



Arboricultural Implication Assessment Bourne Court

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Richard Henley
HGH Consulting

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Prepared by:
Jason Mills
Rachel Crookes

Quality assured by:
Nathan Shelley

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Executive Summary

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Executive summary

Eight Associates has been appointed by HGH Consulting to carry out an Arboricultural Implication Assessment to the British Standard 5837:2012 'Trees in relation to design, demolition and construction' at Bourne Court, Station Approach, South Ruislip in the London Borough of Hillingdon.

A site visit was made on the 27th July 2018 to survey the trees, hedges and vegetation to the British Standard. The condition of all trees on site was assessed and a Category Rating was allocated; this information is detailed in Appendix 3 of the Tree Survey report reference 727-Bourne Court-Tree Survey-1712-20rc. A Tree Constraints Plan was produced following the survey, which along with the Tree Survey forms the basis of this report.

A plan of the trees to be retained and removed, as well as their Root Protection Areas (RPA) has been outlined on plans of the proposed development using AutoCAD, to create a Tree Protection Plan. This report considers trees to be affected by the proposed build.

A summary of tree work to be undertaken on site is as follows:

Consideration	Number of trees
Trees / groups / hedges to be retained	3
Category A trees / groups / hedges to be removed	0
Category B trees / groups / hedges to be removed	6
Category C trees / groups / hedges to be removed	3
Category U trees/ groups/ hedges to be removed	8



Introduction

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Introduction

Eight Associates Ltd has been instructed by HGH Consulting Limited to produce an Arboricultural Implication Assessment (AIA) on specified trees and vegetation in and adjacent to the site identified at Bourne Court, Station Approach, South Ruislip in the London Borough of Hillingdon. The AIA is based on the results of a Tree Survey and Tree Constraints Plan undertaken on 27th July 2018 in partnership with Eight Associates and Writtle Forest Consultancy Ltd.

The aim of this Arboricultural Implication Assessment (AIA) is to consider how the proposed development and the associated trees will co-exist and interact in the present and the future. The AIA addresses and considers issues such as statutory constraints, above and below constraints, alternatives to tree loss and infrastructure requirements. It also considers such issues as end use of space, the need to prune or remove trees due to excessive shade or encroachment and whether it is possible to plant new trees. A draft Tree Protection Plan (TPP) is included showing trees to be retained and trees to be removed.

There are some aspects that are not dealt with within report (please also refer to Appendix 1). The AIA does not include an Arboricultural Method Statement (please refer to 3162 – Bourne Court AMS – 1809-06rc). This AIA does not consider issues relating to boundary lines and the proposed structures. It may be that such issues affect ownership of trees, but the assessment does not deal with this issue. (Issues of boundary line dispute and/or ownership of vegetation may require a land registry search and reference to local records. This can be conducted if so requested).

Trees to be Affected by Proposed Design

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Description of proposed development

The proposed works are to include;

1. Construction of two multi-storey building blocks containing multiple residential units.
2. Installation of new car parking spaces and access roads.
3. Hard and soft landscaping.

Tree No.	Species	Removal due to		Mitigation required		Details of how proposed build layout affects tree and mitigation required
		Works	Condition	Canopy	RPA	
T01	Apple	N/A	✓	N/A	N/A	Remove due to poor condition and limited remaining life expectancy.
T02	Ash	✓	N/A	N/A	N/A	This tree is located within the footprint of the proposed new building blocks and will need to be removed to allow the development to proceed.
T03	Sycamore	N/A	✓	N/A	N/A	Remove due to poor condition and limited remaining life expectancy.
T04	Box Elder	N/A	✓	N/A	N/A	Remove due to poor condition and limited remaining life expectancy.
T05	Birch	✓	N/A	N/A	N/A	Proposed new parking spaces encroach within 30% of RPA (within 1.0 metre of stem) and beneath 30% of crown and new landscaping within a further 15% of RPA and crown. Impractical to retain tree due, remove to allow the proposed development to proceed. Note: This tree is located within the boundary hoarding and thought to be within the site, but ownership not established. Ownership should be confirmed.
T06	Birch	N/A	N/A	N/A	N/A	No issues
T07	Birch	N/A	N/A	N/A	N/A	No issues
T08	Birch	N/A	N/A	N/A	N/A	No issues
TG01	Group of Leyland Cypress	✓	N/A	N/A	N/A	These trees are located within the footprint of proposed new car parking spaces and access roads and will need to be removed to allow the development to proceed.

