


SJ Stephens Associates

ARBORICULTURAL, LANDSCAPE &
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Savernake Barn
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Tree Work Recommendations

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: 9th December 2021
Report Date: 20th January 2022
Project No: 295

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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, December 2017, October 2018 and June 2020. These recommendations follow the latest inspection, carried out in December 2021.
- 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 D.
- 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.
- G547c - a dying sycamore and a low quality cryptomeria.

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. An approximate estimate for the likely cost of the works proposed [REDACTED]

3.6 There are a relatively small number of ash on the site. These are susceptible to the ash dieback disease, which is likely to kill at least 80% of the ash in the UK in 10-15 years, however there are no definite signs of significant infection to date. The ash dieback disease causes the trees to die back from the canopy. Although the wood can become brittle over time, the infected trees do not immediately become hazardous. In most cases, it is secondary infection by fungi that finally results in their failure. A proportion of ash trees will survive, so pre-emptive felling is not recommended.

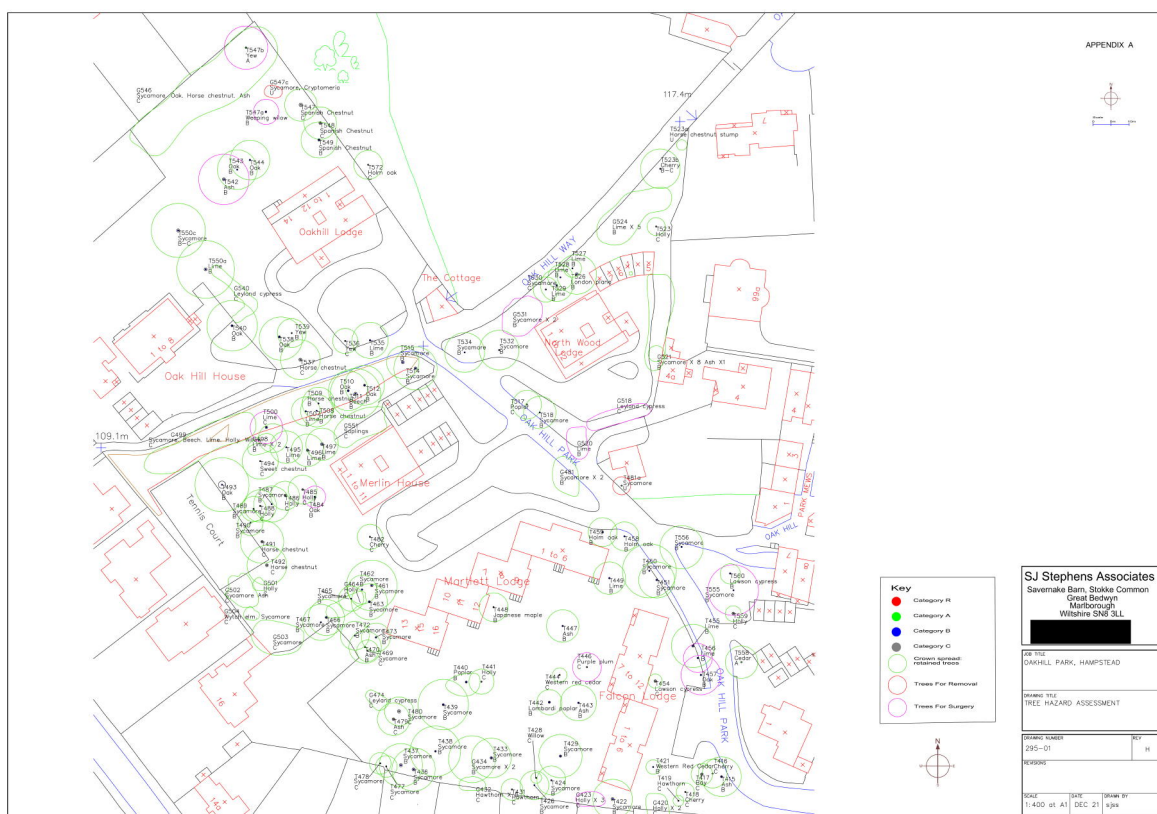
3.7 The site falls within the Hampstead Conservation Area. This requires six weeks notification to be given to the Local Planning Authority of any intended tree surgery works, to allow them the option of placing a Tree Preservation Order.

