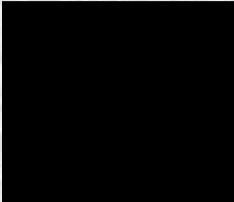


## SJ Stephens Associates

ARBORICULTURAL, LANDSCAPE &  
MANAGEMENT CONSULTANTS



## Tree Hazard Assessment

At:-

Firecrest Estate and Savoy Court  
Firecrest Drive  
London NW3 7NF


On behalf of:-

Firecrest Management Company Ltd



Prepared by:

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



Survey Date: 27<sup>th</sup> September 2019  
Report Date: 31<sup>st</sup> October 2019  
Project Number: 357

## **CONTENTS**

- 1 BACKGROUND**
- 2 SURVEY DETAILS AND SCOPE**
- 3 SURVEY LIMITATIONS**
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- A Site Plan: drawing 357-01 revC**
- B Tree Schedule**
- C BS 5837:2005 Table 1**
- D Tree Work Schedule**

## **1 BACKGROUND**

- 1.1** This Tree Survey is intended to take account of the responsibility of the owner for duty of care under the Occupiers Liability Acts (1957 and 1984) for the reasonable safety of people and property. 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.
- 1.2** The tree survey and this report have been prepared by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, MICFor, CEnv a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.
- 1.3** Trees on the Firecrest Estate were previously surveyed by SJ Stephens Associates Ltd in February 2012, July 2014 and June 2017.

## **2 SURVEY DETAILS AND SCOPE**

- 2.1** 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.
- 2.2** No information was supplied relating to any surveys undertaken at Firecrest Estate prior to that undertaken by SJ Stephens Associates in 2012, or to any history of root disturbance or severance or to changes in local ground conditions. A copy of an Arboricultural Report by Tim Moya Associates, dated September 2013 was provided.

**2.3** The following information was recorded for each tree, or group of trees:

- **Number:** individual trees numbers which cross reference with locations shown on the plan. For individual trees the number is suffixed with a "T", for groups it is suffixed with a "G".
- **Species:** common name, with latin name added for more unusual species.
- **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 assessed just above the root flare.
- **Crown spread:** approximate spread in metres of the canopy.
- **Age class:** Young, Middle aged, Mature, Over mature.
- **Physiological condition:** Good, Fair, Poor, Dead.
- **Tree condition:** features that affect the safe useful life expectancy and amenity of the tree, including the presence of decay or any physical defect as well as notes regarding any particular landscape or conservation value.
- **Recommendations:** recommendations to ensure the health and safety of the tree, and to fulfill the objectives of the report.
- **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)
- **Gang Hours:** estimated completion time for a 2-man tree surgery gang
- **Priority:** Low, Medium or High

### **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.
- 3.4** This report only considers conditions at the time of inspection.

## 4 SURVEY FINDINGS

- 4.1 The Tree Schedule in Appendix A provides details of condition and recommendations for all major trees. Tree work recommendations have been given an urgency rating which is based on an assessment of a combination of:

- the severity of the defect
- the size of the part of the tree that is at risk of failing
- the intensity of site occupancy by people or property

- 4.2 The following Priority categories have been given:-

High - Failure likely/Damage to people/property possible. Works recommended for completion within 6 weeks of the report, to maintain safety for users eg. felling of unsafe trees, removal of major deadwood from trees in more heavily populated areas.

Medium – Failure possible but unlikely, or a high risk of failure but low risk of occupancy. Works recommended for completion within 4 months.

