



SJ Stephens Associates

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Tree Work Recommendations 2017

At:-

Oak Hill Park
Hampstead
London NW3 7LN

On behalf of:-

Dawlin RTM Ltd
c/o Faraday Property Management Ltd
Fourth Floor
High Holborn House
52-54 High Holborn
London WC1V 6RL

Prepared by:

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Inspection Date: 14th December 2017
Report Date: 30th December 2017
Project No: 295

CONTENTS

- 1 BACKGROUND
- 2 SURVEY DETAILS AND SCOPE
- 3 PROPOSALS

Appendices

- A Site Plan: drawing no 295-01 rev E
- B Tree Schedule
- C BS5837 tree quality categories
- D Tree Work Schedule
- E Photo of T537

1 BACKGROUND

- 1.1 A survey of all trees on the site was initially undertaken in September 2009. Trees were re-surveyed in July 2011, October 2012, October 2013, September 2014, September 2015 and November 2016. These recommendations follow the latest inspection, carried out in December 2017.
- 1.2 The site inspection and recommendations, have been prepared by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, MICF, a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.

2 SURVEY DETAILS AND SCOPE

- 2.1 The tree survey included trees located within the area shown on the plan included as Appendix A.
- 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 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, prefixed with a "T", 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 name.
- **Tree height:** approximate height in metres.
- **Stem diameter:** approx. diameter in millimetres, taken at 1.5m above ground.
- **Crown spread:** approximate spread in metres. The approximate branch spread is drawn on the plan.
- **Age class:** Young, Semi-mature, Early mature, 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.
- **Estimated Remaining Contribution:** <10 years, 10+ years, 20+ 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: Unsuitable for retention, 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)
- **Gang hours:** approximate time to complete by a 2 man gang with a chipper
- **Estimated cost:** approximate cost at £80/gang hour
- **Priority:** see below

3 PROPOSALS

- 3.1 Updated details of all trees are included in the Tree Schedule attached as Appendix B. Tree numbers relate to the site plan included as Appendix A. The schedule provides details of works completed over previous years, together with works now recommended.
- 3.2 Details of proposed tree works are included in the Tree Work Schedule included as Appendix C.
- 3.3 All works have been prioritised, as follows:-
- High: works recommended for completion as soon as possible, and within 3 months – no trees are currently in this category.
 - Medium: works recommended for completion within 6 months
 - Low: works recommended either for cosmetic reasons, to extend life expectancy or to prevent future hazards developing, recommended for completion within 12 months.

- 3.4** The only trees recommended for removal are:-
- T541 - a leaning ash, to be removed to allow better surrounding trees to develop
 - T3813 – a dead thorn, growing in adjacent land to the east of Oakhill Lodge
 - T3874 – a low quality sycamore, growing in the south-east corner of the site, immediately adjacent to T555, proposed for removal to allow T555 to develop a more balanced crown.
- 3.5** Other works recommended consist of pruning to reduce the risk of tree failure. All works recommended fall within the Medium and Low category priority levels.
- 3.6** The Horse chestnut, T537, has a hollow stem with ongoing decay, but is providing good amenity value. Reduction of weight from the upper crown has therefore been specified, with the sections shown in the photo included as appendix D being removed.
- 3.7** The site falls within the Hampstead Conservation Area. This requires six weeks notification to be given to the Local Planning Authority of any intended tree surgery works, to allow them the option of placing a Tree Preservation Order.
- 3.8** It is recommended that an Arboricultural Association Approved Contractor is used for tree surgery work. See www.trees.org.uk for details.
- 3.9** All tree work should be undertaken to the standards set out in BS 3998:2010 British Standard recommendations for Tree Work.



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JOB TITLE
OAKHILL PARK, HAMPSTEAD

