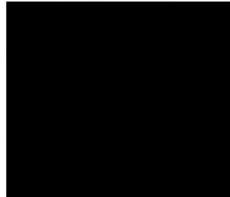




SJ Stephens Associates

ARBORICULTURAL, LANDSCAPE &
MANAGEMENT CONSULTANTS



Tree Work Recommendations 2018

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:

**Simon Stephens MA Oxon, Dip
Arb(RFS), MArborA, C Env.**



**Inspection Date: 11th October 2018
Report Date: 31st October 2018
Project No: 295**

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- 3 PROPOSALS

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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, November 2016 and December 2017. These recommendations follow the latest inspection, carried out in October 2018.
- 1.2 The site inspection and recommendations, have been prepared by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, MICE, a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.

2 SURVEY DETAILS AND SCOPE

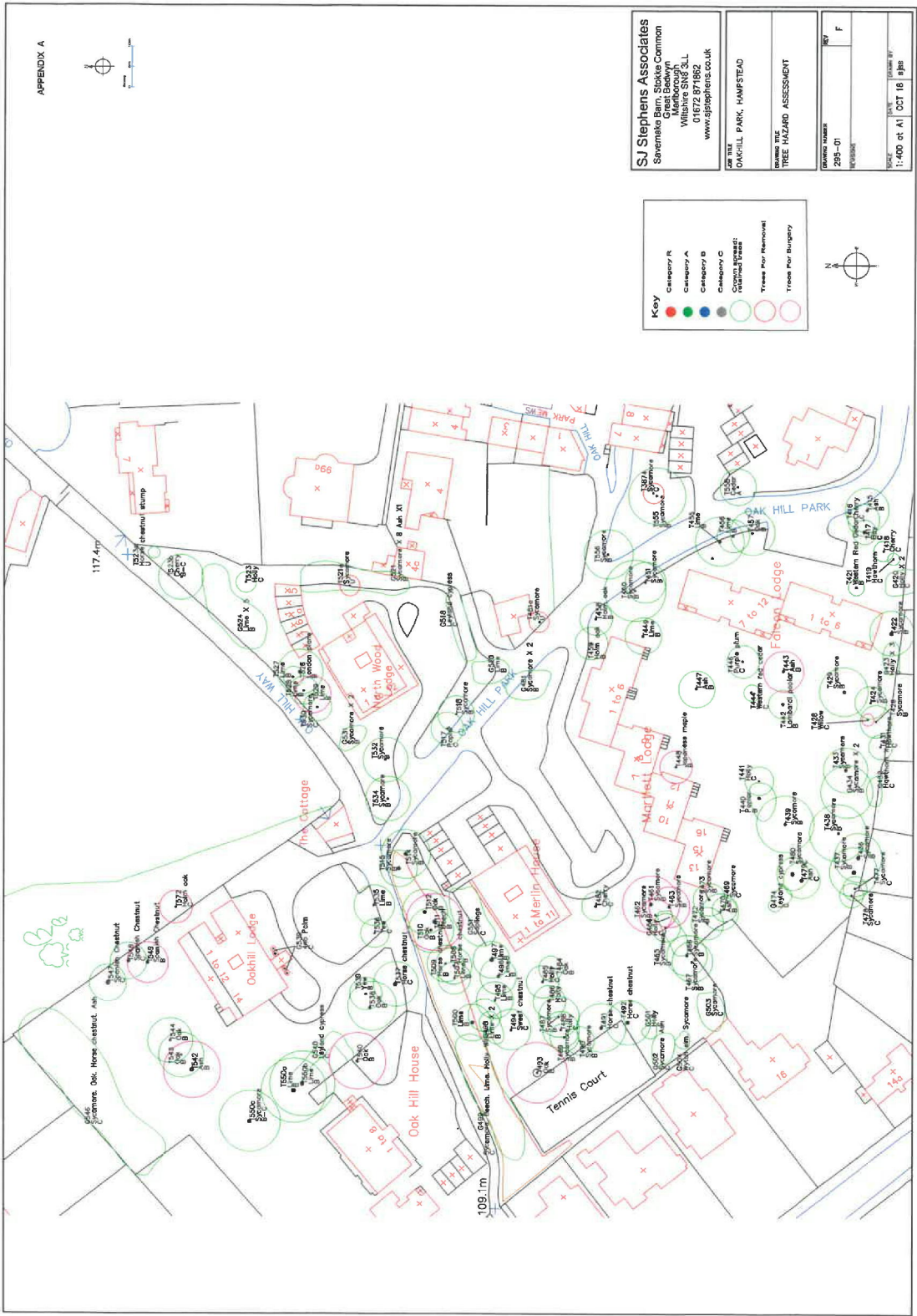
- 2.1 The tree survey included trees located within the area shown on the plan included as Appendix A.
- 2.2 Tree inspection took place from ground level with the use of binoculars, sounding hammer and metal probe using the Visual Tree Assessment method (Mattheck & Breloer 1994). The presence and condition 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:-
- T481a – a low quality, leaning sycamore growing in the adjacent site to the east of Martell Lodge. Removal will be subject to approval from the owner.
 - T521a - a drawn up sycamore to the east of North Wood Lodge, which has an extensive bark wound, now showing underlying decay.
 - G539 – 4no palm trees outside Oakhill Lodge, which are causing structural damage to the underground car park below.
 - 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 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.
- 3.7** It is recommended that an Arboricultural Association Approved Contractor is used for tree surgery work. See www.trees.org.uk for details.
- 3.8** All tree work should be undertaken to the standards set out in BS 3998:2010 British Standard recommendations for Tree Work.