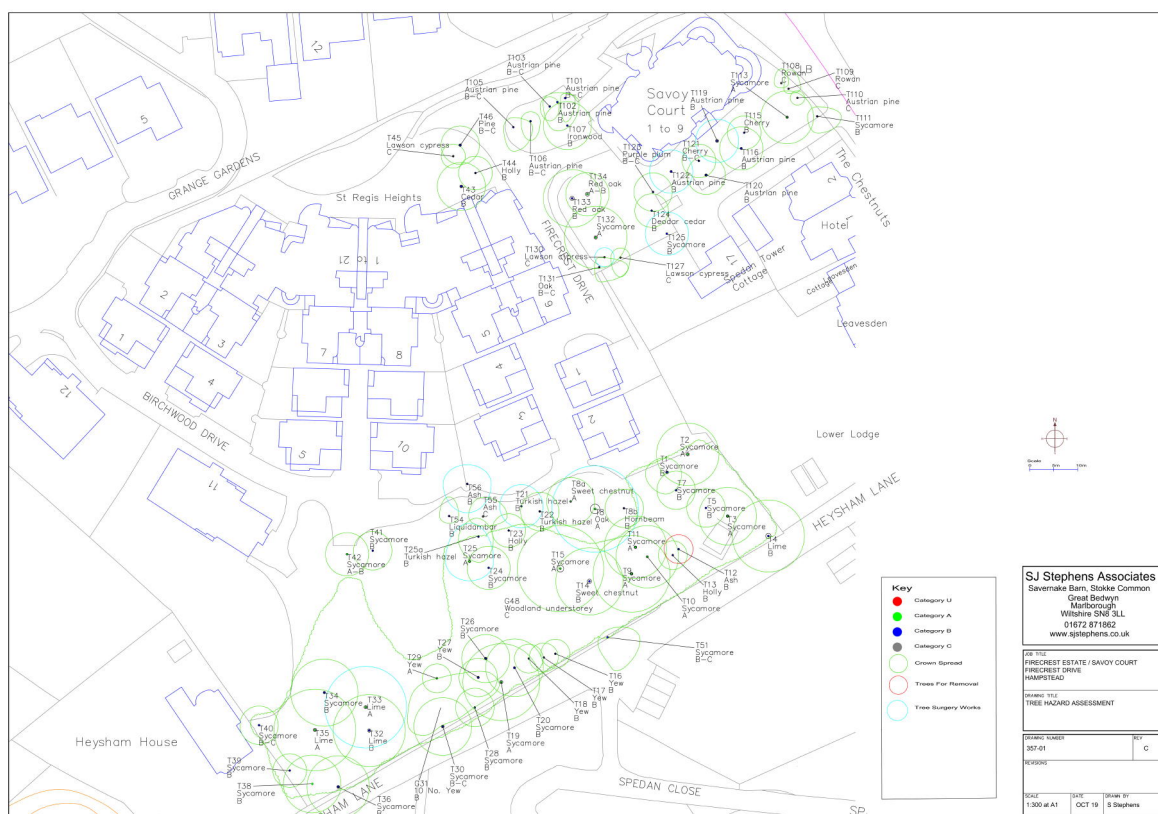
Low – works not required for short term tree safety, but works proposed either to reduce the likelihood of risks developing in the future or to increase tree health eg.formative pruning, thinning to favour better trees, removing low grade trees with poor structure which are likely to become a risk in the future.

- 4.3 All works recommended in the 2017 survey had been carried out to a good standard by the time of the 2019 inspection. All tree work now recommended is classed as either Medium or Low priority.
- 4.4 The woodland area to the south of the estate, contains some fine mature trees. In particular the Oak (T8) is a wonderful, mature tree developing into a veteran. There are also a number of mature Sycamore and Lime, which are of large size and good quality.
- 4.5 There have been concerns with intruders scaling the boundary fence from Heysham Lane. Removal of overhanging branches and an over-mature elder (T57) have been removed since the last inspection.
- 4.6 Cable bracing of two Austrian pine (T119 and T122) has been specified to reduce the risk of major stems breaking out. A non-invasive system, such as the Cobra system, should be used - installed and maintained to manufacturers recommendations.
- 4.7 In front of Savoy Court, there are five Austrian pine (T101, T102, T103, T105 and T106), shown in the photo included in Appendix D, which all lean to the south. They all have high canopies, with little low branching, which makes them more susceptible to windblow and also makes crown reduction less feasible. Although they are not considered an immediate hazard, they need to be kept under review.

- 4.8** A Tree Work Schedule is included as appendix D. For budgeting purposes the estimated gang hours to complete the tree work has been specified, assuming a 2-man gang. Applying a rate of £80/hr gives a budget cost for the works [REDACTED]
- 4.9** All tree work must be undertaken to the standards set out in BS 3998:2010 British Standard recommendations for Tree Work.
- 4.10** Camden Council confirmed by phone on 07/03/2012 that the area of woodland to the south of the estate is part of the Hampstead Conservation Area. Six weeks notification must therefore be given to the Local Planning Authority of any intended tree surgery works, to allow them the option of placing a Tree Preservation Order. Trees to the north of St Regis Heights (T43 – T47) are not protected.
- 4.11** To ensure the safety of site users and to ensure the estate fully meets its responsibilities under the Occupiers Liability Acts all tree works scheduled in this report should be carried out within the timescales proposed.
- 4.12** A full record of all tree works undertaken should be maintained. An excel spreadsheet is provided with this report. It is suggested that this be regularly updated to provide a record of all tree works undertaken, interim inspections and any further recommendations.
- 4.13** Within 18 months of the date of this report, it is recommended that a full re-inspection of trees should be undertaken by a suitably qualified arboriculturist.

