

No12, Harvil Road,
Ickenham,
London. UB 10 8AJ.

ARBORICULTURAL REPORT (UPDATED)

COMMISSIONED BY:

Ask Planning Ltd
18, The Common, Ealing, London. W5 3TR
for
Mr. & Mrs. Naseeb Ghera

Prepared by:

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GREENWAY
Landscape Architects

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1.0 Brief:

- 1.1 Greenway LA Ltd has been instructed by Ask Planning Ltd to produce an updated Arboricultural Report in regard to the revised development proposals at No12, Harvil Road, Ickenham, London. UB108AJ to deliver a conservatory and garage to the rear of the property. It is understood that other condition on the previous Planning Permission 12371/APP/2008/1929 have been satisfactorily discharge. The scope of this revised Arboricultural Report covers the new application for these additional residential facilities and amenities to enhance the dwelling whilst protecting the TPO'd tree.
- 1.2 Further to the report issued / dated 5th September 2015 the client wishes to install a garage and conservatory to augment the residential amenity of the property. It is understood that the LPA have raised concern about the impact that the Conservatory element might have on Tree T1 (Oak). This amended report includes the observations and comment of the Arboriculturalist who prepared the original report in respect to this additional item of concern.

2.0 Information Provided & References:

- 2.1 The client and/or his representative have issued the following information used in assisting the production of this report:
- Drawing 2013/732/01/P - Plans and Elevation as Proposed by ASK Planning Ltd.
 - Drawing 2013/732/02/P - Plans and Elevation as Proposed by ASK Planning Ltd.
 - A copy of The Grant Planning Permission Notice 12371/APP/2008/1929 dated 10th July 2008.
 - Two photographic/montage A3 sheets of the current site and proposals.
- 2.2 The revised architect's layout as shown on drawing 2015/772/P/02 dated 5th October 2015 has been used in response to the LPA's additional concern regarding the impact of the conservatory construction to the rear of the property as shown on this current arrangement.

3.0 Background:

This report and the supporting documents and appendices are in respect of the clients/owners wish to further enhance the residential amenity and facilities of the house to include adding a conservatory and garage with no adverse impact on the protected tree to the rear of the property.

The additional comments within this report cover the erection of the conservatory which the LPA have raised as a concern with the planning agent and the garage which has been configured to avoid impacts to the protected tree.

4.0 Scope of Report:

This report focus is upon the arboricultural issues associated with the current dwelling and any landscape matters that may be appropriate to recommendations to the owner so that the use of the garden area can be achieved without any adverse impacts on the tree(s) to be retained on site and/or on the immediate boundaries of the site.

Some general observation about the setting have been included as an informative given the Landscape Character Assessment of the London Borough of Hillingdon is prescriptive and defined landscape guidelines are in place to inform and protect elements of the natural environment and Green Belt.

The report is not intended to appraise or undertake an analysis of the site or landscape setting in terms Landscape Character appraisal as this is well documented elsewhere and these resources can be consulted to inform advice given in this report.

The amendments to the report has been undertaken to incorporate comments regarding the erection of a conservatory to the rear of the property raised as a concern by the LPA and the implications of this element has been duly considered.

5.0 Status of Trees:

A inspection of the site was undertaken on 19th August 2013 and a photographic record taken of the current tree(s) on site.

Data was recorded in accordance with BS5837:2012 and measurements taken to determine the extent of Root Protection Areas (RPA's).

6.0 Location of Site:

No12, Harvil Road, Ickenham, London. UB10 8AJ is located at National Grid Reference TQ 06481 863358 (Latitude 51.565844, Longitude -0.46516232).

7.0 Description of Site:

The site is located on the periphery of Ickenham's urban area which is within the Ruislip Plateau at New Years Green (C3) as described in the Borough's Landscape Character Assessment comprising undulating farmland with an interface with the urban edge.

8.0 Description of the Development:

It is understood that an earlier dwelling was demolished and the current dwelling constructed following the grant of Planning Permission in 2008. Some amendments and alterations are required to the building to satisfy concerns of the LPA as detailed in the ASK Planning documents have been satisfactorily discharged.

The arboricultural consultant undertook a survey of the trees and vegetation present including those on the boundary in adjacent gardens as stated in section 1.2.

This amended/updated report includes issues raised by the LPA as a concern to be dealt with namely the proposed erection of a conservatory and garage as depicted on the architect's revised proposals.

9.0 Tree Constraints Plan:

The data collected as given in the schedule in Appendix 1.0 identifies the trees and vegetation and the individual status of what was present on the 19th August 2013. This is unlikely to have changed since the original survey and that the information given the amendment / addition of a conservatory and garage as still pertinent to this updated report.

