FAO: John Hollins

RE: **Arboricultural Survey & Consultancy**
SITE: **14 Highfield Road, Kilburn, DE56 0LT**

Introduction:

As instructed, the above site was visited on 18th June 2026 to assess one tree growing within influencing distance of site in relation to the (i) Structural integrity of the property;
(ii) Light structures (e.g. walls, patios); and
(iii) Health and Safety.

The tree survey was undertaken at the above site on the above date by Tony Banner *TechCert (ArborA), TechArborA* in clear conditions with light winds; the survey observations and recommendations are detailed herein.

Limitations:

Our survey, assessment and this report is subject to caveat as appended at Appendix I, the surveyed trees are indicated by way of an annotated site plan at Appendix II, and the survey data and associated recommendations are detailed herein.

Our survey of the trees, the soils and any other factors is of a preliminary nature. We have not taken soil/root samples for analysis, and the trees were not climbed, but inspected from ground level. No decay detection equipment was used, and wood samples were not taken.

The observations and associated management recommendations are based on the evidence available on the survey date and hence are limited in terms of realistic observation, e.g. the absence of fruiting bodies at certain times of the year.

No information have been provided as to the structural integrity of either the main building or the drainage system. Drainage/water supply systems, if damaged, can allow roots to penetrate. If the system is sound or after repair, roots have little capacity to access / damage underground services; a drainage expert can give more advice.

If you, or your advisors, have at your disposal any information to suggest that the property has/is suffering any structural defect, please release the information to us. All relevant data is presented within this report together with any recommendations for further analysis, as appropriate.

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The Site & Trees:

The site comprises a residential property with associated access and gardens. This survey focused on the one tree in the properties rear garden.

The tree is growing within influencing distance of a retaining wall to the rear of the property and has been assessed from ground level and the information for this is as follows:

Tree: T1: Yew; Taxus baccatta
Data: An early mature tree, approx. 6m tall, approx. 220mm stem.
Notes: Growing behind the retaining wall and in front of concrete patio area, higher level to ground floor, multi-stemmed crown, base very close to the retaining wall, and base in contact with adjacent building wall. Retaining wall being pushed out and leaning out from the top, crown touching with house, excavation present in rooting area with some root damage visible, growing in confined rooting area due to the retaining wall and adjacent structures.

Discussion:

Tree related structural damage can be caused by direct and indirect influence. Direct damage can be caused by stem or root growth; this can cause damage by direct physical contact with structures and annual concentric growth expansion and structural displacement. Indirect damage can be caused on soils with a shrinkable clay component by the movement (shrinking/heaving) of soils due to varying water content, i.e. causing soils to expand or shrink.

During the survey, it was observed that the retaining wall is being pushed out of alignment and is beginning to lean. In this instance, it is evident that T1 is causing or exacerbating the retaining wall damage, which could be due to indirect influences or due to direct contact with the wall. This is likely due to the proximity of T1 to the wall and due to the limited rooting area associated with the trees location.

Further, the tree is relatively young and has significant growth potential, and whilst there was no damage currently noted due to the contact with the adjacent buildings wall, based on the anticipated annual stem growth, the tree has potential to damage this wall and/or the tree may be pushed over due to this conflicting growth.

In consideration for growth potential of the tree, the limited growing conditions, the current retaining wall damage and the potential to damage the adjacent structure, it is considered T1 has outgrown its current location and cannot be safely retained long term. Hence, it is recommended to remove T1.

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Recommendations:

All trees should be inspected regularly by an appropriately qualified, experienced and insured arboriculturist as a matter of course to discharge liability in duty of care.

The following tree works are recommended.

T1 Yew – Fell to ground level. ***Reason*** – Due to the close proximity to and existing damage to the retaining wall, and in consideration of the significant future growth potential of the tree in limited growing conditions with the potential to cause further structural damage.

An online check on the council's website confirmed the tree is not protected by a Tree Preservation Order and the site is located within Kilburn Conservation Area, hence, a 'section 211 Conservation Area tree works notice' will need to submit to the local authority at least 6 weeks before the works start. The section 211 notice should be submitted to eth local authority by the appointed ***tree works contractor.***

Additionally, when appointing a tree works contractor, please use only a properly qualified and experienced company and check that they carry Public Liability Insurance (minimum of £2 million cover) and suitable Employers Liability Insurance.

Please do not hesitate in contacting me with any queries or for further information.

This concludes our advice.