DRAWING TITLE
TREE HAZARD ASSESSMENT

DRAWING NUMBER
295-01

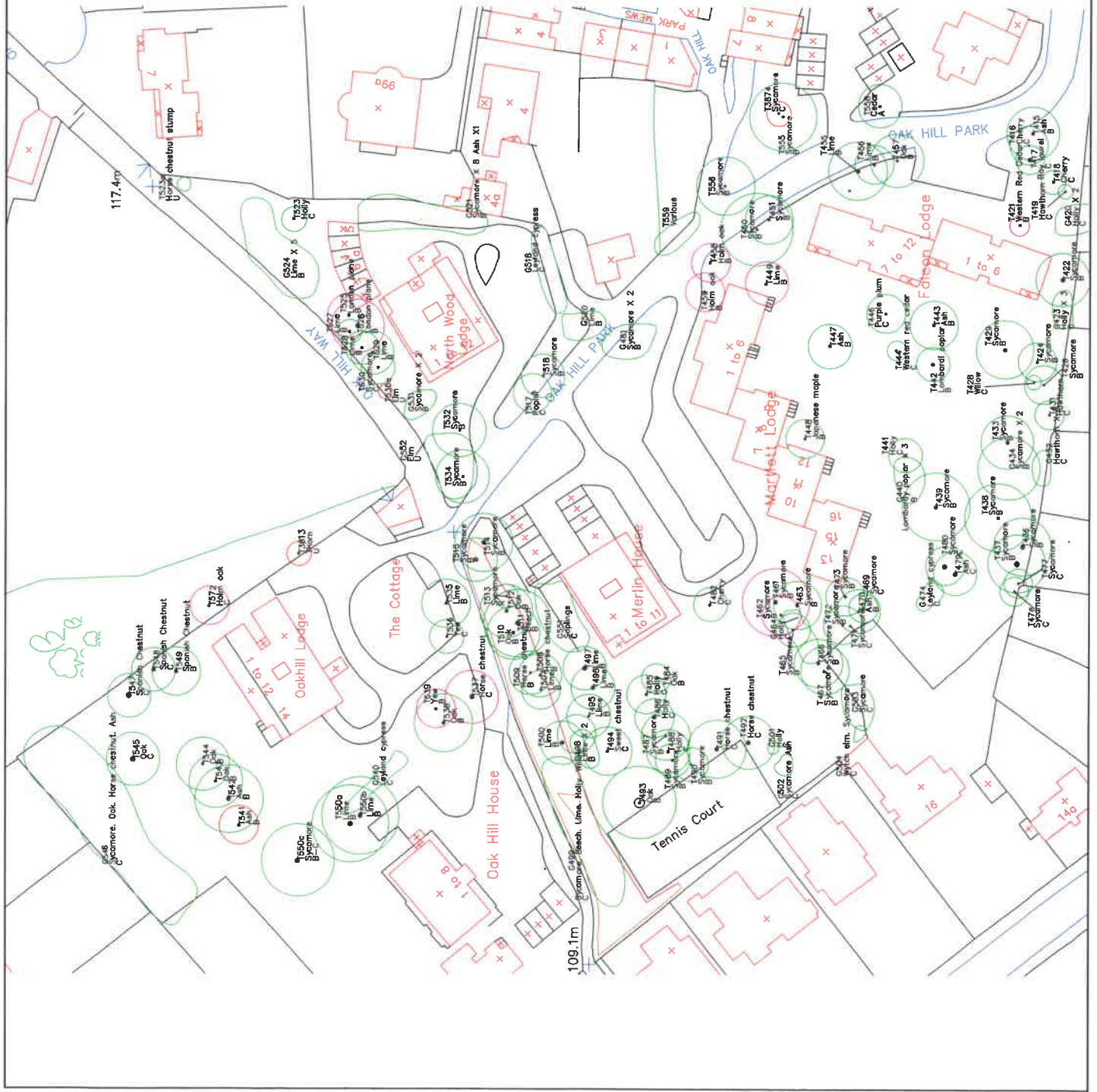
DATE
11/10/2018

SCALE
1:400 at A1

DRAWN BY
E

Key

- Category R
- Category A
- Category B
- Category C
- Clown species: related trees
- Trees For Removal
- Trees For Surgery



Tree/ Tag No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Crown Spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations; December 2017	Estimated Remaining Contribution (years) (Assumed 2 man gang hourly rate)	BS 5837 Category Grading	Gang hours rate	Estimat ed cost	Priority (High, Medium or Low)
T415	Ash	16	600	11	Mature	Good	Decay pocket at approx. 2m on east side of lower stem. Aerial deadwood removed in 2010. 2015: Minor deadwood. 2016: Moderate vigour.	No action required.	20-40	B		£ 0	
T416	Cherry	9	300	8	Mature	Good	Graft point at 2m. Suppressed growth habit. Showing good overall form and vigour. 2016: Minor dieback.	No action required.	15-30	C		£ 0	
T417	Bay	9	500	6	Mature	Good	Multi-stemmed. Minor deadwood throughout crown. 2013: Crown reduced since last inspection.	No action required.	15-30	C		£ 0	
T418	Cherry	10	200	5	Mature	Good	Showing good overall form and vigour.	No action required.	15-30	C		£ 0	
T419	Hawthorn	5	300	3	Over mature	Fair	Multi-stemmed. Decay throughout lower stem. Suppressed growth habit.	No action required.	10-20	C		£ 0	
G420	Holly x 2	9	300	9	Mature	Good	Slight lean to east. Showing good overall form and vigour.	No action required.	20-40	C		£ 0	
T421	Western red cedar	16	350	4	Mature	Good	Mechanical damage to exposed surface roots. Showing good overall form and vigour. 2013: Height reduced by 3m since last inspection. 2015: Lower branches trimmed. 2017: Becoming too large for location.	Reduce height by 2m. Reduce crown spread by approximately 1m, pruning branches back to suitable forks and ensuring adequate live growth remains to maintain a green canopy.	20-40	B	3	£ 240	Medium
T422	Sycamore	16	850	11	Mature	Good	Multi-stemmed. Ivy clad. 2011: Ivy killed, growing over building. 2012: Crown reduced in 2011. 2013: Branches touching building. 2014: Lateral branches removed since last inspection. 2016: Branches within 0.5m of building. 2017: Pruned back from building since last inspection.	No action required.	20-40	B		£ 0	
G423	Holly x 3	6-8	150-350	3	Mature	Good	Showing good overall form and vigour. 2013: Foliage almost touching building. 2014: Pruned back from building since last inspection.	No action required.	20-40	C		£ 0	
T424	Sycamore	18	350	8	Mature	Good	Showing good overall form and vigour. 2015: Minor deadwood. 2016: Drawn up - will become overtail close to buildings. 2017: Crown reduced since last inspection.	No action required.	>40	B		£ 0	
T426	Sycamore	15	350	8	Mature	Good	Multi-stemmed. Partially ivy clad. Showing good overall form and vigour. 2013: Twin stem - tight fork, but reasonable balance. Dead leader, killed by squirrels. 2017: Crown reduced since last inspection.	No action required.	>40	B		£ 0	
T428	Willow	9	150	3	Mature	Good	Partially ivy clad. Significant incline to east. 2011: Reduced to ground level in 2010. 2012: Restocking from base.	No action required.	20-40	C		£ 0	
T429	Sycamore	17	650	12	Mature	Good	Bifurcates at approx 6m. Previous tree surgery works throughout tree. 2012: Lateral branches removed during 2011.	No action required.	20-40	B		£ 0	
T430	Holly	12	350	6	Mature	Good	Multi-stemmed. Small basal cavity exposing decayed heartwood. Showing good overall form and vigour. 2013: Basal cavity enlarging. 2016: Base hollow. 2016: Removed since last inspection.		10-20	C		£ 0	
T431	Hawthorn	9	250	6	Over mature	Fair	Multi-stemmed. Decay pockets throughout tree. 2013: Declining.	No action required.	10-20	C		£ 0	
G432	Hawthorn x 5	4-7	100-200	3	Mature	Good	Showing good overall form and vigour.	No action required.	15-30	C		£ 0	
T433	Sycamore	18	700	11	Mature	Good	Multi-stemmed. Cambial wound to NE, buttress exposing decayed heartwood. Showing good overall form and vigour. 2011: Tight basal fork, but good overall crown shape and reasonable balance. 2012: Consider cable bracing within next five years. 2016: Cable braced since last inspection.	No action required.	>40	B		£ 0	
G434	Sycamore x 2	19	350-450	13	Mature	Good	Minor mechanical damage to exposed surface roots. Tagged stem bifurcates at 2.5m, with signs of bark inclusion. 2011: Reduced by 25% in 2010. 2015: Tight fork in northern stem at 2m, with included bark. 2016: Northern tree cable braced since last inspection.	No action required.	>40	B		£ 0	