The Tree Survey Plan drawing GLA663-001 indicates the location, size, spread and diameters of trees present and the status / category in accordance with BS5837:2012 recommendations.

Only one significant Oak tree (T1) was found to be present although some other vegetation, remnant of hedging and the site general condition were recorded.

10.0 Arboricultural Implications Assessment:

10.1 Trees / Hedges to be removed / affected:

The built form and external treatment as shown do not impinge on T1 (Oak) and it is retained in the landscape proposals shown on drawing GLA663-002.

It is understood that a hedge on the frontage has been removed and a boundary wall erected which is regrettable as this has an adverse urbanizing impact on the appearance of Harvil Road which has the overall appearance of a country lane albeit some earlier development including this site has encroached on this landscape character.

This boundary hedge on the frontage should be reinstated.

The addition of a conservatory and amended arrangement of a garage has been designed so as not to impinge on either the RPA or Canopy (i.e. below and above constraints respectively) and the footprint of the conservatory will be some 730mm outside the trees root protection area and 2.0m outside the north easterly spread of the canopy towards the main building. The structure therefore will not impinge on the tree, its viability or retention. However, some form of ground protection during construction is strongly advised to avoid any soil compaction so as to persevere the growing environment of the tree (i.e. preventing rutting etc.) and that fencing off the RPA with Fig.2 fencing is considered essential to protect the tree and its RPA.

The needs to scaffold around the proposed structure is assumed at 1.2m and therefore a small are of RPA will be vulnerable to soil compaction and therefore

boarding it out with a proprietary 'ground guard' is considered essential to preserve the root present in this access area.

I would also recommend that a impervious sheet is laid under the 'ground guards' to protect the RPA and roots present from any contamination of mortar, brick acids and the like as these are phyto-toxic. This should remain in place for the duration of the works and removed only when the building works are complete.

The landscape design previously issue will need to be brought up to date to reflect the amended general arrangement and approved by the LPA as a variation to the approved documents..

10.2 Root Protection Areas (RPA's):

The trees diameters present were measure at breast height (**dbh**) to calculate the root protection areas as given in the table in Appendix 2.0.

The areas derived from this calculation have been used to calculate the Root Protection Areas as shown on Drawing GLA663-001.

The revised layout showing a conservatory which has been raised as a concern by officer is unlikely to have any adverse impacts on the tree. The client is advise however to use gutter seals to prevent leaf litter blocking the rainwater goods and these can be obtained from most garden retailers or online.

10.3 Tree Works:

No further tree works are proposed to existing vegetation as the site has been cleared with the exception of T1 (Oak) as it is understood this tree is protected with a Tree Preservation Order.

The tree is in good health and is mature and no works are necessary. Whilst it is in good health being at its full mature spread it is unlikely to cause any incumbent the house in the foreseeable future. Sufficient space is present for the tree to continue to flourish and enter its early ancient phase of development whereby it may need future management being within a 'target zone', namely a residential garden.

Consideration of the trees ultimate height and spread has been given and it is unlikely that the Oak will increase in size given its maturity and the constraints of its location. Some ecological pruning may be required but generally this is not required at present and should be subject to further tree works applications as the need arises in the future but should be 'low' key and maintain the shape and form of the tree as present, subject to further LPA approval and guidance.

The other vegetation remaining on site is insignificant of lower status. Some trees in adjacent gardens contribute to some limited partial screening but no works are proposed not being in the ownership of the client.

Protection of the Oak (T1) should include both Fig.2 Fencing on the perimeter of the RPA and 'grounds guard' to the 500mm or so of RPA to the north east abutting the conservatory so that a 1.2m access can be achieved for erecting the conservatory.

10.4 New Tree, Hedge & Shrub Planting:

The client has been advised to incorporate measures to include the Oak tree (T1) in the landscape design and treatment of the garden areas and leave soil levels undisturbed with the exception of a regularizing top dressing of soil (25mm) to prepare a seed bed for the application of a shade tolerant grass seed mix.

The client has been advised to reinstate a native species hedge on the properties frontage as shown on the Consultant Landscape Architects drawings GLA663A-002 and GLA663A-003 being the Landscape Proposals and Planting Plan respectively.

These two plans will need to be updated to reflect the amended layout and general arrangement taking both the conservatory and garage into account in due course to the clients requirements / brief.

11.0 Arboricultural Method Statement:

11.1 Tree Works:

No works are proposed excepting the erection of temporary protective fencing to ensure T1(Oak) is protected from remedial works to correct the pitch of the roof and other construction related activity to comply with the enforcement action and/or discharge of planning conditions.

