tga arboricultural consultants

BS5837:2012
Tree Survey

44 Murray Road
Northwood HA6 2YL

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Contents

1. Introduction

1.1. TGA Ltd was instructed by Gavacan Homes in March 2025 to survey the trees at 44 Murray Road, Northwood, HA6 2YL in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.

1.2. The survey was carried out to record the species and dimensions of the trees, and to assess the trees on site for their quality and benefits within the context of proposed development.

1.3. The reference for the Tree Survey Plan that accompanies this report is TGA. 2707.TSP.001.

1.4. The survey plan is based on the supplied topographical survey by KND Surveys reference I0522 – T dated 12 August 2022.

1.5. The local planning authority is London Borough of Hillingdon.

1.6. According to a search of the LPA online mapping service, trees at the property adjacent to the site at No. 46Murray Road are subject to TPO reference TPO 512. This would include trees identified in this survey as T3 & T4.

2. Survey method & limitations

2.1. The survey has been carried out following BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. Further notes on survey method are included in the comments section of the schedule where required.

2.2. Trunk diameters were measured at 1.5m above ground level using a diameter tape. For trees that were offsite or inaccessible at the time of survey, stem diameters may be estimated. Multiple stemmed trees are measured according to section 4.6 of BS5837:2012. For groups of trees the diameter given may be an estimated average or an estimated maximum.

2.3. Tree heights were measured with a Hagloff clinometer or estimated in relation to those measured with the clinometer.

2.4. Crown clearance is interpreted as the height of lowest foliage from the crown above ground level.

2.5. Tree canopies were measured in four directions using a Leica Deisto laser measure. Where required dimensions were estimated by pacing. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. The canopy extent of tree groups will be based on the topographical survey, or by measuring a maximum canopy radius for each tree.

2.6. Categories are based on the Table 1 - Cascade chart for tree quality assessment from BS5837:2012. A is high quality; B is moderate quality; C is low quality, and U category trees are in such a condition that they cannot realistically be retained for longer than 10 years.

2.7. Where trees are located on neighbouring land dimensions are estimated.

2.8. Where stems or branches are obscured by ivy or other materials a full assessment of those parts was not possible.

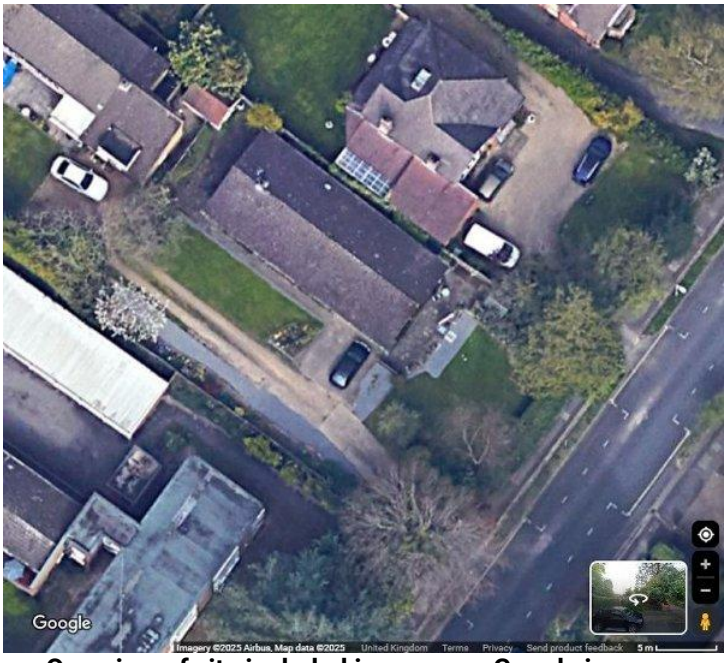
2.9. Where trees were not plotted on the topographical survey their positions must be considered as estimated.

2.10. This report provides tree survey data in accordance with BS5837:2012. The survey was not carried out for health and safety purposes.

2.11. Information from this survey may be used for NHBC chapter 4.2 foundation calculations with the limitation that the survey was not carried out explicitly for that purpose. It is recommended that further advice is sought from the author prior to use of this report for this purpose.