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.

4 REFERENCES

- *BS3998:2010 Tree Work. Recommendations.*
- *Common sense risk management of trees (FCMS024). Published by the National Tree Safety Group [REDACTED]*
- *Mattheck & Breloer (1994). HMSO London. Research for Amenity Trees No4: The Body Language of Trees.*



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Appendix B
Tree Schedule

Tree/ Tag No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Crown Spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations; December 2021	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Gang Hours	Estima ted 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. 2018: Showing reasonable vigour. 2020: Dead limb through centre of canopy, together with further minor deadwood. Possibly first signs of ash dieback, but not conclusive. 2021: Deadwood remove. Reasonable vigour.						
T416	Cherry	9	300	8	Mature	Good	Graft point at 2m. Suppressed growth habit. Showing good overall form and vigour. 2016: Minor dieback. 2020: Reasonable vigour. 2021: Reasonable vigour.						
T417	Bay	11.5	500	6	Mature	Good	Multi-stemmed. Minor deadwood throughout crown. 2013: Crown reduced since last inspection. 2020: Growing rapidly. 2021: Height reduced.						
T418	Cherry	10	200	5	Mature	Good	Showing good overall form and vigour. 2020: Good vigour. 2021: Good vigour.						
T419	Hawthorn	5	300	3	Over mature	Fair	Multi-stemmed. Decay throughout lower stem. Suppressed growth habit. 2020: In decline. 2021: As above.						
G420	Holly x 2	9	300	9	Mature	Good	Slight lean to east. Showing good overall form and vigour. 2020: Good vigour. 2021: Good vigour.						
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. 2018: Height reduced by 2m since last inspection. 2020: Good vigour. 2021: Good vigour.						
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. 2020: Adequate clearance to building. 2021: As above.						
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. 2020: Adequate clearance to building.	Minor pruning to provide 1.5m clearance to building.					
T424	Sycamore	18	350	8	Mature	Good	Showing good overall form and vigour. 2015: Minor deadwood. 2016: Crown up - will become overal close to buildings. 2017: Crown reduced since last inspection. 2021: Reasonable vigour.						

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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. 2021: Reasonable vigour.						
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. 2020: Dead stems removed. 2021: Reasonable vigour.						
T429	Sycamore	17	650	12	Mature	Good	Bifurcates at approx 6m. Previous tree surgery works throughout tree. 2012: Lateral branches removed during 2011. 2020: Occasional dead branches up to 100mm diameter. 2021: Deadwood and basal growth removed.						
T431	Hawthorn	9	250	6	Over mature	Fair	Multi-stemmed. Decay pockets throughout tree. 2013: Declining. 2016: Deadwood, but not a threat. 2021: Low vigour.						
G432	Hawthorn x 5	4-7	100-200	3	Mature	Good	2021: Decay points.						
T433	Sycamore	21.5	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. 2020: Cable tie getting loose. 2021: Good vigour.						
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. 2021: Good vigour.						
T436	Sycamore	19	900	12	Mature	Good	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. 2021: Reasonable vigour.						
T437	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. 2020: Cavity at 3.5m between stems, but no signs of extensive decay. 2021: Reasonable vigour.						