Proprietary 'ground guards shall be laid to facilitate access by any apparatus and/or workmen to dig out the conservatory foundation and erect the associated foundations, brickwork and foundations so that no soil compaction to the adjacent lawn areas in which T1's RPA is present occurs.

Fig.2 Fencing to the perimeter of the RPA of T1(Oak) or where immediately abutting the conservatory shall be offset from the proposed elevation by 1.2m. This impinges on the RPA by approx. 500mm and it is this area that is to be protected by 'ground guards' and the alignment on which the fencing shall be erected.

11.2 Arboricultural & Landscape Supervision:

Normally the process is iterative and some consultation with the LPA is undertaken prior to works being implemented to ascertain what is required to satisfy planning. In this instance it would appear that some works have been undertaken leading to the LPA taking enforcement action and the imposition of conditions following an appeal by the applicant /client.

11.2.1 Pre-Development Stage (Phase 1):

In this instance the current status as recorded during the site inspection

on 19th August 2013 has confirmed the status of the tree and other insignificant vegetation present and that measures to satisfy the LPA to rectify earlier actions needs to be agreed.

These can be clearly identified in considering what was previously present as far as can be expected and how this can be remedied using landscape guidelines in the landscape character assessment to achieve the objectives outlined in the councils policies.

The condition imposed on the planning approval notice requires the protection of the trees on site and that this can be determined by measuring that vegetation that is still present and an appreciation of the former boundary treatment from other garden along Harvil Road.

The assessment having been undertaken by a Landscape Architect and Arboricultural Consultation means that the Landscape Character and raw data has been assessed and measures to rectify earlier action can be devised to reinstate those features lost but may take some time to re-establish and offset the impacts of the earlier actions.

This report and support documents have been prepared to submit to the LPA for their approval and endorsement prior to any further works being undertaken and it is hoped in the spirit of moving forward these can be approved.

The subsequent inclusion of a conservatory and garage will require the protection measures to be varied slightly and the use of proprietary 'ground guards' to the Conservatories garden elevation (south west) to protect the soil from compaction whilst allowing access for construction.

11.2.2 Development Stage (Phase 2):

On securing the LPA consent to the landscape proposals and amendments to the built form to reduce visual impacts works should only commence once protection measures have been put in place to protect T1 (Oak).

Proprietary 'ground guards' shall be laid to the North East canopy set out 1.2m off the proposed conservatory elevation to ensure no root within the RPA is disturbed and the Fig.2 Fencing as below set back approx. 500mm to enable a work persons access of 1.2m to be formed to access the proposed works.

The erection of Fig.2 Fencing in accordance with BS5837:2012 as shown in Appendix 3.0 should take place prior to any site operations and should not be removed until all remedial works are completed.

The area fenced off as shown on drawing GLA663-004 shall be a Construction Exclusion Zone (CEZ) and no works, alterations to soil levels and or storage, fires or other construction activity should occur within this fenced off area whatsoever.

11.2.3 Post-Development Stage (Phase 3):

On the completion of building works and hard landscaping the fence should be removed after inspection / approval by the consultant and/or LPA's tree officer.

Soft landscaping including hedge planting and over seeding the lawn area with a top dressing should be undertaken by broadcasting soil (top dressing) and seeding by hand. Hand held rakes and aeration with a hand held pronged tine in preparation for seeding the shaded lawn cast by the Oak (T1) should be the only landscape operations allowed as this is ultimately to be used as a garden area.

The client was advised that any furniture shall be placed on the ground surface with no spigot fixings and that the shade cast by the Oak (T1) should be seen as an asset provided a shade to the garden.

The landscape plan indicating what the client could achieve within the garden occupied by T1(Oak) being a substantive plot would need to be amended to accommodate the revised general arrangement but element should be built outside the trees RPA.

11.3 Construction Exclusion Zones (CEZ):

The CEZ has been shown on drawing GLA663A-004 Rev.D having been devised in accordance with BS5837:2012 taking both the existing canopy dimensions (NEWS), the above ground constraints, and the Root Protection Area (RPA) as given in Appendix 2.0.

A slight variation of the plan to the SE spread of the RPA of less than 500mm to achieve a 1.2m access has been advised and this is feasible using proprietary 'ground guards'.

11.4 Tree Protective Fencing:

Fig.2 Fencing in accordance with BS5837:2012 as shown in Appendix 3.0 and at the location shown on drawing GLA663A-004 Rev.D should be erected prior to commencement of the works /remedial works to protect the tree for the entire duration of the works excepting the landscape operation to over seed the shade lawn cast by the Oak Tree (T1).

