



Arboricultural Report

In accordance with BS 5837:2012

For land adjacent to

67 Chiltern View Road

UB8 2PF

July 2016

Prepared by Norton & Associates Ltd
Author: R Parks



Registered Address: 52 High Street, Pinner,
Middlesex HA5 5PW
Registration No: 03945203

32A High Street, Pinner,
Middlesex, HA5 5PW, UK
Tel: 020 8869 9237 | Fax: 020 8868 3127 | E-mail: mail@norton-associates.co.uk

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:

09/07/16

Date of report:

11/07/16

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 Ralph Parks B.Sc., Arboricultural Consultant and Director of Ralph Parks Ltd. The survey was undertaken on 10th July 2016.

Client

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

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.

The planning application submitted to Hillingdon Borough Council, reference

<http://planning.hillingdon.gov.uk/OcellaWeb/showDocuments?reference=2927/APP/2016/1048&module=pl>

It should be noted that the site is within the Greenway Conservation area of the Borough of Hillingdon.

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.

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.

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 the garden of 18 Alexandra Road; therefore tree 9 was only assessed across the fence from the adjacent garden, number 17 Alexandra Road and the base of the tree was not visible. It was not possible to access the garden of 61 The Greenway for tree 1, however it was inspected over the garden fence.

1.7 The presence of derelict structures and dense invasive vegetation prevented access to the western boundary of the site and to the eastern boundary of 17 Alexandra Road. These barriers impeded taking accurate distance measurements for tree 8.

1.8 Trees were subject to visual inspection only and specialist equipment such as resistographs were not employed, nor were core samples taken.

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.

1.10 Soil sampling or ground investigations were not included in the remit of this survey.

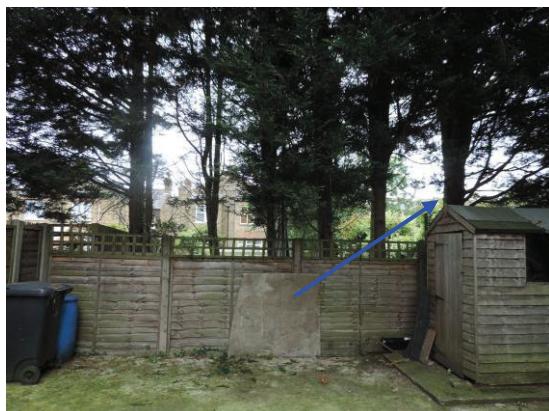
2 Relevant legislation

2.1 The worksite and surrounding gardens lie within the Greenway Conservation area in the London Borough of Hillingdon. As such, all trees with a diameter in excess of 7.5 centimetres diameter (measured at 1.5m above ground level) are covered by the protection afforded by the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.2 If a tree in a conservation area is not subject to specific Tree Preservation Order, the owner can apply to the Local Authority to undertake work to it by submitting a “section 211 notice”. The owner must give at least six weeks written notice of the location and species of the tree and the works proposed. This allows the Local Authority time to consider protecting the tree with a Tree Preservation Order.

3 Survey results

Tree	1
Location	North west corner of the garden of 61 The Greenway
Species	Leyland Cypress
Number stems	1
DBH (cm)	36 – estimated measurement
Height (m)	13.0
Spread (m)	7.5
Age	Semi mature
Condition	Good
Observations	Access not possible to use diameter tape. Westernmost and largest in a line of six trees, probably planted as a hedge. No evidence of previous pruning and could cause shading nuisance in the future
BS 5837 category	B
RPA radius (m)	4.32



T1 Viewed from 67 Chiltern View Rd



T1 Viewed from the SE corner of the worksite

Tree	2
Location	South east corner of the site, 0.6 metres from east boundary and 6.7 metres from south boundary
Species	Sycamore
Number stems	7
DBH (cm)	17.5, 11.5, 11.5, 16.0, 13.5, 16.0, 16.5
Height (m)	12.5
Spread (m)	9.4
Age	Early mature
Condition	Fair
Observations	Seven etiolated stems of regeneration from decayed coppice stool
BS 5837 category	U
RPA radius (m)	4.65