Tree/ Tag No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Crown Spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations; December 2017	Estimated Remaining Contribution (years) Assumed 2 man gang hourly rate	BS 5837 Category Grading	Gang hours rate	Estimat ed cost	Priority (High, Medium or Low)
							Multi-stemmed. Ivy clad. 2012: Ivy removed during 2011. 2013: Crown reduced since last inspection. 2014: Hanging broken branch, but too small to create a risk. 2016: Becoming over large. 2017: Reduced since last inspection.	No action required.	20-40	B		£ 80	
T436	Sycamore	19	900	12	Mature	Good	Ivy clad. 2011: Ivy killed. 2013: Crown reduced since last inspection. 2016: Becoming over large. 2017: Reduced since last inspection.	No action required.	20-40	B		£ 0	
T437	Sycamore	19	900	12	Mature	Good	Minor mechanical damage to exposed surface roots. Showing good overall form and vigour. 2015: Low lateral at 4m removed. 2016: Good crown shape.	No action required.	>40	B		£ 0	
T438	Sycamore	22	500	14	Mature	Good	Multi-stemmed. Minor mechanical damage to exposed surface roots. Showing good overall form and vigour. 2013: Crown reduced since last inspection. 2014: Honey fungus brackets at base. 2015: Crown reduced since last inspection.	No action required.	>40	B		£ 0	
T439	Sycamore	18	550	14	Mature	Good	Typically tightly truncated upper crowns, with risk of branch failure. 2013: Three trees. Eastern tree has extensive basal decay - risk of failure. Middle tree is suppressed and of poor form. Western tree has reasonable crown shape and can continue. 2014: Two trees removed since last inspection, and remaining poplar reduced.	No action required.	20-40	B		£ 0	
G440	Lombardy poplar	17	350-400	4	Mature	Good	Multi-stemmed. Suppressed growth habit. 2011: Crown dying back. 2014: Continuing to die back. 2017: Pruned since last inspection.	No action required.	10-20	C		£ 0	
T441	Holly	8	300	7	Mature	Good	Mechanical damage to exposed surface roots. Typically light truncated upper crown. 2015: Sounding hammer suggests hollowing of base. 2016: Height reduced since last inspection.	No action required.	20-40	B		£ 0	
T442	Lombardy poplar	19	600	7	Mature	Good	Small amount of aerial deadwood. 2011: Deadwood removed and crown lifted during 2010. 2016: Minor deadwood, but too small to be a hazard.	No action required.	>40	B		£ 0	
T443	Ash	15	500	10	Mature	Good	Showing good overall form and vigour.	No action required.	>40	C		£ 0	
T444	Western red cedar	11	250	4	Mature	Good	Cambial wounding throughout lower stem, exposing decayed heartwood. 2011: Extensive heartwood decay. 2013: Crown reduced since last inspection. 2016: Crown reduced since last inspection. 2017: Basal decay, but reasonable vigour.	No action required.	10-20	C		£ 0	
T446	Purple plum	7	300	8	Over mature	Fair	Multi-stemmed. Evidence of basal decay. 2011: Removed in 2010 and replaced with new Ash. 2015: New tree growing well.	No action required.	>40	B		£ 0	
T447	Ash	13	450	9	Mature	Good	Multi-stemmed. Showing good overall form and vigour. 2011: Branches hitting building. 2012: Minor pruning carried out. 2016: Minor crown reduction since last inspection. 2017: Vigorous re-growth following previous reduction.	No action required.	20-40	B		£ 0	
T448	Japanese maple	8	200	8	Mature	Good	Mechanical damage to exposed surface roots. Cambial wound at approx. 2.5m, exposing decayed heartwood. Showing good overall form and vigour. 2011: Canopy hitting corner of building. 2012: Crown reduction undertaken during 2011/2012. 2014: Crown reduced since last inspection. 2017: Re-growth just touching corner of building.	Reduce crown, with a height reduction of 2m, a reduction in overall lateral spread by 1-2m and ensuring 2m clearance to building.	20-40	B	5	£ 400	Medium
T449	Lime	16	450	9	Mature	Good	Mechanical damage to exposed surface roots. Small basal decay pocket. Showing good overall form and vigour. 2013: Low branches removed since last inspection. 2014: Crown reduced since last inspection.	No action required.	>40	B		£ 0	
T450	Sycamore	18	400	15	Mature	Good							

