SJ Stephens Associates
ARBORICULTURAL, LANDSCAPE & MANAGEMENT CONSULTANTS

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Arboricultural Impact Assessment

- Tree Survey
- Tree Protection Plan
- Arboricultural Method Statement

For:-

A First Floor Extension

At:-

10 Pied Heath Avenue
Hillingdon
UB8 3PB

On behalf of:-

Mr J Gaba
10 Pied Heath Avenue
Hillingdon
UB8 3PB

Prepared by:

Simon Stephens MA Oxon, Dip Arb(RFS), MArborA, C Env. MICFor
Email: simon@sjstephens.co.uk

Survey Date: 25th October 2024
Report Date: 30th October 2024
Project no: 2377

CONTENTS

1 BACKGROUND

1.1 This Arboricultural Impact Assessment has been instructed by Jo Jutley, on behalf of Mr Gaba to specify tree protection measures and assess the arboricultural impact of the proposed construction of extensions at 10 Pied Heath Avenue.

1.2 Trees were surveyed, with findings shown in the Tree Schedule in Appendix B and plotted on the Tree Protection Plan in Appendix A. This also shows tree protection measures, which are specified in the Arboricultural Method Statement in section 5 below. The arboricultural impact is assessed in section 6, which assumes that these measures are followed.

1.3 The tree survey was undertaken, and this report has been prepared, by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, C Env, MICFor a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.

1.4 This survey and report have been prepared in accordance with the recommendations of BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations.

1.5 Documentation supplied:

- Location and Site Plan: drawing no 47-P-A

2 SURVEY DETAILS AND SCOPE

2.1 The site survey included trees and shrubs, within and immediately adjacent to the red line boundary, with a stem diameter over 75mm at 1.5m height, as shown located on the Tree Protection Plan, included as Appendix A.

2.2 Tree inspection took place from ground level with the use of binoculars, sounding hammer and metal probe using the Visual Tree Assessment method (Mattheck & Breloer 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies and any structural defects that could increase the risk of structural failure were noted.

2.3 Tree diameters were measured using a girthing tape and tree heights were measured using a hypsometer. Where use of a tape was restricted by site factors, diameters were estimated, with the diameter recorded in the tree schedule as eg “est 300”.

2.4 At the time of the survey, the weather was overcast, but with no restrictions to visibility. Broadleaf trees were in leaf.

2.5 Tree details are shown on the Tree Protection Plan included as Appendix A. Tree locations have been taken from the topographical survey provided. Where not included on the topographical survey, they have been determined by measuring distances from features shown on the plan, using a laser measuring device. The following information was recorded for each tree, and is shown in the Tree Schedule included as Appendix B:

- **Number:** an identity number for each tree, prefixed with a “T”, which cross references locations shown on the plan with the schedule in Appendix B. Where a number of trees are located close together and are similar in character and management requirements, they have been treated as a Group under a single number, prefixed with a “G”.
- **Species**: common name.
- **Tree height**: approximate height in metres.
- **Stem diameter**: diameter in millimetres, taken at 1.5m above ground. Where there are a number of stems, stem diameters are recorded in the condition column.
- **Branch spread**: approximate spread in metres to N,S,E and W of the trunk. The approximate branch spread is drawn on the plan.
- **Canopy clearance**: approximate height of the canopy above ground. Where a significant, low lateral branch is present, its height and direction of growth is included in the Condition column.
- **Age class**: Young, Semi-mature, Early mature, Mature, Over-mature, Veteran.
- **Condition**: features that affect the safe useful life expectancy and amenity of the tree, including the presence of decay or any physical defect.
- **Management Recommendations**: recommendations to ensure the health and safety of the tree, within the future development.
- **Estimated Remaining Contribution**: <10 years, 5-15 years, 10-20 years, 15-30 years, 20-40 years, >40 years.

