the buttress is pushing over a wall which is clearly evident. Google Street View from August 2019 shows the new fence in place and in comparison to the fence and wall when viewed on site, there appears to be little to no further movement. However, this should be further assessed by a structural engineer.
- 8.3 The trees to the south east provide a well needed screen for the residents and Archway Road with several Common holly (G2), a well established Horse Chestnut (T3) and an English Elm (T4). The Elm is declining with no leaves seen in October 2020 compared the October 2019. Therefore, the tree has limited life potential and should be removed and replaced.

- 8.4 Due to the location of the trees and their proximity to Archway Road and the flats, several have been recommended for monitoring and include T1, T3, and T4.
- 8.5 As requested by the client, the following trees would be suitable to plant to the south east of the property to enhance the screen at Archway Road. The following also have a slender habit (fastigiated) which reduces maintenance:

Cherry 'Spire' - *Prunus* 'Spire'

Rowan Edulis - *Sorbus aucuparia Edulis*

Small-leaved Lime 'Greenspire' - *Tilia cordata* 'Greenspire'

- 8.6 It is important that the existing tree cover is maintained and managed appropriately, in order to protect and enhance the existing amenity of the sites and in the interest of health & safety. Written reports by a qualified and experienced Consulting Arborist (as opposed to a tree surgeon) will help avoid unnecessary tree pruning and tree removal resulting in the longevity of the green infrastructure. However, safety is of paramount importance and must come first. It is expected from time to time that there will be tree fatalities, as part of natural processes. Unfortunately, this can be hugely amplified by human interaction. This may be brought about by inappropriate pruning, structural development and changes to the surrounding environment, specifically where there is damage to the root systems of trees.

9.0 Other Works and Future Considerations

- 9.1 It is recommended that all trees included in this survey be re-inspected on a fifteen month cycle. This will allow the inspector to view the tree over different sections of its annual cycle (dormancy in winter, bud burst in spring, full leaf in summer, leaf drop & fungal activity in autumn).
- 9.2 Current changes in the climate, the tidal wave of pest and diseases that are entering the country are also having a dramatic effect on our tree population. The continuous replanting and replacement of trees is essential to uphold a continuous green infrastructure for the future. Therefore, a continuous tree planting scheme should be considered which would see the replacement of a minimum of two to one ratio in addition to regular tree planting. The correct planting procedure is essential if these trees are to survive and flourish in years to come.
- 9.3 Existing trees offer a potential range of foraging and habitat opportunities for wildlife. Some of which may include protected species, such as nesting birds and bats. Both groups are protected under the Wildlife & Countryside Act 1981 (amended 2010) and as such must be considered accordingly, prior to undertaking works to the onsite trees.

- 9.4 The removal of ivy from tree is important so that a full VTA can be carried out. Ivy can hide cracks, fungal brackets, weak unions, cavities etc on the stems or higher crown form that could cause mechanical failure. This can be carried out by severing the Ivy at the base, allowing the ivy to die. Then a professional arborist maybe able to climb and remove it from the tree. This will require the ivy to be severed at the base every year. Now the tree can be properly assessed. This may only be applicable to trees with targets beneath or of good visual amenity value as there are ecological benefits to ivy.
- 9.5 Any development near to trees requires a tree survey to be carried out to British Standards BS 5837, Trees in relation to design, demolition and construction – Recommendation 2012. Part of this report is an arboricultural method statement that explains the procedure for working near trees. If development is carried out incorrectly without an Arboricultural Method Statement being written it would highly likely see the loss of nearby trees. Changes of land use, vehicles driven over root plates and areas of high activity can cause stress in trees. It is important that all the trees within the grounds are properly assessed and monitored for biological and mechanical issues. It is especially important in areas of high activity where people may be congregating for periods of time.

Useful web links

Grey squirrels <https://www.woodlandtrust.org.uk/mediafile/100263520/ps-wt-2014-grey-squirrel-management-ps.pdf?cb=3819311e674241c0924fedcb48a432f9>

Tree Planting Manual <https://www.forestresearch.gov.uk/tools-and-resources/urban-tree-manual/>

Tree Pruning Guide <https://www.trees.org.uk/Trees.org.uk/media/Trees-org.uk/Documents/GuideToPruning-Web.pdf>

Trees and the Law <https://www.trees.org.uk/Trees.org.uk/media/Trees-org.uk/Documents/GuideToTreesAndTheLaw-Web.pdf>

Tree Species Selection for Green Infrastructure http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_treespeciesguidev1.3.pdf

Tree Species Selection Guide to Informed Decision Making <https://www.barchampro.co.uk/wp-content/uploads/2019/05/Species-Selection-FINAL.pdf>

Common Sense Risk Management of Trees <http://ntsgroup.org.uk/wp-content/uploads/2016/06/FCMS025.pdf>

Responsibilities

TREE RISK MANAGER (tree owner, property manager or controlling authority)	TREE RISK ASSESSOR (as defined in scope of works)	TREE WORKER (as defined in scope of works)
Consider the duty of care Define and communicate tree risk management policies Determine the need to inspect the trees in question Identify the geographical limits of the tree inspection Explain target zone use Specify the desired level of assessment Establish the budget Decide the level of acceptable risk Establish the inspection frequency Determine the scope of the work Prioritise work Choose among risk mitigation options Provide required information to the risk assessor	Identify tree and site conditions to inspect Evaluate and classify the likelihood of a tree failure impacting a risk target Estimate the potential consequences of a tree failure Record and explain finding to the client Determine and recommend advanced assessments, if needed Determine tree risk Provide option for treatment to mitigate risk Estimate residual risks after treatment Recommend inspection frequency Develop a report Provide specification for selected treatments	Provide requested services; • Tree work safety review • Pruning • Removal • Support systems • Lightning protection • Tree health treatments • Transplanting • Tree replacement Identify the need for follow up treatments

10 Year Management Plan Summary for Newly Planted Trees

10 years	3-5 years	1 year	6 months
Review tree planting strategy	Remove and replace dead or dying trees Formative pruning Remove or lower tree ties	Check tightness of tie straps	Replace tree wood chippings Water trees in the dry periods of the summer months