Tree/ Tag No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Crown Spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations; December 2017	Estimated Remaining Contribution (years) Assumed 2 man gang hourly rate	BS 5837 Category Grading	Gang hours rate	Estimat ed cost	Priority (High, Medium or Low)
T451	Sycamore	17	450	10	Mature	Good	Mechanical damage to exposed surface roots. Showing good overall form and vigour. 2012: Lateral branches extending to within 1m of building. 2013: Pruning carried out since last inspection. 2016: Lateral spread reduced since last inspection. 2017: Some decay to surface roots to south west.	No action required.	>40	B		£ 0	
T455	Lime	20	700	12	Mature	Good	Bifurcates at approx. 12m. Possible area of decay at previous reduction points. 2011: Minor deadwood. 2014: Crown lifted since last inspection. 2015: Minor dieback at crown extremities. 2016: Crown reduced since last inspection.	No action required.	20-40	B		£ 0	
T456	Lime	18	500	8	Mature	Good	Prolific epicormic growth in mid-stem. Showing good overall form and vigour. 2011: Minor deadwood. 2014: Crown lifted since last inspection. Minor deadwood. 2016: Crown reduced since last inspection.	No action required.	20-40	B		£ 0	
T457	Oak	15	450	11	Mature	Good	Suppressed growth habit. Decay pockets in mid-crown. 2014: Awkward crown structure with decay points. 2015: Crown reduced since last inspection.	No action required.	>40	B		£ 0	
T458	Holm oak	14	400	8	Over mature	Fair	Mechanical damage to exposed surface roots. Number of decay pockets throughout crown. 2015: Erosion exposing roots. 2016: Crown reduced since last inspection. 2017: Vigorous re-growth following previous reduction.	Reduce height by 2.5m and prune back branches towards building by approximately 1m.	20-40	B	2	£ 160	Medium
T459	Holm oak	15	500	8	Over mature	Fair	Number of decay pockets throughout lower tree. Bifurcates at approx 2.5m. Initial signs of a hazard beam in southerly lateral. 2011: Canopy hitting corner of building. 2012: Pruned during 2011/2012 to provide clearance to building. 2013: Cavity at 1.6m - but good compartmentalisation. 2016: Crown reduced since last inspection. 2017: Vigorous re-growth following previous reduction.	Reduce height by 2m and prune back branches towards building by approximately 1.5m.	20-40	B	3	£ 240	Medium
T461	Sycamore	18	750	14	Mature	Good	Multi-stemmed. Bifurcates at approx 2m. with signs of bark inclusion. Showing good overall form and vigour. 2012: Crown reduced during 2011/2012.	20% crown reduction, to reduce risk of break out and maintain tree at an appropriate size for location.	>40	B	4	£ 320	Medium
T462	Sycamore	17	450	8	Mature	Good	Unbalanced crown. Showing good overall form and vigour. 2011: Stem wound at 2m. 2012: Crown reduced during 2011/2012.	20% crown reduction. Remove dead branch.	>40	B	2	£ 160	Medium
T463	Sycamore	18	600	10	Mature	Good	Twin stem from base. Showing good overall form and vigour. 2017: Minor crown reduction since last inspection.	No action required.	>40	B		£ 0	
T464	Holly	8	150-250	3	Mature	Good	Showing good overall form and vigour.	No action required.	>40	C		£ 0	
T465	Sycamore	14	250	7	Mature	Good	Partially ivy clad. Showing good overall form and vigour. 2012: Crown reduced during 2011/2012.	No action required	>40	B		£ 0	
T466	Sycamore	19	600	10	Mature	Good	Multi-stemmed. Ivy clad. 2012: Crown reduced and lifted. Ivy severed during 2011/2012.	No action required.	>40	B		£ 0	
T467	Sycamore	19	350	10	Mature	Good	Ivy clad. 2012: Ivy severed and crown reduced and lifted during 2011/2012	No action required.	>40	B		£ 0	
T469	Sycamore	10	350	6	Mature	Good	Multi-stemmed. Ivy clad. Regen. 2015: Ivy severed.	No action required.	>40	C		£ 0	
T470	Ash	18	300	9	Mature	Good	Ivy clad. 2011: Ivy killed.	No action required.	>40	B		£ 0	
T472	Sycamore	18	300	8	Mature	Good	Ivy clad. 2011: Ivy removed.	No action required.	>40	B		£ 0	
T473	Sycamore	22	450	8	Mature	Good	Previously reduced. Showing signs of good recovery. 2011: Crown overhanging building. 2012: Crown reduced and thinned during 2011/2012. 2015: Canopy within 0.5m of building - consider thinning at next inspection. 2017: Pruned back from building since last inspection.	No action required.	>40	B		£ 0	
G474	Leyland cypress	10	90-150	0	Middle aged	Good	Group acting as screening from adjacent property. 2012: One tree dead. 2013: Dead tree removed since last inspection.	No action required.	>40	C		£ 0	