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T438	Sycamore	22	500	14	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. 2018: Moderate vigour. 2020: Occasional minor deadwood, but good overall vigour. 2021: As above, but small number decayed loadstools at base-possibly honey fungus. Some reduction in vigour.	Review at next inspection.					
T439	Sycamore	18	550	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. 2018: Good vigour. 2020: Good vigour. 2021: Good vigour.						
T440	Lombardy poplar	17	350-400	4	Mature	Good	Typically tightly furcated 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. 2016: Showing good vigour, but some evidence of hollowing at base. 2020: Good vigour. 2021: Good vigour.						
T441	Holly	8	300	7	Mature	Good	Multi-stemmed. Suppressed growth habit. 2011: Crown dying back. 2014: Continuing to die back. 2017: Pruned since last inspection. 2018: Showing improved vigour. 2020: Improved vigour. 2021: Good vigour.						
T442	Lombardy poplar	19	600	7	Mature	Good	Mechanical damage to exposed surface roots. Typically tight furcated upper crown. 2015: Sounding hammer suggests hollowing of base. 2016: Height reduced since last inspection. 2020: Good vigour. 2021: Some decay at previous reduction points, but good overall vigour.						
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. 2020: Permission to fell granted. 2021: Moderate vigour.						
T444	Western red cedar	11	250	4	Mature	Good	Showing good overall form and vigour. 2021: Good vigour.						
T446	Purple plum	7	300	8	Over mature	Fair	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. 2021: As above, attractive tree.	Reduce height by 2m and crown spread to balance, to reduce stress on main stems.					

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T447	Ash	3.5	80	4	Young	Good	Multi-stemmed. Evidence of basal decay. 2011: Removed in 2010 and replaced with new Ash. 2015: New tree growing well. 2020: Good vigour. 2021: Good vigour.						
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 re-growth following previous reduction. 2018: Attractive tree, but becoming over large for location. 2020: Reduced since last inspection. 2021: Good vigour.						
T449	Lime	16	450	9	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. 2018: Crown reduced since last inspection. 2021: Good vigour- canopy within 0.5m of building.						
T450	Sycamore	18	400	15	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. 2021: Moderate vigour.						
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. 2021: Moderate vigour- decay in pruning points.						
T454	Lawson cypress	11	220	1.5	Early mature	Good	2020: Cutting out light from adjacent windows. 2021: Height reduced.						
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. 2021: Good vigour.						
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. 2021: Two dead branches- approximately 150mm.	Remove major deadwood.					

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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. 2021: Minor deadwood-too small to be a hazard.	Remove small branches over road and parking area up to 3.5m to prevent obstruction.					
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. 2018: Crown reduced since last inspection. 2020: Good response to previous crown reduction. 2021: Growing vigorously- within 0.9m of building.						
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. 2018: Crown reduced since last inspection. 2020: Good response to previous crown reduction. 2021: Growing vigorously- within 0.9m of building.						
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. 2018: Crown reduction approved in 2017, but not undertaken. 2020: Reduced since last inspection. 2021: Good vigour.						
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. 2020: Reduced since last inspection.						
T463	Sycamore	18	600	10	Mature	Good	Twin stem from base. Showing good overall form and vigour. 2017: Minor crown reduction since last inspection. 2020: Reduced since last inspection. 2021: Reasonable vigour.						
G464	Holly	8	150-250	3	Mature	Good	Showing good overall form and vigour. 2021: Good vigour.						
T465	Sycamore	14	250	7	Mature	Good	Partially ivy clad. Showing good overall form and vigour. 2012: Crown reduced during 2011/2012. 2021: Good vigour.						
T466	Sycamore	19	600	10	Mature	Good	Multi-stemmed. Ivy clad. 2012: Crown reduced and lifted, ivy severed during 2011/2012. 2021: Good vigour.						