## **5 CONCLUSION**

- 5.1** The trees on the estate are generally in good condition and are providing high amenity value.
- 5.2** Since the majority of the site is within a Conservation Area, Camden Council must be notified before any works are undertaken.
- 5.3** The tree works proposed, together with regular re-inspection, ensures that the risk of tree failure causing damage is reduced to an acceptable level.
- 5.4** In case tree related damage does occur, ongoing records need to be maintained to be able to demonstrate that recommendations in this report have been followed and the occupiers Duty of Care has been fulfilled.



## Firecrest Estate / Savoy Court

Appendix B  
Tree Schedule

Tree/ Group No.	Species	Height (m)	Stem Diam. At 1.5m (mm)	Branch Spread (m)				Age Class	Phys. Cond.	Condition	Preliminary Management Recommendations 2019	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Gang Hrs	Priority	Est cost at £80/hr
				N	S	E	W									
<b>FIRECREST ESTATE</b>																
T1	Sycamore	17	600	3	4.5	3	4.5	Mature	Fair	Ivy severed. Side branches to west cut back. 22.7.14: Becoming over large so close to adjacent buildings. 27.6.17: Crown spread to north reduced. 27.9.19: Height reduced since last inspection.		20-40	B			
T2	Sycamore	18	700	6.5	6.5	6.5	6.5	Mature	Good	Main stem bifurcates at 6m - good union. Good crown shape. 22.7.14: Becoming over large so close to adjacent buildings. 27.9.19: Height reduced since last inspection.			A			
T3	Sycamore	17	580	6	6	6	6	Mature	Good	Ivy severed. Reasonable form and structure. 27.6.17: No action required. 27.9.19: Ivy regrown to 8m.		>40	A			
T4	Lime	19	1100	7.5	7.5	7.5	7.5	Mature	Good	Crown overhanging road. Deadwood. 22.7.14: Dead branches over road removed since last inspection. 27.09.19: Branches adjacent to Heysham lane removed to improve security.		20-40	B			
T5	Sycamore	16.5	400	4	4	4	4	Middle aged	Fair	Ivy severed. Dead and broken branches - but low risk of causing damage. 27.6.17: No action required. 27.09.19: No action required.		20-40	B			
T6	Birch	17	300	3	3	4	0	Middle aged	Fair	Drawn up tree leaning to northwest. 22.7.14: Reasonable vigour. Small low dead branch - acceptable hazard. Compost piled against trunk. 27.6.17: Drawn up. No action required. 27.09.19: Removed since last inspection.		10-20	C			
T7	Sycamore	17	440	4	4	4	4	Middle aged	Fair	Ivy severed. Dead and broken branches - but unlikely to cause damage. 22.7.14: Becoming over large so close to adjacent buildings. 27.09.19: No action required.		20-40	B			

## Firecrest Estate / Savoy Court

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				N	S	E	W									
T8	Oak	17	2000	9	9	9	9	Mature	Good	Fine veteran tree. Occasional branches have broken out - and majority have fully callused. Showing reasonable vigour. Occasional dead branches of up to 150mm diameter. 16/10/12: Beefsteak fungus reported. 22.7.14: Major deadwood removed since last inspection. Showing good vigour. Occasional minor deadwood less than 75mm diameter - acceptable risk. 27.6.17: Showing good vigour, but occasional dead branches, of up to 125mm diameter. Fine specimen. 27.09.19: Major deadwood removed since last inspection. Potential to develop into a veteran tree. Showing good vigour. Potential to remove competition to encourage lower canopy development.	27.09.19: Remove multi stem dogwood, 3m to west of stem, to reduce future competition.	>40	A	0.5	Medium	£40
T8a	Sweet chestnut	9	300	5	5	5	5	Early mature	Good	27.6.17: Good vigour, but low branches, making surrounding areas dark. 27.09.19: Growing up under canopy of T8. Could consider removal to allow T8 to develop a lower canopy.		>40	A			
T8b	Hornbeam	10	160	4	4	4	4	Semi- mature	Good	27.09.19: good quality tree, but growing up under canopy of T8- could consider removal to benefit T8.		20-40	B			
T9	Sycamore	18	600	8	8	8	8	Mature	Good	Main stem bifurcates at 6m - reasonable union. Ivy severed. 22.7.14: No action required. 27.09.19: No action required.		>40	A			
T10	Sycamore	18	450	6.5	6.5	6.5	6.5	Mature	Good	Reasonable form and structure. Occasional dead and broken branches. 27.6.17: No action required. 27.09.19: No action required.		>40	A			
T11	Sycamore	18	540	6.5	6.5	6.5	6.5	Mature	Good	Occasional minor deadwood. 22.7.14: Ivy to mid crown. 27.6.17: No action required. 27.09.19: Dense ivy to upper stem. Showing good vigour but competing with T8. Could consider removal to benefit T8- the canopy of T10 would respond to fill gap.		>40	A			
T12	Ash	17	400	3	3	3	3	Middle aged	Good	Drawn up tree. Slight lean to south east. 27.6.17: No action required. 27.09.19: Leaning over Heysham lane. Canopy dying back- could become unsafe.	27.09.19: Remove.	20-40	B	3	Medium	£240



