



Arboricultural Report

In accordance with BS 5837:2012

For land adjacent to

67 Chiltern View Road

UB8 2PF

APRIL 2024

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ARBORICULTURAL REPORT

Location:

Land adjacent to 67 Chiltern View Road, Uxbridge, UB8 2PF

Client:

CPT Developments Ltd, 11 Melisa Court, London, N6 5DH

Date of survey:

25/04/2024

Date of report:

08/05/2024

Report contents:

1. Introduction
2. Relevant legislation
3. Survey findings
4. Arboricultural method statement and options
5. Site plan
6. Schedule of trees and impact assessment

1. Introduction

Surveyor and survey date

1.1 The surveyor and author of this report for Norton & Associates Ltd was Jon Norton MARborA, Arboricultural Consultant. The survey was undertaken on 25th April 2024.

Client

1.2 The Market Desing & Build, 320 High ST, Harlington, Hayes, UB3 5DU.

Site of proposed works

1.3 Land to the south west of 67 Chiltern View Road, Uxbridge, UB8 2PF. The plot is situated between the rear gardens of 67 Chiltern View Road and numbers 17 to 22 Alexandra Road. The site is classified as brown field and a planning application has been lodged for a residential development on it.

A planning application was submitted to Hillingdon Borough Council with regard to the site, reference 2927/APP/2024/610.

Conservation Area & Tree Preservation Order

It should be noted that the site, situated in the Borough of Hillingdon, is within the Greenway Conservation Area (Ref CA6) and is also within a group Tree Preservation Order (Ref TPO79).

Survey Instructions

1.4 This Arboricultural survey was commissioned to conform to BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

Methodology

1.5 A standard Arboricultural survey was undertaken, noting tree species, stem diameter, height and spread and notes on general condition and age. Heights and distances were measured using surveyors tapes, a Leica Distometer and Suunto Clinometer.

Tree diameters were measured in accordance with Annex C of BS 5837:2012. Measurements were usually taken at 1.5m above ground level, using a diameter tape, where possible. Where trees have multiple stems, measurements were taken for all stems. Due to lack of access to adjacent properties, historical data and estimation were used.

Trees were assessed for quality in accordance with Table 1 from BS 5837:2012

Trees unsuitable for retention	
Category U	Trees with serious faults
Trees to be considered for retention	
Category A	Good examples of the species, life expectancy 40+ years
Category B	Moderate quality trees, life expectancy at least 20 years
Category C	Unremarkable trees of limited merit but life expectancy of at least 10 years or young trees with a stem diameter below 150mm

Tree locations were measured against fixed points on the site and surrounding properties and locations plotted on a site plan. A topographical survey is recommended for precise positioning of trees, particularly on third party land.

Root Protection Areas (RPA) were calculated for each tree based on the diameters at breast height. The formulae in section 4.6.1 of BS 5837:2012 were used for trees with multiple stems.

Limitations

1.6 It is necessary to get to the base of each tree in order to take accurate measurements and to undertake a condition assessment. It was not possible to access third party gardens, measurements are given based on previous survey data and taken from the site.

1.7 The presence of dense invasive vegetation impeded access at the site.

1.8 Trees were subject to visual inspection only. No decay detection, soil or root analysis were carried out.

1.9 Tree conditions can change quickly, especially in extreme weather events. This report details the conditions of the trees as observed on the day of inspection, therefore the author cannot accept any liability for any changes in tree condition occurring subsequent to the date of inspection.

2.0 Trees must be accurately plotted with a topographical survey to allow correct positioning of trees and their Root Protection Areas.

2 Relevant legislation

2.1 The worksite and surrounding gardens lie within Greenway Conservation Area (Ref CA6) and is also within a group Tree Preservation Order (Ref TPO79). As such, all trees are afforded legal protection; an application must be made to the Local Authority to carry out work to any tree, and written permission must be obtained from the Local Authority prior to carrying out the work.

3 Survey results

Tree	1
Location	North west corner of the garden of 61 The Greenway
Species	Leyland Cypress
Number stems	1
DBH (cm)	39#
Height (m)	13.0
Spread (m)	9
Age	Semi mature
Condition	Good
Observations	Westernmost and largest in a line of tees, probably planted as a hedge.
BS 5837 category	B
RPA radius (m)	4.68



T1 Viewed from the South of the worksite

Tree	2
Location	Garden of 22 Alexandra Rd. 4.9 metres from site boundary
Species	Leyland Cypress
Number stems	1
DBH (cm)	16#
Height (m)	5
Spread (m)	2
Age	Young
Condition	Good
Observations	
BS 5837 category	B
RPA radius (m)	1.92



T2 Viewed from South west corner of site.