T2 Sycamore behind trees 3-6

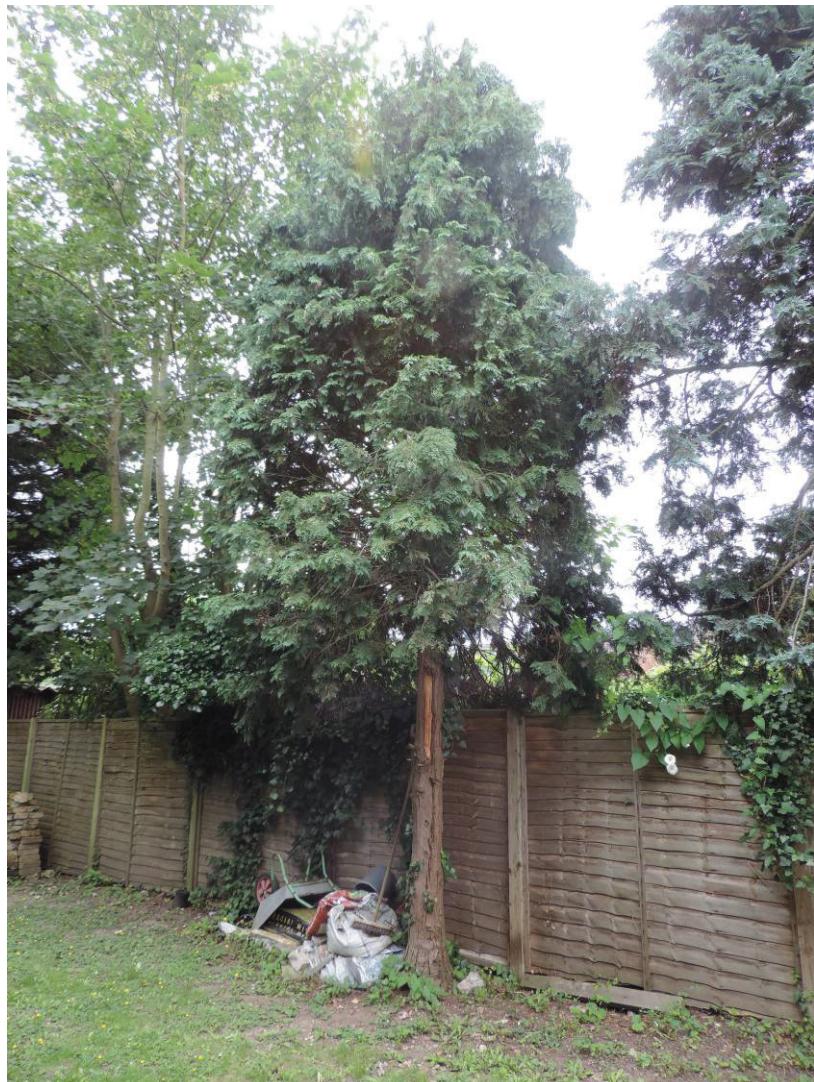
Multiple stems from coppice stool



Photos showing decay at coppice stool.
The green tape on the tool shaft is 10cm from the tip



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)	22
Height (m)	7.5
Spread (m)	3.5
Age	Early mature
Condition	Fair
Observations	Wound on stem at one metre
BS 5837 category	B
RPA radius (m)	2.64



T 3 Photographed from the garden of 67 Chiltern View Road. Note proximity to the fence and the wound on the stem. Approximately 40% of the crown is encroaching over the fence onto the worksite. T2 can be seen to the left.

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)	32
Height (m)	8.2
Spread (m)	4.5
Age	Early mature
Condition	Poor
Observations	Previously topped, crown asymmetric with most leafing over the fence on the worksite side
BS 5837 category	C
RPA radius (m)	3.84



T4 Lawson's Cypress that has been unsympathetically pruned and topped. A poor quality tree with in excess of 80% of the crown encroaching over the fence to the 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)	31
Height (m)	8.2
Spread (m)	4
Age	Early mature
Condition	Poor
Observations	Previously topped, crown asymmetric with most leafing over the fence on the worksite side
BS 5837 category	C
RPA radius (m)	3.72



Tree 5. Lawson's Cypress photographed from the rear garden of 67 Chiltern View Road. The tree has been topped and nearly all branches overhanging this garden have been removed. At least 70% of the canopy of T5 is encroaching over the fence onto the worksite. The bulk of the leafing on the garden side of the fence is from the young Elder (T6) growing on the worksite.