Trees to be Affected by Proposed Design

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Tree No.	Species	Removal due to		Mitigation required		Details of how proposed build layout affects tree and mitigation required
		Works	Condition	Canopy	RPA	
TG02	Group of Leyland Cypress	✓	N/A	N/A	N/A	These trees are located within the footprint of proposed new car parking spaces, access roads and building and will need to be removed to allow the development to proceed. It is not considered practical to retain any individuals within this group due to the growth pattern of this species.
TG03	Group of Leyland Cypress	✓	N/A	N/A	N/A	These trees are located within the footprint of proposed new soft and hard landscaping and will need to be removed to allow the development to proceed. It is not considered practical to retain any individuals within this group due to the growth habit of this species.
TG04	Group of Leyland Cypress	N/A	✓	N/A	N/A	Remove due to poor condition and limited remaining life expectancy.
T09	Leyland Cypress	N/A	✓	N/A	N/A	Remove due to poor condition and limited remaining life expectancy.
T10	Leyland Cypress	N/A	✓	N/A	N/A	Remove due to poor condition and limited remaining life expectancy.
T11	Sycamore	✓	N/A	N/A	N/A	Wall of proposed new build located approximately 1.0 metres from tree stem. Impractical to retain this tree with mitigation. It is more appropriate to remove this tree to allow the proposed development
TG05	Leyland Cypress	N/A	✓	N/A	N/A	Remove due to poor condition and limited remaining life expectancy.
T12	Silver Maple	N/A	✓	N/A	N/A	Remove due to poor condition and limited remaining life expectancy.

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Tree No.	Species	Removal due to		Mitigation required		Details of how proposed build layout affects tree and mitigation required
		Works	Condition	Canopy	RPA	
T13	Indian Bean tree	✓	N/A	N/A	N/A	This tree is located within the footprint of the proposed new parking spaces and will need to be removed to allow the development to proceed.
T14	Eucalyptus	✓	N/A	N/A	N/A	Proposed new hard standing consisting of the car parking spaces and access road encroach 28% of the theoretical RPA. This is in excess of the 20% encroachment of new hard-standing recommended within BS5837:2012, however the root-systems of the well-established existing trees T13 and T15 will have been mutually competing, such that the root system of T14 will have likely developed asymmetrically, predominating to the north-east outside of the site. As such, the actual extent of encroachment is likely to be significantly less than 28%. Proposed soft landscaping encroaches a further 5% in RPA. The proposed new building is located within 1.5 metres of the crown of this tree. Mitigation will include facilitation pruning to maintain space. Mitigation to protect the RPA will include the installation of a no-dig cellular confinement system to support the new hard-surfacing removing the need for a traditional sub-base and any excavations for the soft landscaping within the RPA.
T15	Apple	✓	N/A	N/A	N/A	This tree is located within the footprint of the proposed new parking spaces and will need to be removed to allow the development to proceed.

Summary of Effects on Trees from Proposals

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Loss of trees

Of the fifteen individual trees and five groups of trees surveyed, six individual trees and three groups would be lost as a result of the proposed development as presented. Three of the trees or groups that would be lost are low value 'C' Category specimens and six are moderate value 'B' Category. No high value 'A' Category trees are present. Eight trees have been classified as poor 'U' Category which will need to be removed regardless of the proposed development table.

Summary of mitigation required

It is considered that the loss of trees can be mitigated by the planting of new good quality specimens. Where there is sufficient space, the existing soils in areas to receive new plantings should be protected from compaction by installing Protective Barriers to prevent encroachment during construction.

Infrastructure requirements

Infrastructure requirements at the site are not currently known. The new properties will require the provision of utility services. Where possible existing infrastructure should be utilised and utility services should, where possible, share trenches to avoid additional disturbance. Similarly, where new trenches are required they should be located to avoid the RPAs of retained trees. At this site, there appears to be ample space to install utility services outside of the RPAs of retained trees.

Installation of new utility services should be carried out in accordance with NJUG guidelines, Volume 4, for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to trees.

Access will be required for construction equipment, from the existing roadway of Bourne Court.