3. Site details

3.1. The site comprises a single residential address with a detached house as can be seen in the aerial image below.



Overview of site included in survey – Google imagery

3.2. There is an existing access driveway at the south the site running adjacent to the south western boundary. The access is within the RPA of the adjacent trees, but there would be scope to utilise this access for a new development subject to design, and adherence to an arboricultural method statement to ensure no damage is caused to underlying roots.

3.3. The site is surrounded by further residential houses, with Murray Road adjacent to the south eastern boundary.

View of site from Murray Road

Existing driveway

T3 and T4

T3 trunk showing Ganoderma brackets

4. Recommendations

4.1. Trees of A and B category are a constraint to development, and their retention is recommended as part of any proposed development layout.

4.2. In overview, there is scope for development of the site whilst retaining the 'B' category trees as part of the development proposals.

4.3. C category trees are not usually considered a constraint to development, but they should be retained where there is no reason for their removal. This is especially the case where C category trees are located on site boundaries such that they have landscape value as screening.

4.4. U category trees are in such a condition that they are unlikely to contribute beyond 10 years, and may be removed as good arboricultural practice.

4.5. Where trees are located offsite, these must be considered a constraint to development unless their removal is agreed with the relevant owner.

4.6. Trees T3 & T4 are in a very poor condition, and both trees would be recommended for removal as good arboricultural management, irrespective of any development proposals. However, the trees are located offsite within third party ownership, and protected by tree preservation order. Their removal would therefore need to be agreed with the neighbour and subject to TPO application, or full planning permission being granted.

4.7. T3 is a beech tree with four Ganoderma fruiting bodies growing at the base of the main trunk. Ganoderma is an aggressive decay pathogen which causes degradation of woody tissue within the main stem and roots. It therefore causes main stem failure and 'root heave' due to root decay. The tree represents a significant hazard in terms of health and safety, and it is recommended that the tree is removed, due to the high risk of the tree falling over.

4.8. T4 has minimal live foliage for the age and species, and the top 5m of the tree is clearly dead. The cause is unknown, but due to its size could just be attributed to over maturity and natural decline. The tree will not survive beyond 10 years and is therefore U category, and not a constraint in development terms. Again, however the tree is offsite so removal would need to be agreed with the owner and council.

4.9. A root protection area has been added to the tree survey plan for T3 & T4 to provide information should agreement for removal of the trees not be agreed.

4.10. BS5837:2012 recommends that tree constraints should be considered both above and below ground. Damage to trees below ground occurs when tree roots are severed during excavation, or when soil is compacted such that roots will not grow. BS5837:2012 therefore gives a 'default position' that the proposed layout should be designed to ensure that structures are located outside the RPAs of trees to be retained.

4.11. Trees provide amenity in terms of their individual ornamental value, as well as their contribution to the landscape. Consideration must be given to their height and spread, shading, factors relating to proximity to dwellings, as well as perceived threat of tree failure. It is therefore important to ensure that adequate space is provided to ensure that there is a satisfactory relationship between retained trees and any proposed layout design.

4.12. When a final layout design is produced, an Arboricultural Impact Assessment (AIA) should be completed to evaluate the direct and indirect effects of the proposed design, and where necessary recommend mitigation. Where such mitigation is required, an Arboricultural Method Statement and Tree Protection Plan should be produced to provide protection measures as per BS5837:2012 recommendations.

4.13. Trees on the land adjacent to the site are protected by a tree preservation order (TPO). Consent for any required works to protected trees should be obtained from the Local Planning Authority prior to being carried out. Consent is not required for urgent work to dead or dangerous trees, but the Local Planning Authority should be given at least five days notice of the intended works. Consent is not required to work on TPO trees if that work is consented as part of a full planning application. Replacement trees may be required for any protected trees which are felled.

