



SJ Stephens Associates

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Tree Hazard Assessment

At:-

Firecrest Estate and Savoy Court
Firecrest Drive
London NW3 7NF

On behalf of:-

Firecrest Management Company Ltd
c/o Faraday Property Management
3rd Floor West
High Holborn House
52-54 High Holborn
London WC1V 6RL

Prepared by:

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Survey Date: 19th May 2022
Report Date: 20th June 2022
Project Number: 357

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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, June 2017 and September 2019.

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 B/C: an intermediate category between categories B and C (not specifically described in BS5837). (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
- **Estimated Cost:** assuming a cost of £90/gang hour

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 2019 survey had been carried out to a good standard by the time of the 2022 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. Where necessary overhanging branches and ivy have been specified for removal.

4.6 In front of Savoy Court, there are five Austrian pine (T101, T102, T103, T105 and T106), 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. Minor crown reduction of T105 has been specified.

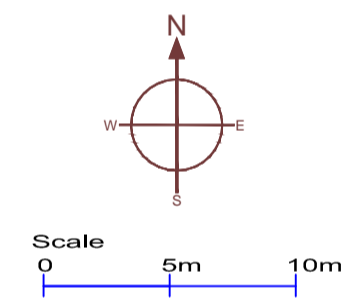
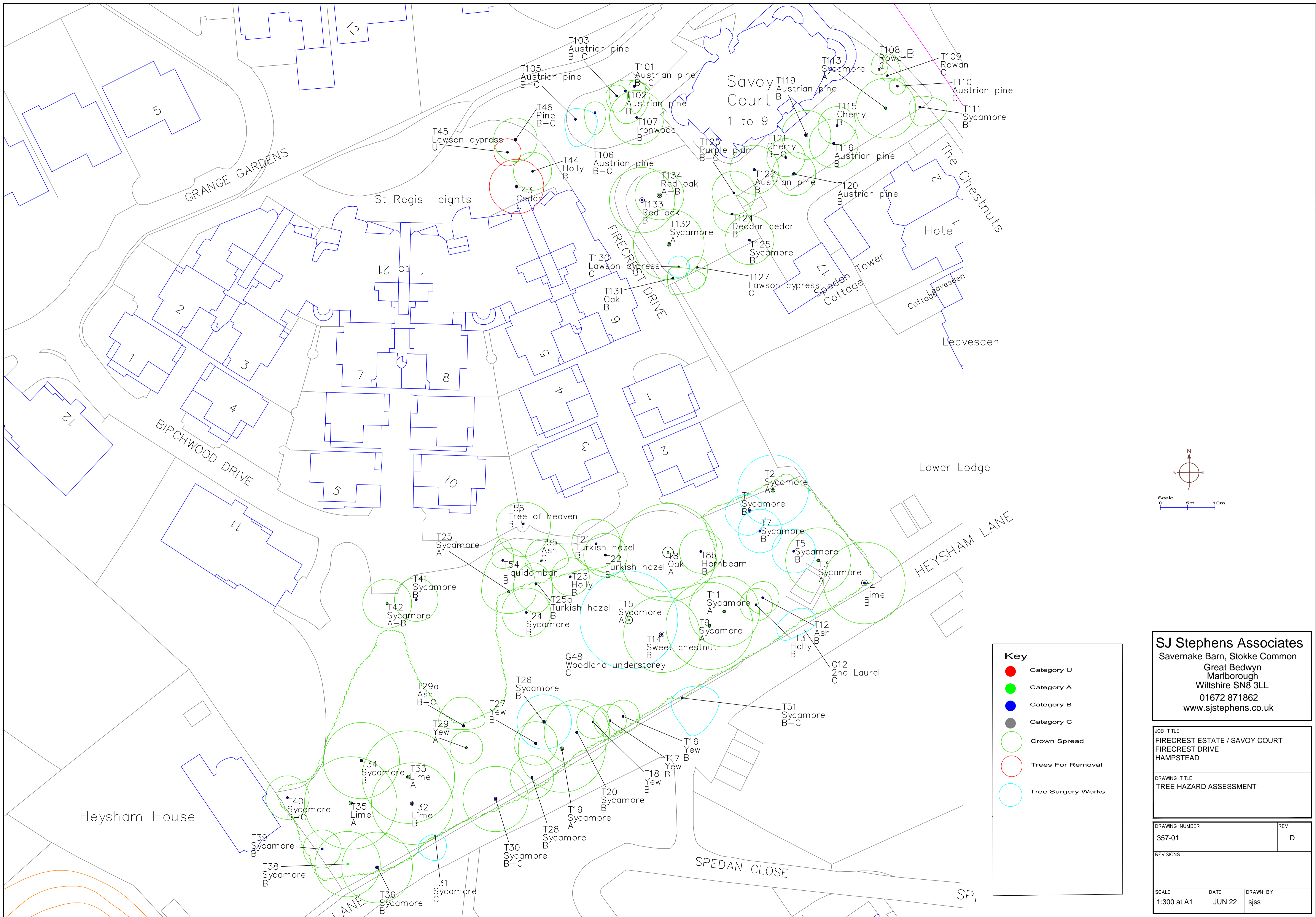
- 4.7 The vigour of the cedar, T43, has been declining for some years. It now has extensive areas of dead bark around the stem. There is no chance of it recovering vigour will become dangerous and is recommended for felling. The adjacent lawson cypress, which is a less prominent tree is also dying back and is also recommended for removal.
- 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 £90/hr gives a budget cost for the works of £3,080 plus VAT.
- 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.

