

# SJ Stephens Associates

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## Tree Hazard Assessment

### At:-

Westfield  
15 Kidderpore Avenue  
London NW3

### On behalf of:-

Westfield Management Company (UK Ltd)  
c/o Faraday Property Management Ltd  
52-54 High Holborn,  
London WC1V 6RL

### Prepared by:

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Survey Date: 13<sup>th</sup> June 2023  
Report Date: 29<sup>th</sup> June 2023  
Project no: 385

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## 1 BACKGROUND

- 1.1 I am Simon Stephens MA Oxon, Dip Arb (RFS), MARborA, a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience. I have prepared this report on behalf of SJ Stephens Associates as per instructions from Ian Gilbert of Faraday Property Management Ltd.
- 1.2 The site contains extensive gardens, with many large, mature trees which give the gardens their character, but which also create a potential hazard.
- 1.3 Under the Occupiers Liability Acts (1957 and 1984), an owner, or occupier, has a duty of care for the reasonable safety of people and property. Whether the owner or occupier takes responsibility depends on particular circumstances. However, in this situation it is more likely that the occupier would be deemed to have responsibility. This duty of care extends to those who may come onto the property and for adjoining property that might be affected as a consequence of the structural failure of trees.
- 1.4 The measures which the law might expect an owner to employ to ensure *reasonable* safety is not a “black and white” issue. However, case law suggests that for an estate where grounds staff are employed, there should be a systematic tree hazard assessment system in place. In the event of an accident, the court would want to see documented evidence that appropriate systems were in place and were complied with.
- 1.5 The assessment of risk is based on three factors:
  - the level of occupancy within striking range ie. the “target”
  - the likelihood of failure
  - the size of the tree/tree part that is at risk of failing

- 1.6 Trees on the site are covered by a Tree Preservation Order enforced by the London Borough of Camden. Permission is therefore required from the council for any proposed tree work.
- 1.7 I first surveyed the trees in 2008 and prepared a report, dated 3<sup>rd</sup> April 2008. As a result of this report, internal decay detection scans were taken of a number of trees and tree surgery works were undertaken.
- 1.8 I re-inspected trees on 6<sup>th</sup> March 2009, 13<sup>th</sup> March 2009, 28<sup>th</sup> April 2010, 28<sup>th</sup> April 2011, 3<sup>rd</sup> April 2012, 30<sup>th</sup> April 2013, 1<sup>st</sup> April 2014, 23<sup>rd</sup> March 2015, 25<sup>th</sup> May 2016, 26<sup>th</sup> April 2017, 12<sup>th</sup> March 2018, 29<sup>th</sup> March 2019, 13<sup>th</sup> March 2020, 18<sup>th</sup> March 2021, 5<sup>th</sup> July 2022. and most recently on 13<sup>th</sup> June 2023. On each visit, I re-examined every tree, checked that previous works specified have been completed and, where necessary, proposed further action.

## 2 SURVEY DETAILS AND SCOPE

- 2.1 I surveyed all trees on the site at each visit. However, individual tree details are only recorded for mature trees and any that could potentially present a hazard within the next five years. The extent of the site is shown on the plan in Appendix A.
- 2.2 I inspected trees from ground level with the use of binoculars, sounding hammer and metal probe using the Visual Tree Assessment method (Mattheck & Breloer 1994). I have noted the presence and condition of any bark and stem wounds, cavities, decay, fungal fruiting bodies and any structural defects that could increase the risk of structural failure.
- 2.3 I have added tree details to the plan provided, which is included as Appendix A. Tree positions are approximate, fixed by measuring distances on site from features shown on the plan. I have recorded the following information for each tree, as shown in the Tree Schedule included as Appendix B:
- **Tree/Group Number:** an identity number for each tree, which cross references locations shown on the plan with the schedule in Appendix B. Where a number of trees, normally of the same species, are located close together and are similar in character and requirements, they have been treated as a Group under a single number, prefixed with a "G".
  - **Species:** common and latin names.
  - **Tree height:** approximate height in metres.
  - **Stem diameter:** approximate diameter in millimetres, taken at 1.5m above ground. Where there are a number of stems, the diameter has been taken just above the root flare.
  - **Crown spread:** approximate diameter of the crown in metres.
  - **Age class:** Young, Middle aged, Mature, Over-mature, Veteran.
  - **Physiological Condition:** Good, Fair, Poor, Dead.
  - **Condition:** features that affect the safe useful life expectancy and amenity of the tree, including the presence of decay or any physical defect.

- **Management Recommendations:** recommendations to ensure the health and safety of the tree, within the future development.
- **Estimated Remaining Contribution:** <10 years, 10-20 years, 20-40 years, >40 years.
- **Category grading:** tree classification taken from BS 5837:2012, Trees in Relation to Construction (see Appendix C for details), as follows:
  - Category U: trees with less than 10 years life expectancy, normally recommended for removal (Red)
  - Category A: high quality trees, able to make a substantial contribution for at least 40 years. (Green)
  - Category B: moderate quality trees, able to make a significant contribution for at least 20 years. (Blue)
  - Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter.(Grey/Uncoloured)
- **Priority:** Low, Medium or High
- **Gang hours:** approximate time to complete for a fully equipped 2-man gang
- **Estimated cost:** approximate cost for budgeting

### 3 SURVEY LIMITATIONS

- 3.1 No internal decay devices, or other invasive tools to assess tree condition, were used.
- 3.2 No soil excavation or root inspection was carried out.
- 3.3 In this report, I have not considered the effect that trees or vegetation may have on the structural integrity of buildings through subsidence or heave.

### 4 FINDINGS AND PROPOSALS

#### 4.1 Overview

- 4.1.1 All trees are in fair or good condition. There is a good age spread of trees, with some fine specimens.
- 4.1.2 All tree work specified in 2021 has been completed to a good standard.
- 4.1.3 Tree work proposals for 2022 are detailed in the Tree Schedule attached as Appendix B and also in the Tree Work Schedule included as Appendix D.

## 4.2 2023 Tree Work Proposals

- 4.2.1 Details of tree condition and proposed tree works are included in the Tree Schedule included as Appendix B.
- 4.2.2 I have specified routine pruning of a number of trees and, at the suggestion of the gardener, included some large shrubs which are too large for him to deal with.
- 4.2.3 There is one dead tree, T236A, which should be felled.
- 4.2.4 I found fungal fruiting bodies at the base of the mature Horse chestnut, T106, in March 2019, probably *Rigidiporus ulmarius*. Internal decay tests were undertaken in April 2021 which showed a significant increase in the extent of basal decay since the previous tests were undertaken in 2016. *Rigidiporus ulmarius* causes a brown rot in the heartwood which can progress steadily until the tree becomes unstable. Atwood Arboriculture who undertook the decay tests concluded... *"whilst the tree could be retained in the short term, the long term viability of the tree is questionable. The degradation of the heartwood caused by the growth of the fungus over the past 5 years, indicates that the tree could become hazardous within the next 3-5 years, if the decay advances at the same rate"*. A 20% crown reduction has been undertaken, as shown in the photos in Appendix Ei), which has reduced the risk of failure, however the long term prognosis is not good and retention of the tree needs to be reviewed at the next inspection.
- 4.2.5 I have specified crown reduction of the sycamore, T37, The London plane, T21 and the ash, T20, which are all becoming too large considering the proximity to adjacent apartments.
- 4.2.6 I have prioritised tree works as of Low, Medium or High priority. I recommend that works are completed within the following timescales:-
- Medium: within 6 months, ie. by 31/12/2022
  - Low: not essential, but recommended within 12 months, ie. by 30/06/2024
- 4.2.7 All tree work is either Medium or Low priority.
- 4.2.8 To assist with budgeting, I have estimated the approximate cost of tree works proposed at around £3,300, which is based on a 2man gang charging £110/hour. This sum will vary depending, particularly, on access and treatment of arisings.
- 4.2.9 All tree work must be undertaken to the standards set out in BS 3998:2010 British Standard recommendations for Tree Work. It is recommended that an Arboricultural Association Approved Contractor is used for tree surgery work. See [www.trees.org.uk](http://www.trees.org.uk) for details.