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T467	Sycamore	19	350	10	Mature	Good	Ivy clad. 2012: Ivy severed and crown reduced and lifted during 2011/2012. 2021: Good vigour.						
T469	Sycamore	10	350	6	Semi- mature	Good	Multi-stemmed. Ivy clad. Regen. 2015: Ivy severed. 2021: Good vigour.						
T470	Ash	18	300	9	Mature	Good	Ivy clad. 2011: Ivy killed. 2018: Slight lean to south east. 2020: Crack in limb growing over adjacent garden at 12m. 2021: Crown reduced.						
T472	Sycamore	18	300	8	Mature	Good	Ivy clad. 2011: Ivy removed. 2021: Good vigour.						
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. 2020: Adequate clearing to building. 2021: Good vigour.						
G474	Leyland cypress	13-16	150-200	0	Middle aged	Good	Group acting as screening from adjacent property. 2012: One tree dead. 2013: Dead tree removed since last inspection. 2021: Growing rapidly.						
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. 2021: Good vigour.						
T478	Sycamore	16	250	6	Mature	Good	Ivy clad. 2012: Ivy severed 2015: One sided canopy. 2021: Reasonable vigour.						
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. 2020: Good deadwood habitat. 2021: Range of fungi to main stem- good habitat.						
T480	Sycamore	10	900	8	Over mature	Fair	Ivy clad. Loss of apical dominance. Aerial deadwood. 2012: Lateral branches removed during 2011/12. 2020: Decay at previous topping points. 2021: As above.						
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. 2020: Vigorous regrowth following previous reduction. 2021: Good vigour.						
T481a	Sycamore	13.5	240	4.5	Early mature	Poor	2016: Growing in adjacent site, leaning over access road. Extensive crown dieback, with dead branches up to 100mm diameter. 2020: Not removed.	Seek permission from owner and fell.					
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. 2021: Good vigour.						

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T484	Oak	9	500	6	Mature	Good	Previously reduced. Showing signs of good recovery. 2018: Minor deadwood, but too small to be a hazard. 2020: Minor deadwood of up to 80mm throughout canopy. 2021: Minor deadwood- too small to be a hazard.	Minor pruning to provide 2m clearance over path.					
T485	Holly	9	500	8	Mature	Good	Multi-stemmed. Showing good overall form and vigour. 2020: Foliage thinning. 2021: Reasonable vigour.						
T486	Holly	10	500	8	Mature	Good	Multi-stemmed. Showing good overall form and vigour. 2020: Foliage thinning. 2021: Minor deadwood.						
T487	Sycamore	18	400	10	Mature	Good	Showing good overall form and vigour. 2021: Reasonable vigour.						
T488	Holly	10	450	9	Mature	Good	Multi-stemmed. Showing good overall form and vigour. 2016: Crown dieback. 2018: Extensive minor dieback. 2020: Foliage thinning. 2021: Minor deadwood.						
T489	Sycamore	17	300	7	Mature	Good	Showing good overall form and vigour. 2018: Crown reduced since last inspection. 2021: Reasonable vigour.						
T490	Sycamore	17	300	7	Mature	Good	Showing good overall form and vigour. Possible changes to ground levels. 2013: roots affecting tennis court surface. 2018: Crown reduced since last inspection. 2021: Minor deadwood. Low vigour.						
T491	Horse chestnut	16	700	12	Over mature	Fair	Evidence of root severance to accommodate new tennis court. Infection from leaf miner. 2013: Slight flux at base. Likely to decline. Roots affecting tennis court surface. 2014: Declining vigour. 2015: Slight flux on main stem, but showing reasonable vigour. 2016: Reasonable vigour. 2017: Continues to show reasonable vigour. 2018: Crown reduced since last inspection. 2020: Good response to crown reduction. 2021: Maintaining vigour.						
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. 2018: Crown reduced since last inspection. 2020: Good response to crown reduction. 2021: Maintaining vigour.						

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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. 2020: Moderate vigour, with deadwood up to 80mm diameter. 2021: Minor deadwood. Poor vitality. No epicormic growth. Larger deadwood over thicket, where unlikely to cause harm.						
T494	Sweet chestnut	10	300	10	Mature	Good	Suppressed growth habit. Showing good overall form and vigour. 2021: Good vigour.						
T495	Lime	19	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. 2021: Good vigour.						
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. 2021: Good vigour.						
T497	Lime	20	850	9	Mature	Good	Multi-stemmed. 2012: Crown reduced during 2011/2012. 2017: Both basal growths removed. 2021: Good vigour.						
G498	Lime x 2	17-19	350	8	Mature	Good	Prolific basal suckering. 2020: West stem with basal cavity. 2021: Good vigour.						
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.						
T500	Lime	23	750	12	Mature	Good	Ivy clad. Bifurcates at approx. 6m. 2018: Basal cavity. 2021: Decay in basal cavity.	Reduce height by approximately 7m.					
G501	Holly	6	100-150	2	Mature	Good	Past changes to ground level. 2021: Good vigour.						
G502	Sycamore, Ash	8-12	100-300	0	Mature	Good	Recent mechanical damage to bark on stems, exposing sapwood. Recent changes to ground level. 2020: Ash leaning over tennis court, with only 2m crown clearance. 2021: Reasonable vigour.						
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.						