6 REFERENCES

- *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.*
- *BS3998:2010 Tree Work. Recommendations.*
- *Common sense risk management of trees (FCMS024). Published by the National Tree Safety Group (www.ntsgroup.org.uk)*
- *Mattheck & Breloer (1994). HMSO London. Research for Amenity Trees No4: The Body Language of Trees.*
- *The Law of Trees, Forests and Hedgerows. Charles Mynors (2011)*



Key

- Category U
- Category A
- Category B
- Category C
- Crown Spread
- Trees For Removal
- Tree Surgery Works

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JOB TITLE
**FIRECREST ESTATE / SAVOY COURT
 FIRECREST DRIVE
 HAMPSTEAD**

DRAWING TITLE
TREE HAZARD ASSESSMENT

DRAWING NUMBER	REV
357-01	D

REVISIONS

SCALE	DATE	DRAWN BY
1:300 at A1	JUN 22	sjs

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	Management Recommendations 2022	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Gang Hrs	Priority	Est cost at £90/hr
				N	S	E	W									
FIRECREST ESTATE																
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. 19.5.22: Good vigour, but shading garden.	Reduce height by 2m and reduce crown spread to north over garden by 1m.	20-40	B	2	Medium	£180
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. 19.5.22: Good vigour, but shading garden.	Reduce height by 2m and reduce crown spread to north over garden by 1m.	>40	A	3	Medium	£270
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. 19.5.22: Good vigour.		>40	A			£0
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. 19.5.22: Good vigour.		20-40	B			£0
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. 19.5.22: As above. Minor deadwood.	Reduce height by approximately 1.5m.	20-40	B	1.5	Medium	£135
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. 19.5.22: Dense ivy to upper canopy. Minor dieback at top.	Remove section of ivy from base. Remove deadwood and reduce height by 2m.	20-40	B	2	Medium	£180