### 4.3 New Tree Planting

- 4.3.1 Recommendations for possible new tree planting were requested in 2021. Possible locations for new trees have been shown on the plan in Appendix A, including 4 locations suitable for small growing trees, 3 suitable for medium growing trees and 1 location suitable for a large canopy tree.
- 4.3.2 Possible options for the small growing trees are:-
- Amelanchier, *Amelanchier Ballerina*
  - Cornelian cherry, *Cornus mas*
  - Japanese maple, *Acer palmatum*
  - Paperbark maple, *Acer griseum*
  - Crab apple, *Malus hupehensis*
- 4.3.3 Possible options for the medium growing trees are:-
- Liquidamber, *Liquidamber styraciflua* Lane Roberts or Stella
  - Judas tree, *Cercis silquastrum*
  - River Birch, *Betula nigra*
  - Red maple, *Acer rubrum* Red Sunset
  - Pride of India, *Koelreuteria paniculata*
- 4.3.4 Possible options for the large growing tree are:-
- London plane, *Platanus x hispanica*
  - Wild cherry, *Prunus avium*
  - Red oak, *Quercus rubra*
  - Caucasian lime, *Tilia euchlora*
- 4.3.5 These would be best supplied as container grown trees and planted between October and March. Suitable trees will be available from nurseries such as Barcham Trees ([www.barcham.co.uk](http://www.barcham.co.uk)) or Hilliers Nurseries ([www.hillier.co.uk](http://www.hillier.co.uk)).
- 4.3.6 Tree planting and maintenance should be undertaken to the standards included in BS8545:2014 Trees: from nursery to independence in the landscape. Recommendations. Further guidance can be provided if required.

### 4.4 Recommendations

- 4.4.1 I recommended that:
- The Westfield Management Committee confirm the works specified.
  - This report is then revised, as necessary, and submitted to Camden with an application to carry out all works recommended.

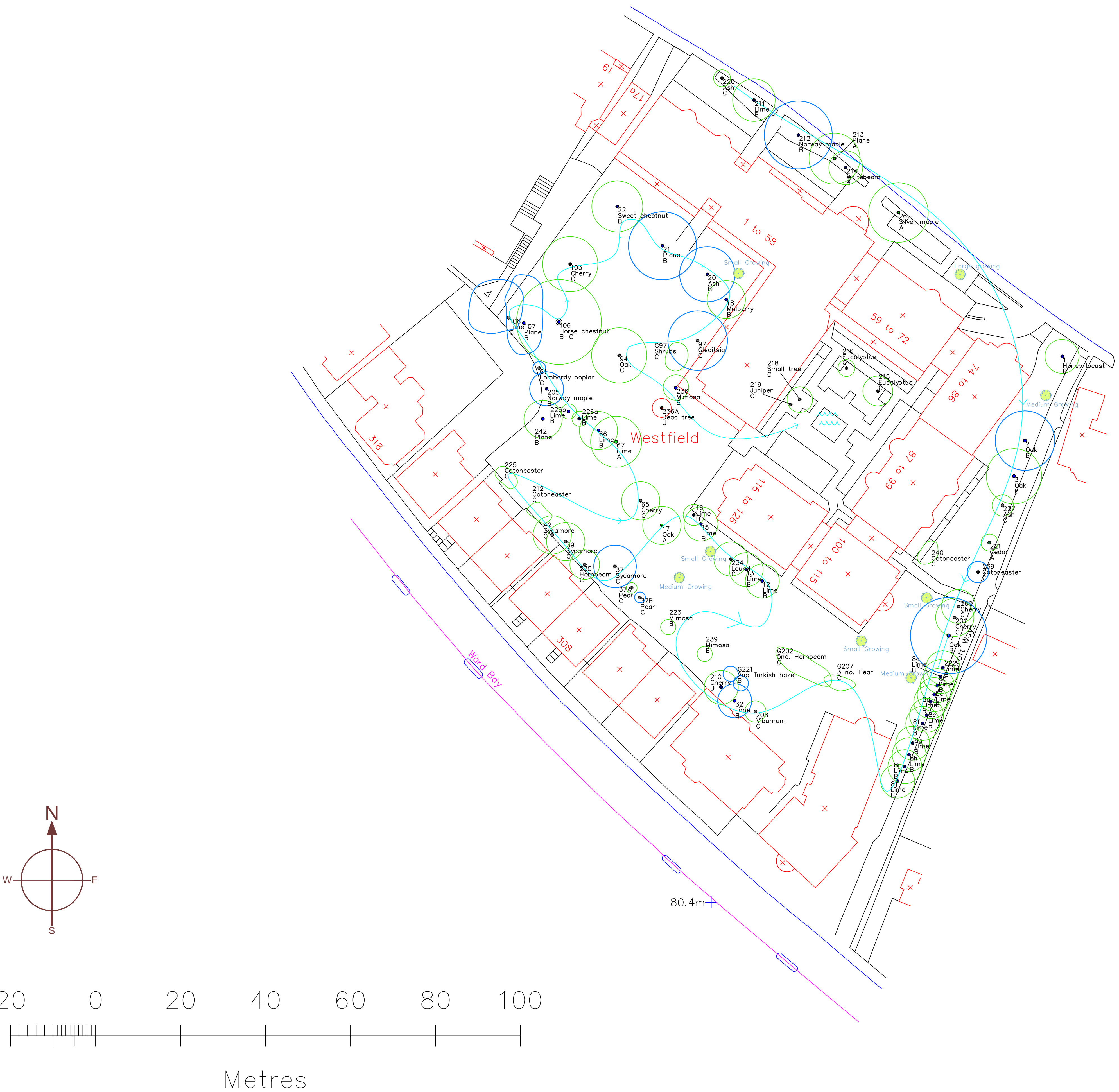
- Subject to approval, these works are undertaken within the timescales indicated.
- 4.4.2 To be able to demonstrate that an appropriate Tree Hazard Assessment system is in place, records must continue to be kept detailing inspections carried out and action taken.
- 4.4.3 The tree schedule and plan attached to this report (appendices A and B) should continue to be used as a base to record relevant information over time to demonstrate a systematic approach.
- 4.4.4 An annual tree inspection should be undertaken by a suitably qualified consultant to:-
- Review tree works undertaken
  - Re-inspect all trees
  - Provide a report, updating the tree schedule and plan to record works undertaken and any further recommendations.

## 5 REFERENCES

- *BS3998:2010 Tree Work. Recommendations.*
- *BS8545:2014 Trees: from nursery to independence in the landscape. Recommendations.*
- *Common sense risk management of trees (FCMS024). Published by the National Tree Safety Group ([www.ntsgroup.org.uk](http://www.ntsgroup.org.uk))*
- *Mattheck & Breloer (1994). HMSO London. Research for Amenity Trees No4: The Body Language of Trees.*



## APPENDIX A



Metres

<h1>SJ Stephens Associates</h1> <p>Savernake Barn, Stokke Common Great Bedwyn Marlborough Wiltshire SN8 3LL 01672 871862 www.sjstephens.co.uk</p>		
<p>JOB TITLE</p> <p>WESTFIELD</p>		
<p>DRAWING TITLE</p> <p>TREE SURVEY PLAN</p>		
<p>DRAWING NUMBER</p> <p>385-01</p>	<p>REV</p> <p>P</p>	
<p>REVISIONS</p>		
<p>SCALE</p> <p>1:500atA1</p>	<p>DATE</p> <p>JUN 23</p>	<p>DRAWN BY</p> <p>sjss</p>



