



SJ Stephens Associates

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Tree Hazard Assessment

At:-

West Hill Court
Millfield Lane
London
N6 6JJ

On behalf of:-

Spiraline Ltd
c/o Faraday Property Management Ltd
Fourth Floor
High Holburn House
52-54 High Holborn,
London WC1V 6RL

Prepared by:

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Survey Date: 26th October 2015
Report Date: 11th November 2015
Project no: 675

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1 BACKGROUND

- 1.1 This report has been prepared by 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. This requires that permission is sought from the council for any proposed tree work.
- 1.7 The Tree survey was undertaken on 26th October 2015, and this report has been prepared, by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.
- 1.8 Simon Stephens previously visited the site on 10th September 2015 to inspect the beech (T24), following which a report, dated 6th October 2014, was produced.

2 SURVEY DETAILS AND SCOPE

- 2.1 The Tree Survey included all mature trees on site.
- 2.2 Tree inspection took place from ground level with the use of binoculars, sounding hammer and metal probe using the Visual Tree Assessment method (Mattheck & Breloer 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies and any structural defects that could increase the risk of structural failure were noted.
- 2.3 Trees details have been added to plan data purchased from Ordnance Survey, which is included as Appendix A. Tree positions are approximate, fixed by reference to the plan provided or by pacing distances on site from features shown on the plan. The following information was recorded for each tree, and is shown in the Tree Schedule included as Appendix B:
 - **Number:** an identity number for each tree, which cross references locations shown on the plan with the schedule in Appendix B. Where possible, numbers used on the original layout plan have been used. For trees not included on the plans provided, numbers have been allotted starting with no.200. 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 name.
 - **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 diameter:** approximate diameter of the crown in metres.
 - **Age class:** Young, Middle aged, Mature, Over-mature, Veteran.
 - **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)

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 This survey has not considered the effect that trees or vegetation may have on the structural integrity of future building through subsidence or heave.

4 FINDINGS AND PROPOSALS

4.1 Overview

- 4.1.1 There are a good variety of trees growing within, and immediately adjacent to the gardens, which are generally in good condition and providing good amenity value. The mature plane (T37) is a particularly fine tree and the Golden Rain tree (T61), the Japanese strawberry Tree (T63) and the Ribbonwood (T68) are unusual species providing interest.
- 4.1.2 Tree work proposals are detailed in the Tree Schedule attached as Appendix B. Work proposed is classified as Low, Medium or High priority.
- 4.1.3 Tree work proposed to the beech (T24) in 2014 has been completed to a good standard.

4.2 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 Tree works are prioritised as of Low, Medium or High priority. It is recommended that works should be completed within the following timescales from the date of this report:-
- High: within 2 months
 - Medium: within 6 months
 - Low: within 12 months
- 4.2.3 The only High priority work is the felling of the sycamore (T44), which has extensive basal decay and presents a safety hazard. In the meantime it is suggested an area is cordoned off to stop people parking directly underneath the tree.
- 4.2.4 The Horse chestnut (T12) also has an extensive cavity to the main stem. It has recently been pruned which reduces the risk of immediate failure, however further work is recommended. Either the crown could be significantly reduced which would probably allow the tree to be retained for another 5 years, or it could be removed and replaced with a new tree.
- 4.2.5 There are a number of trees growing in adjacent properties (T2, G3 and T13) where work has been recommended, but where permission will be required. Similarly, there are some large trees in adjacent properties (T9, T10, T69 and T70) which could threaten the site and where it would be prudent to check that the owners have had them checked.
- 4.2.6 To assist with budgeting, the estimated number of gang hours required is estimated as 39 hours. Assuming a 2man gang charging £90/hour, an approximate cost of £3,500 is likely. This sum may vary depending, particularly, on access and treatment of arisings.
- 4.2.7 All tree work should be undertaken to the standards set out in BS 3998:2010 British Standard recommendations for Tree Work.
- 4.2.8 It is recommended that an Arboricultural Association Approved Contractor is used for tree surgery work. See www.trees.org.uk for details.

4.3 Recommendations

4.3.1 It is recommended that:

- Felling of the sycamore (T44) is undertaken as soon as possible. Beforehand, you should write to Camden Council saying that you intend to fell a dangerous tree as soon as it can be arranged after a date 1 week after the date of the letter and that they are welcome to inspect in the meantime.
- The site management committee confirm other works required.
- 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 timeframes indicated.

4.3.2 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.

4.3.3 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.