Tree/ Group No.	Species	Height (m)	Stem Diam. At 1.5m (mm)	Branch Spread (m)				Age Class	Phys. Cond.	Condition	Management Recommendations 2022	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Gang Hrs	Priority	Est cost at £90/hr
				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. 19.5.22: Competing vegetation removed. Occasional minor deadwood, but too small for a significant hazard.		>40	A			£0
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. 19.5.22: Removed since last inspection.		>40	A			£0
T8b	Hombeam	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. 19.5.22: No action required.		20-40	B			£0
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. 19.5.22: Good vigour.		>40	A			£0
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.		>40	A			£0
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. 19.5.22: Minor dieback. At risk of ash dieback, but not advanced to date.	Review at next inspection.	20-40	B			£0

Firecrest Estate / Savoy Court

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				N	S	E	W									
G12	2no. Laurel	4-7	180/250					Mature	Good	Remove low hanging branches to ensure 3m clearance above fence line, to improve security.	10-20	C	2	Medium	£180	
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. 19.5.22: No action required.	20-40	B			£0	
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. 19.5.22: No action required.	20-40	B			£0	
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. 19.5.22: Occasional dead branches, up to 120mm diameter.	Remove major deadwood.	>40	A	3	Medium	£270
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. 19.5.22: No work required.	>40	B			£0	
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. 19.5.22: No work required.	>40	B			£0	
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. 19.5.22: No work required.	>40	B			£0	
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. 19.5.22: Minor deadwood, but too small to be a significant hazard.	>40	A			£0	
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. 19.5.22: No work required.	20-40	B			£0	
T21	Turkish hazel	15	350	4.5	4.5	4.5	4.5	Middle aged	Good	Good form and structure. 19.5.22: Crown lifted, Good vigour.	20-40	B			£0	

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				N	S	E	W									
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. 19.5.22: Good vigour.	20-40	B			£0	
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. 19.5.22: No work required.	20-40	B			£0	
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. 19.5.22: No work required.	20-40	B			£0	
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. 19.5.22: Minor deadwood, but too small to be a significant hazard.	>40	A			£0	
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. 19.5.22: No work required.	20-40	B			£0	
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. 19.5.22: Low dead branch over path.	Remove low dead branch. Remove section of ivy from base.	20-40	B	1	Medium	£90
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. 19.5.22: No action required.	20-40	B			£0	
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. 19.5.22: Dense ivy- no work required.	20-40	B			£0	
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. 19.5.22: low dead branches- no work required.	>40	A			£0	
T29a	Ash	17	300	8	1	5	5	Early mature	Good	19.5.22: Ground clearance 8m. Leaning to north. Susceptible to disease but showing good vigour at present.	Review at next inspection.	10-20	B-C			£0
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. 19.5.22: No work required.	15-30	B-C			£0	

Firecrest Estate / Savoy Court

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				N	S	E	W									
T31	Sycamore	12	250	0	4	1	3			19.5.22: Ground clearance 4m. Leaning to south over fence. Dense ivy with festoons hanging down into Heysham lane.	Remove all ivy from lowest 4m and remove dead branch at 2.5m to east.	10-20	C	1.5	Medium	£135
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. 19.5.22: No action required.		20-40	B			£0
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. 19.5.22: Deadwood removed.		>40	A			£0
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 too small to be a hazard. 19.5.22: Dead branch stubs. Dense ivy- no action required.		>40	B			£0
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 and compost heap- not a hazard. 19.5.22: As above.		>40	A			£0
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. 19.5.22: Ivy severed- no work required.		20-40	B			£0
T37	Sycamore	17	600	6	6	6	6	Middle aged	Poor	Base completely hollow. Fruiting bodies of <i>Kretzschmaria deusta</i> and <i>Ganoderma</i> prevalent. 22.7.14: Removed since last inspection.		<10	U			£0
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. 19.5.22: No work required.		20-40	B			£0