Tree/ Tag No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Crown Spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations; December 2017	Estimated Remaining Contribution (years) Assumed 2 man gang	BS 5837 Category Grading	Gang hours rate	Estimat ed cost	Priority (High, Medium or Low)
T477	Sycamore	14	250	6	Mature	Good	Ivy clad. 2011: Ivy killed. 2011: Consider reduction in 2012. 2015: Heavy ivy growth leaning to south over adjacent property. 2016: Ivy severed since last inspection.	No action required.	>40	C		£ 0	
T478	Sycamore	16	250	6	Mature	Good	Ivy clad. 2012: Ivy severed 2015: One sided canopy.	No action required.	>40	C		£ 0	
T479	Ash	10	750	9	Over mature	Fair	Ivy clad. Bifurcates at approx 10m. Loss of secondary limb. 2011: Crown unbalanced by loss of main stem. 2012: Crown reduced during 2011/12.	No action required.	10-20	C		£ 0	
T480	Sycamore	10	900	8	Over mature	Fair	Ivy clad. Loss of apical dominance. Aerial deadwood. 2012: Lateral branches removed during 2011/12.	No action required.	10-20	C		£ 0	
G481	Sycamore x 2	17	400-650	14	Mature	Good	Multi-stemmed. Mechanical damage to exposed surface roots. Showing good overall form and vigour. 2014: Crown reduction since last inspection.	No action required.	>40	B		£ 0	
T482	Cherry	7	250	7	Mature	Good	Mechanical damage to exposed surface roots. Showing good overall form and vigour. 2012: Pruned over drive during 2011/2012.	No action required.	20-40	C		£ 0	
T484	Oak	9	500	6	Mature	Good	Previously reduced. Showing signs of good recovery.	No work required.	>40	B		£ 0	
T485	Holly	9	500	8	Mature	Good	Multi-stemmed. Showing good overall form and vigour.	No work required.	20-40	C		£ 0	
T486	Holly	10	500	8	Mature	Good	Multi-stemmed. Showing good overall form and vigour.	No work required.	>40	C		£ 0	
T487	Sycamore	18	400	10	Mature	Good	Showing good overall form and vigour.	No work required.	>40	B		£ 0	
T488	Holly	10	450	9	Mature	Good	Multi-stemmed. Showing good overall form and vigour. 2016: Crown dieback.	No work required.	>40	C		£ 0	
T489	Sycamore	17	300	7	Mature	Good	Showing good overall form and vigour.	No action required.	>40	B		£ 0	
T490	Sycamore	17	300	7	Mature	Good	Showing good overall form and vigour. Possible changes to ground levels. 2013: roots affecting tennis court surface. Evidence of root severance to accommodate new tennis court.	No action required.	>40	B		£ 0	
T491	Horse chestnut	16	700	12	Over mature	Fair	Infection from leaf miner. 2013: Slime flux at base. Likely to decline. Roots affecting tennis court surface. 2014: Declining vigour. 2015: Slime flux on main stem, but showing reasonable vigour. 2016: Reasonable vigour. 2017: Continues to show reasonable vigour.	No action required.	5-15	C		£ 0	
T492	Horse chestnut	16	800	11	Over mature	Fair	Multi-stemmed. Possible changes to ground levels. Possible root severance to accommodate new tennis court. Infection from leaf miner. 2013: Patches of dead bark around base. Some basal decay. Roots affecting tennis court surface. 2014: Declining vigour. 2015: Basal decay, but foliage showing reasonable vigour. 2016: Reasonable vigour, but basal decay developing. 2017: Crown reduced since last inspection. Continues to show reasonable vigour.	No action required.	5-15	C		£ 0	
T493	Oak	15	2000	15	Over mature	Fair	Number of decay pockets throughout tree. Small amount of aerial deadwood. 2012: Reduced during 2011/2012. 2014: Minor deadwood throughout crown. 2015: Deadwood removed since last inspection. Further minor deadwood. 2016: foliage showing good vigour, although minor deadwood - not of sufficient size to be a hazard. 2017: No change.	No action required.	20-40	B		£ 0	
T494	Sweet chestnut	10	300	10	Mature	Good	Suppressed growth habit. Showing good overall form and vigour.	No action required.	>40	C		£ 0	
T495	Lime	16	350	9	Mature	Good	Mature basal suckering. Showing good overall form and vigour. Not possible to reduce enough to open up views, without destroying the tree. 2017: Basal growth removed.	No action required.	>40	B		£ 0	
T496	Lime	23	700	9	Mature	Good	Partially ivy clad. Not possible to reduce enough to open up views, without destroying the tree. 2012: Crown reduced during 2011/2012. 2017: Basal growth removed.	No action required.	20-40	B		£ 0	