## Firecrest Estate / Savoy Court

Appendix B  
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				N	S	E	W									
T13	Holly	14	300	3	3	3	3	Mature	Good	Good quality tree. 27.6.17: No action required. 27.09.19: No action required.		20-40	B			
T14	Sweet chestnut	19	900	7	7	7	7	Mature	Good	Reasonable form and structure. 27.6.17: No action required. 27.09.19: No action required.		20-40	B			
T15	Sycamore	21	1400	9	9	9	9	Mature	Good	Fine wide spreading specimen. 27.6.17: No action required. 27.09.19: Minor dieback at branch extremities.		>40	A			
T16	Yew	12.5	300	3	3	3	3	Middle aged	Good	Reasonable form and structure. 27.6.17: No action required. 27.09.19: No action required.		>40	B			
T17	Yew	12.5	300	3	3	3	3	Middle aged	Good	Slight lean to south. Twin leaders from 6m. 27.6.17: No action required. 27.09.19: No action required.		>40	B			
T18	Yew	12.5	300	3	3	3	3	Middle aged	Good	Reasonable form and structure. 27.6.17: No action required. 27.09.19: No action required.		>40	B			
T19	Sycamore	21	700	8	8	8	8	Mature	Good	Minor deadwood hanging over road. Good wide spreading mature tree. 22.7.14: Major deadwood removed since last inspection. 27.09.19: Low hanging branches over Heysham lane removed since last inspection.		>40	A			
T20	Sycamore	18	480	6	6	6	6	Middle aged	Good	Occasional dead and broken branches. 27.6.17: No action required. 27.09.19: No action required.		20-40	B			
T21	Turkish hazel	15	350	4.5	4.5	4.5	4.5	Middle aged	Good	Good form and structure.	27.09.19: Remove low hanging branches to provide 4m ground clearance over path.	20-40	B	0.5	Low	£40
T22	Turkish hazel	15	240	4	4	4	4	Middle aged	Good	Good form and structure. 22.7.14: No action required. 27.09.19: No action required.		20-40	B			
T23	Holly	12.5	150	3.5	3.5	3.5	3.5	Mature	Good	Good form and structure. 22.7.14: No action required. 27.09.19: No action required.		20-40	B			
T24	Sycamore	16	400	4.5	4.5	4.5	4.5	Middle aged	Fair	Dense ivy to upper crown. 27.6.17: No action required. 27.09.19: No action required.		20-40	B			
T25	Sycamore	16.5	480	8	4	5	5	Middle aged	Good	Growing at top of steep bank. Good form and structure 22.7.14: No action required. 27.6.17: Growing on rocky outcrop.	27.09.19: Minor crown reduction to provide 2.5m clearance to T51 to allow it to develop.	>40	A	0.75	Low	£80
T25a	Turkish hazel	12.5	190	3	1.5	2.5	1.5	Early mature	Good	27.09.19: Growing up through canopy of T25.		20-40	B			

## Firecrest Estate / Savoy Court

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				N	S	E	W									
T26	Sycamore	18	580	5	5	5	5	Middle aged	Good	Slight lean to northwest. 27.6.17: No action required. 27.09.19: Ivy to upper stem.		20-40	B			
T27	Yew	14	500	4	4	4	4	Middle aged	Good	Twin stems from base. Reasonable form and structure. 27.6.17: No action required. 27.09.19: No action required.		20-40	B			
T28	Sycamore	17	380	4	4	4	4	Middle aged	Good	Slight lean to south, over road. 22.7.14: Occasional branch stubs. 27.09.19: Low branches over Heysham lane removed since last inspection.		20-40	B			
T29	Yew	10	400	3	3	3	3	Middle aged	Good	Good form and structure. 27.6.17: No action required. 27.09.19: No work required.		>40	A			
T30	Sycamore	15	620	6	6	6	6	Middle aged	Fair	Dense ivy to upper crown. 22.7.14: Ivy removed since last inspection. 27.09.19: Branches over Heysham lane removed since last inspection.		15-30	B-C			
G31	10 No. Yew	9-12	150-190					Middle aged	Good	Approx 10 trees growing at close spacing. 22.7.14: Weaker trees thinned out since last inspection. 27.6.17: No action required. 27.09.19: No work required.		>40	B			
T32	Lime	19	700	7.5	7.5	7.5	7.5	Mature	Good	Main stem leans to south, but straightens. 22.7.14: No action required. 27.6.17: No action required. 27.09.19: No work required.		20-40	B			
T33	Lime	20	700	8.5	8.5	8.5	8.5	Mature	Good	Wide spreading mature tree. Deadwood, but unlikely to cause damage. 22.7.14: No action required. 27.6.17: No action required. 27.09.19: Large dead limb over path. Also dead limb over path running to south of tree.	27.09.19: Reduce dead limb over path, back to live shoots. Remove dead limb over southern path.	>40	A	2	Medium	£160
T34	Sycamore	18	500	7	7	7	7	Middle aged	Good	Slight lean to south, but reasonable form and structure. 27.6.17: No action required. 27.09.19: Minor deadwood but to small to be a hazard.		>40	B			
T35	Lime	20	700	8.5	8.5	8.5	8.5	Mature	Good	Deadwood of up to 100mm diameter - but unlikely to cause damage. Well balanced crown. 27.6.17: No action required. 27.09.19: Deadwood over thicket- not a hazard.		>40	A			
T36	Sycamore	17	600	6.5	6.5	6.5	6.5	Middle aged	Fair	Dense ivy to upper crown. 27.6.17: No action required. 27.09.19: No work required.		20-40	B			