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				N	S	E	W									
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. 19.5.22: No work required.	20-40	B			£0	
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. 19.5.22: Canopy growing against roof of adjacent building- no work required.	15-30	B-C			£0	
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. 19.5.22: No action required.	20-40	B			£0	
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. 19.5.22: No action required.	>40	A-B			£0	
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 pavements laid directly against trunk - will become embedded as tree grows. Branch - circa 150mm diameter - has broken out since last inspection. 27.6.17: Brick pavements 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. 19.5.22: Showing poor vigour, with extensive patches of dead bark around base. White mycelium under bark- possibly honey fungus.	Fell and plant new tree on adjacent lawn.	<10	U	8	Medium	£720
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. 19.5.22: No work required.	20-40	B			£0	

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				N	S	E	W									
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. 19.5.22: Dead top and dead lateral branch.	Remove.	<10	U	3	Medium	£270
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. 19.5.22: Some dieback to lateral branches- upper canopy showing good vigour. No action required.		10-20	B-C			£0
G48	Woodland understorey							Mature	Fair	Areas of dense undergrowth, Laurel. Occasional young saplings and areas of young Yew/Holly		20-40	C			£0
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. 19.5.22: Dense ivy, making it easy to climb fence.	Remove all ivy up to 4m.	15-30	B-C	1.5	Medium	£135
T54	Liquidambar	9	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. 19.5.22: No work required.		20-40	B			£0
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. 19.5.22: Occasional dead branches, but reasonable overall vigour at present.	Remove low, dead branches.	20-40	C	0.5	Low	£45
T56	Tree of heaven	10.5	300	4	6	5	5	Early mature	Fair	27.09.19: Low hanging branch beginning to obstruct path. 19.5.22: Previously reduced.		20-40	B			£0
£0																
SAVOY COURT (first surveyed 27-06-2017)																
£0																
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. 19.5.22: High canopy and leaning, but showing good vigour.		10-20	B-C			£0
T102	Austrian pine	15	450	2	6	4.5	3	Mature	Fair	Slight lean to south. Reasonable vigour. 27.09.19: No work required. 19.5.22: Leaning but showing good vigour.		20-40	B			£0

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	Management Recommendations 2022	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Gang Hrs	Priority	Est cost at £90/hr
				N	S	E	W									
T103	Austrian pine	15	350	2	3	2	2	Mature	Fair	Drawn up. 27.09.19: No work required. 19.5.22: Drawn up but showing reasonable vigour.	15-30	B-C			£0	
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. 19.5.22: Branches growing vigorously to south. Becoming more unbalanced. Low dead branch.	15-30	B-C	4	Medium	£360	
T106	Austrian pine	14	350	2	4	2	2	Mature	Fair	Leaning to south. Only moderate vigour. 27.09.19: No work required. 19.5.22: Bent stem and leaning, but reasonable vigour.	10-20	B-C			£0	
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. 19.5.22: Fine tree.	20-40	B	1	Low	£90	
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. 19.5.22: No work required.	10-20	C			£0	
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. 19.5.22: No work required.	10-20	C			£0	
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. 19.5.22: No work required.	10-20	C			£0	
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. 19.5.22: Ivy removed. No work required.	20-40	B			£0	
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. 19.5.22: No work required.	>40	A			£0	
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. 19.5.22: No work required.	20-40	B			£0	
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. 19.5.22: Reasonable vigour.	20-40	B			£0	
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. 19.5.22: Cable brace installed. Three dead branches (<100mm) remainder of canopy shows reasonable vigour.	15-30	B			£0	