Tree	6
Location	Eastern boundary of the worksite with the canopy of tree 5
Species	Elder
Number stems	2
DBH (cm)	9.0, 5.8
Height (m)	5.0 approximated
Spread (m)	Not measured
Age	Early mature
Condition	Poor
Observations	Suppressed by T5 and canopy smothered with Bindweed and White Bryony
BS 5837 category	U
RPA radius (m)	N/A



Base of T6, early mature Elder



T6 Smothered by Bindweed. This photo illustrates the encroachment over the fence of the canopy of T5

Tree	7
Location	Eastern boundary of garden of 67 Chiltern View Road
Species	Lawson's Cypress
Number stems	2
DBH (cm)	41
Height (m)	8.8
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)	4.92



T7 Lawson's Cypress on the eastern boundary of 67 Chiltern View Road. The RPA of this tree does not extend into the proposed worksite.

Tree	8
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)	9
Spread (m)	11.7
Age	Mature
Condition	Fair
Observations	Previous pruning not to BS 3998, congested crown with some deadwood. Shaded by Sycamores in neighbouring garden to the east. Life could be extended by gentle restorative pruning
BS 5837 category	B
RPA radius (m)	6.14



T8 Orchard Apple in the rear garden of 66 Chiltern View Road. The RPA of this tree does not extend into the proposed worksite.

Tree	9
Location	Northern boundary of the rear garden of 17 Alexandra Road – 12 metres from the eastern edge of the house
Species	Eucalyptus
Number stems	1
DBH (cm)	53
Height (m)	18.8
Spread (m)	12.6
Age	Semi Mature
Condition	Fair
Observations	Most significant tree in the vicinity of the worksite. Crown has been raised with large limbs removed, pruning not to BS 3998 – potential for decay around the multiple non-healed pruning wounds. Evidence of shed limb above the pruning wounds. Tree now appears etiolated with thin top-heavy branches with high probability of failure by shedding limb systems. Tree life could be prolonged by pollarding, but failure risk will remain following regrowth
BS 5837 category	C
RPA radius (m)	6.36 Structures within radius so RPA = $6.36^2 \times \pi = 127m^2$



T 9 View into the crown from below showing major pruning wounds not to BS 3998. Decay at the union of these wounds would give potential for complete crown failure.



Tear either from poor pruning or snapped out limb



T9 Viewed from Chiltern View Drive. Note the slender branches bearing all of the leafing area.

Tree	10
Location	Northern boundary of the rear garden of 19 Alexandra Road – 9.8 metres from the eastern edge of the house
Species	Leyland Cypress
Number stems	2
DBH (cm)	20.0, 22.0
Height (m)	11.0
Spread (m)	4.3
Age	Early mature
Condition	Good
Observations	Inspected from the garden of number 18 so base not seen. Twin stemmed from about 1m. Has potential to reach optimum size, though a 30m tree may be out of keeping with the surroundings and the narrow gardens
BS 5837 category	A
RPA radius (m)	3.57



Tree 10 photographed from the worksite

Tree	11
Location	Western boundary of the worksite adjacent to the eastern boundary of 19 Alexandra Road
Species	Ash
Number stems	Multiple
DBH (cm)	<7
Height (m)	Not recorded
Spread (m)	Not recorded
Age	Young
Condition	Poor
Observations	Young regrowth from coppice stool
BS 5837 category	U
RPA radius (m)	N/A



Tree 11.