- **Category grading**: tree classification taken from BS 5837:2012, Trees in relation to design, demolition and construction (see Appendix C for details), as follows:
    - Category U: Unsuitable for retention, trees with less than 10 years life expectancy, normally recommended for removal (Red)
    - Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation. (Green)
    - Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained. (Blue)
    - Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not unreasonably constrain the layout. (Blue)
    - Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting. (Grey)

  For category A, B and C trees, a subcategory has been allocated, providing information on the reasons for selection of a specific category, as follows:
    - Subcategory 1: mainly arboricultural values.
    - Subcategory 2: mainly landscape values.
    - Subcategory 3: mainly cultural values, including conservation.
- Trees have been classified irrespective of the possible proximity to future construction. The BS 5837 category is colour coded, as indicated above, on the plan included as Appendix A.
- **Protection Distance:** the protection distance in metres required to provide the Root Protection Area recommended in BS 5837, assuming a circular area centred on the tree.
- **Root Protection Area (RPA):** the area in m^2, as recommended in BS 5837, to provide sufficient rooting area to ensure tree survival and which, in most situations, should be fenced off to prevent root damage from construction activities.

3 SURVEY LIMITATIONS

3.1 No internal decay devices, or other invasive tools to assess tree condition, were used.

3.2 No soil excavation or root inspection was carried out.

3.3 This survey has not considered the effect that trees or vegetation may have on the structural integrity of future building through subsidence or heave.

3.4 The tree survey has been undertaken for planning purposes. Although any obvious structural defects have been noted, a Tree Hazard Assessment has not been carried out. Mature trees close to highly populated areas or public highways should normally be checked for safety annually, by a suitably qualified person.

4 LEGAL PROTECTION OF TREES

4.1 The Hillingdon Council website was viewed on 30-10-2024, showing that the site is covered by a Tree Preservation Order – ref TPO 179, dated 15-12-1979.

5 ARBORICULTURAL METHOD STATEMENT

5.1 Site Overview

5.1.1 The proposal is for the construction of extensions to the house at 10 Pied Heath Avenue.

5.1.2 Although any trees on the site are protected by a Tree Preservation Order, this was created in 1975 and there are, currently no trees within the site boundary, as can be seen from the photos in Appendix D.

5.2 Tree Work

5.2.1 No tree work is proposed.

5.3 Root Protection Areas

5.3.1 Root Protection Areas are shown for all trees in the tree schedule included as Appendix B. They are also shown for all retained trees, as circular areas centred on the trunk, on the Tree Protection Plan included as Appendix A. Where there are physical obstructions to root growth the Root Protection Area should be shown as an equivalent area that is more likely to reflect actual root growth. The Root Protection Area shows the area around a tree in which all construction activity must normally be excluded, unless appropriate protection measures are implemented.

6 ARBORICULTURAL IMPACT ASSESSMENT

6.1 The only trees on, or adjacent to, the site are in the adjacent garden to the north-east, the other side of a substantial outbuilding which will protect the trees from any construction activity.