Installation of protective barriers and ground protection

The protective barriers to prevent compaction in areas to receive new plantings will remain in-situ throughout the development and only removed when construction has been completed. The specification of the Protective Barriers will be sufficiently robust to prevent access into the Construction Exclusion Zones and in accordance with BS5837:2012. The preliminary location of the Protective Barriers is shown on the Tree Protection Plan. The installation of Ground Protection will not be required at his site.

Consideration of ecological concerns

No ecological concerns have been raised in relation to the works or the trees on the site and none were noted at the time of the survey. Ecological considerations that involve EU Habitats Directive will over rule any Arboricultural recommendations as given within this report.



Changes in Site Use and Tree Management Implications

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Implications of the potential
growth and/or nuisance of the
trees within the next 10 years

There are considered to be no significant implications or nuisance issues related to the retained trees.

Potential root damage to
Infrastructure

The trees considered for retention are of low water demand. This report does not consider the implications of trees, whether retained or removed, indirectly on the proposed development.

Summary and Further Considerations

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Summary of tree work

Consideration	Number of trees/ groups/ hedges
Trees of trees/ groups/ hedges to be retained.	3
Category A trees/ groups/ hedges to be removed	0
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The extensive replacement planting scheme compensates for the generally low to poor value trees existent at the site. The new planting scheme provides opportunity to increase the quality of the tree stock at the site and improve longevity of the green landscape in the future.

Further considerations

The Arboricultural Method Statement (AMS) is generally drawn up with a finalised Tree Protection Plan (TPP) once all design details are known. The AMS will take into consideration construction operations undertaken in the vicinity of the trees. It will deal with such issues as site access, intensity of construction activity, space needed for works, location of materials and installation of service runs.

Appendix 1: Limitations of the Tree Report

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Limitations of the Arboricultural Implication Assessment and scope of the report

Please refer to the introduction of the report. This report is based upon information obtained from the Tree Survey. All dimensions and measurements are based upon the previous data collected from the survey and from the design drawings as provided. This Assessment considers the possible implications to the proposed future built structures. Suggestions may be given outlining alternative proposals for building layout. Such suggestions must be considered by the architect, designer or engineer before implementation.

Findings of the survey and the report

Validity, accuracy and findings of the report will directly relate to the accuracy of information provided at the time of the survey. The report is based on information provided by third parties and the specifications and recommendations are dependent upon information provided therein. No checking of independent data provided will be undertaken.

Timing of the survey and the report

The considerations/ findings in this tree report and tree survey are only valid for one year. Such considerations/ findings will become invalid if any building works are undertaken, soil levels are altered or tree work undertaken. If there are any alterations to either the property or soil levels, or if tree works are carried out, it is recommended that a new tree survey/report is undertaken.

Trees in relation to other properties

This report/survey only considers the trees in relation to the site as identified. It does not comment on possible effects of trees on neighbouring properties, including in relation to subsidence or heave, or with regard to possible hazards presented by trees surveyed. Neighbouring owners of trees that are identified as posing a possible risk to the property/site in question should seek their own advice as to possible effects of the recommendations given within this report. Damage to, or possibility of damage to, any other structure that is not referred to within the report is not considered unless otherwise specified. This includes both neighbouring structures and any other structure on the property, built structures and surrounding vegetation.

Appendix 1: Limitations of the Tree Report

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Trees in relation to subsidence, heave and direct damage

This report does not deal with issues relating to subsidence or heave in relation to any built structures and surrounding vegetation. However, it may be prudent to consider the effects of heave on any property if trees are removed. Similarly, the issue of direct damage (when the roots of a tree have physical contact with a structure) is not considered within this report.

Trees subject to statutory controls

Where trees are covered by a Tree Preservation Order or are located in a Conservation Area it will be necessary to consult the local authority before any tree works, other than certain exemptions, can be carried out. The works specified above are necessary for reasonable management and should be acceptable to the local authority. However, tree owners should appreciate that the local authority may take an alternative point of view and have the option to refuse consent.

Trees are subject to changes outside man's control

Trees are living organisms subject to changes outside man's control. Changes to ground water conditions will affect the root growth of a tree. Such changes are not always the result of man's influence and other factors may be involved.

Limitations of the Arboricultural Implication Assessment

The considerations/ findings in this tree report and tree survey are only valid for one year. Such considerations/ findings will become invalid if any building works are undertaken, soil levels are altered or tree work undertaken. If there are any alterations to either the property or soil levels, or if tree works are carried out, it is recommended that a new tree survey/report is undertaken.
