



Ariel Hotel, Bath Road Heathrow

Arboricultural Impact Assessment and Method Statement

September 2023



Client	R Ariel Heathrow Opco Ltd
Job name	Ariel Hotel, Bath Road, Heathrow
Report title	Arboricultural Impact Assessment and Method Statement
File reference	23-1584-Report

	Name	Position	Date
Author	Neil Taylor	Arboricultural Consultant	September 2023

Report Contents

1	Introduction.....	1
1.1	Site Description.....	1
1.2	Proposed Works	1
1.3	Aims of Study	1
2	Methodology.....	2
3	Assessment	3
3.1	Tree Character Groups.....	3
4	Arboricultural Impact Assessment (AIA)	4
4.1	Methodology	4
4.2	Assessment	4
5	Arboricultural Method Statement (AMS)	6
5.1	Methodology	6
5.2	Demolition within the RPA of Retained Trees	6
5.3	Construction within the RPA of Retained Trees.....	6
5.4	Services.....	6
5.5	Tree Protection.....	7
6	Conclusion	8
7	Appendices	9

1 Introduction

1.1 Site Description

Ariel Hotel, Bath Road, Heathrow (the "site") is situated to the northeast of Heathrow airport. The site currently comprises a hotel, ancillary buildings and a car park. The site is bound to the north by residential dwellings, to the east by a hotel, to the south by Bath Road and to the west by High Street.

1.2 Proposed Works

The addition of two storeys above the existing hotel building, providing 113 new hotel rooms (a total of 299 hotel rooms), and the erection of a new apart-hotel building comprising 98 apart-hotel rooms, including façade enhancements and associated works are proposed.

1.3 Aims of Study

To inform a planning application, Canopy Consultancy has been commissioned by R Ariel Heathrow Opco Ltd to undertake a tree survey of the site, in accordance with British Standard (BS) 5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations".

The aim of this report is to present the results of the survey, including a Tree Survey Schedule (TSS), an Arboricultural Implications Assessment (AIA), and an Arboricultural Method Statement (AMS). A Tree Protection Plan (TPP) has also been produced and accompanies this report as a separate drawing.

This report in no way constitutes a health and safety survey report. Where concerns for tree health and safety exist, the necessary and appropriate tree inspections should be carried out.

2 Methodology

The trees were inspected from ground level by consultant arboriculturist Neil Taylor on the 13th June 2023 and measurements taken in accordance with the recommendations set out in the BS 5837:2012. Canopy spreads were measured and plotted to the four compass points. Where direct access was not possible measurements have been estimated. The surveyed trees are colour coded on the accompanying tree survey drawing according to their relevant BS category.

The tree data collected is used to enable the current canopy spread of the surveyed trees and the Root Protection Area (RPA) to be plotted on the accompanying TPP. The RPA is defined by the formula in paragraph 4.6 from the BS 5837:2012 and may be refined by taking into account current on-site constraints to root activity such as buildings, earthworks and hard paving. This forms part of the design process for the proposed development.

3 Assessment

3.1 Tree Character Groups

The detailed results of the tree survey are provided in the TSS, in Appendix 1. In summary, the trees within the survey area are in a good condition and vary in terms of amenity value provided to the wider landscape. The trees can be divided into two distinct character groups as follows:

1. The first character group includes medium sized, middle aged trees found growing in the hotel grounds. The majority of the trees appear to be in a good condition and provide a degree of amenity to the local area.
2. The second character group includes the medium sized, middle aged trees that form a line of trees beyond the site's northern boundary. The majority of the trees in this character group appear to be struggling in their situation, possibly due to the limited rooting medium available to them.

4 Arboricultural Impact Assessment (AIA)

4.1 Methodology

The AIA uses the information obtained in the tree survey to identify areas where the proposed construction may be at odds with accepted standards, in terms of a tree's requirements for space in which to maintain existing roots and shoots, and space for future growth.

The quality and relative importance of each tree is illustrated as a coloured polygon. The colour used relates to the BS categories as follows: A - green, B - blue, C - grey and U - red (see accompanying drawing reference 23-1584-TPP). In general the design process will try to retain A and B category trees. Proposed construction will therefore normally be excluded from the RPA of A and B category trees. Red trees are discounted as they are recommended for removal.

Details of the trees surveyed are given in the TSS (Appendix 1). The juxtaposition of the proposed development in relation to existing tree locations are shown on the accompanying TPP drawing, reference 23-1584-TPP.