Tree/ Tag No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Crown Spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations; December 2017	Estimated Remaining Contribution (years) Assumed 2 man gang hourly rate	BS 5837 Category Grading	Gang hours rate	Estimat ed cost £	Priority (High, Medium or Low)
T497	Lime	20	850	9	Mature	Good	Multi-stemmed. 2012: Crown reduced during 2011/2012. 2017: Both basal growths removed.	No action required.	20-40	B		£ 0	
G498	Lime x 2	17-19	350	8	Mature	Good	Prolific basal suckering. Southernly stem is ivy clad.	No work required.	20-40	B		£ 0	
G499	Sycamore, Beech, Lime, Holly, Willow			0	Mature	Good	Tagged Sycamore stem has cambial wound exposing decayed heartwood. Showing good overall form and vigour. 2015: Tagged Sycamore has extensive cavity from 1.6-2.3m. 2016: Hollow tree removed since last inspection.	No action required.	20-40	C		£ 0	
T500	Lime	19	700	9	Mature	Good	Ivy clad. Bifurcates at approx. 6m.	No work required.	20-40	B		£ 0	
G501	Holly	6	100-150	2	Mature	Good	Past changes to ground level.	No work required.	10-20	C		£ 0	
G502	Sycamore, Ash	8-12	100-300	0	Mature	Good	Recent mechanical damage to bark on stems, exposing sapwood. Recent changes to ground level.	No work required.	10-20	C		£ 0	
G503	Sycamore	8-12	100-400	0	Mature	Good	Larger stems are ivy clad. Recent crown reduction. Changes to ground level. 2011: Reduced during 2010. 2012: Ivy severed during 2011/2012.	No action required.	10-20	C		£ 0	
G504	Wych elm, Sycamore	6-10	100-350	0	Mature	Good	Group is ivy clad. Mechanical damage exposing sapwood. Recent changes to ground level. 2012: Ivy severed during 2011/2012. 2013: Becoming engulfed in ivy.	No action required.	10-20	C		£ 0	
T507	Lime	17	400	8	Mature	Good	Small amount of aerial deadwood, though not representing a risk to public safety. 2012: Crown reduced during 2011/2012. 2013: Dieback at apex. 2014: Top dead. 2015: Dead leader removed.	No action required.	20-40	B		£ 0	
T508	Horse chestnut	17	350	9	Mature	Good	Partially ivy clad. Minor infection from leaf miner. 2012: Crown reduced during 2011/2012. 2014: Declining vigour.	No action required.	20-40	B		£ 0	
T509	Horse chestnut	17	350	9	Mature	Good	Partially ivy clad. Minor infection from leaf miner. 2015: Main stem dog-legs towards road. 2016: Crown reduced since last inspection.	No action required.	20-40	B		£ 0	
T510	Oak	18	600	11	Mature	Good	Suppressed growth habit due to T511. Unbalanced crown. Showing good overall form and vigour. 2011: Crown reduced in 2010.	No action required.	>40	B		£ 0	
T511	Beech	23	900	14	Mature/ over mature	Fair	Exposed surface roots. Incline over adjacent roadway. Small amount of aerial deadwood. 2011: Two lateral branches removed during 2010. 2014: Bank continues to erode, exposing roots. Minor cavity at 4m to southeast. Majority of weight over road. 2015: Crown reduced since last inspection. 2016: Crown somewhat sparse. erosion of slope around roots continuing. 2017: Very minor pruning undertaken since last inspection. height not reduced as previously specified. Consider further height reduction in 2019.	No action required.	20-40	B		£ 0	
T512	Oak	15	600	11	Mature	Good	Suppressed growth habit due to T511. Unbalanced crown. Showing good overall form and vigour. 2011: Deadwood over road. All weight over road. Decay point at 2m. 2012: Crown reduced and deadwood removed during 2011/2012.	No work required.	>40	B		£ 0	
T514	Sycamore	16	750	12	Mature	Good	Multi-stemmed. Ivy clad. 2012: Ivy severed during 2011/2012.	No action.	20-40	B		£ 0	
T515	Sycamore	17	850	9	Mature	Good	Multi-stemmed. Exposed surface roots. Showing good overall form and vigour.	No action required	20-40	B		£ 0	