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Tree/ Tag No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Crown Spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations; December 2021	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Gang Hours	Estima ted cost	Priority (High, Medium or Low)
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. 2018: Ivy dead. 2021: Moderate vigour.						
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: Debrack at apex. 2014: Top dead. 2015: Dead leader removed. 2021: Good vigour.						
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. 2020: Moderate vigour. 2021: Reasonable vigour.						
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. 2020: Good vigour. 2021: Good vigour.						
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. 2021: Good vigour.						
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. 2018: Consider further height reduction in 2019. 2020: Height reduced since last inspection, leaving upper canopy somewhat open. 2021: Good vigour.						
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. 2018: Minor deadwood at branch extremities. 2020: Deadwood too small to be a hazard.						
T514	Sycamore	16	750	12	Mature	Good	Multi-stemmed. Ivy clad. 2012: Ivy severed during 2011/2012. 2021: Good vigour.						
T515	Sycamore	17	850	9	Mature	Good	Multi-stemmed. Exposed surface roots. Showing good overall form and vigour. 2021: Reasonable vigour.						

Oakhill Park, Hampstead

Appendix B
Tree Schedule

Tree/ Tag No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Crown Spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations; December 2021	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Gang Hours	Estima- ted cost	Priority (High, Medium or Low)
T517	Poplar	10	400	8	Mature	Good	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. 2015: Limb to southwest removed since last inspection. 2017: Two woodpecker holes. Road slumping adjacent tree. Trench dug 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. 2018: Growing vigorously. 2020: Vigorous regrowth which will be putting stress on reduction points. 2021: Reduced.						
T518	Sycamore	9	300	9	Mature	Good	Showing good overall form and vigour. 2021: Good vigour.						
G518	Leyland cypress	11	120 - 180		Early mature	Good	Previously topped. 2021: Outside boundary. Two trees in centre of line dead, engulfed in ivy. Vigorous growth to remainder.	Seek permission to reduce to 10m in height and reduce crown spread (maintaining live growth) to prevent obstructing view to apartments. Remove dead trees.					
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. 2021: Good vigour, but occasional dead branches.	Remove major deadwood.					
G521	Sycamore x 6, 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. 2020: Southern most tree removed since last inspection, leaving adjacent tree- growing close to the corner of 4a - exposed, with canopy over house. 2021: Tree closest to no.4a reduced.						
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. 2020: Not removed. 2021: Removed since last inspection.						
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. 2018: No further re-growth- dead.						
T523	Holly	8	400	5	Mature	Good	Multi-stemmed. Showing good overall form and vigour. 2018: Good vigour. 2021: Good vigour.						
T523b	Cherry	16	350	8	Early mature	Fair	2017: Leaning over Oakhill way, but low risk at present. 2021: Good vigour.						

