



Merewood
Arboricultural Consultancy Services

**Arboricultural survey to British
Standard B.S. 5837: 2012 'Trees in
relation to design, demolition and
construction - Recommendations'
at
Duval House
High Street
Harmondsworth
UB7 0BT
Rev. B**

Client: TEJ Properties Ltd

Prepared by
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Table of Contents

Introduction	2
Summary	3
Observations	3
Impact Assessment	4
Conclusions	6
Appendix 1: Key to Tree Survey Data	7
Appendix 2: Tree Survey Data Sheets	10
Appendix 3: Tree Protection Plan	12
Appendix 4: Qualifications and Experience	14

1.0 Introduction

1.1 Brief

- 1.1.1. I am instructed by Sarb Sahota on behalf of TEJ Properties Ltd to carry out an arboricultural survey at Duval House High Street Harmondsworth. I am to assess the health and condition of the trees, provide an estimate as to their longevity and to provide recommendations for tree work or other operation to ensure the trees are kept in safe a condition as can be reasonably expected.
- 1.1.2. I am to advise on the likely impact of development proposals to the trees on and adjacent to the site. I am to provide recommendations for tree retention and protection, including appropriate measures that are to be undertaken in order to minimize the impact of development.
- 1.1.3. I have carried out the survey, collecting data in accordance with the recommendations of British Standard B.S. 5837: 2012 'Trees in relation to design, demolition and construction - Recommendations' and in line with best practice procedures.

1.2 Report Limitations

- 1.2.1 This survey includes a basic visual assessment of the condition of the trees based on a visual inspection made at ground level. No tree has been examined in detail and this report should not be treated as a condition survey. If further inspection of any specific tree is required, including the use of more sophisticated decay detection equipment, a recommendation to do so is made both in the report and as a note to the tree survey sheets.
- 1.2.2 Trees are dynamic living organisms that are subjected constantly to external stresses and to biological and non-biological influences. As such the structure of trees can change at any given time and it is therefore recommended that trees are inspected regularly and assessed for risk. It is normally recommended that such inspections are undertaken every five years, unless otherwise advised.
- 1.2.3 The assessment of the trees made in this report may be considered valid for a period of twelve months, after which a further assessment is normally recommended.
- 1.2.4 This report is restricted to those trees shown on the plans and described in the schedule.

1.3 Legal considerations

- 1.3.1 It has been established that the property is situated within the Harmondsworth Village) Conservation Area. Under the provisions of the Town and Country Planning Act 1990 (Tree Regulations 2012) Section 211, any tree in excess of 75mm diameter (measured 1m from ground level), is protected. Prior

to working any such tree in a Conservation Area (including pruning or felling), it is necessary to give a six-week notice of intent to carry out the work to the Local Planning Authority.

- 1.3.2 The Wildlife and Countryside Act (1981) makes provision for the protection of wild birds, bats, and other wildlife. Landowners have a duty of care to consider nesting birds and bats (and any other wildlife that may be affected) when proposing tree management, especially felling.

1.4 Survey Date

The trees at Duval House High Street Harmondsworth were surveyed on August 21st 2020.

- 1.5 Survey conducted by Simon Hawkins BTec ND Arbor M. Arbor. A.

1.6 Site description

- 1.6.1 Duval House is a commercial premise incorporating office space with dedicated parking to the rear of the block, served by a single entrance driveway located off Meadowlea Close.
- 1.6.2 High Street Harmondsworth is located to the north west of Heathrow airport and to the west of West Drayton town centre in a suburban setting.
- 1.6.3 The topography of the site is more or less flat with no significant changes in level across the plot. I have not formally assessed the soil at the site, although the British Geological Survey maps indicate the bedrock here is London Clay formation (Clay, silt and sand) with superficial (surface) deposits of Langley silt member (Clay and Silt).

2.0 Summary

- 2.1 The site includes some recent tree planting about the edges of the car park that has established. The trees will remain unaffected by the proposals.

3.0 Observations

- 3.1 The site includes an area of car parking at the back of the offices that has been landscaped including the planting of trees around the edges.
- 3.2 The trees have all established successfully and are growing normally although it is clear that grounds maintenance has been minimal or non-existent of late. In particular ivy is growing unchecked and is currently growing up the stem of T1.
- 3.3 The ivy does suppress the growth of other weeds and provides effective