Tree/ Group No.	Species	Approx Height (m)	Approx Stem Diam. at 1.5m (mm)	Approx Crown spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations 2023	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Priority	Gang hours	Estimated cost
									Assumed 2 man gang hourly rate				£ 110
T220	Ash ( <i>Fraxinus angustifolia</i> Raywood)	7.5	140	6	Semi mature	Fair	26.04.17: Only moderate vigour-No work required. 12.03.18: Now showing reasonable vigour. 29.03.2019: No work required. 13.03.2020: reduced vigour. No work required. 18.03.2021: No work required. 05.07.2022: No work required. 13.06.2023: Reasonable vigour.		15-30	C			£ 0
T211	Lime ( <i>Tilia x europaea</i> )	13.0	320	10	Semi- mature	Good	30.04.13: Good form and structure, but beginning to obscure street light. 01.04.14: Crown lifted during 2013 - no further work required. 23.3.15: No work required. 25.5.16 - No work required. 26.04.17: No work required. 12.03.18: No work required. 29.03.2019: No work required. 13.03.2020: No work required. 18.03.2021: No work required. 05.07.2022: No work required. 13.06.2023: Good vigour.		20-40	B			£ 0
T212	Norway maple ( <i>Acer platanoides</i> )	17.0	750	16	Mature	Good	30.04.13: Occasional dead branches. Occasional decay points. 01.04.14: Deadwood removed during 2013 - no further work required. 23.3.15: No work required. 25.5.16 - No work required. 26.04.17: No work required. 12.03.18: No work required. 29.03.2019: No work required. 13.03.2020: No work required. 18.03.2021: No work required. 05.07.2022: No work required. 13.06.2023: Good vigour. Branch (80mm diameter) hanging over parking bay.	Remove hanging branch if still there.	20-40	B	Medium	0.5	£ 55
T213	Plane ( <i>Platanus x hispanica</i> )	13.5	280	13	Early mature	Good	30.04.13: Reasonable form and structure. 01.04.14: No work required - consider crown reduction during 2015. 23.3.15: No work required. 25.5.16 - Lateral branches becoming over extended. 26.04.17: No work carried out since last inspection. 12.03.18: Crown reduced and lifted since last inspection. 29.03.2019: No work required. 13.03.2020: Leaning towards building. 18.03.2021: Crown reduced since last inspection. 05.07.2022: No work required. 13.06.2023: Reasonable regrowth.		>40	A			£ 0
T214	Whitebeam ( <i>Sorbus aria</i> )	8.0	200	8		Good	30.04.13: Reasonable form and structure. 01.04.14: No work required - lift crown during 2015. 23.3.15: No work required. 25.5.16 - Obstructing lamp. 26.04.17: No work required. 12.03.18: No work required. 29.03.2019: Partially suppressed by T213 - no work required. 13.03.2020: leaning towards south east. 18.03.2021: Crown reduced since last inspection. 05.07.2022: No work required. 13.06.2023: Good vigour.		15-30	B			£ 0
T26	Silver maple ( <i>Acer saccharinum</i> )	14.0	400	14	Middle aged	Good	03.04.08: Good form and structure. Minor deadwood, but not a hazard. 13.03.09: No action required. 28.04.10: No action required - consider crown reduction during 2011. 28.04.11: No action required. 03.04.12: Growing quickly - canopy only 2m from building. 30.04.13: 15% crown reduction undertaken during 2012. No work required. 01.04.14: No work required. 23.3.15: No work required. 25.5.16 - No work required. 26.04.17: Will become too large for space. 12.03.18: Crown reduced since last inspection. 29.03.2019: No work required. 13.03.2021: No work required. 05.07.2022: Good vigour. 13.06.2023: No work required.		20-40	A			£ 0
T1	Honey locust ( <i>Gleditsia triacanthos</i> )	8.5	160	7.5	Semi- mature	Good	18.3.21: Good form and vigour. 05.07.2022: Minor low deadwood. Extensive root damage caused by recent landscaping. 13.06.2023: Moderate vigour.		>40	B			£ 0
T2	Oak ( <i>Quercus robur</i> )	19.0	750	14	Mature	Fair	03.04.08: Reduced in the past. Deadwood of up to 100mm. Major limb removed to west at 6m. No decay to date. Minor cavity opening at 6m to south. 13.03.09: Deadwood removed during 2008. 28.04.10: No work required. 28.04.11 Minor deadwood, but not a sufficient size to create a hazard. No work required. 03.04.12: No work required. 30.04.13: No work required. 01.04.14: Minor deadwood at crown apex, but no action required. 23.3.15: Minor deadwood over Croft Way, but not big enough to present a hazard - no work required. 25.5.16 - Occasional dead wood, but good overall vigour. 26.04.17: Major deadwood removed since last inspection. 12.03.18: Minor deadwood, but too small to be a hazard. 29.03.2019: Minor dead and broken branches, but too small to be a hazard. 13.03.2020: As above. 18.03.2021: Minor deadwood, up to 75mm diameter over path and garden. 05.07.2022: Minor deadwood up to 50mm diameter. 13.06.2023: Deadwood in canopy up to 100mm diameter over footpath.	Remove deadwood.	>40	B	Medium	1.5	£ 165
T3	Oak ( <i>Quercus robur</i> )	17.0	750	13	Mature	Fair	03.04.08: Reduced in past. Minor deadwood, though not causing a hazard. 13.03.09: No work required. 28.04.10: No work required. 28.04.11: Minor deadwood, but not a sufficient size to create a hazard. No work required. 03.04.12: No work required. 30.04.13: No action required. 01.04.14: Storm damage during October 2013 - crown reduction undertaken. No further work required. 23.3.15: Minor deadwood, but not large enough to be a hazard - no work required. 25.5.16 - Occasional dead wood, but good overall vigour. 26.04.17: Major deadwood removed since last inspection. 12.03.18: Epicormic growth. No work required. 29.03.2019: No work required. 13.03.2020: No work required. 18.03.2021: Minor deadwood- too small to be a hazard. 05.07.2022: Dense ivy to mid canopy. Minor deadwood. 13.06.23: Minor deadwood. Moderate vigour.		>40	B			£ 0
T237	Ash ( <i>Fraxinus excelsior</i> )	11.0	160	5	Semi- mature	Good	23.3.15: Slight lean to west, but showing good vigour. No work required. 25.5.16 - No work required. 12.03.18: No work required. 29.03.2019: No work required. 13.03.2020: No work required. 18.03.2021: Susceptible to disease - healthy at present. 05.07.2022: First signs of ash dieback disease. 13.06.2023: 10% of canopy dead.		5-15	C2			£ 0
T221	Cedar ( <i>Cedrus deodara</i> )	12.5	240	6.5	Semi- mature	Good	23.3.15: Good quality tree showing good vigour. 25.5.16 - No work required. 26.04.17: No work required. 12.03.18: No work required. 29.03.2019: No work required. 13.03.2020: No work required. 18.03.2021: No work required. 05.07.2022: Good vigour. 13.06.2023: Good vigour.		>40	A			£ 0
T239	Cotoneaster ( <i>Cotoneaster simonsii</i> )	3.5	110 & 130	5	Mature	Good	13.03.2020: Branches getting over extended. 18.03.2021: Pruned since last inspection. 05.07.2022: No action required.	Minor pruning to allow more light to lawn, increasing crown clearance to 1.8m and reducing crown spread over lawn by 2m.	10-20	C	Low	1	£ 110
G240	2no Cotoneaster ( <i>Cotoneaster simonsii</i> )	3.5	110 & 120	7	Mature	Good	13.03.2020: Becoming too large for area. 18.03.2021: Pruned since last inspection. 05.07.2022: No action required. 13.06.2023: No action required.		10-20	C			£ 0