## Firecrest Estate / Savoy Court

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Tree/ Group No.	Species	Height (m)	Stem Diam. At 1.5m (mm)	Branch Spread (m)				Age Class	Phys. Cond.	Condition	Preliminary Management Recommendations 2019	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Gang Hrs	Priority	Est cost at £80/hr
				N	S	E	W									
T37	Sycamore	17	600	6	6	6	6	Middle aged	Poor	Base completely hollow. Fruiting bodies of <i>Kretzschmaria deusta</i> and <i>Ganoderma prevalent</i> . 22.7.14: Removed since last inspection.		<10	U			
T38	Sycamore	17	400	6	6	6	6	Middle aged	Good	Leaning to south. Dense ivy to mid crown. 22.7.14: Ivy removed since last inspection. 27.6.17: No action required. 27.09.19: No work required.		20-40	B			
T39	Sycamore	16	360	3.5	3.5	3.5	3.5	Middle aged	Fair	Slight lean to west. Ivy to mid crown. 22.7.14: Ivy removed since last inspection. 27.6.17: No action required. 27.09.19: No work required.		20-40	B			
T40	Sycamore	16.5	400	4	4	4	4	Middle aged	Fair	Partially suppressed. 22.7.14: Foliage growing against building in adjacent property. 27.6.17: Crown reduced since last inspection. No work required. 27.09.19: No work required.		15-30	B-C			
T41	Sycamore	14.5	360	4	4	4	4	Middle aged	Fair	Main stem bifurcates at 4m. 27.6.17: No action required. 27.09.19: No work required.		20-40	B			
T42	Sycamore	14.5	400	4.5	4.5	4.5	4.5	Middle aged	Good	Good form and structure. 27.6.17: No action required. 27.09.19: Minor deadwood- too small to be a hazard.		>40	A-B			
T43	Deodar cedar	21	600	5	5	5	5	Mature	Good	Growing in small brick planter - cracked by, with soil piled around stem. Good form and structure. 22.7.14: Planter removed and path re-landscaped since last inspection. Brick paviours laid directly against trunk - will become embedded as tree grows. Branch - circa 150mm diameter - has broken out since last inspection. 27.6.17: Brick paviours starting to become embedded and loose. Canopy within 1m of building. Resin bleeding on north and south sides to base. 27.09.19: Height and crown spread reduced since last inspection.		15-30	B			
T44	Holly	12	200	3.5	3.5	3.5	3.5	Mature	Good	Vigorous tree. 27.6.17: No action required. 27.09.19: No work required.		20-40	B			
T45	Lawson cypress	13	180	2.5	2.5	2.5	2.5	Middle aged	Poor	Low vigour. 22.7.14: Minor deadwood. 27.6.17: No action required. 27.09.19: Some browning of foliage- no work required at present.		10-20	C			

