

GHA Trees
5 South Drive
High Wycombe
Bucks
HP13 6JU



Glen Harding MSc (Forestry), MA Arboriculture
t: 07884 056025
e: info@ghatrees.co.uk
www.ghatrees.co.uk

**BS5837:2012 TREE SURVEY AND
RETROSPECTIVE ARBORICULTURAL IMPACT
ASSESSMENT:
57 Warren Road, Ickenham, UB10 8AD**

Dated: 7th May 2026

Our reference: GHA/DS/123960:26

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Retrospective Arboricultural Impact Assessment

Location: 57 Warren Road, Ickenham, UB10 8AD
Our reference: GHA/DS/123960:26
Dated: 7th May 2026
Prepared by: Glen Harding MICFor, MSc (Forestry), MArborA
Date of Inspection: 7th May 2026

Instructions

TERMS OF REFERENCE – GHA Trees were instructed to survey the subject trees within and adjacent to 57 Warren Road, Ickenham, in order to assess their general condition and to provide a planning integration statement for the indicative proposed development that safeguards the long term wellbeing of the retained trees in a sustainable manner.

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Executive Summary

The proposal for the site is the installation of a garden room to the rear of the property; the structure has already been installed. The scheme does not require the removal of any of the surveyed trees; therefore, the landscape character of the site will be unaffected by the proposal. **It is understood a low value (C grade) cypress hedge was removed to implement the scheme which would not have been considered a constraint had this work been undertaken ahead of the site works.**

Documents Supplied

The client supplied the following documents:

- Existing layout plans
- Proposed layout plans

Scope of Survey

- 1.1 The survey is concerned with the arboricultural aspects of the site only.
- 1.2 This is **not** a full tree safety survey and should not be viewed or used as such.
- 1.3 The planning status of the subject property was not investigated in detail.
- 1.4 A qualified Arboriculturist undertook the report and site visit and the contents of this report are based on this. Whilst reference may be made to built structure or soils, these are only opinions and confirmation should be obtained from a qualified expert as required.
- 1.5 Trees in third party ownership were surveyed from within the subject property, therefore a detailed assessment was not possible and some (if not all) measurements were estimated. Where the stem location of a third party tree has been estimated, this is noted on the plan.
- 1.6 Dense vegetation or climbers (such as ivy) also prohibited full inspections for some trees; this is noted where applicable.
- 1.7 No discussions took place between the surveyor and any other party.
- 1.8 The trees were inspected on the basis of the Visual Tree Assessment method expounded by Mattheck and Breleor (The body language of tree, DoE booklet Research for Amenity Trees No. 4, 1994)
- 1.9 The survey was undertaken in accord with British Standard 5837: 2012 – Trees in relation to design, demolition and construction – recommendations.
- 1.10 The client's attention is drawn to the responsibilities under the Wildlife and Countryside Act (1981).

Survey Method

- 2.1 The survey was conducted from ground level with the aid of binoculars if needed.
- 2.2 No tissue samples were taken nor was any internal investigation of the subject trees undertaken.

- 2.3 No soil samples were taken.
- 2.4 The height of each subject tree was estimated using a clinometer and recorded to the nearest half metre.
- 2.5 The stem diameter for each tree was measured in line with the requirements set out in BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations.
- 2.6 The crown spreads were measured with an electronic distometer and recorded to the nearest half metre. Where the crown radius was notably different in any direction this has been noted on the Plan (appendix A) and within the tree table (Appendix B). The crowns of those trees that are proposed for removal, or trees where the crown spread is deemed insignificant in relation to the proposed development are not always shown on the appended plan; however their stem locations are marked for reference.
- 2.7 The Root Protection Area (RPA) for each tree is included in the tree table, both as an area, and as the radius of a circle.
- 2.8 The crown clearance was measured using a clinometer and recorded to the nearest half metre. Where it is significantly lower in one direction, this is noted within the tree table at appendix B.
- 2.9 All of the trees that were inspected during the site visit are detailed on the plan at Appendix A; this plan was produced in colour and **MUST** only be scanned or reproduced in colour. The trees on this plan are categorised and shown in the following format:

COLOUR CODING AND RATING OF TREES:

Category A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. Colour = light green crown outline on plan.