Tree/ Group No.	Species	Approx Height (m)	Approx Stem Diam. at1.5m (mm)	Approx Crown spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations 2023	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Priority	Gang hours	Estimated cost
									Assumed 2 man gang hourly rate			£ 110	
T200	Cherry plum ( <i>Prunus cerasifera</i> )	8.0	300	8	Mature	Fair	<b>03.04.08:</b> Multi-stem from base. Stem to northwest cracking and likely to fail. <b>13.03.09:</b> Reduced during 2008, no further work required. <b>28.04.10:</b> No work required. Consider further reduction during 2011. <b>28.04.11</b> No work required, consider further reduction during 2012. <b>03.04.12:</b> Extensive fresh growth, putting stress on crack. <b>30.04.13:</b> Crown reduced during 2012. <b>01.04.14:</b> Crown reduced during 2013 - no further work required. <b>25.5.16</b> - Crown reduced since last inspection. <b>26.04.17:</b> No work required. <b>12.03.18:</b> No work required. <b>29.03.2019:</b> At risk of splitting apart. <b>13.03.2020:</b> reduced since last inspection. <b>18.03.2021:</b> No work required. <b>13.06.2023:</b> Crown reduced since last inspection.		10-20	C			£ 0
T201	Cherry plum ( <i>Prunus cerasifera</i> )	8.0	300	9	Mature	Fair	<b>03.04.08:</b> Twin stem from base. Short lived variety. Re-inspect regularly. <b>13.03.09:</b> Fork, with included bark at base is a weakness, but leave at present until T200 has regrown. <b>28.04.10:</b> No work required. <b>28.04.11:</b> Reduce/thin crown by 20%, to reduce weight on basal fork. <b>03.04.12:</b> Pruned during 2011, no work required. <b>30.04.13:</b> No action required. <b>01.04.14:</b> No work required. <b>23.3.15:</b> Growing vigorously and putting increased stress on fork. Concerns regarding subsidence to property the other side of Croft Way. <b>25.5.16</b> - Crown reduced and ivy severed since last inspection. <b>26.04.17:</b> No work required. <b>12.03.18:</b> No work required. <b>13.03.2020:</b> Reduced since last inspection. <b>18.03.2021:</b> No work required. <b>05.07.2022:</b> No work required. <b>13.06.2023:</b> No action required.		10-20	C			£ 0
T7	Oak ( <i>Quercus robur</i> )	22.0	850	18	Mature	Fair	<b>03.04.08:</b> Reduced in the past. Minor deadwood and broken branch stubs - some over footpath. <b>13.03.09:</b> Deadwood removed during 2008. Good vigour. <b>28.04.10:</b> No work required. <b>28.04.11:</b> Good vigour, no work required. <b>03.04.12:</b> No work required. <b>30.04.13:</b> Crown beginning to obscure lamp. <b>01.04.14:</b> Minor pruning undertaken during 2013 - no further work required. <b>23.3.15:</b> Minor deadwood. Subsidence concerns regarding property other side of Croft Way. Attractive tree. High amenity value. <b>25.5.16</b> - Crown reduced since last inspection. <b>26.04.17:</b> Minor deadwood, but not large enough to present a risk- no work required. <b>12.03.18:</b> No work required. <b>29.03.2019:</b> Dense ivy to mid crown. Occasional deadwood, in particular over footpath. Branches hitting adjacent property. <b>13.03.2020:</b> Deadwood removed and pruned from adjacent property since last inspection. <b>18.03.2021:</b> Minor deadwood- too small to be a hazard. <b>05.07.2022:</b> As above. Dense ivy to mid canopy. <b>13.06.2023:</b> Ivy partially severed.	Sever approximately 30% of remaining ivy stems around base to weaken but not entirely kill ivy.	20-40	B	Low	0.5	£ 55
T222	Lime ( <i>Tilia x europaea</i> )	11.5	140	7	Semi-mature		<b>23.3.15:</b> Good quality tree, but growing at the edge of the canopy of T7. <b>25.5.16</b> - No work required. <b>26.04.17:</b> No work required. <b>12.03.18:</b> No work required. <b>12.03.18:</b> No work required. <b>29.03.2019:</b> No work required. <b>13.03.2020:</b> No work required. <b>18.03.2021:</b> No work required. <b>05.07.2022:</b> No work required. <b>13.06.2023:</b> No action required.		>40	B			
T8A	Lime ( <i>Tilia x europaea</i> )	12.0	300	8	Mature	Fair	<b>03.04.08:</b> Regularly pollarded at 6m. Minor pockets of decay. <b>13.03.09:</b> Lateral branches now within only 1m of building. <b>28.04.10:</b> Lateral branches touching guttering. <b>28.04.11:</b> Trees pollarded during 2010. <b>03.04.12:</b> No work required. <b>30.04.13:</b> No work required. <b>01.04.14:</b> No work required. <b>23.3.15:</b> Approx 3.5m fresh growth. <b>25.5.16</b> - Pollarded since last inspection. <b>26.04.17:</b> No work required. <b>12.03.18</b> No work required. <b>29.03.2019:</b> No work required. <b>13.03.2020:</b> No work required. <b>18.03.2021:</b> Branches within 1m of guttering. <b>05.07.2022:</b> Repollarded since last inspection. <b>13.06.2023:</b> Approximately 2m fresh growth.	15-30	B			£ 0	
T8B	Lime ( <i>Tilia x europaea</i> )	12.0	300	8	Mature	Fair		15-30	B				
T8C	Lime ( <i>Tilia x europaea</i> )	12.0	300	8	Mature	Fair		15-30	B				
T8D	Lime ( <i>Tilia x europaea</i> )	12.0	300	8	Mature	Fair		15-30	B				
T8E	Lime ( <i>Tilia x europaea</i> )	12.0	300	8	Mature	Fair		15-30	B				
T8F	Lime ( <i>Tilia x europaea</i> )	12.0	300	8	Mature	Fair		15-30	B				
T8G	Lime ( <i>Tilia x europaea</i> )	12.0	300	8	Mature	Fair		15-30	B				
T8H	Lime ( <i>Tilia x europaea</i> )	12.0	300	8	Mature	Fair		15-30	B				
T8I	Lime ( <i>Tilia x europaea</i> )	12.0	300	8	Mature	Fair		15-30	B				
T8J	Lime ( <i>Tilia x europaea</i> )	12.0	300	8	Mature	Fair		15-30	B				
G207	3 no. Pear ( <i>Pyrus calleryana</i> )	5.0	60-90	2.5	Young	Good	<b>28.04.10:</b> Good quality young trees. <b>28.04.11:</b> Minor bark damage to eastern tree. No work required. <b>03.04.12:</b> No work required. <b>30.04.13:</b> No work required. <b>01.04.14:</b> No work required. <b>23.3.15:</b> No work required. <b>25.5.16</b> - No work required. <b>26.04.17:</b> No work required. <b>12.03.18:</b> No work required. <b>29.03.2019:</b> No work required. <b>13.03.2020:</b> No work required. <b>18.03.2021:</b> No work required. <b>05.07.2022:</b> No work required. <b>13.06.2023:</b> No work required.	>40	B				
G202	5 no. Hombeam ( <i>Carpinus betulus</i> )	5.0 - 14.0	80 - 200	3.0 - 8.0	Middle aged	Fair	<b>03.04.08:</b> Tree surgery carried out Spring 2008. <b>13.03.09:</b> No action required. <b>28.04.10:</b> No work required. <b>28.04.11:</b> Two westernmost trees have extensive patches of dead bark around base and thinning foliage. 5th tree from western end shows same basal bark death. Possibly Honey fungus. <b>03.04.12:</b> Diseased trees removed during 2011. <b>30.04.13:</b> Extensive bark damage to small tree - 4th from western end. <b>01.04.14:</b> Small dying tree removed during 2013 - no further work required. <b>23.3.15:</b> Patches of dead bark at base of several trees. No work required. <b>25.5.16</b> - 2 trees dead, remaining 5 showing reasonable vigour at present. <b>26.04.17:</b> Two dead trees removed since last inspection- remaining 5 showing reasonable vigour. <b>12.03.18:</b> No work required. <b>29.03.2019:</b> No work required. <b>13.03.2020:</b> No work required. <b>18.03.2021:</b> No work required. Central tree has patches of dead basal bark. <b>05.07.2022:</b> Central tree dead. Tree next to dead tree showing dieback. <b>13.06.2023:</b> Dead tree removed, 4no. remaining- second from east, with dieback.	10-20	C			£ 0	
T208	Viburnum ( <i>Viburnum myrtidophyllum</i> )	5.0	450	9.00	Mature	Good	<b>28.04.10:</b> Foliage now within 0.5m of building and cutting out light. <b>28.04.11:</b> No works undertaken during 2010. No works required. <b>03.04.12:</b> Crown lifting carried out during 2011. <b>30.04.13:</b> No action required. <b>01.04.14:</b> No work required. <b>23.3.15:</b> No work required. <b>25.5.16</b> - No work required. <b>26.04.17:</b> Foliage almost touching building. <b>12.03.18:</b> Pruned since last inspection. <b>29.03.2019:</b> No work required. <b>13.03.2020:</b> No work required. <b>18.03.2021:</b> No work required. <b>05.07.2022:</b> No work required. <b>13.06.2023:</b> No work required.	10-20	C			£ 0	