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26th March 2025

5. Tree Survey Schedule

No.	Species	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T1	Chamaecyparis lawsoniana (Lawson Cypress)	8(1)	150(1)	1.5, 1.5, 1.5, 1.5	EM	10+	Offsite tree dimensions estimated. Low individual quality but landscape value as part of boundary screening.	C2
T2	Chamaecyparis lawsoniana (Lawson Cypress)	8(1)	120(1)	1, 1, 1, 1	EM	<10	Dead tree.	U
T3	Fagus sylvatica (Beech)	13(4)	500(1)	5, 2, 4, 4.5	M	<10	Tree located offsite. Stem diameter estimated. Dieback throughout crown, with upper section of main stem having minimal foliage. Four Ganoderma fruiting bodies visible at base of main stem. This is an aggressive decay pathogen associated with main stem failure and windthrow due to root decay. Dead ivy on stem where it has been severed. **It is recommended that the tree is removed irrespective of any development due to the high risk of the tree failing at the base and falling over due to the effect of the Ganoderma.**	U
T4	Thuja plicata (Western Red Cedar)	20(4)	750(1)	3, 5, 5.5, 3	M	<10	Offsite tree. Dieback throughout crown, with upper 5m of crown visible dead. Most of the crown has minimal live foliage, and unlikely to have any live growth beyond 10 years, making it U category. Dead ivy on stem where it has been severed. **Recommend that the tree is removed as good arboricultural management irrespective of any development.**	U

No.	Species	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T5	Corylus avellana (Hazel)	7(0)	200, 150, 100, 80(4)	3, 3, 3, 3	M	20+	Multistem tree with climbing plant throughout crown. Relatively low individual quality but landscape value as part of boundary screening.	C2
T10	Prunus laurocerasus (Cherry Laurel)	5(0)	150(1)	2, 3, 3, 2	EM	20+	Growing next to T5 and forming a dense Bush on the boundary with the adjacent property.	C2
T6	Robinia pseudoacacia (Locust Tree)	12(4)	400(1)	4.5, 4.5, 3, 3	M	10+	Offsite tree dimensions estimated. Dead ivy where it has been severed. No foliage present at the time of survey, the canopy is too high to ascertain whether there is any live growth.	C2
T11	Taxus baccata (Yew)	6(0)	100(4)	3, 3, 3, 3	EM	40+	Multi stem from ground level. Average estimated diameter given for multiple stems. Uneven crown shape, end tree of offsite row of boundary conifers.	C2
T7	Ilex aquifolium (Holly)	6(1.5)	240(1)	2, 2, 2, 2	EM	20+	Low individual quality but landscape value as part of boundary screening. Offsite tree.	C2
T8	Tilia X europaea (Common Lime)	22(8)	810(1)	6, 5.5, 7.5, 5.5	M	40+	Height measured using clinometer from corner of house 33m away. Twin stem tree from 5m. Canopy has been reduced to a pollard type framework at 8m height, then again at 13m height, in the past then regrown to current extents. Ivy covering main stem and up to 18m. High landscape significance. Downgraded from A2 due to past tree surgery works.	B2
T12	Tilia X europaea (Common Lime)	6.5(6)	570(1)	1, 1, 1, 1	M	40+	Pollarded at 6m with small amount of current regrowth. Surrounded by hard surface at base. Minor damage to buttress roots. One of a number of similar lime pollards on the road.	B2

No.	Species	Ht (crown)	Dia (stems)	Crown spread (NESW)	Life stage	ERC	Comments & preliminary recommendations	BS Cat
T13	Chamaecyparis lawsoniana (Lawson Cypress)	5(0)	150(1)	1.25, 1.25, 1.25, 1.25	EM	10+	Low quality and not a development constraint. One of four conifers forming hedge adjacent to driveway.	C2
T14	Chamaecyparis lawsoniana (Lawson Cypress)	5(0)	90, 90(2)	1.25, 1.25, 1.25, 1.25	EM	10+	Low quality and not a development constraint. One of four conifers forming hedge adjacent to driveway.	C2
T15	Chamaecyparis lawsoniana (Lawson Cypress)	5(0)	150(1)	1.25, 1.25, 1.25, 1.25	EM	10+	Low quality and not a development constraint. One of four conifers forming hedge adjacent to driveway.	C2
T16	Chamaecyparis lawsoniana (Lawson Cypress)	8(0)	270, 160(2)	1.75, 1.75, 1.75, 1.75	EM	10+	Low quality and not a development constraint. One of four conifers forming hedge adjacent to driveway.	C2