The AIA considers existing site conditions and the effect that they may have on the development of the surveyed trees root systems. Hard structures such as building and paved roads and paths can influence the root activity of trees by reducing the availability of both moisture and nutrients.

4.2 Assessment

Refer to the accompanying TPP, drawing, reference 23-1584-TPP, for the relationship between the proposed development and the trees adjacent to the site.

- No trees will be removed to enable the proposed development
- The following trees will be affected by the demolition of the ancillary buildings from within the RPA:

T7 to T16

The trees will benefit from the demolition of the buildings as it provides an opportunity to enhance their rooting environment. The buildings will be demolished in accordance with the methodology outlined in Section 5.2 below.

- The following trees will be affected by the removal of hard surfaces from within the RPA:

T4, T5, T7 and T9 to T13

The trees will benefit from the removal of the hard surface as it provides an opportunity to enhance their rooting environment. The hard surface will be removed in accordance with the methodology outlined in Section 5.2 below.

- There will be no construction within the RPA of a retained tree.
- The following trees will require pruning prior to the construction of the proposed development:

- T7 reduce south facing limbs to suitable growth points in order to reduce southern canopy spread by 2 metres
- T9 reduce south facing limbs to suitable growth points in order to reduce southern canopy spread by 1.5 metres
- T13 reduce south facing limbs to suitable growth points in order to reduce southern canopy spread by 2.5 metres
- T15 reduce south facing limbs to suitable growth points in order to reduce southern canopy spread by 1 metre
- T16 reduce south facing limbs to suitable growth points in order to reduce southern canopy spread by 2 metres

5 Arboricultural Method Statement (AMS)

5.1 Methodology

The AMS provides the means by which retained trees and hedges can be protected throughout the development.

The movement of demolition and construction machinery in close proximity to trees may cause compaction of the soil which affects the tree's ability to absorb moisture and nutrients. The RPAs of retained trees and hedges will be protected by a tree protection barrier as described in paragraph 5.5 below and shown on the accompanying TPP, drawing number 23-1584-TPP.

5.2 Demolition within the RPA of Retained Trees

Demolition of Structures within the RPA: The demolition of the ancillary buildings will take place using a top down, pull back method whereby the buildings are pulled away from the trees by an excavator stood outside of the RPA. The hard surface will be left in situ throughout the construction phase to act as ground protection.

Removal of Existing Hard Surfaces: The removal of the existing hard surfaces within the RPA will take place once all construction activity has been completed. The hard surface will be broken up using hand operated tools only and raked out of the RPA to be removed from site. The area will be reinstated with topsoil immediately. Works will take place progressively to prevent compaction of the recently laid topsoil.

5.3 Construction within the RPA of Retained Trees

There will be no construction within the RPA of a retained tree.

No materials or spoil is to be stored within the RPA of a retained tree.

In order to avoid damage to the retained trees the tree surgery and felling work identified in the accompanying tree survey schedule will be carried out prior to the occupation of the site by the building contractor. The work will be carried out in accordance with BS 3998:2010.

5.4 Services

There will be no services within the RPA of a retained tree.

5.5 Tree Protection

All trees that are to be retained on the site will be protected by the use of a tree protection barrier erected in the location shown on the accompanying TPP, drawing number 23-1528-TPP. The fence will consist of "Heras" type panels or similar braced at appropriate intervals and secured to keep in place. The tree protection barrier will be erected prior to the occupation of the site by the building contractor and will only be removed once the construction phase is complete.

5.6 Site Monitoring and Supervision

The process of reporting to the client and LPA/Tree Officer will be by emailing the checklist form at Appendix 2. After the pre-commencement meeting with the site manager, site monitoring is to be at four week intervals unless supervision of specialist construction activities are required. It will involve a site visit by the arboriculturist to ensure that the appropriate tree protection measures, as detailed in the approved drawings and method statements, are continually adhered to. The completed checklist, along with any photographs taken, will be sent to the LPA within 5 working days of the site visit.

6 Conclusion


Canopy Consultancy was commissioned by R Ariel Heathrow Opco Ltd to carry out a tree survey at the site. The results of the survey indicate that the trees within the survey area provide a degree of amenity to the wider landscape.


No trees will be removed to enable the proposed development.

Overall, there are no known overriding arboricultural constraints which would prevent the proposed development from going ahead, subject to the protection measures and construction methodologies specified within this report being correctly implemented.