Tree/ Group No.	Species	Approx Height (m)	Approx Stem Diam. at 1.5m (mm)	Approx Crown spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations 2023	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Priority	Gang hours	Estimated cost
									Assumed 2 man gang hourly rate				£ 110
T32	Lime ( <i>Tilia x europaea</i> )	14.5	650	8	Mature	Fair	03.04.08: Previously topped at 9m. Growing only 4m from building. Branches hitting building. 13.03.09: Re-pollarded during 2008. 28.04.10: Basal growth re-growing. 28.04.11: Basal growth roughly cut, leaving 200/500mm stems. 03.04.12: 150/300mm basal stems remain. 30.04.13: Basal growth removed during 2012. No action required. 01.04.14: Branches almost hitting building. 23.3.15: Pollarded during 2014. No work required. 25.5.16 - No work required. 26.04.17: Vigorous basal growth. 12.03.18: Basal growth removed since last inspection. 29.03.2019: Branches hitting adjacent buildings. 13.03.2020: Re-pollarded since last inspection. 18.03.2021: No work required. 05.07.2022: No work required. 13.06.2023: Foliage growing against guttering.	Repollard.	20-40	B	Medium	2.5	£ 275
T210	Cherry ( <i>Prunus avium</i> )	10.5	230	10	Early mature	Good	30.04.13: Attractive tree, but with branches hitting building. 23.3.15: Pruned away from building during 2014. No work required. 25.5.16 - No work required. 26.04.17: Branches almost hitting adjacent building. 12.03.18: Pruned since last inspection. 29.03.2019: No work required. 13.03.2020: Smallest tree low vigour. 18.03.2021: No work required. 05.07.2022: Canopy growing against roofs. 13.06.2023: Pruned.		15-30	B			£ 0
G210	Undergrowth	2-6	25-100		Mature	Good	05.07.2022: Mixture of shrubs, thorn and hazel. Cutting out light to adjacent apartments. 13.06.2023: Cut to 1.6m since last inspection.		10-20	C			£ 0
G221	2no Turkish hazel ( <i>Corylus colurna</i> )	4-6	60-100		Semi-mature	Good	25.5.16 - Reasonable form structure and vigour. 26.04.17: No work required. 12.03.18: No work required. 29.03.2019: No work required. 13.03.2020: Smallest tree low vigour. 18.03.2021: Western tree removed since last inspection. 05.07.2022: No work required. 13.06.2023: Good vigour.	Remove minor branches to prevent obstruction of lamp.	20-40	B	Low	0.3	£ 33
T239	Mimosa ( <i>Acacia dealbata</i> )	5.0	150	5	Semi-mature	Good	25.5.16 - Reasonable form structure and vigour. 26.04.17: No work required. 12.03.18: No work required. 29.03.2019: No work required. 13.03.2020: No work required. 18.03.2021: No work required. 05.07.2022: Only moderate vigour. 13.06.2023: Pruned to improve shape. Moderate vigour.		15-30	B			£ 0
T223	Mimosa ( <i>Acacia dealbata</i> )	5.0	150	5	Semi-mature	Good	25.5.16 - Reasonable form structure and vigour. 26.04.17: No work required. 12.03.18: No work required. 29.03.2019: Surface roots damaged by grass cutting machinery. 13.03.2020: Crown lifted since last inspection. 18.03.2021: No work required. 05.07.2022: No work required. 13.06.2023: Moderate vigour.		15-30	B			£ 0
T12	Lime ( <i>Tilia x europaea</i> )	15.0	550	8	Middle aged	Fair	03.04.08: Pollarded at 7m. 13.03.09: Re-pollard during winter 09/10 or 10/11. 28.04.10: Branches now hitting building. 28.04.11: Pollarded during 2010. No work required. 03.04.12: No work required. 30.04.13: No work required. 01.04.14: No work required. 23.3.15: No work required. Consider re-pollarding during 2016. 25.5.16 - Re-pollard. 26.04.17: Pollarded since last inspection. 12.03.18: No work required. 29.03.2019: No work required. 13.03.2020: No work required. 18.03.2021: No work required. 05.07.2022: Pollarded since last inspection. 13.06.2023: Approximately 2.5m fresh growth.		15-30	B			£ 0
T13	Lime ( <i>Tilia x europaea</i> )	15.0	550	8	Middle aged	Fair	03.04.08: Pollarded at 7m. 13.03.09: Re-pollard during winter 09/10 or 10/11. 28.04.10: Branches now hitting building. 28.04.11: Pollarded during 2010. No work required. 03.04.12: No work required. 30.04.13: No work required. 01.04.14: No work required. 23.3.15: No work required. Consider re-pollarding during 2016. 26.04.17: Pollarded since last inspection. 12.03.18: No work required. 29.03.2019: No work required. 13.03.2020: No work required. 18.03.2021: No work required. 05.07.2022: Pollarded since last inspection. 13.06.2023: Approximately 2.5m fresh growth.		15-30	B			£ 0
T234	Laurel ( <i>Prunus laurocerasus</i> )	7.5	400	8	Mature	Good	25.5.16 - Becoming over large and shading balcony and shrub bed. Could consider removal. 26.04.17: Reduced since last inspection. 12.03.18: No work required. 29.03.2019: No work required. 13.03.2020: No work required. 18.03.2021: No work required. 05.07.2022: No work required. 13.06.2023: No work required.		10-20	C			£ 0
T15	Lime ( <i>Tilia x europaea</i> )	15.0	550	8	Middle aged	Fair	03.04.08: Main stem has slight lean to west. 13.03.09: Re-pollard during winter 09/10 or 10/11. 28.04.10: Branches only 1m from guttering. 28.04.11: Pollarded during 2010. No work required. 03.04.12: No work required. 30.04.13: Extensive basal growth. 01.04.14: No work required. 23.3.15: No work required. Consider re-pollarding during 2016. 26.04.17: Pollarded since last inspection. 12.03.18: No work required. 29.03.2019: No work required. 13.03.2020: No work required. 05.07.2022: Pollarded since last inspection. 13.06.2023: 1.6m fresh growth.		15-30	B			£ 0
T16	Lime ( <i>Tilia x europaea</i> )	15.0	320	5	Middle aged	Fair	03.04.08: Main stem has slight lean to west. 13.03.09: Re-pollard during winter 09/10 or 10/11. 28.04.11: Pollarded during 2010. No work required. 03.04.12: No work required. 30.04.13: Extensive basal growth. 01.04.14: No work required. 23.3.15: No work required. Consider re-pollarding during 2016. 25.5.16 - Growing over balcony. 26.04.17: Pollarded since last inspection. 12.03.18: No work required. 29.03.2019: No work required. 13.03.2020: No work required. 05.07.2022: Pollarded since last inspection. 13.06.2023: 1m fresh growth.		15-30	B			£ 0
T17	Oak ( <i>Quercus robur</i> )	13.0	210	9	Young	Good	13.03.09: No work required. 28.04.10: No tree work required. 28.04.11: Minor deadwood - not a hazard but unsightly. 03.04.12: Deadwood removed during 2011. No work required. 30.04.13: No work required. 01.04.14: No work required. 23.3.15: No work required. 25.5.16 - No work required, but consider reduction in next 3 years to maintain at approx. current size. 26.04.17: Becoming over large for location. 12.03.18: Crown reduced and lifted since last inspection. 29.03.2019: No work required. 13.03.2020: No work required. 18.03.2021: No work required. 05.07.2022: Good vigour. 13.06.2023: Good vigour.		>40	A			£ 0
T37	Sycamore ( <i>Acer pseudoplatanus</i> )	14.0	400	10	Middle aged	Fair	03.04.08: Twin stem from base. Tight fork, limiting life expectancy. 13.03.09: Wide spreading low laterals will cause extensive shading in future. 28.04.11: Crown lifted during 2010. No work required. 03.04.12: No work required. 30.04.13: No work required. 01.04.14: No work required. 23.3.15: No work required. 25.5.16: No work required. 26.04.17: Consider crown reduction within the 3 next years. 26.04.17: No work required. 12.03.18: No work required. 29.03.2019: No work required. 13.03.2020: No work required. 18.03.2021: No work required. 05.07.2022: Good vigour- consider reduction at next inspection. 13.06.2023: Becoming large for location.	Minor crown reduction to check growth, reducing height by 2m and crown spread to balance. Prune to clear T37a.	10-20	C	Medium	4	£ 440
T37a	Pear ( <i>Pyrus calleryana</i> )	7.5	100	2.5	Early mature	Fair	18.03.2021: Moderate vigour. 05.07.2022: As above. 13.06.2023: Reasonable vigour.		15-30	C			£ 0
T37b	Pear ( <i>Pyrus calleryana</i> )	8.0	180	2.5	Early mature	Fair	18.03.2021: Moderate vigour. 05.07.2022: Dense ivy to upper crown. 13.06.2023: Ivy removed.		15-30	C			£ 0