Category B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Colour = mid blue crown outline on plan.

Category C – Trees of low quality with an estimated remaining life expectancy of at least 10 to 20 years, or young trees with a stem diameter below 150mm. Colour = uncoloured crown outline on plan.

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. Colour = red crown outline on plan.

All references to tree rating are made in accordance with BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations’, Table 1.

The Site

3.1 The site is located on Warren Road in the Ickenham area of west London.

The Subject Trees

4.1 The details of the subject trees are set out in the Schedule at Appendix B.

The Proposal

5.1 The proposal for the site is to install a new garden room to the rear of the property.

5.2 The proposed location of the above structures can be seen on the appended plan.

Retrospective Arboricultural Impact Assessment

TREE RETENTION:

6.1 The site layout and all of its associated structures allow for the healthy retention of all of the surveyed trees; therefore, the arboricultural landscape character of the site will be retained.

TREE REMOVAL:

6.2 It is understood a low value (C grade) cypress hedge was removed to implement the scheme which would not have been considered a constraint had this work been undertaken ahead of the site works.

TREE PRUNING TO ACCOMMODATE THE PROPOSAL

6.3 The implementation of the proposal does not lead to the requirement to prune any of the surveyed trees.

ASSESSMENT OF RETAINED TREES ROOT PROTECTION AREAS

6.4 Section 4.6.3 of BS 5837: 2012 states that the Root Protection Area (RPA) of each tree should be assessed by an arboriculturalist considering the likely morphology and disposition of the roots, when known to be influenced by past or existing site conditions. The assessed RPAs can be seen on the appended plan.

ASSESSED IMPACT ON RPAS BY PROPOSED STRUCTURES

6.5 The new structure is situated outside of the assessed RPAs of all of the surveyed trees; therefore, these trees pose no below ground constraints on the structure or vice versa.

INSTALLATION OF SERVICES

6.6 New services were routed to avoid all RPAs of the surveyed trees.

Post Development Pressure

FUTURE TREE AND STRUCTURE RELATIONSHIPS

- 7.1 The retained trees are at a satisfactory distance from the proposed new building and highly unlikely to give rise to any inconvenience.
- 7.2 Regular inspections of the retained trees by a suitably qualified Arboriculturalist and subsequent remedial works will ensure that the trees are maintained in a suitable manner, to exist in harmony with the new structures and its occupants for many years to come.

Conclusion

- 8.1 In conclusion, no significant or important trees were lost to facilitate the scheme.
- 8.2 The proposal will not be injurious to the offsite trees to be retained.

