

Arboricultural Assessment

for

**41 Highfield Drive
Ickenham
Uxbridge UB10 8AW**

Prepared by

Tim Pursey

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1.0 Date of survey

1.1 July 2024

2.0 Surveyor

2.1 Tim Pursey

3.0 Instructions

3.1 As a result of a planning application, I am instructed to undertake an arboricultural assessment and to prepare a report assessing the impact that the proposed development will have on trees growing at the site.

3.2 The report includes:

- An indication of the constraints placed on the design by the trees on site
- Site plan detailing the existing trees on site – drawing TP 3127/2407/TCP appended
- A schedule indicating the tree survey results
- A Tree Protection Plan drawing TP 3127/2407/TPP Rev A

4.0 Report limitations

4.1 All inspections were made from ground level, using binoculars where necessary. Should a more detailed inspection, by climbing or by elevated platform, be required then this will be highlighted within the survey recommendations.

4.2 I have not contacted the local authority to determine the legal status of any trees either on or around the site. If any are subject to legal protection, then prior permission must be obtained from the local authority before undertaking tree works.

4.3 Trees are living, dynamic organisms. Their health and overall condition changes as the trees grow and can be affected by external conditions. For this reason, the condition survey and any recommendations given are valid for a period not exceeding one calendar year from the date of issue of this report.

4.4 The method statement and tree protection plan in this document are provisional and subject to confirmation.

5.0 Proposals

- 5.1 It is proposed to erect a new structure in the rear gardens of 41 Highfield Drive. The structure will provide a study and play area
- 5.2 No trees are proposed to be removed to facilitate works.

6.0 Tree survey

- 6.1 See schedule of tree survey results.

7.0 Assessment of Impact

- 7.1 Trees T1-T4 grow along the rear boundary; precise ownership of the trees is currently unclear. The trees are mature with canopies overhanging the subject property.
- 7.2 Root protection areas (RPAs) from the trees also extend into the gardens of the subject property.
- 7.3 It is proposed to construct a new building towards the end of the rear garden of 41 Highfield Drive and this new structure encroaches into the RPA of three Beech trees (T1-T3). The extent of encroachment means that if a traditional method of construction involving excavation for foundations is utilised, then a notable portion of the RPAs will be affected.
- 7.4 In order to avoid the need for excavation, and hence root damage, the new building will be of timber construction sited on screw piles. This method of construction is normally accepted within RPAs of retained trees as the likelihood of root damage is minimal. This method of construction also allows for a small void to be retained beneath the floor of the new structure allowing any roots beneath to continue to interact with the air.
- 7.5 Installation of the screw piles will be by hand using hand-held equipment with no machines, excavators, dumper trucks etc being required. The location of the works means that it is not possible to access the rear garden with such plant in any case.
- 7.6 Any new services to the structure will run along the length of the rear garden towards the existing dwelling. There will be no need for excavation within any RPAs.
- 7.7 Given that access to the work site will be pedestrian only and very low impact, no protective fencing or ground protection will be required in this instance.

8.0 Provisional Method Statement to Mitigate Impact

8.1 Tree Works

The canopies of Beech trees T1-T3 will be crown-lifted to clear the roof of the new structure by 1.5m. Works will be undertaken by persons both qualified and experienced to do so.

8.2 Protective Fencing

Protective fencing is not necessary in this instance.

8.3 Service Installation

There will be no excavation for services within the root protection area of any retained tree. New services are likely to run directly towards the rear of the existing dwelling. Further advice regarding services may be obtained from the project arboriculturist if necessary.

8.4 Ground Levels

Ground levels within the rooting area of any retained tree will remain unaltered unless otherwise specified by the project arboriculturist.

8.5 General

No storage or mixing of cement/concrete will be permitted anywhere within 10 metres of any retained tree. Account will be taken of any slopes in order to avoid the possibility of cement washings running into the rooting areas of retained trees.

8.6 Oil, bitumen or other material likely to be injurious to a tree should not be stacked or discharged within 10 metres of the trunk. Materials generally should not be stacked or discharged within 5 metres of the trunks.

8.7 Arboricultural Supervision

Given the extremely low risk of damage to retained trees, no further input from the project arboriculturist is deemed necessary at this time.

13th November 2024
Tim Pursey
Chartered Arboriculturist

Tree Survey

Key:

Height:	Estimated in metres.
Stem diameter:	Measured at 1.5m above ground level.
Branch spread:	Estimated in metres at four cardinal points.
Height of crown Clearance:	Height in metres (estimated) above adjacent ground level to inform on ground clearance, crown stem ratio and shading.
Age class:	<u>Y</u> oung tree in first third of its life expectancy <u>M</u> iddle age tree <u>M</u> ature trees <u>O</u> ver <u>M</u> ature <u>V</u> eteran
Category grading:	A/B/C/U – In accordance with BS 5837:2012 <i>Trees in relation to design, demolition and construction – Recommendations</i> . Category A – High Quality Category B – moderate quality Category C- low quality Category U – trees for removal All surveys and inspections made from ground level unless otherwise stated.