Tree/ Group No.	Species	Approx Height (m)	Approx Stem Diam. at 1.5m (mm)	Approx Crown spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations 2023	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Priority	Gang hours	Estimated cost
									Assumed 2 man gang hourly rate				£ 110
T235	Hornbeam ( <i>Carpinus betulus</i> )	7.0	150	7	Semi-mature	Fair	01.04.14: Canopy within 0.3m of building and overshadowing patio. 23.3.15: Pruned during 2014. No work required. 25.5.16 - No work required. 12.03.18: No work required. 29.03.2019: No work required. 13.03.2020: Over shadowing patio. 18.03.2021: Crown reduced since last inspection. 05.07.2022: No work required. 13.06.2023: No work required.		10-20	C			£ 0
T39	Sycamore ( <i>Acer pseudoplatanus</i> )	19.5	350	9	Middle aged	Fair	03.04.08: Main stem bifurcates at 1.6m, with a reasonable fork. Main stem leans to southeast. 13.03.09: Will require reduction during the next 2-3 years. 28.04.10: No work required. 28.04.11: Branches close to touching building. 03.04.12: Crown reduced during 2011. No work required. 30.04.13: No work required. 01.04.14: Litter suspended in canopy. 23.3.15: Consider crown reduction during 2016. 25.5.16 - Becoming over large for location. 26.04.17: Crown reduced since last inspection. 12.03.18: No work required. 29.03.2019: No work required. 13.03.2020: Ivy becoming rampant and blocking light. 18.03.2021: Ivy severed and basal stem removed. 05.07.2022: Becoming over large for location with lateral branches close to guttering. 13.06.2023: Crown reduced.		10-20	C			£ 0
T42	Sycamore ( <i>Acer pseudoplatanus</i> )	19.5	700	9	Mature	Fair	03.04.08: Twin stem from base - tight fork, with included bark - making breakout of stems possible. Pruning carried out, Spring 2008. Growing in raised bed, 3m from building. 13.03.09: Cable brace installed during 2008. 28.04.10: No work required - consider crown reduction within 2011. 28.04.11: Branches almost touching building. 03.04.12: Crown reduced during 2011. No work required. 30.04.13: No work required. 01.04.14: Cobra brace checked during 2013 - no work required. 23.3.15: No work required. 25.5.16 - Becoming over large for location. 26.04.17: Crown reduced since last inspection. 12.03.18: No work required. 29.03.2019: No work required. 18.03.2021: Ivy severed. 05.07.2022: Becoming overlarge for location close to buildings. 13.06.2023: Crown reduced.		10-20	C			£ 0
G212	2no Cotoneaster ( <i>Cotoneaster simonsii</i> )	6.0	90	5	Mature	Fair	01.04.14: Branches from both hitting building. 23.3.15: Pruned during 2014. 25.5.16 - No work required. 26.04.17: No work required. 12.03.18: No work required. 29.03.2019: No work required. 13.03.2020: Becoming leggy and blocking light to 1st floor windows. 18.03.2021: Pruned since last inspection. 13.06.2023: Height reduced.		10-20	C			£ 0
G225	2no Cotoneaster ( <i>Cotoneaster simonsii</i> )	5.0	150	5	Early mature	Fair	25.5.16 - Stems growing out towards building. 26.04.17: Pruned since last inspection. 12.03.18: No work required. 29.03.2019: No work required. 29.03.2020: No work required. 18.03.2021: Pruned since last inspection. 13.06.2023: Height reduced.		10-20	C			£ 0
T65	Cherry ( <i>Prunus sp.</i> )	11.0	380	9	Mature	Fair	03.04.08: Extensive decay in main stem to north. However a high amenity value and low risk of harm. 28.04.10: Decay developing slowly. 28.04.11: 15% crown reduction completed during 2010. No work required. 03.04.12: No work required. 30.04.13: Prolific blossom, but basal decay continuing. Consider reduction in 2014. 01.04.14: No significant deterioration in decay and only modest growth put on - no work required. 23.3.15: Showing good vitality despite extensive stem decay. 25.5.16 - Reduced since last inspection. 26.04.17: Still showing reasonable vigour, despite basal decay. 12.03.18: No work required. 29.03.2019: No work required. 13.03.2020: Good vigour. Broken branch to north west. 18.03.2021: Pruned since last inspection. 05.07.2022: No work required. 13.06.2023: Minor dieback.		5-10	C			£ 0
T67	Lime ( <i>Tilia x europaea</i> )	20.0	700	12	Mature	Good	03.04.08: Dense ivy around base. Basal shoots. 13.03.09: Ivy severed and basal shoots removed during 2008. 28.04.11: No work required. 03.04.12: No work required. 01.04.14: Bark around base beginning to decay, caused by compost. 23.3.15: As above. 25.5.16: As above. 26.04.17: Still showing reasonable vigour, despite basal decay. 12.03.18: No work required. 29.03.2019: No work required. 13.03.2020: Dead branches over compost area. 18.03.2021: No work required. 05.07.2022: Deadwood. 13.06.2023: Height reduced by 3m.		20-40	A			£ 0
T66	Lime ( <i>Tilia x europaea</i> )	20.0	650	9	Mature	Fair	03.04.08: Previously topped at 5m, but a reasonable crown has grown out. 13.03.09: No work required. 28.04.11: No work required. 03.04.12: No work required. 01.04.14: No work required. 23.3.15: No work required. 25.5.16: No work required. 26.04.17: No work required. 12.03.18: No work required. 29.03.2019: Dense ivy to mid canopy. 13.03.2020: Good vigour. 18.03.2021: No work required. 05.07.2022: Remove section of ivy from base. 13.06.2023: Height reduced by 3m.		20-40	B			£ 0
T226 a	Lime ( <i>Tilia x europaea</i> )	10.0	180	8	Semi mature	Good	25.5.16 - Low branches approx. 1.6m over path. 26.04.17: Low hanging branches removed since last inspection. 12.03.18: No work required. 29.03.2019: No work required. 13.03.2020: No work required. 18.03.2021: No work required. 05.07.2022: Good vigour. 13.06.2023: Reduced.		>40	B			£ 0
T226 b	Lime ( <i>Tilia x europaea</i> )	10.0	180	8	Semi mature	Good	25.5.16 - Low branches approx. 1.6m over path. 26.04.17: Low hanging branches removed since last inspection. 12.03.18: No work required. 29.03.2019: No work required. 13.03.2020: Tight fork at 3m. 18.03.2021: No work required. Sub dominant leader reduced. 05.07.2022: Good vigour. 13.06.2023: Reduced.		>40	B			£ 0
T242	Plane ( <i>Platanus x hispanica</i> )	11.0	300	9	Early mature		13.03.2020: Included bark in fork at 2m- risk of future breakout. 18.03.2021: Crown reduced since last inspection. 05.07.2022: No work required. 13.06.2023: No work required.		20-40	B			£ 0
T205	Norway maple ( <i>Acer platanoides</i> )	15.0	190	8	Middle aged	Good	03.04.08: Bifurcates at 2.2m, with a reasonable union. 13.03.09: No work required. 28.04.11: No work required. 03.04.12: No work required. 30.04.13: Adaptive growth to fork. No work required. 01.04.14: No work required. 23.3.15: No work required. 23.3.15: No work required. 25.5.16: No work required. 26.04.17: No work required. 12.03.18: No work required. Tight fork with included bark. 29.03.2019: No work required. 13.03.2020: No work required. 18.03.2021: No work required. 05.07.2022: Minor deadwood- too small to be a hazard.	Remove low dead branches.	20-40	B	Low	0.25	£ 28
T61	Lombardy poplar ( <i>Populus nigra italica</i> )	24.0	200	3	Middle aged	Fair	03.04.08: Low amenity value. 13.03.09: Inappropriate species for location. 28.04.11: No work required. 03.04.12: No work required. 30.04.13: No work required. 01.04.14: No work required. 23.3.15: No work required. 25.5.16: Becoming over tall - possibility of basal hollowing. 26.04.17: Height reduced since last inspection. 12.03.18: No work required. 29.03.2019: No work required. 13.03.2020: No work required. 18.03.2021: No work required. 05.07.2022: Good vigour. 13.06.2023: Good vigour. Dense ivy.	Remove section of ivy from base to reduce windage and facilitate future inspection.	5-15	C	Low	0.25	£ 28