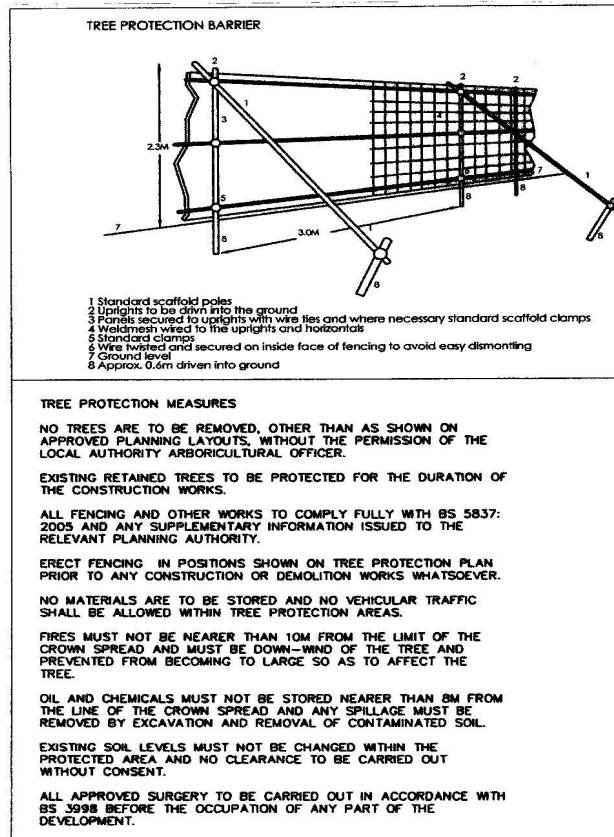
ground cover.

- 3.4 To the east side of the existing house are several Lawson cypress trees and one western red cedar (T3-T6). These large evergreen trees may well have been planted originally as a hedge marking the boundary between the front and rear gardens, but in more recent years they have been left to grow and are reaching full size now.
- 3.5 There are a couple of vacant tree pits in the centre of the car park where trees have been removed. It may be speculated that these died originally but are likely to have formed part of the original planting scheme and no attempt appears to have been made to replace these.
- 3.6 The survey has revealed that the 5 trees recorded at the site are all category 'B' trees.

4.0 Impact Assessment

- 4.1 I am asked to provide my assessment of the likely impact to trees of proposals for a development on the site including the construction of a three storey building to the rear of the site to provide 6 x 1 bed and 2 x 2 bed self-contained flats on the second floor with car parking at ground level. I refer to the proposed site plan upon which I have based the tree protection plan (appendix 3).
- 4.2 The proposals include the erection of a three-storey residential building including undercroft parking at ground floor level.
- 4.3 The construction of the building would entail a small encroachment onto the root protection areas of the birch (T2) and the field maple (T4). The encroachment is so small as to be of little importance.
- 4.4 There will also be a need to prune back the branches of the field maples (T3, T4 and T5) on the south side of the crowns by about 2m to provide a suitable clearance between the building, including the balconies and the trees.
- 4.5 The proposals will require that various vehicles associated with construction will need to come to the site as well as deliveries for materials. It is considered that the existing car park area will provide ample space as a parking and delivery area and that provided the trees are fenced off as shown on the tree protection plan, there will be no other issues arising.
- 4.6 The existing car park will provide a satisfactory surface for placing scaffolding onto or for pedestrian access, particularly where the space is more limited around the trees. The very fact that the building is being constructed here means that heavy machinery will not be able to access the rear, nor is suitable for storing materials.
- 4.7 Fencing for the root protection zones shall be constructed of scaffold tube uprights (set at 3m intervals with diagonal braces driven securely into the ground). Thereafter 'Heras' type fencing shall be attached to the scaffold framework using either steel strapping or scaffold clamps. The fencing shall comply with the requirements of the British Standard B.S. 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Tree Protection Measures



Signage attached to fencing reinforces the protection afforded by these barriers

- 4.8 The proposals otherwise do not affect any trees.

5.0 Conclusions

- 5.1 The proposals to construct a three-storey building to the rear of the site can be undertaken without any significant impact on trees. The tree protection measures, implemented properly will ensure the continued well-being of the trees.

A handwritten signature in black ink, appearing to read 'SH', is positioned above the printed name.

Simon Hawkins ND Arb MArborA

Appendix 1

Key to Tree Survey Data

Tree number:

Sequential reference number corresponding to the tree survey plan. Trees are recorded either as individuals (T1, T2, etc.) or as groups (G1, G2, etc.)

Species:

These are listed in the schedule by their common name. The botanical name of the species present is as follows:

- Silver birch (*Betula pendula* Roth.)
- Field maple (*Acer campestre* L)

Height

The height of the tree is measured using a 'Suunto' Height Meter or estimated to the nearest metre.

Stem diameter

Stem diameter as measured at 1.5m above ground level, or otherwise in accordance with Annex 'C' of the British Standard and expressed in millimetres to the nearest 10mm. Where access to the stem for measurement purposes was not possible, an estimated size is given with (est.) shown.

Crown spread (m):

Crown radius measured in metres (shown est. if estimated) to cardinal point

Height to 1st main branch:

The height from ground level of the first significant branch growth of the tree, with an indication of direction of that branch to inform on ground clearance, crown/stem ratio and shading

Height of canopy:

The height from ground level of the lowest part of the main canopy to inform on ground clearance, crown/stem ratio and shading

General observations:

A brief description summarising the form and condition of the tree; including physiological and structural defects (e.g. the presence of any decay) and preliminary management recommendations.

Life expectancy

Estimated safe useful life expectancy based on species, condition & context. The following age class bands are used: <10; 10-20; 20-40; 40+.

Category

A summary of the British Standard classification:

Trees for Removal

Category U = Trees 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.