On behalf of Indigo Surveys Ltd



Tony Banner **TechCert (ArborA), TechArborA**

Arboriculturist

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Appendix I

CAVEAT

Any and all information supplied to Indigo Surveys Ltd by/on behalf of the client is assumed to be accurate unless otherwise informed. | This report is limited to the observations made on the date of inspection as detailed herein and any deletion, editing or alteration will result in the report being null and void in its entirety. | This report in its entirety may be deemed null and void if remedial works are undertaken on any area of the site, on or after the date of the survey. | No liability is assumed by the author or by Indigo Surveys Ltd for any misuse, misinterpretation or misrepresentation of this report. | This report is not valid in adverse or unpredictable weather conditions or for any failure due to 'force majeure' or unpredictable events. | No responsibility is assumed either by the author of this report or by Indigo Surveys Ltd for any legal matters that may arise as a consequence. Neither the author nor Indigo Surveys Ltd will be required to attend court or give testimony as part of this agreement. | The responsibility for any works undertaken on the basis of the recommendations of this report does not form part of this agreement.

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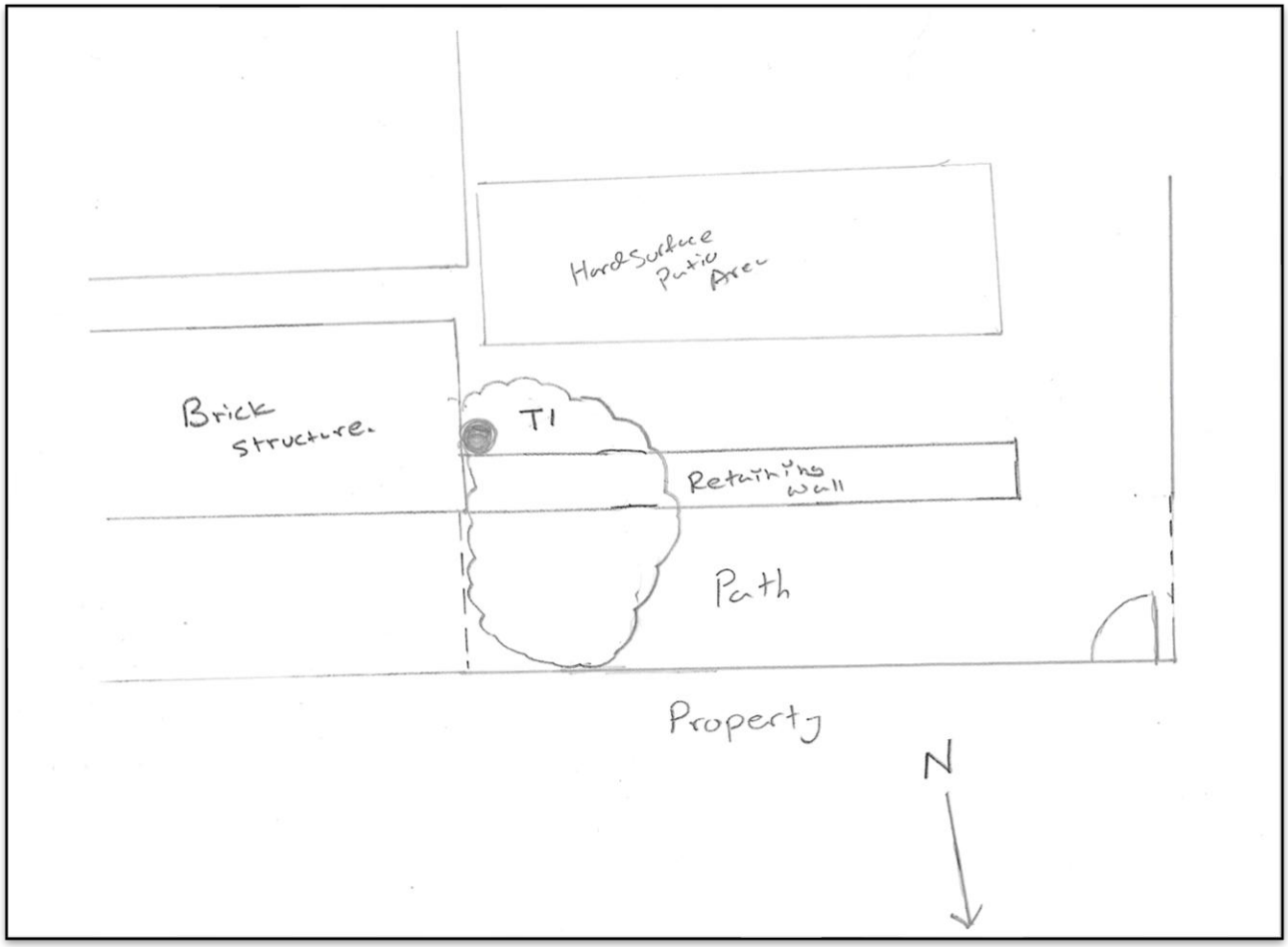
Appendix II

Site plan.



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