Tree/ Group No.	Species	Approx Height (m)	Approx Stem Diam. at 1.5m (mm)	Approx Crown spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations 2023	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Priority	Gang hours	Estimated cost
									Assumed 2 man gang hourly rate				£ 110
T107	Plane ( <i>Platanus x hispanica</i> )	20.0	750	17	Mature	Fair	03.04.08: Previously reduced to 7m, but a reasonably structured crown has grown out. Occasional deadwood of up to 75mm diameter. Main stem has slight lean to north. Basal swelling could be as a result of internal decay - though not indicated by sounding hammer. 23.04.08: Internal Decay Detection undertaken: stem sound. 13.03.09: No work required. 28.04.10: Soil disturbance around base. 28.04.11: Crown reduced during 2010, no work required. 03.04.12: No work required. 30.04.13: No work required. 01.04.14: Dead branch at 4m, growing to south, towards T60. 23.3.15: Dead branch removed during 2014. No work required. 25.5.16: Dead branch removed since last inspection. 26.04.17: High canopy. 26.04.17: No work required. 12.03.18: No work required. 29.03.2019: Occasional dead branches. 13.03.2020: No work required. 18.03.2021: No work required. 05.07.2022: No work required. 13.06.2023: Foliage thinning. Dead branch (180mm) to east. Compost piled against stem.	Remove dead branch. Avoid piling compost around stem, which could cause basal decay.	15-30	B	Medium	0.8	£ 88
T108	Lime cultivar	22.0	750	15	Mature	Fair	03.04.08: Grafted variety - with graft at 750mm above ground. Below graft point, diameter is approx. 550mm & above graft point it is approx. 750mm. Majority of weight is to west, over children's playground. Decay entering main stem at 1.8m to east. Extensive stress on graft point, which sometimes can fail. 23.04.08: Internal Decay Detection undertaken - no decay found. 13.03.09: 25% crown reduction undertaken during 2008. Stress on graft point reduced, but still all remaining weight over playground. Carry out further crown reduction in 2-3 years when tree had re-established vigour. 28.04.10: Soil disturbance around base. Consider crown reduction during 2011. 28.04.11: No work required, consider crown reduction during 2012. 03.04.12: Dead branch (150mm diameter) over playground. Specify crown reduction during 2013. 30.04.13: Dead branch removed during 2012. 01.04.14: Crown reduced/thinned during 2013. 23.3.15: Crown lifting carried out during 2014. No work required. 25.5.16 - Vigorous growth - consider crown reduction in 2017 12.03.18: Crown reduced since last inspection. No work required. 29.03.2019: Dead branch at 8m, over adjacent garden. 13.03.2020: Good vigour, but consider further crown reduction at next inspection. 05.07.2022: Crown reduced since last inspection. 13.06.2023: Vigorous regrowth.	Remove basal growth, to facilitate future inspection. Remove compost from against base.	10-20	C	Medium	0.25	£ 28
T106	Horse chestnut ( <i>Aesculus hippocastanum</i> )	24.0	1400	20	Mature	Fair	03.04.08: Recent tree surgery leaving branch scars of up to 300mm, which are liable to cause decay in the future. Good form and structure. 13.03.09: No work required. 28.04.10: Showing good vigour - no work required. 28.04.11: No work required. 03.04.12: Minor resin spots on main stem. Monitor. No work required. 30.04.13: No further resin spots. No work required. 01.04.14: No work required. 23.3.15: Patch of decay at base to west, but showing good vitality. 25.5.16 - patches of basal decay to north and west. Internal decay test undertaken, showing only localised decay. 26.04.17: Showing good vigour no work required. 12.03.18: No work required. 29.03.2019: Some increase in basal decay, with immature white bulbous fungal fruiting body at base to north. Showing good vigour. 13.03.2020: White bulbous fungal brackets- probably Ganoderma sp.- found at various points around base. Approximately 100mm decay at base to west. Decay entering pruning wounds. 18.03.2021: Decay as above- no significant development. Canopy maintaining good vigour. 05.07.2022: Further decay as above. Leaf minor infestation. 13.06.2023: 20% crown reduction since last inspection, which has significantly reduced risk of failure although basal decay continuing.		5-10	B-C			£ 0
T103	Cherry ( <i>Prunus avium</i> )	17.0	350	13	Mature	Fair	03.04.08: Minor decay at 1.5m to northeast, with minor gum exudations. Surface rooting. 13.03.09: No action required. 28.04.10: No work required. 28.04.11: No work required. 03.04.12: No work required. 30.04.13: Prolific blossom. No work required. 01.04.14: No work required. 23.3.15: No work required. 25.5.16 -No work required. 26.04.17: No work required. 12.03.18: No work required. 29.03.2019: No work required. 13.03.2020: No work required. 18.03.2021: No work required. 05.07.2022: Moderate vigour with minor dieback. 13.06.2023: As above.		10-20	C			£ 0
T22	Sweet chestnut ( <i>Castanea sativa</i> )	14.0	400	12	Middle aged	Fair	03.04.08: Low limbs removed, without any sign of decay. Good form and structure. 13.03.09: Area of basal dead bark to north. 28.04.10: No work required. 28.04.11: Minor deadwood, not a hazard. No work required. 03.04.12: No work required. 30.04.13: No work required. 01.04.14: Minor deadwood - no work required. 23.3.15: No work required. 25.5.16 -No work required. 26.04.17: No work required. 12.03.18: No work required. 29.03.2019: No work required. 13.03.2020: No work required. 18.03.2021: No work required. 05.07.2022: No work required. 13.06.2023: Good vigour.		20-40	B			£ 0
T21	Plane ( <i>Platanus x hispanica</i> )	21.0	730	16	Mature	Fair	03.04.08: Slight lean to northeast. Cavity at 5m to southeast. Recently reduced. 13.03.09: Permission for 15% crown reduction received from L.B Camden - not considered essential, but crudely reduced 2 years ago and could improve shape this time. 28.04.10: 15% crown reduction undertaken during 2009. 28.04.11: No work required. 03.04.12: Regrowth blocking view for residents. 30.04.13: 15% crown reduction undertaken during 2012. No work required. 01.04.14: No work required. 23.3.15: Consider crown reduction during 2016. No work required. 25.5.16 -No work required. 26.04.17: Blocking light to apartments. 12.03.18: Crown reduced by 15% since last inspection. 29.03.2019: No work required. 13.03.2020: Continuing concern about cutting light from apartments. 18.03.2021: Weak regrowth since last crown reduction. 05.07.2022: Now strong regrowth. 13.06.2023: Good vigour, but pressure from residents to reduce.	Reduce crown height by approximately 4m and reduce crown spread to balance.	20-40	B	Medium	8	£ 880
T20	Ash ( <i>Fraxinus excelsior</i> )	19.0	600	13	Mature	Good	03.04.08: Minor deadwood but good form and structure. 13.03.09: Extended lateral branch growing to south, towards lawn at risk of future breakout. 28.04.10: Lateral branch to south reduced by 20% during 2009. 28.04.11: Reduced during 2010, no work required. 03.04.12: No work required. 30.04.13: No work required. 23.3.15: 10% crown reduction undertaken during 2014, leaving a well shaped canopy. Resident complaining of excessive shading. 25.5.16 -Crown reduced since last inspection. 26.04.17: Only moderate re-growth since last reduction- no work required. 12.03.18: Has regained crown shape following reduction in 2015/2016, however residents still concerned about shading of apartments. 29.03.2019: No work required. 13.03.2020: Continuing concern from residents re: re-shading 18.03.2021: Weak regrowth since last crown reduction. 05.07.2022: Stronger regrowth. 13.06.2023: Good vigour- no sign of ash dieback disease. Pressure from residents to reduce.	Reduce height by approximately 2m and reduce crown spread to balance.	20-40	B	Medium	5	£ 550

Tree/ Group No.	Species	Approx Height (m)	Approx Stem Diam. at 1.5m (mm)	Approx Crown spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations 2023	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Priority	Gang hours	Estimated cost
									Assumed 2 man gang hourly rate				£ 110
T18	Mulberry ( <i>Morus nigra</i> )	8.0	700	9	Mature	Fair	<b>03.04.08:</b> Extensive decay in main stem, but fine gnarled old specimen - low risk of causing damage, if fails. <b>13.03.09:</b> Resident complaining of lack of light to windows. <b>28.04.10:</b> Height reduced by 1.2m during 2009. <b>28.04.11:</b> No work required. <b>03.04.12:</b> No work required. <b>01.04.14:</b> Minor pruning undertaken during 2013 - no further work required. <b>23.3.15:</b> No work required. <b>25.5.16</b> - No work required. <b>26.04.17:</b> No work required. <b>12.03.18:</b> No work required. <b>29.03.2019:</b> No work required. <b>13.03.2020:</b> No work required. <b>18.03.2021:</b> Showing good vigour but blocking light from balcony. <b>05.07.2022:</b> Height reduced since last inspection. Good vigour. <b>13.06.2023:</b> Good vigour.		15-30	B			£ 0
T97	Honey locust ( <i>Gleditsia triacanthos</i> )	15.0	300	14	Mature	Fair	<b>03.04.08:</b> High crown. Leaning towards building. Will be exposed when adjacent willow is reduced. <b>13.03.09:</b> Reduced during 2008. <b>28.04.10:</b> No work required. <b>28.04.11:</b> No work required. <b>03.04.12:</b> Consider reduction during 2013. No work required. <b>30.04.13:</b> Leaning towards building, with majority of fresh growth on this side. <b>01.04.14:</b> Crown reduced during 2013 - no further work required. <b>23.3.15:</b> No work required. <b>25.5.16</b> - No work required. <b>26.04.17:</b> No work required. <b>12.03.18:</b> Leaning towards apartments, with canopy now only 1.5m from guttering. <b>29.03.2019:</b> Crown reduced since last inspection. <b>13.03.2020:</b> No work required. <b>18.03.2021:</b> No work required. <b>05.07.2022:</b> No work required. <b>13.06.2023:</b> Moderate vigour. Pressure from residents. Growing within 1.5m.	Minor pruning to provide 2.5m clearance to building and reduce height by 1.5m to check growth.	10-20	C	Medium	3	£ 330
G97	Shrubs	3.5					<b>05.07.2022:</b> Becoming too large to maintain. <b>13.06.2023:</b> Height reduced by 1.5m.		5-10	C			£ 0
T236	Mimosa ( <i>Acacia dealbata</i> )	5.5	150	6	Semi-mature	Good	<b>01.04.14:</b> Growing strongly. Consider pruning during 2015 - no work required. <b>23.3.15:</b> Pruned during 2014. No work required. <b>25.5.16</b> - No work required. <b>26.04.17:</b> Very rapid growth- beginning intrude on balcony. <b>12.03.18:</b> Crown reduced since last inspection. <b>29.03.2019:</b> No work required. <b>13.03.2020:</b> Rampant growth. <b>18.03.2021:</b> Crown reduced since last inspection. <b>05.07.2022:</b> growing vigorously <b>13.06.2023:</b> Crown, height and spread reduced.		20-40	B			£ 0
T236a	Dead tree	11.5	190	7	Early mature	Dead		Remove.	<10	U	Medium	2.5	£ 275
T94	Oak ( <i>Quercus robur</i> )	19.0	320	13	Middle aged	Poor	<b>03.04.08:</b> Extensive area of dead bark around base - possibly Honey fungus. <b>13.03.09:</b> No action required. <b>28.04.10:</b> Dead bark to approx. 45% of base - no action required at present. <b>28.04.11:</b> Minor deadwood, but showing reasonable vigour. No work required. <b>03.04.12:</b> Reduced vigour. Dead branch at 4m, but good crown shape. <b>30.04.13:</b> No work required. <b>01.04.14:</b> No work required. <b>23.3.15:</b> No work required. <b>25.5.16</b> - Minor deadwood. <b>26.04.17:</b> No work carried out since last inspection. <b>12.03.18:</b> Crown reduced since last inspection. Only moderate vigour. <b>29.03.2019:</b> Some improvement in vigour. <b>13.03.2020:</b> No work required. <b>18.03.2021:</b> No work required. <b>05.07.2022:</b> Vigour regained. <b>13.06.2023:</b> Good vigour.		15-30	C			£ 0
T216	Eucalyptus ( <i>Eucalyptus gunii</i> )	7.5	300	4	Early mature	Good	<b>01.04.14:</b> Twin stem from 1.3m. Pruned approx. three years ago. <b>23.3.15:</b> Reduce during 2014. No work required. <b>25.5.16:</b> No work required. <b>26.04.17:</b> No work required. <b>12.03.18:</b> Consider pruning at next inspection. <b>29.03.2019:</b> Becoming over large for location. <b>13.03.2020:</b> Crown reduced since last inspection. <b>18.03.2021:</b> No work required. <b>13.06.2023:</b> Crown reduced.		10-20	C			£ 0
T215	Eucalyptus ( <i>Eucalyptus gunii</i> )	8.0	300	7	Early mature	Good	<b>01.04.14:</b> Twin stem from 1.3m. Pruned approx. three years ago. <b>23.3.15:</b> Reduced during 2014. No work required. <b>25.5.16:</b> No work required. <b>12.03.18:</b> Consider pruning at next inspection. <b>29.03.2019:</b> Becoming over large for location. Minor resin bleed at base. <b>13.03.2020:</b> Crown reduced since last inspection. <b>18.03.2021:</b> No work required. <b>05.07.2022:</b> No work required. <b>13.06.2023:</b> Crown reduced.		10-20	C			£ 0
T218	Forest pansy ( <i>Cercis canadensis</i> )	4	200	6	Mature	Good	<b>01.04.14:</b> Eight stems from base. <b>23.3.15:</b> Crown reduced during 2014. No work required. <b>25.5.16</b> - No work required. <b>26.04.17:</b> No work required. <b>12.03.18:</b> No work required. <b>29.03.2019:</b> Rapid growth since last inspection. <b>13.03.2020:</b> Crown reduced since last inspection. <b>18.03.2021:</b> No work required. <b>05.07.2022:</b> No work required. <b>13.06.2023:</b> Minor deadwood.		10-20	C			£ 0
T219	Juniper ( <i>Juniperus chinensis</i> )	5	110	0.6	Semi mature	Poor	<b>01.04.14:</b> Uprooted during gales and now held in place with rope after straightening. <b>23.3.15:</b> Now showing good shape and reasonable vigour. No work required. <b>25.5.16</b> - No work required. <b>26.04.17:</b> No work required. <b>12.03.18:</b> No work required. <b>13.03.2021:</b> No work required. <b>05.07.2022:</b> No work required. <b>13.06.2023:</b> No work required.		10-20	C			£ 0
								Estimated cost of tree work					£ 3,339