4.3.4 The annual tree inspection should be undertaken 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.



Key

- Category U
- Category A
- Category B
- Category C
- Crown spread: retained trees
- Trees For Removal
- Trees For Tree Work

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JOB TITLE
 WEST HILL COURT

DRAWING TITLE
 TREE SURVEY PLAN

DRAWING NUMBER 675-01	REV
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REVISIONS		
SCALE 1:300atA1	DATE OCT 15	DRAWN BY SJS

West Hill Court

**Appendix B
Tree Schedule**

Tree/ Group No.	Species	Height (m)	Stem Diam. at1.5m (mm)	Crown Spread (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Priority	Gang hours
T1	Ash	17.0	700	9	Mature	Growing in adjacent site - base not inspected. Only moderate vigour.		15-30	B		
T2	Horse chestnut	7.5	200	6	Semi-Mature	Growing in adjacent garden, then through metal railing fence. Twin stem from 1m. Low quality tree.	Request permission to remove. If refused remove overhanging branch to allow renovation of shrub bed.	5-15	C	Low	1.5
G3	Hornbeam	6.0	80-140	6	Early mature	Six stems growing in adjacent property- dense growth removing majority of light from western facing windows.	Request permission from neighbour to remove - there are other trees within garden providing screening.	10-20	C	Medium	2.5
T4	Thorn	7.5	300	7	Mature	Growing in adjacent garden.		15-30	B-C		
T6	Ash	14.0	300	9	Semi-Mature	Growing in adjacent property- Millfield cottage. Ivy severed.		20-40	B		
T7	Oak	20.0	1250	16	Mature	Fine tree growing in adjacent woodland weighted to south west, away from site.		>40	A		
T9	Stump	11.0	750	5	Dead	Ivy covered stump- bifurcate at 3m.	Check with adjacent landowner that tree hazard assessment has been carried out.	<10	U		
T10	Oak	20.0	1200	17	Mature	Growing in adjacent woodland. Extensive fungal brackets visible on stem. Various sections have broken out in past. Ivy severed.	Check with adjacent landowner that tree hazard assessment has been carried out.	20-40	B		
T12	Horse chestnut	15.0	650	8	Early mature	Extensive cavity in main stem 0.2-1.8m. Main stem hollow. Lateral spread recently reduced.	Either remove and replant or reduce height of tree by approximately 3.5m to reduce risk of failure.	5-15	C	Medium	4
T13	Sycamore	16.5	800	13	Early mature	Growing in adjacent garden - twin stem. Ground clearance over parking area only 2m and growing within 0.4m of garage roof.	Seek permission to remove branches to provide 3.5m ground clearance over car park and 1.5m clearance to garages.	20-40	B	Low	1.5
T14	Beech	20.0	800	18	Mature	Growing in adjacent property - base not inspected. Showing reasonable vigour. Canopy extending to within 2m of building.		>40	A-B		
T17	Sycamore	13.0	300	9	Semi-Mature	Dense ivy to upper crown.	Remove section of ivy from base.	20-40	B	Low	0.2
T18	Thorn	6.5	250	7	Mature	Vigour beginning to decline.		5-15	C		
T19	Robina	14.5	200	6	Semi-Mature	Dense ivy to upper crown.	Remove section of ivy from base.	15-30	B-C	Low	0.2
T20	Cockspur thorn	8.0	150	6	Mature	Congested crown. Dead branch suspended.		10-20	C		
T21	Cockspur thorn	3.0	120	5	Mature	Congested crown.		10-20	C		
T23	Lime	14.0	200	7	Semi-Mature	Growing up through Oak in adjacent woodland.		15-30	B-C		