APPENDIX A



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JOB TITLE: OAK HILL PARK, HAMPSTEAD

PROJECT TITLE: TREE HAZARD ASSESSMENT

CLIENT NUMBER	REV
285-01	F
DATE	DATE OF A1
1:400 or A1	OCT 18 08

Key

- Category R
- Category A
- Category B
- Category C
- Crown spread retained base
- Tree for removal
- Tree for bruyery



Oakhill Park, Hampstead

Appendix D
Tree Work Schedule

Tree/ Tag No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Crown Spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations; October 2018	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Priority (High, Medium or Low)
T428	Willow	9	150	3	Mature	Good	Partially ivy clad. Significant incline to east. 2011: Reduced to ground level in 2010. 2012: Reshooting from base. 2018: Dead stems.	Remove dead stems.	20-40	C	Low
T443	Ash	15	500	10	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. 2018: Several dead branches.	Remove deadwood.	>40	B	Medium
T448	Japanese maple	8	200	9.5	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 regrowth following previous reduction. 2018: Attractive tree, but becoming over large for location.	Reduce crown- reducing height by approximately 1.5m and crown spread by approximately 1m.	20-40	B	Medium
T461	Sycamore	18	750	14	Mature	Good	Multi-stemmed. Bifurcated at approx 2m, with signs of bark inclusion. Showing good overall form and vigour. 2012: Crown reduced during 2011/2012. 2018: Crown reduction approved in 2017, but not undertaken.	20% crown reduction to reduce risk of breakout and maintain tree at an appropriate site for location.	>40	B	
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. 2018: Crown reduction approved in 2017, but not undertaken.	20% crown reduction to reduce risk of breakout and maintain tree at an appropriate site for location.	>40	B	
T463	Sycamore	18	600	10	Mature	Good	Twin stem from base. Showing good overall form and vigour. 2017: Minor crown reduction since last inspection.	15% crown reduction, to same height as T461/462.	>40	B	
T481a	Sycamore	13.5	240	4.5	Early mature	Poor	2018: Growing in adjacent site, leaning over access road. Extensive crown dieback, with dead branches up to 100mm diameter.	Remove.	<10	U	
T483	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. 2018: Moderate vigour, with deadwood up to 80mm diameter.	Remove deadwood.	20-40	B	Medium
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.	Reduce height by approximately 2.5m, to reduce stress on root plate.	20-40	B	Medium
T521a	Sycamore	15	420	5	Early mature	Poor	2018: Tag 673. Longitudinal cavity from 2-3.5m, together with further decay points at pruning wounds. Showing low vigour.	Remove. Risk of failure.	<10	U	Medium
T529	Lime	16	450	9	Mature	Good	Ivy clad. 2011: Crown only 0.5m from building and cutting out light. 2012: Crown reduced during 2011/12. 2015: Reduced since last inspection. 2018: canopy within 1m of building.	Reduce crown spread to provide 3m crown clearance to building.	20-40	B	Medium
G539	4no. Palm	5-7	300		Mature		2018: Stem diameter 250-300mm. Causing damage to underground car park.	Remove and replace with two small growing multi stem trees, such as amelanchier.	10-20	C	Medium
T540	Oak	19	1400	14	Mature	Fair	2018: Growing in adjacent property. Showing good vigour, but with branch containing deadwood overhanging drive.	Reduce branch over drive by 25%. Remove all deadwood that could fall on drive.	>40	A	Medium

Oakhill Park, Hampstead

Appendix D
Tree Work Schedule

Tree/ Tag No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Crown Spread (m)	Age Class	Phys. Contd.	Condition	Management Recommendations; October 2018	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Priority (High, Medium, or Low)
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. 2018: Good vigour, but occasional dead branches.	Remove deadwood.	20-40	B	Medium
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.	Remove epicormic growth from main stem.	20-40	B	Low
T550a	Lime	20	850	16	Mature	Good	Showing good overall form and vigour. 2013: Crown reduced since last inspection.	No action required.	20-40	B	
T550c	Sycamore	17	600	15	Mature	Good	2014: Tight fork at 4m. 2015: crown reduced since last inspection.	No action required.	15-30	B-C	
G551	Young trees	5-8	25-90		Young	Good	Mixture of Sweet chestnut, Holm oak, Sycamore, Oak, Thorn, Beech. 2017: Thinning undertaken.	No action required.	20-40	C	
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	
T3874	Sycamore	14	200	5	Early mature	Good	2017: Tag 3874.	Remove to encourage more balanced crown development for T555.	10-20	C	Medium
T572	Holm oak	14	600	10	Early mature	Good	2017: Growing in adjacent property. Twin stem from 1.6m- eastern stem dead and broken out, western stem leaning towards building.	Reduce western stem to 4.5m.	10-20	C	