## Firecrest Estate / Savoy Court

Appendix B  
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				N	S	E	W									
T46	Pine	20	550	4	4	4	4	Mature	Fair	Slight lean to south, but good form and structure. 22.7.14: Minor deadwood. 27.6.17: Possible thinning of foliage since last visit. No action required. 27.09.19: Minor dieback throughout low/ mid canopy- leader healthy.		10-20	B-C			
T47	Pine	15	280	2.7	2.7	2.7	2.7	Middle aged	Fair	Longitudinal wound from ground to 3m to west, with heartwood decaying. 22.7.14: Removed since last inspection.		<10	U			
G48	Woodland understorey							Mature	Fair	Areas of dense undergrowth, Laurel. Occasional young saplings and areas of young Yew/Holly where spacing is too close.	Consider commissioning of a woodland management plan to remove dead and dying trees, thin out where overcrowded, clear undergrowth to create paths and in openings to allow planting of native trees.	20-40	C			
T51	Sycamore	15	300/300	2	6	6	2	Middle aged	Fair	22.7.14: Twin stem from base. Dense ivy to upper crown. 27.6.17: Construction damage around base. 27.09.19: No work required.		15-30	B-C			
T52	Sycamore	11	180	0	5	5	0	Semi- mature	Fair	22.7.14: Growing close to boundary fence and leaning over Heysham Lane. Assisting anybody wishing to climb fence - security risk. 27.6.17: Removed since last inspection.		10-20	C			
G53	3 No. Sycamore	7 - 9	100 - 140	0	0	0	0	Semi- mature	Fair	27.6.17: Removed since last inspection.		10-20	C			
T54	Liquidambar	5	180	4	1.5	2	2	Semi- mature	Good	27.6.17: Twin stem from 1m. Spectacular autumn colour. 27.09.19: No work required.		20-40	B			
T55	Ash	7	150	4	2	5	3	Semi- mature	Fair	27.09.19: Low branches removed since last inspection. Minor deadwood- too small to be a hazard.		20-40	C			
T56	Ash	10.5	300	4	6	5	5	Early mature	Fair	27.09.19: Low hanging branch beginning to obstruct path.	27.09.19: Remove low hanging branches to provide 3.5m clearance over path.	20-40	B	0.5	Low	£40

Firecrest Estate / Savoy Court

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				N	S	E	W									
T57	Elder	8	160	2	7	3	1	Mature	Fair	27.6.17: Leaning against and over boundary fence. 27.09.19: Removed since last inspection.		5-15	C			
<b>SAVOY COURT (first surveyed 27-06-2017)</b>																
T101	Austrian pine	14.5	450	1	5	2	1	Mature	Fair	Leaning to south. Lamp fixed to stem. Moderate vigour. 27.09.19: No decrease in vigour since last inspection.		10-20	B-C			
T102	Austrian pine	15	450	2	6	4.5	3	Mature	Fair	Slight lean to south. Reasonable vigour. 27.09.19: No work required.		20-40	B			
T103	Austrian pine	15	350	2	3	2	2	Mature	Fair	Drawn up. 27.09.19: No work required.		15-30	B-C			
T105	Austrian pine	15	400	2	5	4	2	Mature	Fair	Slight lean to south. High canopy with little low branching. 27.09.19: No work required.		15-30	B-C			
T106	Austrian pine	14	350	2	4	2	2	Mature	Fair	Leaning to south. Only moderate vigour. 27.09.19: No work required.		10-20	B-C			
T107	Ironwood	8	350	5	5	5	5	Mature	Good	An attractive tree, showing good vigour but shading out adjacent shrubs and getting close to Savoy Court. 27.09.19: Pruned since last inspection- no work required.		20-40	B			
T108	Rowan	8.5	120	3	1	1.5	1.5	Semi-mature	Fair	Leaning to north. Tight fork at 1.5m. 27.09.19: No work required.		10-20	C			
T109	Rowan	7.5	170	4	1	2.5	1	Early mature	Fair	Slight lean to north. Surface roots. 27.09.19: No work required.		10-20	C			
T110	Austrian pine	7.5	160	1.5	1.5	1.5	1.5	Semi-mature	Poor	Heavily shaded. Low dead branches. 27.09.19: No work required.		10-20	C			
T111	Sycamore	12	240	2	3.5	5	2	Semi-mature	Fair	Asymmetric crown, with extended branches over road. Dense ivy. 27.09.19: No work required.		20-40	B			
T112a	Ash	9	100	5	0	4	0	Young	Fair	Growing close to T111, with an acute lean to northeast over road. 27.09.19: Removed since last inspection.		5-15	C			
T112	Ash	12	210	4	4	4	4	Early mature	Fair	Main stem bifurcates at 2m - poorly structured fork. Both branches leaning to east. 27.09.19: Removed since last inspection.		10-20	C			
T113	Sycamore	16	500	5.5	5.5	5.5	5.5	Early mature	Good	Attractive, well balanced tree. Minor bark wound at base, but no signs of extensive decay. 27.09.19: No work required.		>40	A			