Tree/ Tag No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Crown Spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations; December 2017	Estimated Remaining Contribution (years) Assumed 2 man gang hourly rate	BS 5837 Category Grading	Gang hours	Estimat ed cost	Priority (High, Medium or Low)
							Previously reduced. Showing signs of good recovery. 2011: Main stem growing at acute angle out of bank previously reduced. 2013: Crown reduced since last inspection. 2016: Limb to southwest removed since last inspection. 2017: Two woodpecker holes. Road slumping adjacent tree. Trench dug approximately 0.5m- 1m below main crack, to depth of 0.5m above and 1m below main crack, to depth of approximately 0.5m- no substantial roots found, so tree unlikely to be causing the subsidence problem.	No work required.	20-40	C		£ 80	
T517	Poplar	10	400	8	Mature	Good						£ 0	
T518	Sycamore	9	300	9	Mature	Good	Showing good overall form and vigour.	No work required.	>40	B		£ 0	
G518	Leyland cypress	11	120 - 180		Early mature	Good	Previously topped.	No action required.	15-30	B-C		£ 0	
G520	Lime	8-16	250-400	8	Mature	Good	Prolific basal suckering. Southerly stem is ivy clad. 2011: Basal shoots removed. Growing on steep bank. 2014: Extensive basal growth growing at top of 2m retaining wall. 2015: Crown reduced since last inspection. 2017: Good response following previous reduction.	No action required	20-40	B		£ 0	
G521	Sycamore x 8, Ash x 1	15-19	250-400	8	Mature	Good	Stems are ivy clad. 2012: Trees all becoming too big for location, particularly considering lack of anchorage due to position above steep bank. 2013: Canopies reduced since last inspection. 2014: Crown reduction undertaken since last inspection. 2017: Decay being in pruning wounds to sycamore. 2014: A mixture of ash and sycamore saplings, growing adjacent to boundary wall. 2015: Saplings close to wall removed.	No action required.	20-40	B		£ 0	
G523	Saplings	3-7	50-75		Young	Fair		No action required.	10-20	C		£ 0	
T523a	Horse chestnut	4	1200	3	Over mature	Poor	Recently reduced to 3m, but regrowth starting. 2015: Future risk of stem collapsing into path. 2016: Reduced to 0.5m.	No action required.	<10	U		£ 0	
T523	Holly	8	400	5	Mature	Good	Multi-stemmed. Showing good overall form and vigour.	No action required	>40	C		£ 0	
T523 b	Cherry	16	350	8	Early mature		2017: Leaning over Oakhill way, but low risk at present.	No action required.	10-20	B-C		£ 0	
G524	Lime X 5	11-21		9	Mature	Good	Prolific basal suckering. Ivy clad. 2017: Basal growth removed.	No action required.	20-40	B		£ 0	
T525	London plane	18	400	9	Mature	Good	Ivy clad. 2014: Growing with an acute lean to northeast. 2015: Reduced since last inspection. 2017: Acute lean, cavity at 4m. Contributing little and competing with T526.	Remove.	20-40	B	3	£ 240	Low
T526	London plane	23	900	11	Mature	Good	Lower stem is ivy clad. Number of decay pockets throughout tree. Number of tightly furcated areas throughout crown. 2011: Reduced in 2010. 2014: Various cavities in main stem. 2017: Major limb growing to north east from 9m, exerting considerable stress on fork.	Reduce growth on limb to north east by approximately 4m, removing weight as best possible. Reduce crown height and spread for the rest of the tree by approximately 2m, ensuring 3m crown clearance to building.	20-40	B	8	£ 640	Medium
T527	Lime	11	250	5	Mature	Good	Ivy clad. 2011: Suppressed. Top missing.	No work required.	5-15	C		£ 0	
T528	Lime	16	400	7	Mature	Good	Ivy clad. 2015: Reduced since last inspection.	No work required.	20-40	B		£ 0	
T529	Lime	16	450	9	Mature	Good	Ivy clad. 2011: Crown only 0.5m from building and cutting out since last inspection.	No work required.	20-40	B		£ 0	
T530	Sycamore	10	250	7	Mature	Good	Partially ivy clad. Slight incline over adjacent footpath.	No action required	>40	C		£ 0	
T530a	Elm	8	100	4	Young	Fair	Leaning over path and against fencing. 2017: Removed.	No action required	<10	U		£ 0	
G531	Sycamore x 2	15	500	10	Mature	Good	Multi-stemmed. Mature basal suckering. Showing good overall form and vigour. 2017: Leaning stems removed.	No action required.	>40	B		£ 0	
T532	Sycamore	14	300	11	Mature	Good	tertiary lateral at approx 1m above ground level has failed due to bark stripping. 2016: Low branches removed since last inspection.	No action required.	20-40	B		£ 0	
T534	Sycamore	16	350	11	Mature	Good	Mature basal suckering. Squirrel damage has exposed decayed sapwood and heartwood.	No work required.	20-40	B		£ 0	