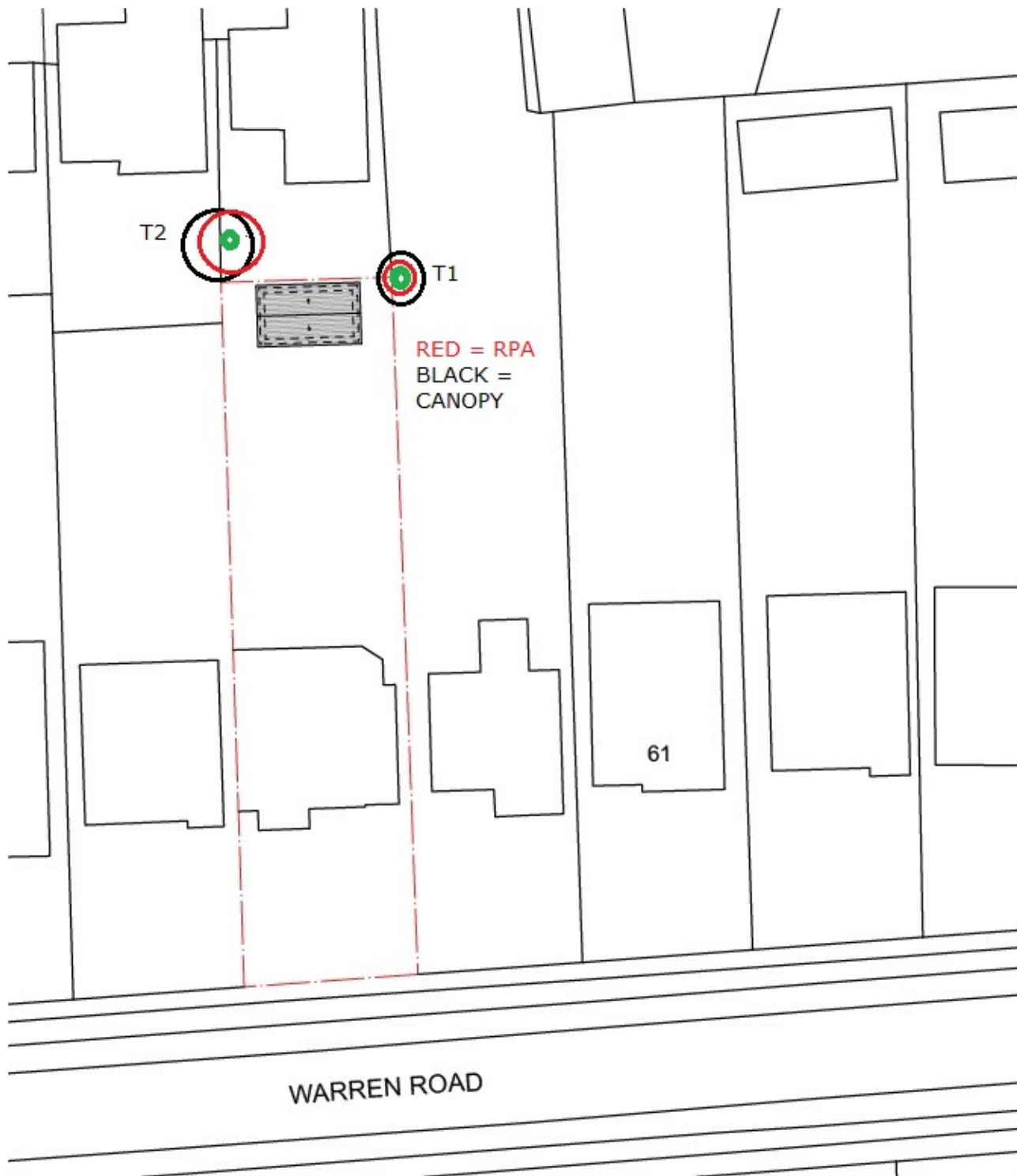
7th May 2026

Signed:



Glen Harding MICFor, MSc (Forestry), MArborA
For and on behalf of GHA Trees

Appendix A
TREE PLAN



Appendix B
TREE TABLE

Tree Number	Tree Name (species)	Ht (m)	Calculated Stem Diameter (mm)	Number of Stems	Root Protection Area (Radius, m)	N (m)	E (m)	S (m)	W (m)	Age Class	Clearance (m)	Estimated life expectancy	BS Category	Comments / Recommendations
T1	Lawson cypress	5	100	1	1.20	1.5	1.5	1.5	1.5	M	2.5	10-20	C1	Off site - full inspection not possible. Some measurements estimated.
T2	Laburnum	6	229	3	2.75	2	1	3	2	M	1.5	10-20	C1	Off site - full inspection not possible. Some measurements estimated.

KEY :

Tree No: (T= individual tree, G= group of trees, W= woodland)
Age class: Young (Y), Middle aged (MA), Mature (M), Over mature (OM),
Veteran (V)
Height (Ht): Measured in metres +/-