West Hill Court

Appendix B
Tree Schedule

Tree/Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Crown Spread (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Priority	Gang hours
T24	Beech	22	920	16	Mature	Only moderate vigour. Crown reduced since last inspection in September 2014, as per recommendations. Tar spots to south side of main stem from ground to 3m. Weighted to north. Area underneath fenced off.	Continue to monitor and prevent access underneath canopy.	15-30	B		
T27	Thorn	8.0	300	6	Mature	Ivy to upper crown. Crown thinning.		10-20	C		
T28	Cherry	12.5	250	8	Semi-Mature	Ivy to mid crown. Good crown shape.		20-40	B		
T30	Yew	14.0	400	12	Early mature	Foliage somewhat sparse. Possible, but vigour appears to be improving.		>40	B		
T31	Gleditsia	11.0	200	8	Early mature	Good form, structure and vigour.		20-40	B		
T32	Portugal laurel	4.0	150	5	Early mature			15-30	C		
T33	Thorn	7.5	300	6	Mature	Leaning to south east extensive decay to main stem. Dense ivy.	Remove and replant with large growing species.	<10	U	Medium	2.5
T34	Cherry	9.0	400	9	Early mature	Twin stem from 1m. Ivy to upper crown.		15-30	B-C		
T35	Thorn	8.0	200	8	Mature	Growing up through Yew hedge.		10-20	C		
T37	Plane	21.5	1250	24	Mature	Fine specimen growing immediately adjacent to garage and causing structural damage. Showing good vigour. Dead branch stub over garage 17.	Remove dead branch over garage 17.	>40	A	Medium	1
T40	Cherry (<i>Prunus autumnalis</i>)	7.0	200	7	Mature	Leaning to north west. Minor deadwood.		5.0-15	C2		
T44	Sycamore	16.0	550	30	Early mature	Twin stem from base. Extensive basal decay to southern stem, with fruiting bodies of <i>Kretzschmaria deusta</i> .	Fell larger stem. Investigate possible decay spreading to smaller stem- retain if possible.	<10	U	High	6
T46	Sycamore	16.5	600	10	Early mature	Slight lean to east dense ivy to mid crown.	Remove section of ivy from base.	20-40	B	Low	0.2
T47	Horse chestnut	15.5	650	12	Mature	Major limb to east, growing over adjacent garden removed. Dense ivy to mid crown.	Remove section of ivy from base.	15-30	B	Low	0.5
T50	Norway maple	8.0	150	5	Semi-Mature	Leaning to east. Copper coloured foliage.		15-30	B-C		
T52	Horse chestnut	5.0	300	7	Early mature	Poorly structured tree. Stem hollow at approximately 2m where a major lateral limb growing to west over car parking area. Failure possible.	Remove.	<10	U	Medium	2.5
T53	Sycamore	16.5	750	15	Mature	Leaning to east, over adjacent property.		20-40	B		
T54	Lime	17.5	600	9	Mature	Dense ivy to mid crown.	Remove section of ivy from base. Remove basal growth.	20-40	B	Medium	1
T55	Crab apple	3.5	80	5	Semi-Mature	Reason small tree.		10-20	C		

West Hill Court

Appendix B
Tree Schedule

Tree/Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Crown Spread (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Priority	Gang hours
T57	Portugal laurel	6.0	300	9	Mature	Multiple stems. Growing within 0.3m of building.	Minor pruning to lift crown clearance to 2.5m and provide 1.5m clearance to building and window.	15-30	B	Low	2
T58	Birch	7.0	120	5	Semi-Mature	Leaning to southeast.		5.0-15	C		
T59	Birch	17.0	350	8	Mature	Good form, structure and vigour.		20-40	B		
T60	Cherry	5.0	250	9	Early mature	Major limb to south removed at 2m.		10-20	C		
T61	Golden Rain Tree (<i>Koelreuteria paniculata</i>)	5.0	120,150	8	Early mature	Twin stem from base from 0.6m - tight fork - possibility of future breakout. Attractive small tree.		10-20	B		
T62	Magnolia	6.0	150	6	Early mature	Pruning wounds callusing.		15-30	B		
T63	Japanese Strawberry Tree (<i>Cornus kousa</i>)	5.0	200	6	Early mature	Leaning to north attractive red fruits. Tight fork.		10-20	B		
T64	Elder	5.0	250	7	Over mature	Growing at an acute angle over tennis court fence. Basal decay.	Remove to avoid damage.	<10	U	Medium	2.5
T65	Rowan	7.0	250	8	Early mature	Low branches removed - wounds callused.		15-30	B-C		
T66	Cherry	7.0	200	6	Early mature	Weighted to northwest. Ornamental variety.		10-20	C		
T67	Cherry (<i>Prunus avium</i>)	13.5	300	10	Early mature	Twin leaders from 5m. Extensive roots within lawn area to north - majority damaged, some dead - impeding cutting of lawn.	Remove lowest lateral branch over lawn. Reduce further lateral branches to improve shape and encourage main leader to dominate. Hand excavate to expose surface roots- sever and remove, as necessary, to help cutting of lawn.	15-30	B-C	Medium	3
T68	Ribbonwood (Hoheria sp.)	4.0	190	5	Early mature	Attractive and unusual small tree		15-30	B		
T69	Lombardy poplar	22.0	800	10	Mature	Growing in adjacent property- base not inspected. Central stem removed in past. Species liable to basal decay. Surface roots within site lifting tarmac and preventing opening of garage doors. Liable to cause further structural damage.	Request that adjacent landowner carry out a tree hazard assessment. Excavate and sever roots as necessary to enable garage door of garage 5 to open.	10-20	C		
T70	Lombardy poplar	22.0	1000	9	Mature	Reduced in the past. Dense ivy.	Request that adjacent landowner carry out a tree hazard assessment.	10-20	C		
								TOTAL ESTIMATED GANG HOURS			31.1

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)		
Category U	<ul style="list-style-type: none"> 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) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline 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 	See Table 2
<p>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</p> <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>		
<p>1 Mainly arboricultural qualities 2 Mainly landscape qualities 3 Mainly cultural values, including conservation</p>		
Trees to be considered for retention		
Category A	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)	See Table 2
Trees of high quality with an estimated remaining life expectancy of at least 40 years	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)
Category B	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	See Table 2
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	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
Category C	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	See Table 2
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	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

T24