Ash regeneration from coppice stool with T10 in the background

Coppice regrowth from base of T11



4 Arboricultural Method statement and options

Trees on the worksite with “U” classification

4.1 All the trees on the site have been classified as unsuitable for retention as they are young or early mature regeneration from coppice stools. These are tree numbers 2, 6 and 11. However, tree 2 has a DBH in excess of 7.5 centimetres; therefore a “section 211” request will be necessary before it is felled.

Leyland Cypress in the northwest corner of 61 the Greenway

4.2 This tree is to be retained and its Root Protection area extends at least 370cm 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, T 7 on the eastern boundary and trees 3, 4 & 5 on the western boundary.

The RPA of tree 7 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 310 centimetres 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.

If the owners of the worksite were to wish to exercise their Common Law rights to cut the overhang back to the boundary, these trees would no longer be viable – indeed they would become a dangerous eyesore. This action would require a section 211 application to the London Borough of Hillingdon, and if approved the trees will then require felling under a separate s211 application from their owner.

An alternative would be to liaise with 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 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 (tree 8) of this property is too distant for the works to have any impact on it.

Eucalyptus in the rear garden of 17 Alexandra Road

4.5 This base of this Eucalyptus (tree 9) was congested with Russian Vine as was the space between it and the worksite. The congestion and proximity to the fence made it difficult to accurately measure the DBH. Similarly, the only distance measurement that could be taken was from the rear wall of 17 Alexandra Road.

Based on the DBH being 53 cm, the Root Protection area of 6.36m would extend onto the northwest corner of the worksite, but this area includes a pre-existing structure – see plan on page 18. In addition to the derelict shed on the north-west corner of the site, there are also structures at the eastern ends of the gardens of both 17 and 18 Alexandra Road. These two structures effectively occupy the standard radius of the root protection area that impinges on the worksite. Therefore the Root Protection area for this tree has been plotted as a polygon in accordance with paragraph 4.6.2 of BS 5837:2012. The likely root distribution will avoid the structures.

Whilst this is the most imposing tree in the immediate area, it has been poorly managed in the past and has high potential for structural failure. There are multiple pruning wounds encircling the bole where the crown has been lifted and the remaining crown is etiolated and top heavy.

Leyland Cypress in the rear garden of 19 Alexandra Road

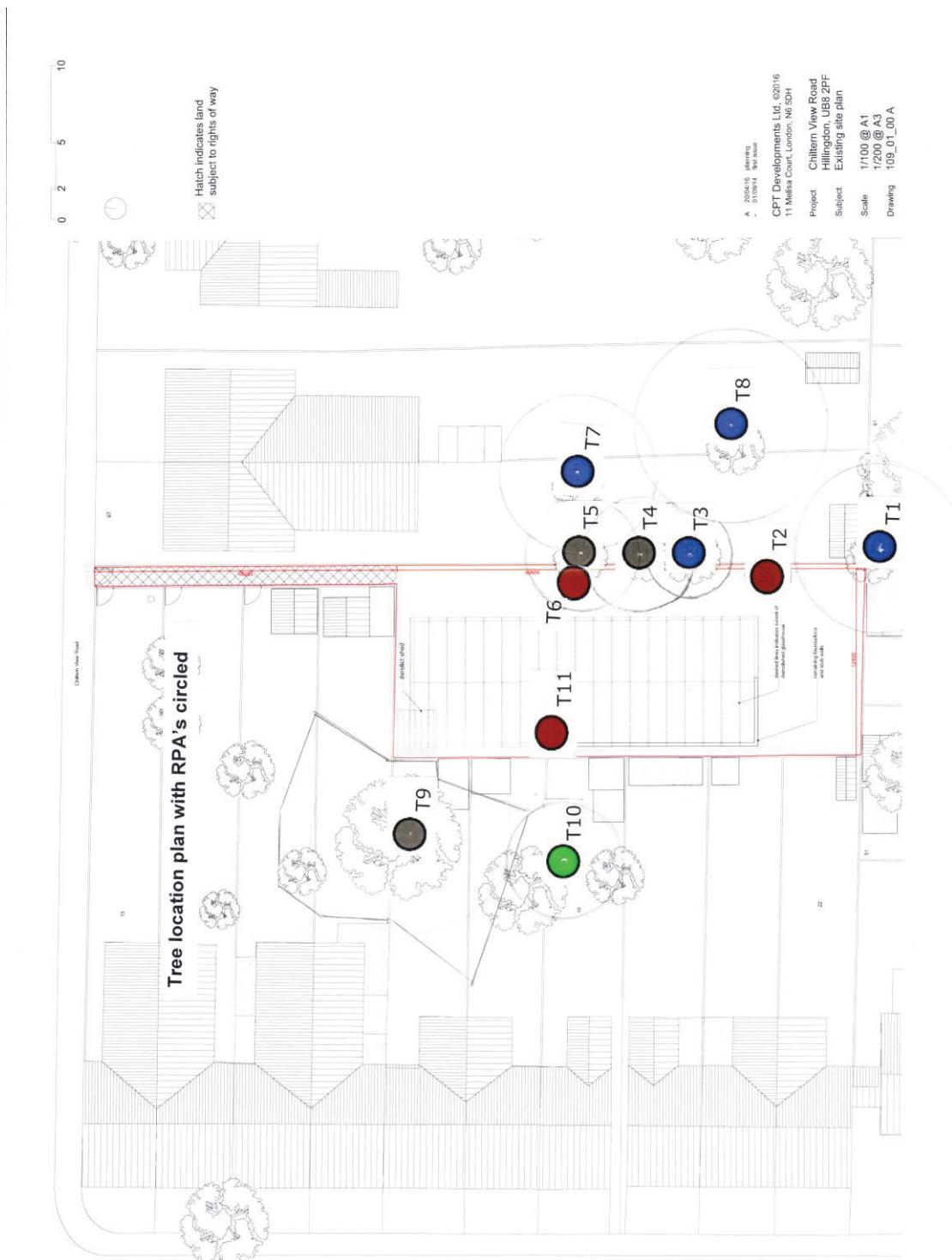
4.6 The Root Protection Area from this Cypress (tree 10) does not impinge on the worksite, therefore will have no impact on the proposed works.