41 Highfield Drive, Ickenham, Uxbridge UB10 8AW

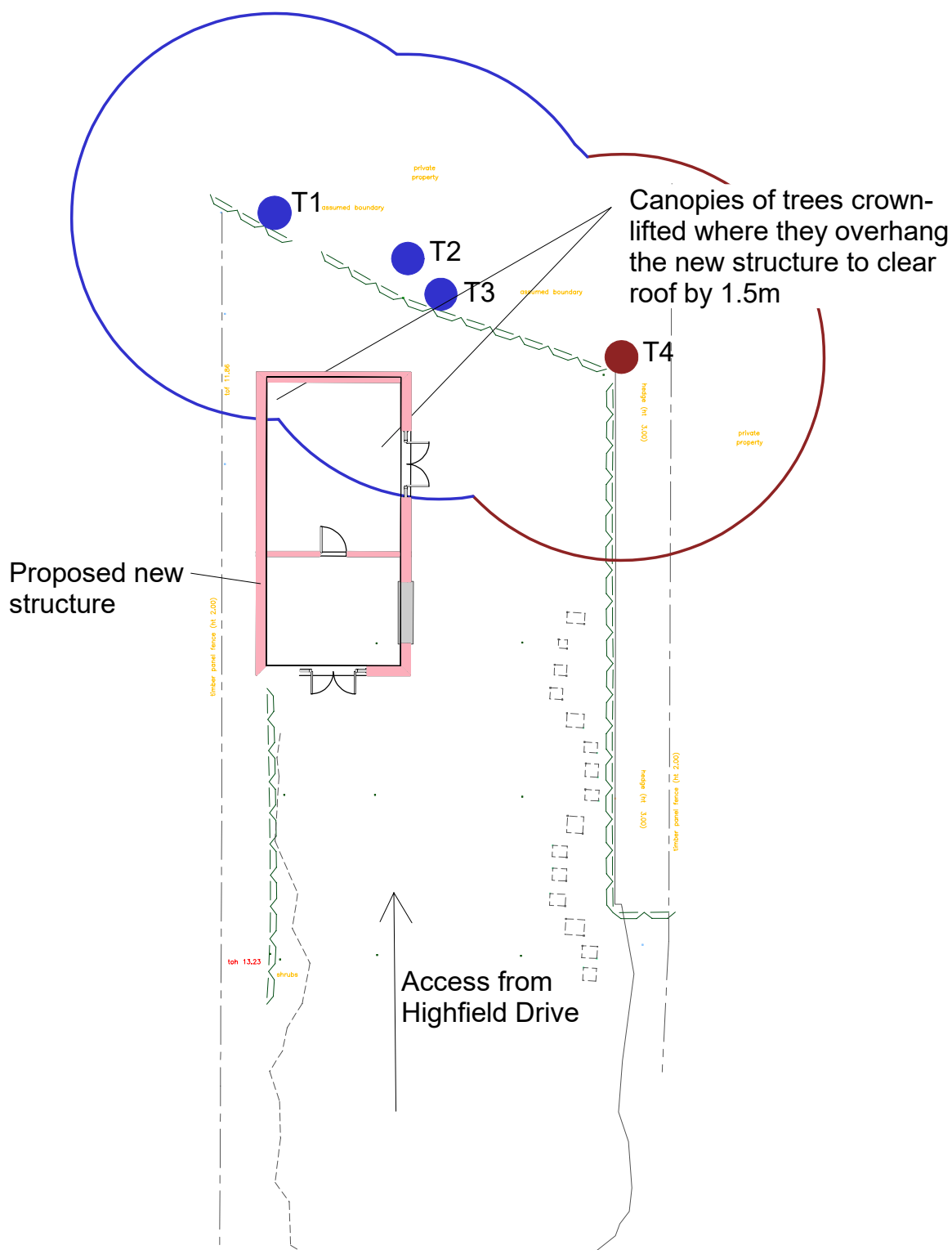
Tree No.	Species	Height (m)	Stem Dia. (mm)	Crown Radius (m)				Crown Ht. (m)	Age Class	Remaining Contribution	Structural and Physiological Condition	Preliminary Management Recommendations	Retention Category
				N	E	S	W						
T1	Beech	17	550		5	6	5	3	Mat	40+	Normal	None	B1 B2
T2	Beech	17	485		5	5	5	3	Mat	40+	Normal	None	B1 B2
T3	Beech	17	475		5	5	5	3	Mat	40+	Normal	None	B1 B2
T4	Ash	14	425	5	5	5	5	3	Mat	<10	Mature tree affected by Ash Dieback	Monitor condition	U

Bibliography

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British Standard 3998:2010 Recommendations for Tree Work
British Standard 4428:1989 Code of Practice for General Landscaping Operations
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Construction – Recommendations
- Tree Preservation Orders: A Guide to The Law and Good Practice 2000
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APN12 Through the Trees to Development	Patch, D.
ARIN 130/95/ARB Tree Root Systems	Dobson, M.



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TITLE
**Tree Protection Plan
41 Highfield Drive**

SIZE	CAGE CODE	DWG NO	REV
A4		TP 3127/2407/TPP	A
SCALE	1:200	13 Nov 2024	SHEET