Tree	3
Location	0.6 metres from western boundary of garden of 67 Chiltern View Road
Species	Lawson's Cypress
Number stems	1
DBH (cm)	25# - Historical + estimated measurement
Height (m)	9
Spread (m)	3.5
Age	Early mature
Condition	Fair
Observations	Wound noted on stem at one metre in 2016 survey
BS 5837 category	B
RPA radius (m)	3



T3 Photographed from Eastern side of worksite.

Tree	4
Location	0.6 metres from western boundary of garden of 67 Chiltern View Road
Species	Lawson's Cypress
Number stems	1
DBH (cm)	35# - Historical + estimated measurement
Height (m)	9
Spread (m)	4.5
Age	Early mature
Condition	Poor
Observations	Previously topped and asymmetric over fence
BS 5837 category	C
RPA radius (m)	4.2



T4 Photographed from Eastern side of worksite.

Tree	5
Location	0.6 metres from western boundary of garden of 67 Chiltern View Road
Species	Lawson's Cypress
Number stems	1
DBH (cm)	34# - Historical + estimated measurement
Height (m)	9.5
Spread (m)	4
Age	Early mature
Condition	Poor
Observations	Previously topped and asymmetric over fence
BS 5837 category	C
RPA radius (m)	4.08



T5. Lawson's Cypress photographed from the East of worksite.

Tree	6
Location	Eastern boundary of garden of 67 Chiltern View Road
Species	Lawson's Cypress
Number stems	2
DBH (cm)	43# - Historical + estimated measurement
Height (m)	9
Spread (m)	4.8
Age	Semi mature
Condition	Good
Observations	Twin stems from 1.3m, shape suggests that it has been topped
BS 5837 category	B
RPA radius (m)	5.16



T6 Viewed from Eastern side of worksite.

Tree	7
Location	2.0 metres from western boundary of garden of 66 Chiltern View Road
Species	Orchard Apple
Number stems	5
DBH (cm)	24#, 23#, 23#, 25#, 19#
Height (m)	8.5
Spread (m)	12
Age	Mature
Condition	Fair
Observations	Life could be extended by restorative pruning
BS 5837 category	B
RPA radius (m)	6.06



T7 Orchard Apple in the rear garden of 66 Chiltern View Road.

Tree	8
Location	Garden of 5 Alexandra Rd
Species	Birch
Number stems	1
DBH (cm)	18#
Height (m)	9
Spread (m)	3
Age	Young
Condition	Good
Observations	
BS 5837 category	B
RPA radius (m)	2.16



T8 Viewed from Northern end of worksite.

Tree	9
Location	Rear garden of 7 Alexandra Rd
Species	Cherry – <i>Prunus</i> species
Number stems	1
DBH (cm)	18#
Height (m)	4
Spread (m)	4
Age	Early mature
Condition	Fair
Observations	
BS 5837 category	B
RPA radius (m)	2.16



T9 Viewed from North of worksite

4 Arboricultural Comments

Trees on the worksite with “U” classification

4.1 No trees at site have been classified as ‘U’

Leyland Cypress (T1) in the northwest corner of 61 the Greenway

4.2 This tree is to be retained and its Root Protection area extends into the proposed worksite. The RPA will need to be protected with a physical barrier and signage as per the recommendations on pages 21 and 22 of BS 5837:2012.

Trees in the rear garden of 67 Chiltern View Road

4.3 There are four Lawson’s Cypress in this garden, T6 on the eastern boundary and trees 3, 4 & 5 on the western boundary.

The RPA of tree T6 does not extend westwards onto the worksite, therefore no action is required in relation to it.

The trees on the western boundary are within 60cm of the fence and their RPA’s extend into the worksite. If these trees are retained, a Root Protection Area barrier will need to be established on the worksite.

However, it has been previously noted that these trees are in poor condition having been unsympathetically pruned leaving the majority of the remaining leafing area encroaching over the boundary fence. T3 was previously noted as having cambium damage.

These trees are covered by a group TPO, as such, written permission from the Local Authority would be required to remove them. Permission would also be required from the owner of 67 Chiltern View Road with a view to felling these trees prior to the development of the worksite and then replanting suitable replacements once work is completed. The Developer would bear the costs of these operations and the Tree Officers at Hillingdon be consulted on suitable replacements and the necessary conditions added to the planning approval.