11.5 Ground Protection within RPA's

A small area is now required as it is not possible to fence off all the RPA to prevent damage to the ground so 500mm of proprietary ground guard is now proposed and the Fig.2 Fence will be set up 1.2m off the proposed conservatory elevation. The area with the fenced off cordon will be a Construction Exclusion Zone and the ground guard boarding will

protect the small area of underground roots from surface compaction as described above.

11.6 Avoiding damage to stems & branches:

Taking the status of the trees as they currently present and the recommendation of this report that no works are required on Arboricultural reasons no pruning or crown reduction etc is required.

Therefore, the advice is to fence off the tree (T1) as per section 11.1.2 and negate the need for any pruning by making the fence off area a Construction Exclusion Zone.

Management of the tree in future might require some form of ecological pruning that is not intrusive and further advice can be given should a separate tree works application need to be submitted at that point. Any future management should strictly be with the express consent of the LPA given the Oak Trees (T1) protected status.

11.7 Soft Landscape Works within RPA's:

Only superficial landscape operations within the RPA of the Oak tree (T1) are recommended as outline in section 11.2.3.

The soft landscape shown on drawing GLA663A-003 should be implemented after at the post development stage of the works and all operations undertaken by using hand held methods. The design will ultimately need to be varied to take account of the proposed conservatory and garage now proposed.

11.8 Hard Landscape within RPA's:

None are proposed.

The landscape proposals shown on drawing GLA663A-002 have been devised to ensure the RPA is not compromised and the use of porous gravel paths are shown in some locations. The original design will be to varied but the use of 'no dig's methods will protect the retention of T1 (Oak).

11.9 Hard Surface Removal within the RPA's:

None noted. Some compaction was noted and some relieving of surface compaction might be beneficial using a hand held aerator with tines prior to top dressing with a blinding of soil and seeding with a shade mix.

11.10 Installation of underground services within RPA's.

None proposed.

12.0 Tree Protection Plan:

The tree protection proposals are as shown on drawing GLA663A-004 Rev.D and include fencing off the entire RPA and above ground constraints with Fig. 2 fencing which shall be a Construction Exclusion Zones for the duration of the remedial and hard landscape works proposed.

The variation of the general arrangement by the inclusion of a conservatory raised as a concern by the LPA can easily be accommodated by laying 500mm or of ground guards to achieve a 1.2m access way off the face of the proposed conservatory so that workmen can carry out the construction and this impinges onto the RPA by less than 500mm. It is this small area of RPA that shall be protected from soil compaction by the laying of ground guards.

13.0 Conclusion & Recommendations:

The removal of the hedge on the frontage of the plot known as No12, Harvil Road should be reinstated even where this involves the removal of the existing new wall and setting any replacement back by at least 1.2-1.5m so that a new native species hedge can be planted and under seeded with a native flora mix.

The only significant tree on site is T1 (Oak) and should be both protected and incorporated into a landscape scheme to ensure its retention.

No works are recommended to the Oak and that given the space available no remedial works are required at this point in time. Some future management may be required but this should be undertaken using ecological pruning methods and only after gaining further approval from the LPA by submission of a separate Tree Works Application given the trees protected status.

Landscape operations under the tree should be non invasive and should not involve any excavation whatsoever except the relieving of some surface compaction with an aerator. A nominal blinding of topsoil (25mm) should allow a seed bed to be formed for over seeding the area with a shade tolerant mix to establish a lawn under the canopy of the Oak (T1).

A small area of the PRA will be impinged upon for construction access only and that this 500mm shall be protected from soil compaction by the laying of a proprietary ground guard which is common practice. The proposed Conservatory is 730mm outside the RPA and to form a 1.2m access approx. 500mm will need to be boarded out.

All other works should not impinge on the trees canopy or root protection area.

A landscape design should incorporate the tree (T1) as a feature as well as reinstating the hedge along the frontage of the plot as this is the Green Belt and is characterised by its rural appearance. Landscape Policies clearly indicate that the urban edge of Ickenham need to respect this undulating farmland and rural appearance along Harvil Road.

I have advised that the conservatory gutters will need to be protected from leaf litter by insertion of brushes that keep these water goods clear and avoid other issues from developing over time.

The client accepts that the tree will cast shade over the conservatory but this is not considered to be an issue as the canopy is some 2.0m away from the North East elevation.

14.0 Appendices:

Refer to report dated 5th September 2013 for appendices already issued.

15.0 Landscape Drawings:

GLA663A-001 - Tree Survey Plan as previously issued.

GLA663A-004 Rev. D - Tree Protection Plan (amended to show ground guard element).

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