## Firecrest Estate / Savoy Court

Appendix B  
Tree Schedule

Tree/ Group No.	Species	Height (m)	Stem Diam. At 1.5m (mm)	Branch Spread (m)				Age Class	Phys. Cond.	Condition	Preliminary Management Recommendations 2019	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Gang Hrs	Priority	Est cost at £80/hr
				N	S	E	W									
T114	Austrian pine	7.5	170	2.5	2.5	2.5	2.5	Semi- mature	Poor	Growing in dense shade. 27.09.19: Removed since last inspection.		5-15	C			
T115	Cherry	5	120	3.5	3.5	3.5	3.5	Semi- mature	Good	Minor root damage, but an attractive tree. 27.09.19: No work required.		20-40	B			
T116	Austrian pine	17	480	4.5	4.5	4.5	4.5	Mature	Good	S-shaped stem. High canopy. Showing good vigour. 27.09.19: No work required.		20-40	B			
T119	Austrian pine	19	650	4.5	4.5	4.5	4.5	Mature	Fair	Major limb to west at 9m - recently reduced in height to reduce weight. 27.09.19: Some dieback of branches growing to south.	27.09.19: Cable brace, using non invasive system such as cobra to manufacturers recommendations. Remove deadwood.	15-30	B	2.5	Medium	£200
T120	Austrian pine	17.5	550	4	4	4	4	Mature	Good	Slight lean to southwest, but showing good vigour. 27.09.19: No work required.		20-40	B			
T121	Cherry	5	150	3.5	3.5	3.5	3.5	Early mature	Good	Minor surface root damage. No leader. 27.09.19: No work required.		15-30	B-C			
T122	Austrian pine	17	480	4.5	4.5	4.5	4.5	Early mature	Good	Main stem bifurcates at 4m - U-shaped fork. High canopy.	27.09.19: Cable brace, using non invasive system such as cobra to manufacturers recommendations.	20-40	B	2.5	Medium	£200
T123	Purple plum	9.5	300	4	4	4	4	Mature	Good	Dense ivy, threatening to engulf. 27.09.19: Ivy removed since last inspection.		10-20	B-C			
T124	Deodar cedar	15	350	3.5	3.5	3.5	3.5	Semi- mature	Fair	Small crown, with no branching below 9m. 27.09.19: No work required.		20-40	B			
T125	Sycamore	15	400	4.5	4.5	4.5	4.5	Early mature	Good	Dense ivy to mid canopy. Slight lean to east, but well balanced crown. 27.09.19: Dense ivy to upper canopy. Minor dieback.	27.09.19: Remove section of ivy from base, to reduce windage and aid future inspection.	>40	B	0.25	Medium	£20
T126	Sycamore	14.5	300	2	5	3.5	3.5	Early mature	Good	Growing on top of retaining wall, with slight lean to south. Likely to cause structural damage to retaining wall. Showing good vigour. Ivy to upper crown. 27.09.19: Removed since last inspection.		20-40	B			
T127	Lawson cypress	12	230	2	4	2	2	Early mature	Good	27.09.19: No work required.		10-20	C			

## Firecrest Estate / Savoy Court

Appendix B  
Tree Schedule

Tree/ Group No.	Species	Height (m)	Stem Diam. At 1.5m (mm)	Branch Spread (m)				Age Class	Phys. Cond.	Condition	Preliminary Management Recommendations 2019	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Gang Hrs	Priority	Est cost at £80/hr
				N	S	E	W									
T128	Sycamore	14.5	350	3	3	3	3	Early mature	Good	Growing against brick retaining wall and leaning to south. Competing with T132. Likely to cause structural damage to retaining wall. 27.09.19: Removed since last inspection.		>40	B-C			
T129	Sycamore	10	180	2.5	2.5	2.5	2.5	Semi- mature	Good	Growing immediately adjacent to brick retaining wall and to T130. Competing with T131 and leaning to the south-west. 27.09.19: Removed since last inspection.		10-20	C			
T130	Lawson cypress	8	200	2	2	2	2	Early mature	Fair	27.09.19: Becoming engulfed in ivy.	27.09.19: Remove section of ivy from base.	10-20	C	0.25	Medium	£20
T131	Oak	8	210/320	2	3	6	1	Early mature	Fair	Twin stems from base - both leaning to west. Growing adjacent to 1.8m retaining wall. 27.09.19: No work required.		>40	B-C			
T132	Sycamore	16.5	700	6.5	6.5	6.5	6.5	Mature	Good	Slight lean to southeast, but well balanced crown. Attractive tree. Good structure. 27.09.19: No work required.		>40	A			
T133	Red oak	17	900	6	6	6	6	Mature	Fair	Major cavity to north from 0.5 to 1.5m and extending into heartwood. Major crown reduction undertaken approx five years ago, since when little additional weight added. Callusing around edge of wound. 27.09.19: Showing good vigour minor dead shoots within canopy, but too small to be a hazard. No work required.		15-30	B			
T134	Red oak	17	850	4.5	4.5	4.5	4.5	Mature	Good	Crown reduced within last five years. 27.09.19: More vigorous regrowth than T133 following crown reduction. No work required.		>40	A-B			
													Total estimated cost			£1,020