Trees to be considered for retention where

Subcategory 1 concerns mainly arboricultural values

Subcategory 2 concerns mainly landscape values

Subcategory 3 concerns mainly cultural values including conservation

Category A = **Those trees of the highest quality and value:** in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

Category B = **Trees of moderate to high quality and value:** in such a condition as to be able to make a significant contribution (a minimum of 20 years is suggested).

Category C = **Trees of low quality and value:** currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter of below 150mm

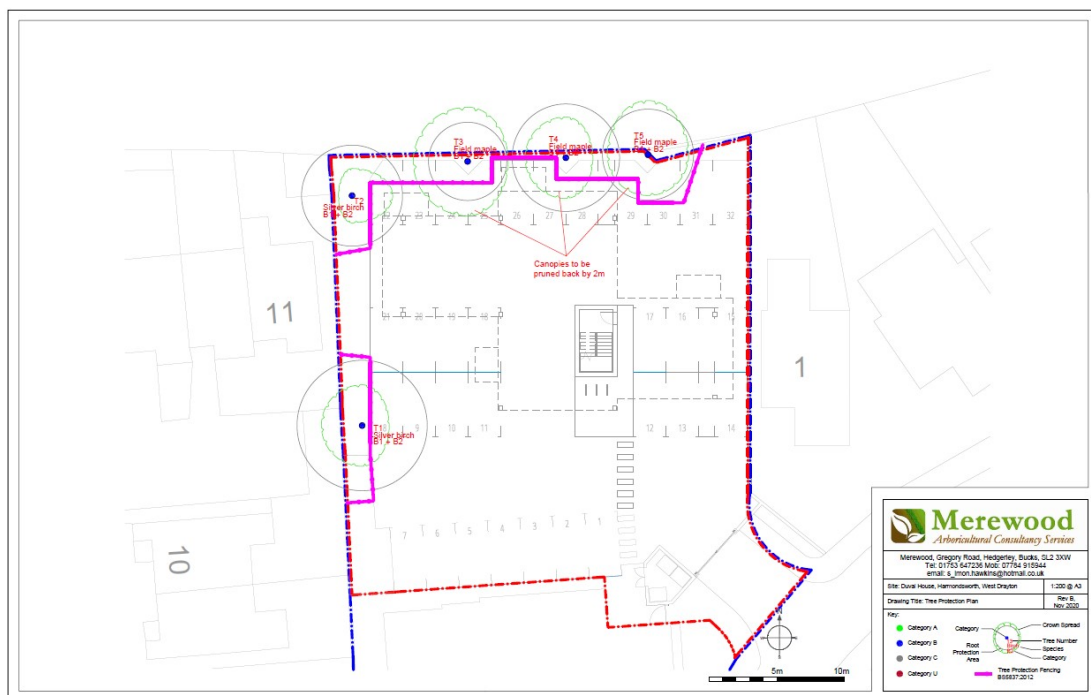
Appendix 2

Tree survey data sheets

Tree no	Species	Height	Stem diameter	Crown spread				Height to 1st main branch	Height of canopy	Age	General observations	Life expectancy	Category
				North	South	East	West						
T1	Silver birch	18	400	3	3	2	3			M		40+	B1 + B2
T2	Silver birch	17	310	2	2	3	1			M		40+	B1 + B2
T3	Field maple	10	240	4	4	3	4			M		40+	B1 + B2
T4	Field maple	10	330	3	3	2	3			M		40+	B1 + B2
T5	Field maple	10	280	4	3	3	3			M		40+	B1 + B2

Appendix 3

Tree Protection Plan



Appendix 4

Qualifications and experience

- I am Simon Hawkins, proprietor of Merewood Arboricultural Consultancy Services.
- I hold the National Diploma in Arboriculture which I attained in 1987. I have studied and practised Arboriculture for over 30 years, during which time I have been involved with both the private and public sector.
- I hold professional member status of the Arboricultural Association (M. Arbor A.), recognised as a higher vocational level within the industry.
- I am committed to undertaking continuous professional development in order to maintain my knowledge and skill set at the highest modern levels. I am currently studying for the NVQ level 6 Professional diploma the highest award in the industry.
- I have undertaken an intensive course in the principles and application of VTA Visual Tree Assessment. I have been assessed and found to have attained the advanced level of technical competence of a VTA Practitioner with Elite Training.
- I hold the LANTRA award for professional tree inspections
- I have attended a Masterclass in the use of the use of the IML Microdrill
- I have run a successful tree surgery business in which I was involved with the hands-on aspect of organising and running the day to day operations and carrying out contract work, including Local Authority contract work to a high professional standard.
- I have over 18 years' experience working in the public sector, during which time I have dealt with all aspects of trees and development in the town planning context, within the inner city; in a greater London Borough; and in the Green Belt. Typically, I have worked with planners, developers, architects, and other professionals in the construction industry in which I provide advice and assistance in dealing with arboricultural matters.
- I have appeared at numerous appeals, informal hearings, and public enquiries to make formal representations. I have also appeared as an expert witness in court with regard to breaches of Tree Preservations Orders.