7 Appendices

Appendix 1: Tree Survey Schedule

Project:	Ariel Hotel, Bath Road, Heathrow							BS 5837 2012 Trees in relation to design, demolition and construction- recommendations			Surveyed by	NT			
Ref:	23-1584-TSS										Weather	Overcast			
Date:	13.06.23										Tagged	No			
Client:	R Ariel Heathrow Opco Ltd														
				Canopy Spread											
Tree No.	Species	Height (m)	DBH (mm)	N	E	S	W	Stems	Height of crown clearance	Age class	Physiological condition problems/comments	Structural condition	Preliminary management recommendations	Estimated remaining contribution years	BS category
T1	Carpinus betulus (Hornbeam)	8	460	3	2	1	3	1	3	MA	Good - Previously reduced.	Good	None	40+	B2
T2	Carpinus betulus (Hornbeam)	8	469	3	3	3	3	2	3	MA	Good - Previously reduced.	Good	None	40+	B2
T3	Carpinus betulus (Hornbeam)	8	422	3	3	3	0	2	3	MA	Good - Previously reduced.	Good	None	40+	B2
T4	Carpinus betulus (Hornbeam)	11	418	6	2	4	5	3	1.5	MA	Good	Good	None	40+	B2
T5	Carpinus betulus (Hornbeam)	11	446	6	5	2	2	2	2	MA	Fair - Declining. Die back.	Good	None	20-40	C1
T6	Carpinus betulus (Hornbeam)	12	740	3	6	6	5	1	1.5	MA	Good	Good	None	40+	B2
T7	Acer pseudoplatanus (Sycamore)	10	280	1	2	4	3	1	3	MA	Fair - Low vitality. Ivy on tree. Off site	Stem Obscured by Ivy	None	20-40	C1
T8	Acer pseudoplatanus (Sycamore)	8	200	1	1	1	1	1	1	MA	Dead	Poor	None	0	U
T9	Fraxinus excelsior (Ash)	10	300	5	4	4	4	1	4	MA	Fair - Low vitality. Ivy on tree. Off site.	Fair - Broken branches in crown.	None	20-40	C1
T10	Crataegus monogyna (Hawthorn)	5	177	2	2	2	2	2	1.5	MA	Good	Good	None	40+	C1

Project:	Ariel Hotel, Bath Road, Heathrow							BS 5837 2012 Trees in relation to design, demolition and construction- recommendations			Surveyed by		NT				
Ref:	23-1584-TSS										Weather		Overcast				
Date:	13.06.23										Tagged		No				
Client:	R Ariel Heathrow Opco Ltd																
				Canopy Spread													
Tree No.	Species	Height (m)	DBH (mm)	N	E	S	W	Stems	Height of crown clearance	Age class	Physiological condition problems/comments	Structural condition	Preliminary management recommendations	Estimated remaining contribution years	BS category		
T11	Acer pseudoplatanus (Sycamore)	8	360	3	4	3	4	1	2	MA	Fair - Low vitality. Off site	Good	None	10-20	C1		
T12	Acer pseudoplatanus (Sycamore)	7	220	3	1	2	2	1	4	MA	Fair - Die back. Ivy on tree. Off site	Good	None	10-20	C1		
T13	Acer pseudoplatanus (Sycamore)	10	410	5	4	5	2	1	4	MA	Fair - Low vitality. Ivy on tree. Off site	Stem Obscured by Ivy	None	10-20	C1		
T14	Acer pseudoplatanus (Sycamore)	7	300	3	3	3	2	1	4	MA	Fair - Low vitality. Off site.	Stem Obscured by Ivy	None	20-40	C1		
T15	Robinia pseudoacacia (Locust Tree)	11	307	4	2	3	4	2	2	MA	Fair - Die back. Off site	Good	None	20-40	C1		
T16	Acer pseudoplatanus (Sycamore)	10	318	5	5	4	3	3	2	MA	Good - off site	Fair - Multiple stems below 1.5m.	None	20-40	C1		

Appendix 2: Programme of Site Monitoring

Ariel Hotel, Bath Road, Heathrow Site Monitoring Form

To be completed by the named arboriculturist and emailed to the client and tree officer at the completion of each operation.

Arboriculturist.....

Client.....

Project Manager.....

Tree Officer.....

(The above to be filled in with names and contact numbers)

OPERATION	TIMING	DATE	COMMENTS
Pre-commencement meeting or contact with project/site manager.	Before any works or pre-works on site, including storage of materials		
Site visit to check tree protection barrier is as specified and in the correct location	Prior to demolition beginning on site		
Completion of development	Once all construction activity has been completed		