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

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
<b>Trees unsuitable for retention</b> (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>			Canopy coloured red
	<b>1 Mainly arboricultural qualities</b>	<b>2 Mainly landscape qualities</b>	<b>3 Mainly cultural values, including conservation</b>	
<b>Trees to be considered for retention</b>				
<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)	Canopy coloured green
<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	Canopy coloured blue
<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	Canopy coloured grey



## Firecrest Estate / Savoy Court

Appendix D  
Tree Work Schedule

Tree/ Group No.	Species	Height (m)	Stem Diam. At 1.5m (mm)	Branch Spread (m)				Age Class	Phys. Cond.	Condition	Preliminary Management Recommendations 2019	Estimated Remaining Contribution (years)	BS 5837 Category Grading
				N	S	E	W						
FIRECREST ESTATE													
T8	Oak	17	2000	9	9	9	9	Mature	Good	Fine veteran tree. Occasional branches have broken out - and majority have fully callused. Showing reasonable vigour. Occasional dead branches of up to 150mm diameter. 16/10/12: Beefsteak fungus reported. 22.7.14: Major deadwood removed since last inspection. Showing good vigour. Occasional minor deadwood less than 75mm diameter - acceptable risk. 27.6.17: Showing good vigour, but occasional dead branches, of up to 125mm diameter. Fine specimen. 27.09.19: Major deadwood removed since last inspection. Potential to develop into a veteran tree. Showing good vigour. Potential to remove competition to encourage lower canopy development.	27.09.19: Remove multi stem dogwood, 3m to west of stem, to reduce future competition.	>40	A
T12	Ash	17	400	3	3	3	3	Middle aged	Good	Drawn up tree. Slight lean to south east. 27.6.17: No action required. 27.09.19: Leaning over Heysham lane. Canopy dying back- could become unsafe.	27.09.19: Remove.	20-40	B
T21	Turkish hazel	15	350	4.5	4.5	4.5	4.5	Middle aged	Good	Good form and structure.	27.09.19: Remove low hanging branches to provide 4m ground clearance over path.	20-40	B
T25	Sycamore	16.5	480	8	4	5	5	Middle aged	Good	Growing at top of steep bank. Good form and structure 22.7.14: No action required. 27.6.17: Growing on rocky outcrop.	27.09.19: Minor crown reduction to provide 2.5m clearance to T51 to allow it to develop.	>40	A
T33	Lime	20	700	8.5	8.5	8.5	8.5	Mature	Good	Wide spreading mature tree. Deadwood, but unlikely to cause damage. 22.7.14: No action required. 27.6.17: No action required. 27.09.19: Large dead limb over path. Also dead limb over path running to south of tree.	27.09.19: Reduce dead limb over path, back to live shoots. Remove dead limb over southern path.	>40	A

Firecrest Estate / Savoy Court

Appendix D  
Tree Work Schedule

Tree/ Group No.	Species	Height (m)	Stem Diam. At 1.5m (mm)	Branch Spread (m)				Age Class	Phys. Cond.	Condition	Preliminary Management Recommendations 2019	Estimated Remaining Contribution (years)	BS 5837 Category Grading
				N	S	E	W						
T56	Ash	10.5	300	4	6	5	5	Early mature	Fair	27.09.19: Low hanging branch beginning to obstruct path.	27.09.19: Remove low hanging branches to provide 3.5m clearance over path.	20-40	B
SAVOY COURT (first surveyed 27-06-2017)													
T119	Austrian pine	19	650	4.5	4.5	4.5	4.5	Mature	Fair	Major limb to west at 9m - recently reduced in height to reduce weight. 27.09.19: Some dieback of branches growing to south.	27.09.19: Cable brace, using non invasive system such as cobra to manufacturers recommendations. Remove deadwood.	15-30	B
T122	Austrian pine	17	480	4.5	4.5	4.5	4.5	Early mature	Good	Main stem bifurcates at 4m - U-shaped fork. High canopy.	27.09.19: Cable brace, using non invasive system such as cobra to manufacturers recommendations.	20-40	B
T125	Sycamore	15	400	4.5	4.5	4.5	4.5	Early mature	Good	Dense ivy to mid canopy. Slight lean to east, but well balanced crown. 27.09.19: Dense ivy to upper canopy. Minor dieback.	27.09.19: Remove section of ivy from base, to reduce windage and aid future inspection.	>40	B
T130	Lawson cypress	8	200	2	2	2	2	Early mature	Fair	27.09.19: Becoming engulfed in ivy.	27.09.19: Remove section of ivy from base.	10-20	C