BS 5837:2012, Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
<b>Category U</b> Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"><li>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li><li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li><li>Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</li></ul> <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
<b>Category A</b> <b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
<b>Category B</b> <b>Trees of moderate quality</b> with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
<b>Category C</b> <b>Trees of low quality</b> with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Tree/ Group No.	Species	Approx Height (m)	Approx Stem Diam. at 1.5m (mm)	Approx Crown spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations 2023	Estimated Remaining Contribution (years)	BS 5837 Category Grading
									Assumed 2 man	
T212	Norway maple ( <i>Acer platanoides</i> )	17.0	750	16	Mature	Good	<b>30.04.13:</b> Occasional dead branches. Occasional decay points. <b>01.04.14:</b> Deadwood removed during 2013 - no further work required. <b>23.3.15:</b> No work required. <b>25.5.16</b> - No work required. <b>26.04.17:</b> No work required. <b>12.03.18:</b> No work required. <b>29.03.2019:</b> No work required. <b>13.03.2020:</b> No work required. <b>18.03.2021:</b> No work required. <b>05.07.2022:</b> No work required. <b>13.06.2023:</b> Good vigour. Branch (80mm diameter) hanging over parking bay.	Remove hanging branch if still there.	20-40	B
T2	Oak ( <i>Quercus robur</i> )	19.0	750	14	Mature	Fair	<b>13.06.2023:</b> Deadwood in canopy up to 100mm diameter over footpath.	Remove deadwood.	>40	B
T239	Cotoneaster ( <i>Cotoneaster simonsii</i> )	3.5	110 & 130	5	Mature	Good	<b>13.03.2020:</b> Branches getting over extended. <b>18.03.2021:</b> Pruned since last inspection. <b>05.07.2022:</b> No action required.	Minor pruning to allow more light to lawn, increasing crown clearance to 1.8m and reducing crown spread over lawn by 2m.	10-20	C
T7	Oak ( <i>Quercus robur</i> )	22.0	850	18	Mature	Fair	<b>05.07.2022:</b> As above. Dense ivy to mid canopy. <b>13.06.2023:</b> Ivy partially severed.	Sever approximately 30% of remaining ivy stems around base to weaken but not entirely kill ivy.	20-40	B
T32	Lime ( <i>Tilia x europaea</i> )	14.5	650	8	Mature	Fair	<b>13.06.2023:</b> Foliage growing against guttering.	Repollard.	20-40	B
G221	2no Turkish hazel ( <i>Corylus columa</i> )	4-6	60-100		Semi-mature	Good	<b>25.5.16</b> - Reasonable form structure and vigour. <b>26.04.17:</b> No work required. <b>12.03.18:</b> No work required. <b>29.03.2019:</b> No work required. <b>13.03.2020:</b> Smallest tree low vigour. <b>18.03.2021:</b> Western tree removed since last inspection. <b>05.07.2022:</b> No work required. <b>13.06.2023:</b> Good vigour.	Remove minor branches to prevent obstruction of lamp.	20-40	B
T37	Sycamore ( <i>Acer pseudoplatanus</i> )	14.0	400	10	Middle aged	Fair	<b>05.07.2022:</b> Good vigour- consider reduction at next inspection. <b>13.06.2023:</b> Becoming large for location.	Minor crown reduction to check growth, reducing height by 2m and crown spread to balance. Prune to clear T37a.	10-20	C
T205	Norway maple ( <i>Acer platanoides</i> )	15.0	190	8	Middle aged	Good	<b>05.07.2022:</b> Minor deadwood- too small to be a hazard.	Remove low dead branches.	20-40	B
T61	Lombardy poplar ( <i>Populus nigra italica</i> )	24.0	200	3	Middle aged	Fair	<b>13.06.2023:</b> Good vigour. Dense ivy.	Remove section of ivy from base to reduce windage and facilitate future inspection.	5-15	C
T107	Plane ( <i>Platanus x hispanica</i> )	20.0	750	17	Mature	Fair	<b>05.07.2022:</b> No work required. <b>13.06.2023:</b> Foliage thinning. Dead branch (180mm) to east. Compost piled against stem.	Remove dead branch. Avoid piling compost around stem, which could cause basal decay.	15-30	B

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Tree/ Group No.	Species	Approx Height (m)	Approx Stem Diam. at 1.5m (mm)	Approx Crown spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations 2023	Estimated Remaining Contribution (years)	BS 5837 Category Grading
									Assumed 2 man	
T108	Lime cultivar	22.0	750	15	Mature	Fair	<b>05.07.2022:</b> Crown reduced since last inspection. <b>13.06.2023:</b> Vigorous regrowth.	Remove basal growth, to facilitate future inspection. Remove compost from against base.	10-20	C
T21	Plane ( <i>Platanus x hispanica</i> )	21.0	730	16	Mature	Fair	<b>05.07.2022:</b> Now strong regrowth. <b>13.06.2023:</b> Good vigour, but pressure from residents to reduce.	Reduce crown height by approximately 4m and reduce crown spread to balance.	20-40	B
T20	Ash ( <i>Fraxinus excelsior</i> )	19.0	600	13	Mature	Good	<b>05.07.2022:</b> Stronger regrowth. <b>13.06.2023:</b> Good vigour- no sign of ash dieback disease. Pressure from residents to reduce.	Reduce height by approximately 2m and reduce crown spread to balance.	20-40	B
T97	Honey locust ( <i>Gleditsia triacanthos</i> )	15.0	300	14	Mature	Fair	<b>05.07.2022:</b> No work required. <b>13.06.2023:</b> Moderate vigour. Pressure from residents. Growing within 0.5m of guttering.	Minor pruning to provide 2.5m clearance to building and reduce height by 1.5m to check growth.	10-20	C
T236a	Dead tree	11.5	190	7	Early mature	Dead		Remove.	<10	U