Materials for protecting the root protection areas and RPA demarcation

4.7 Rigid boundaries will be created using standard scaffold poles (48.3 mm O/D) driven into the ground to a minimum depth of 0.6m and spaced at maximum three metre centres. The uprights will support weld mesh infill panels such as Heras fencing. Where possible, stabiliser struts will be attached to the uprights using scaffold Swivel couplers (to BS EN74-1). All weather signage stating “construction exclusion zone – no access” will be attached to the infill panels

4.8 The root protection areas will be measured on the ground as a radius from the centre of each tree that requires protection. Where possible, a buffer of one metre will be added to the RPA.

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. No excavation proposed
2	Sycamore	U	Onsite	Felled	N/A	Tree to be felled
3	Lawson's Cypress	B	3rd party	Felled	Yes	Tree to be felled and a tree replanted on landowner's property on work completion
4	Lawson's Cypress	C	3rd party	Felled	Yes	Tree to be felled and a tree replanted on landowner's property on work completion
5	Lawson's Cypress	C	3rd party	Felled	Yes	Tree to be felled and a tree replanted on landowner's property on work completion
6	Elder	U	Onsite	Felled	N/A	Tree to be felled
7	Lawson's Cypress	B	3rd party	Retained	No	RPA does not affect the worksite. No action necessary
8	Orchard Apple	B	3rd party	Retained	No	RPA does not affect the worksite. No action necessary
9	Eucalyptus	C	3rd party	Retained	No	The standard radius of the RPA impinges on worksite where excavations are proposed. However, there is an existing structure covering most of the area of impingement and two others on third party property closer to the bole of the tree. Therefore, in accordance with paragraph 4.6.2 on page 11 of BS 5837:2012 the root protection area has been calculated and offset to take account of the likely development of the root system. It is proposed to excavate on the basis that these structures have reduced the likelihood of root development under these structures. The structure on the worksite predates the age of tree 9.
10	Leyland Cypress	A	3rd party	Retained	No	RPA does not affect the worksite. No action necessary
11	Ash	U	Onsite	Felled	N/A	Tree to be felled