Tree/ Tag No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Crown Spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations; December 2017	Estimated Remaining Contribution (years) Assumed 2 man gang hourly rate	BS 5837 Category Grading	Gang hours rate	Estimat ed cost	Priority (High, Medium or Low)
T535	Lime	19	500	10	Mature	Good	Mechanical damage to exposed surface roots. Showing good overall form and vigour. 2013: Crown reduced since last inspection. 2017: Crown reduction undertaken.	No action required.	20-40	B		£ 0	
T536	Yew	9	250	7	Over mature	Fair	Ground compaction, resulting in dieback in mid-crown. 2016: Crown lifted since last inspection.	No action required.	20-40	C		£ 0	
T537	Horse chestnut	14	850	11	Over mature	Poor	Ground compaction. Large cavity at approx. 2m on east side of tree. Resonate testing indicating decay column from cavity to base. Recent crown reduction. 2012: Internal decay continuing, but showing reasonable vigour. 2013: Basal decay continuing. 2014: Main stem almost hollow. 2015: Reduced since last inspection. 2016: Foliage showing reasonable vigour. 2017: Decay to main stem continuing.	A: Reduce central, vertical stem, from 3-way fork, by 2m, to just above lateral branch. B: Reduce end weight from limb growing to north west (towards T538, oak) - removing heavy, lower section back to fork. C: Remove section from higher lateral limb to east. All as per photos attached. Together with any further minor pruning to reduce weight on the main stem, while retaining crown shape as best possible.	5-15	C	6	£ 480	Medium
T538	Oak	16	600	12	Mature	Good	Showing good overall form and vigour.	No work required.	>40	B		£ 0	
T539	Yew	12	250	8	Mature	Good	Bifurcates at approx. 6m. Showing good overall form and vigour. 2017: Low branch over drive.	Remove lowest low branch over drive. Prune back others to reduce crown spread over drive.	>40	B	1.5	£ 120	Medium
G540	Leyland cypress	8	100-150	2	Middle aged	Good	Showing good overall form and vigour. 2013: Height reduced since last inspection.	No work required.	>40	C		£ 0	
T541	Ash	17	450	8	Middle aged	Good	Twin-stemmed from 0.9m. Leaning to west.	Remove to allow surrounding trees to develop.	>40	B	3.5	£ 280	Medium
T542	Ash	22	850	14	Mature	Good	Twin-stemmed. Larger stem bifurcates at approx. 9m, with signs of bark inclusion. 2011: Minor deadwood. 2016: Good vigour. Previously reduced. 2017: Reduced since previous inspection.	No action required.	20-40	B		£ 0	
T543	Oak	14	400	11	Mature	Good	Showing good overall form and vigour. 2016: Low branches removed.	No action required.	>40	B		£ 0	
T544	Oak	14	450	11	Mature	Good	Showing good overall form and vigour. 2016: Low branches removed.	No action required.	>40	B		£ 0	
T545	Oak	12	900	11	Over mature	Fair	Partially ivy clad. Number of decay pockets throughout crown. Senescent stage of life. 2014: Cavities throughout crown - branch failure possible, but low risk as very low occupancy. 2016: Removed since last inspection.	No action required.	15-30	C		£ 0	
G546	Sycamore, Oak, Horse chestnut, Ash			0			Dense rhododendron with trees. 2017: Tree in neighbouring property to south west has failed, breaking fence. Acuba shrubs beginning to dominate.	Clear fallen tree. Consider planting two new oak trees in gaps.		C	2.5	£ 200	Low
T547	Spanish chestnut	15	950	9	Over mature	Fair	Number of decay pockets throughout tree. Previously reduced. In senescent stage of life. 2011: Minor deadwood. 2012: Dead/dying limb growing towards building. 2013: Dead branch removed since last inspection. Minor deadwood higher in crown. 2014: Occasional dead and hanging branches. 2015: Dead and broken branches removed.	No work required.	10-20	C		£ 0	
T548	Spanish chestnut	9	800	9	Over mature	Fair	Number of decay pockets throughout tree. Previously reduced. In senescent stage of life. 2011: Extensive dieback and deadwood, but low occupancy so negligible risk. 2013: Dieback continuing. 2016: major dead section. 2017: Deadwood removed.	No action required.	10-20	C		£ 0	
T549	Spanish chestnut	18	650	10	Mature	Good	Small amount of aerial deadwood. Showing good overall form and vigour. 2016: Becoming over large for location close to building. 2017: Crown reduced.		20-40	B		£ 0	

Tree/ Tag No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Crown Spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations; December 2017	Estimated Remaining Contribution (years) Assumed 2 man gang hourly rate	BS 5837 Category Grading	Gang hours rate	Estimat ed cost	Priority (High, Medium or Low)
T572	Holm oak	14	600	10	Early mature	Good	2017: Growing in adjacent property. Twin stem from 1.8m-eastern stem dead and broken out, western stem leaning towards building.	Reduce western stem to 4.5m.	10-20	C	3	£ 240	Medium
T3873	Holm	5	180	0.5			2017: Dead tree.	Remove.	<10	U	0.5	£ 40	Medium
T550a	Lime	20	850	16	Mature	Good	Showing good overall form and vigour. 2013: Crown reduced since last inspection.	No work required.	20-40	B		£ 0	
T550c	Sycamore	17	600	15	Mature	Good	2014: Tight fork at 4m. 2015: crown reduced since last inspection.	No work required.	15-30	B-C		£ 0	
G551	Young trees	5-8	25-90		Young	Good	Mixture of Sweet chestnut, Holm oak, Sycamore, Oak, Thom, Beech. 2017: Thinning undertaken.	No work required.	20-40	C		£ 0	
G552	Elm	3-7	25-90		Young	Poor	A group of Elm re-growth including a number of dead and dying trees. 2015: Dead trees removed since last inspection.	No action required	>10	U		£ 0	
T555	Sycamore	15.5	400	14	Mature	Good	2014: Tag 0002 Major lateral to south from 3m beginning to shade out lawn. 2017: Path reconstructed, further from tree since last inspection.	No action required.	20-40	B		£ 0	
T3874	Sycamore	14	200	5	Early mature	Good	2017: Tag 3874.	Remove to encourage more balanced crown development for T555.	10-20	C	2	£ 160	Medium
T556	Sycamore	16.5	350/350	12	Mature	Fair	2014: Twin stem from base. Roots to west damaged by traffic. 2015: Crown reduced since last inspection. 2017: Erosion of bank around roots continuing. Hollow section in stem from 4-6m. in eastern stem.	Reduce height of eastern stem by 3m, to encourage western stem to develop.	20-40	B	1.5	£ 120	Medium
T558	Cedar	16	450	9	Early mature	Good	2014: Good form and structure, but becoming over large for location. 2017: Good vigour, but will become over tall in this location.	Reduce height by 2m, to check vertical growth.	>40	A	0.75	£ 60	Low
T561	Ash	5	90		Young	Good	2015: 3 way fork at one metre. Low quality young tree growing immediately adjacent to retaining wall - could cause future structural problems. 2017: Removed since last inspection.		10-20	C		£ 0	
Approx Cost Estimate											Total	£ 4,100	

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 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	- 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 NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.	See Table 2
Trees to be considered for retention		
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	1 Mainly arboricultural qualities 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) 2 Mainly landscape qualities Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features 3 Mainly cultural values, including conservation Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality 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
Category C 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	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