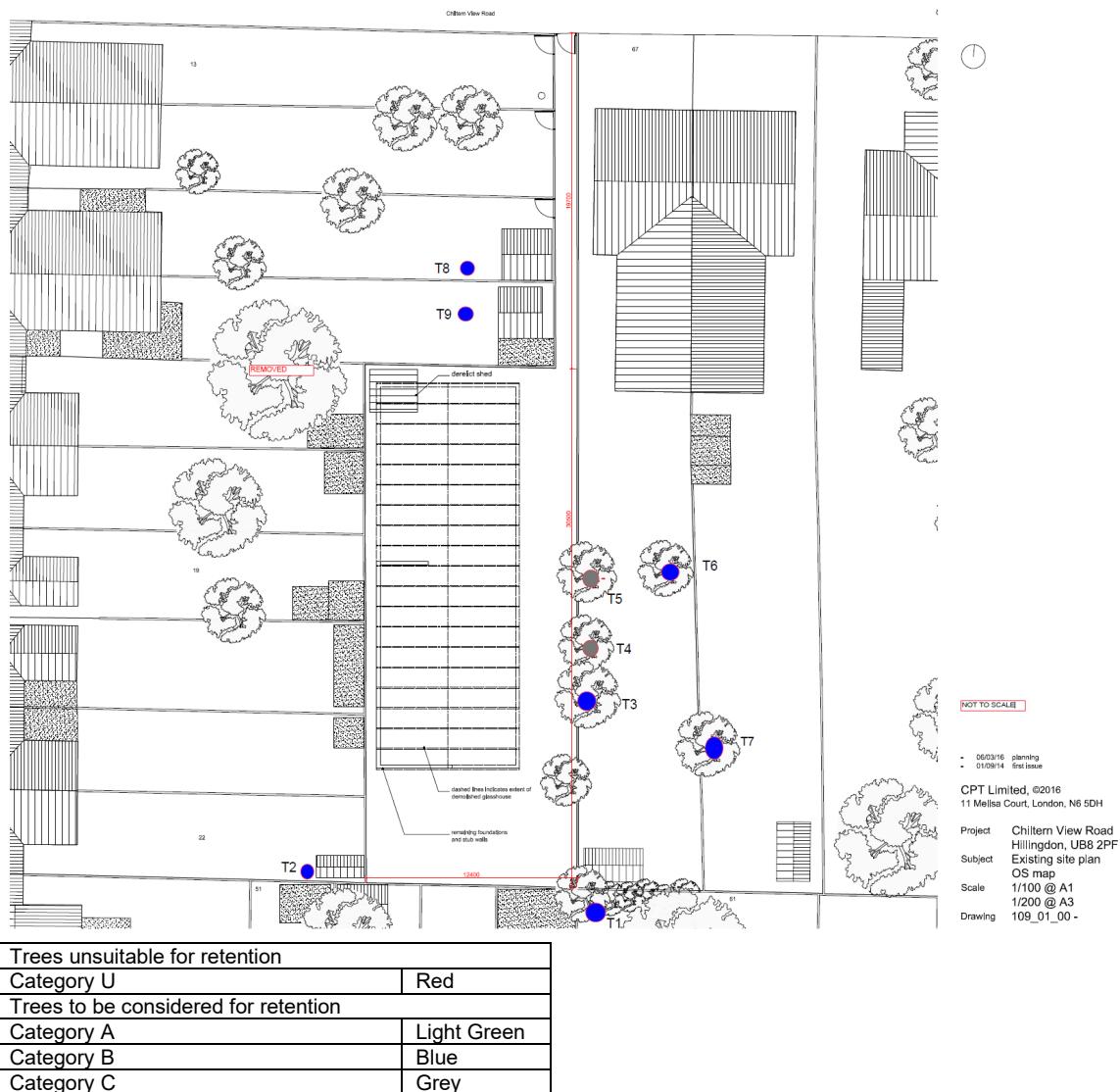
Tree in the garden of 66 Chiltern View Road

4.4 The Orchard Apple tree in the rear garden (T7) of this property is too distant for the works to have any impact on it.

Trees in the gardens of Alexandra Road

4.5 The Cypress (T2), Birch (T8) and Cherry (T9) in the rear gardens of Alexandra Rd is too distant for the works to have any impact on it.

5 Site plan



6 Schedule of trees and impact assessment

Tree	Species	C at	Location	Proposed Tree Status	RPA affected by proposed work?	Impact and mitigation
1	Leyland Cypress	B	3rd party	Retained	Yes	RPA to be protected on site with rigid barrier and signage.
2	Leyland Cypress	B	3rd party	Retained	No	RPA does not affect the worksite. No action necessary
3	Lawson's Cypress	B	3rd party	Felled	Yes	Tree to be felled and a tree replanted on landowner's property. TPO application / approval and tree owner permission required prior to work.
4	Lawson's Cypress	C	3rd party	Felled	Yes	Tree to be felled and a tree replanted on landowner's property. TPO application / approval and tree owner permission required prior to work.
5	Lawson's Cypress	C	3rd party	Felled	Yes	Tree to be felled and a tree replanted on landowner's property. TPO application / approval and tree owner permission required prior to work.
6	Lawson's Cypress	B	3rd party	Retained	No	RPA does not affect the worksite. No action necessary
7	Orchard Apple	B	3rd party	Retained	No	RPA does not affect the worksite. No action necessary
8	Silver Birch	B	3rd party	Retained	No	RPA does not affect the worksite. No action necessary
9	Cherry	B	3rd party	Retained	No	RPA does not affect the worksite. No action necessary