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Tree Schedule

Tree/ Tag No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Crown Spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations; December 2021	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Gang Hours	Estima ted cost	Priority (High, Medium or Low)
G524	Lime X 5	11-21		9	Mature	Good	Prolific basal suckering. Ivy clad. 2017: Basal growth removed. 2021: Good vigour.						
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. 2018: Crown reduced since last inspection. 2021: Good vigour.						
T527	Lime	11	250	5	Mature	Good	Ivy clad. 2011: Suppressed. Top missing.						
T528	Lime	16	400	7	Mature	Good	Ivy clad. 2015: Reduced since last inspection. 2021: Good vigour.						
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. 2020: canopy within 1m of building. 2021: Crown spread towards building reduced.						
T530	Sycamore	10	250	7	Mature	Good	Partially ivy clad. Slight incline over adjacent footpath. 2021: Good vigour.						
G531	Sycamore x 2	15	500	10	Mature	Good	Multi-stemmed. Mature basal suckering. Showing good overall form and vigour. 2017: Leaning stems removed. 2021: Dead branch (60mm diameter) suspended over Oak Hill Way.	Remove suspended branch.					
T532	Sycamore	14	300	11	Mature	Good	Tertiary lateral at approx 7m above ground level has failed due to bark stripping. 2016: Low branches removed since last inspection. 2021: Good vigour.						
T534	Sycamore	16	350	11	Mature	Good	Mature basal suckering. Squirmal damage has exposed decayed sapwood and heartwood. 2021: Good vigour.						
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. 2020: Good vigour. 2021: Good vigour. Pushing 0.4m brick wall out of alignment.						
T536	Yew	9	250	7	Over mature	Fair	Ground compaction, resulting in dieback in mid-crown. 2016: Crown lifted since last inspection. 2021: Good vigour.						

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Tree Schedule

Tree/ Tag No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Crown Spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations; December 2021	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Gang Hours	Estima ted cost	Priority (High, Medium or Low)
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. 2018: Height and crown spread reduced since last inspection. 2020: Showing good vigour. 2021: Maintaining vigour.						
T538	Oak	16	600	12	Mature	Good	Showing good overall form and vigour. 2021: Good vigour.						
T539	Yew	12	250	8	Mature	Good	Bifurcates at approx. 6m. Showing good overall form and vigour. 2017: Low branch over drive. 2018: Crown spread over drive reduced since last inspection. 2021: Good vigour.						
T540	Oak	19	1400	14	Mature	Fair	2018: Growing in adjacent property. Showing good vigour, but with branch containing deadwood overhanging drive. 2020: Crown reduced and deadwood removed since last inspection. 2021: Deadwood over adjacent site.						
G540	Leyland cypress	8	100-150	2	Middle aged	Good	Showing good overall form and vigour. 2013: Height reduced since last inspection. 2021: Regularly trimmed.						
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. 2020: Permission to fell tree granted. 2021: Showing good vigour at present, apart from basal stem to north which shows extensive bark failure.	Remove basal stem (280mm diameter) to north.					
T543	Oak	14	400	11	Mature	Good	Showing good overall form and vigour. 2016: Low branches removed. 2021: Good vigour. Minor deadwood.						
T544	Oak	14	450	11	Mature	Good	Showing good overall form and vigour. 2016: Low branches removed. 2021: Good vigour.						
G546	Sycamore, Oak, Horse chestnut, Ash			0			Dense rhododendron with trees. 2017: Tree in neighbouring property to south west has failed, breaking fence. 2021: Acute shrubs beginning to dominate. Open areas. Bramble. Elder. Potential for new tree planting.						
T547a	Weeping willow	3.5	110	7	Semi-mature		2021: Growing well.	Remove stake and tie.					
T547b	Yew	15	700	12	Mature		2021: Fine tree, but at risk of basal decay caused by rotting leaves.	Remove leaves piled around base.					
G547c	Sycamore, cryptomeria	8	100		Semi-mature		2021: Dying sycamore caused by squirrel damage. Unsightly cryptomeria with brown foliage to base.	Remove both.					