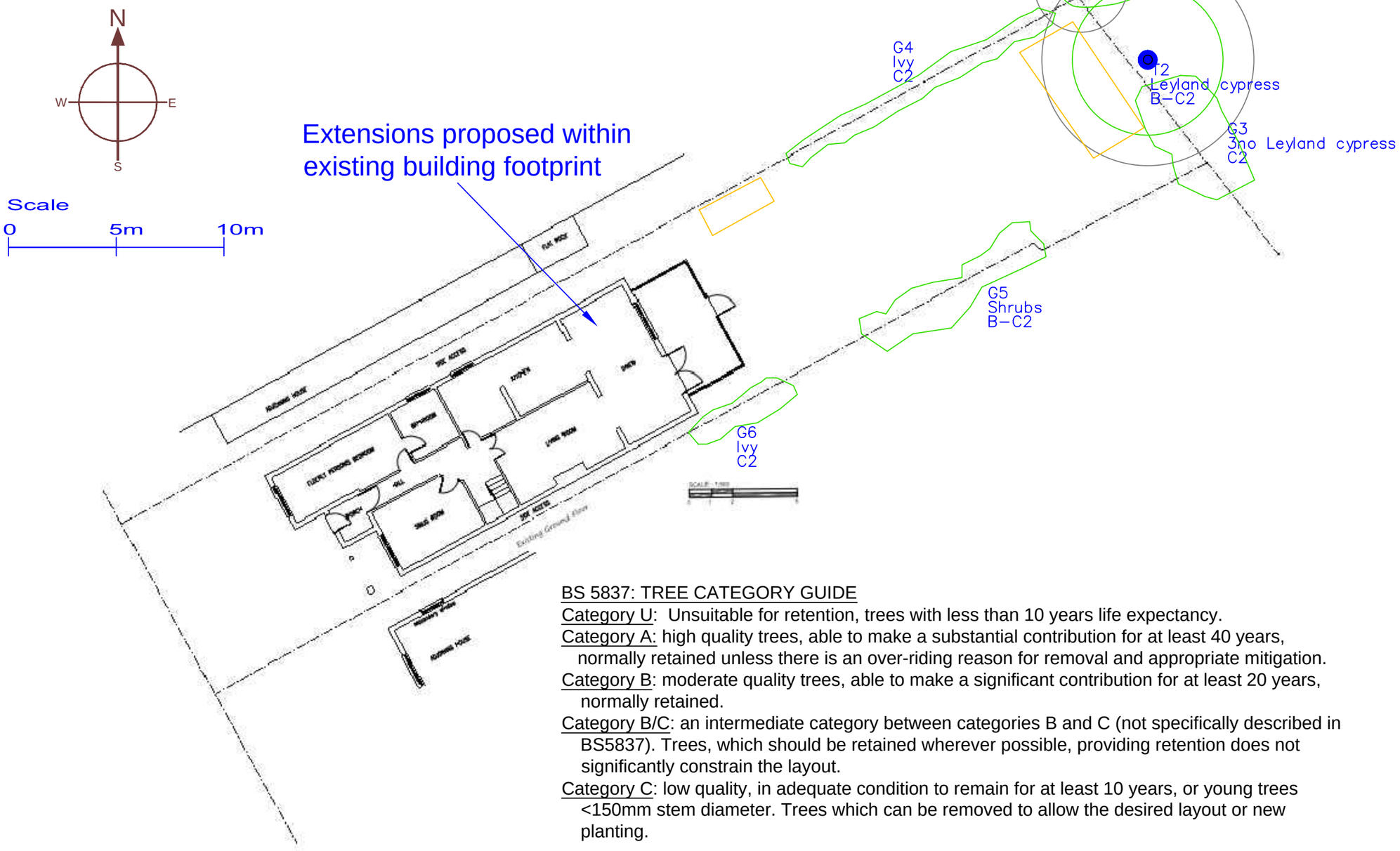
6.2 There are blocks of ivy and shrubs growing over the boundary from the garden to the south, but none that require Tree Protection Fencing or any other tree protection measures.

6.3 There will not be any arboricultural impact resulting from these proposals.

7 REFERENCES

- *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.*

APPENDIX A



Key

- Category U
- Category A
- Category B
- Category C
- Crown spread: retained trees
- Trees For Removal
- Root Protection Area

BS 5837: TREE CATEGORY GUIDE

Category U: Unsuitable for retention, trees with less than 10 years life expectancy.

Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation.

Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained.

Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not significantly constrain the layout.

Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting.

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JOB TITLE	10 PIED HEATH AVENUE
DRAWING TITLE	TREE PROTECTION PLAN
DRAWING NUMBER	2377–01
REV	
REVISIONS	
SCALE	1:200 at A3
DATE	OCT 24
DRAWN BY	sjss

Appendix B
BS 5837: 2012 Tree Schedule

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Cleara -nce (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect -ion Distnce (m)	Root Protect. Area (m2)
				N	S	E	W								
T1	Ash	11	180	3	1	3	1	1.2	Semi mature	Twin stems - 100 and 150mm diameter. Growing in adjacent garden.		10-20	C2	2.2	15
T2	Leyland cypress	12	410	3.5	3.5	3.5	3.5	1.8	Early mature	Growing in adjacent garden - base not inspected. Previously topped. Low branches growing against gutter to outbuilding.		15-30	B-C2	4.9	76
G3	3no Leyland cypress	4-9	60-100					1.5	Early mature	Low vigour.		5-15	C2	1.2	5
G4	Ivy	1.6-1.9	25-50					0.2	Mature	Engulfing shrubs and fence.		5-15	C2	0.6	1
G5	Shrubs	1.8-3	25-75					0	Mature	Growing in adjacent site, but overhanging boundary. Including laurel, cotoneaster and holly.		15-30	B-C2	0.9	3
G6	Ivy	2-2.5	25-50					0.3	Mature	Dense ivy growing from fence. Pruned nack from conservatory.		5-15	C2	0.6	1

BS 5837:2012, Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
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	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*			See Table 2
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Appendix D


T2
G4
Outbuilding providing protection for T2 / G3


G6
G5
Outbuilding
G4
10 Pied Heath Ave – extensions proposed within existing footprint