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	Management Recommendations 2022	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Gang Hrs	Priority	Est cost at £90/hr
				N	S	E	W									
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. 19.5.22: Good vigour.	20-40	B			£0	
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. 19.5.22: No work required.	15-30	B-C			£0	
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. 19.5.22: Cable brace installed. Good vigour. No work required.	20-40	B			£0	
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			£0	
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. 19.5.22: No work required.	20-40	B			£0	
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. 19.5.22: Ivy killed . Occasional minor dead branches, but too small for a significant hazard. Canopy overhanging house in 17 Branch Hill by approximately 4m.	>40	B			£0	
T127	Lawson cypress	12	230	2	4	2	2	Early mature	Good	27.09.19: No work required. 19.5.22: All low branches going towards 17 Branch Hill removed- no over hang.	10-20	C			£0	
T130	Lawson cypress	8	200	2	2	2	2	Early mature	Fair	27.09.19: Becoming engulfed in ivy. 19.5.22: As above.	Remove section of ivy from base.	10-20	C	0.25	Medium	£23
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. 19.5.22: Showing good vigour only overhanging garden of 17 Branch Hill by approximately 1.2m. No work required.	>40	B			£0	
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. 19.5.22: Overhanging garden of 17 Branch Hill by approximately 5m at height of above 7.5m. Good vigour. No work required.	>40	A			£0	

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	Management Recommendations 2022	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Gang Hrs	Priority	Est cost at £90/hr
				N	S	E	W									
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. 19.5.22: Good vigour. No work required. Decay entering pruning wound at 2m to south. Approximately 3m fresh growth from previous reduction points. growth		15-30	B			£0
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. 19.5.22: Good vigour. No work required.		>40	A-B			£0
													Total estimated cost	£3,083		

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	<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 <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
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality 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
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	Canopy coloured blue
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	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	Management Recommendations 2022	Estimated Remaining Contribution (years)	BS 5837 Category Grading
				N	S	E	W						
FIRECREST ESTATE													
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. 19.5.22: Good vigour, but shading garden.	Reduce height by 2m and reduce crown spread to north over garden by 1m.	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. 19.5.22: Good vigour, but shading garden.	Reduce height by 2m and reduce crown spread to north over garden by 1m.	>40	A
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. 19.5.22: As above. Minor deadwood.	Reduce height by approximately 1.5m.	20-40	B
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. 19.5.22: Dense ivy to upper canopy. Minor dieback at top.	Remove section of ivy from base. Remove deadwood and reduce height by 2m.	20-40	B
G12	2no. Laurel	4-7	180/250					Mature	Good		Remove low hanging branches to ensure 3m clearance above fence line, to improve security.	10-20	C
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. 19.5.22: Occasional dead branches, up to 120mm diameter.	Remove major deadwood.	>40	A
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. 19.5.22: Low dead branch over path.	Remove low dead branch. Remove section of ivy from base.	20-40	B

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	Management Recommendations 2022	Estimated Remaining Contribution (years)	BS 5837 Category Grading
				N	S	E	W						
T31	Sycamore	12	250	0	4	1	3			19.5.22: Ground clearance 4m. Leaning to south over fence. Dense ivy with festoons hanging down into Heysham lane.	Remove all ivy from lowest 4m and remove dead branch at 2.5m to east.	10-20	C
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. 19.5.22: Showing poor vigour, with extensive patches of dead bark around base. White mycelium under bark- possibly honey fungus.	Fell and plant new tree on adjacent lawn.	<10	U
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. 19.5.22: Dead top and dead lateral branch.	Remove.	<10	U
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. 19.5.22: Dense ivy, making it easy to climb fence.	Remove all ivy up to 4m.	15-30	B-C
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. 19.5.22: Occasional dead branches, but reasonable overall vigour at present.	Remove low, dead branches.	20-40	C

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	Management Recommendations 2022	Estimated Remaining Contribution (years)	BS 5837 Category Grading
				N	S	E	W						
SAVOY COURT (first surveyed 27-06-2017)													
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. 19.5.22: Branches growing vigorously to south. Becoming more unbalanced. Low dead branch.	Remove dead branch. Reduce height by 1m and crown spread to south by 1.5m.	15-30	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. 19.5.22: Fine tree.	Minor pruning to provide 2m clearance from building and 3m over steps.	20-40	B
T130	Lawson cypress	8	200	2	2	2	2	Early mature	Fair	27.09.19: Becoming engulfed in ivy. 19.5.22: As above.	Remove section of ivy from base.	10-20	C