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Appendix B
Tree Schedule

Tree/ Tag No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Crown Spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations; December 2021	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Gang Hours	Estima- ted cost	Priority (High, Medium or 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. 2021: Good vigour.						
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. 2020: Major deadwood, but retain for wildlife habitat. 2021: Little live growth, but providing good deadwood habitat.						
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. 2020: Epicormic growth removed. 2021: Good vigour. 2021: Good vigour.						
T550a	Lime	23	850	16	Mature	Good	Showing good overall form and vigour. 2013: Crown reduced since last inspection. 2021: Good vigour.						
T550c	Sycamore	17	600	15	Mature	Good	2014: Tight fork at 4m. 2015: crown reduced since last inspection.						
G551	Young trees	5-8	25-90		Young	Good	Mixture of Sweet chestnut, Holm oak, Sycamore, Oak, Thorn, Beech. 2017: Thinning undertaken.						
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.	Remove three lowest secondary branches (90,90 and 70mm diameter) over path.					
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. 2018: Height reduced since last inspection. 2020: Good vigour. 2021: Decay in pruning wounds.						
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. 2018: Height reduced since last inspection. 2020: Good vigour. 2021: Good vigour.						
T559	Holly	8	240	1.5	Mature	Poor	2020: Top dead. 2021: Height reduced.						
T560	Lawson cypress	7	180	2	Semi- mature	Fair	2021: Foliage thin.						

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Tree Schedule

Tree/ Tag No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Crown Spread (m)	Age Class	Phys. Cond.	Condition	Management Recommendations; December 2021	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Gang Hours	Estima ted cost	Priority (High, Medium or Low)
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. 2020: Reduced since last inspection. 2021: Good vigour.						

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 declineTrees 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>			See Table 2
	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)	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

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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; December 2021	Estimated Remaining Contribution (years)	BS 5837 Category Grading
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. 2020: Adequate clearance to building.	Minor pruning to provide 1.5m clearance to building.		
T446	Purple plum	7	300	8	Over mature	Fair	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. 2021: As above, attractive tree.	Reduce height by 2m and crown spread to balance, to reduce stress on main stems.		
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. 2021: Two dead branches- approximately 150mm.	Remove major deadwood.		
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. 2021: Minor deadwood- too small to be a hazard.	Remove small branches over road and parking area up to 3.5m to prevent obstruction.		
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. 2020: Not removed.	Seek permission from owner and fell.		
T484	Oak	9	500	6	Mature	Good	Previously reduced. Showing signs of good recovery. 2018: Minor deadwood, but too small to be a hazard. 2020: Minor deadwood of up to 80mm throughout canopy. 2021: Minor deadwood- too small to be a hazard.	Minor pruning to provide 2m clearance over path.		
T500	Lime	23	750	12	Mature	Good	Ivy clad. Bifurcates at approx. 6m. 2018: Basal cavity. 2021: Decay in basal cavity.	Reduce height by approximately 7m.		
G518	Leyland cypress	11	120 - 180		Early mature	Good	Previously topped. 2021: Outside boundary. Two trees in centre of line dead, engulfed in ivy. Vigorous growth to remainder.	Seek permission to reduce to 10m in height and reduce crown spread (maintaining live growth) to prevent obstructing view to apartments. Remove dead trees.		

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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; December 2021	Estimated Remaining Contribution (years)	BS 5837 Category Grading
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. 2021: Good vigour, but occasional dead branches.	Remove major deadwood.		
G531	Sycamore x 2	15	500	10	Mature	Good	Multi-stemmed. Mature basal suckering. Showing good overall form and vigour. 2017: Leaning stems removed. 2021: Dead branch (60mm diameter) suspended over Oak Hill Way.	Remove suspended branch.		
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. 2020: Permission to fell tree granted. 2021: Showing good vigour at present, apart from basal stem to north which shows extensive bark failure.	Remove basal stem (280mm diameter) to north.		
T547a	Weeping willow	3.5	110	7	Semi-mature		2021: Growing well.	Remove stake and tie.		
T547b	Yew	15	700	12	Mature		2021: Fine tree, but at risk of basal decay caused by rotting leaves.	Remove leaves piled around base.		
G547c	Sycamore, cryptomeria	8	100		Semi-mature		2021: Dying sycamore caused by squirrel damage. Unsightly cryptomeria with brown foliage to base.	Remove both.		
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.	Remove three lowest secondary branches (90,90 and 70mm diameter) over path.		