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

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.

16th September 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:	**Y**oung tree in first third of its life expectancy **Mid**dle age tree **Mat**ure trees **O**ver **Mat**ure **Vet**eran
Category grading:	**A/B/C/U** – In accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations.* 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.

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

British Standard 3936-1:1992	Nursery Stock- Specification for Trees and Shrubs
British Standard 3998:2010	Recommendations for Tree Work
British Standard 4428:1989	Code of Practice for General Landscaping Operations
British Standard 5837:2012	Trees in Relation to Design, Demolition and Construction – Recommendations

Tree Preservation Orders: A Guide to The Law and Good Practice 2000

Subsidence of Low-Rise Buildings	2000	Institution of Structural Engineers
Standards-Chapter 4.2 Building Near Trees	2003	National House Building Council

Guidelines for The Planning, Installation and Maintenance of Utility Services in Proximity to Trees 1995 National Joint Utilities Group

Controlling Water Use of Trees to Alleviate Subsidence Risk 2004 Horticulture Link Project 212

Inspection of Highway Trees Roads 52/75 1975 Department of the Environment Circular

Forestry Commission Information Notes

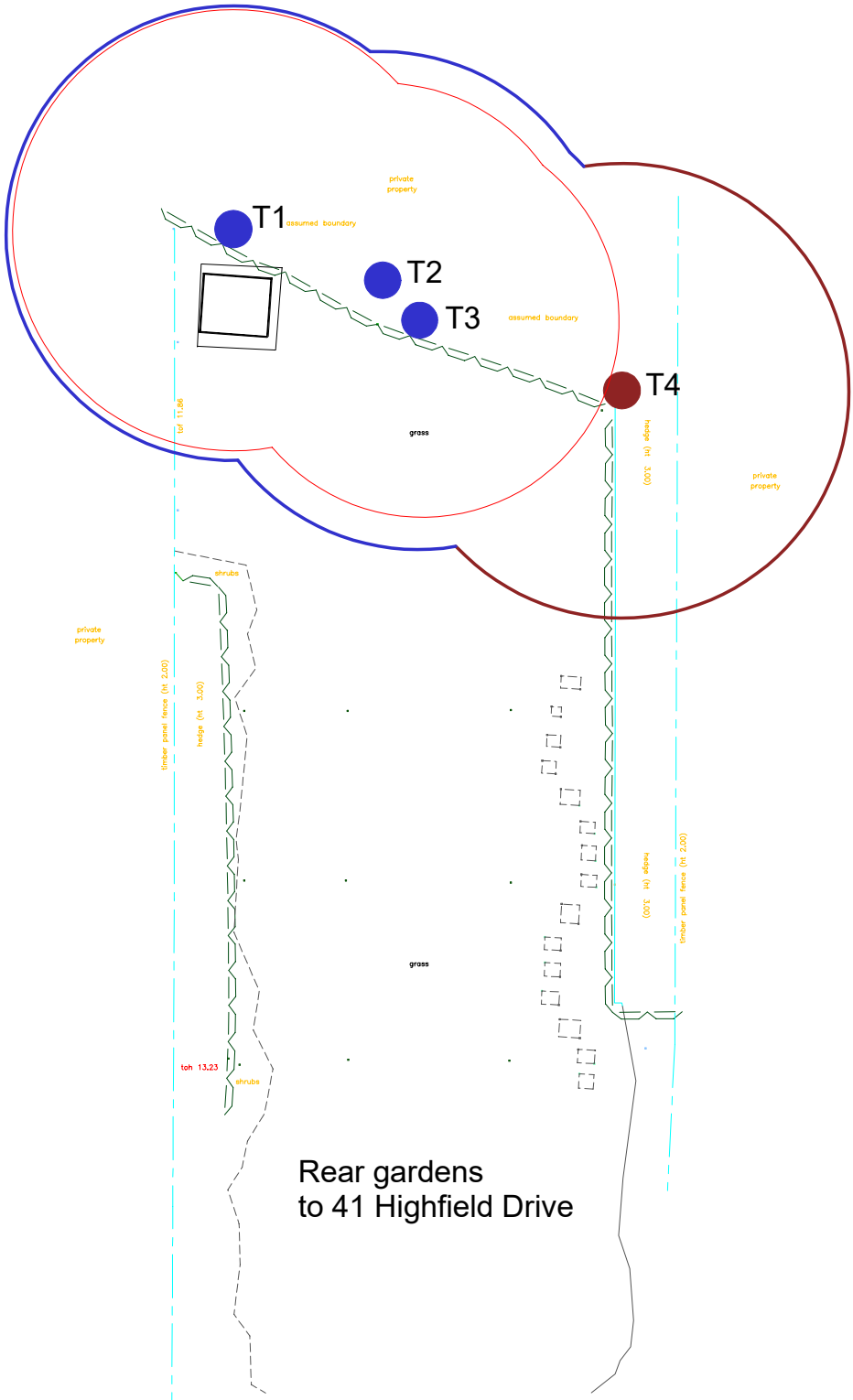
Phytophthora Pathogens of Trees: Their Rising Profile in Europe	FCIN030 1999
Forests, Carbon and Climate Change: the UK Contribution	FCIN048 2003

Forestry Commission Bulletin Climate Change: Impact on UK Forests FCBU125 2002

Essential Soil Science	2003	Ashman, M.R. & Puri, G.
Visual Amenity Valuation of Trees and Woodlands	2003	Helliwell, D.R.
The Hillier Manual of Trees and Shrubs	2004	Hillier, J. & Coombes, A.
The Arboriculturalist's Companion	1990	James, N.D.G.
Collins Tree Guide	2004	Johnson, O. & More, D.
Habitat Management for Invertebrates	2001	Kirby, P.
Dead Wood Matters: The Ecology and Conservation of Saproxylic Invertebrates in Britain	1992	Kirby, K.J. & Drake, C.M.
Physiology of Woody Plants	1979	Kramer, P.J. & Kozlowski, T.T.
Hazards from Trees: A General Guide	2000	Lonsdale, D.
Principles of Tree Hazard Assessment and Management	2001	Lonsdale, D.
The Body Language of Trees	2003	Mattheck, C. & Breloer, H
Trees of Britain and Northern Europe	1978	Mitchell, A.
Fungal Strategies of Wood Decay in Trees	2004	Schwarze, F., Engels, J, Mattheck, C.
Modern Arboriculture	2003	Shigo, A.L.
Diagnosis of Ill-Health in Trees	2000	Strouts, R.G. & Winter, T.G.
Soil Types: A Field Identification Guide	1989	Trudgill, S.
Manual of Wood Decays in Trees	2003	Weber, K. & Mattheck, C.
Reducing Infrastructure Damage by Tree Roots	2003	Costello L.R. & Jones K.S.
Tree Roots in the Built Environment	2006	Roberts, Jackson, Smith

Publications from Arboricultural Advisory and Information Service

APN1 Driveways Close to Trees	Patch, D. & Dobson, M.
APN12 Through the Trees to Development	Patch, D.
ARIN 130/95/ARB Tree Root Systems	Dobson, M.



Category U trees

Category B trees

Root protection area

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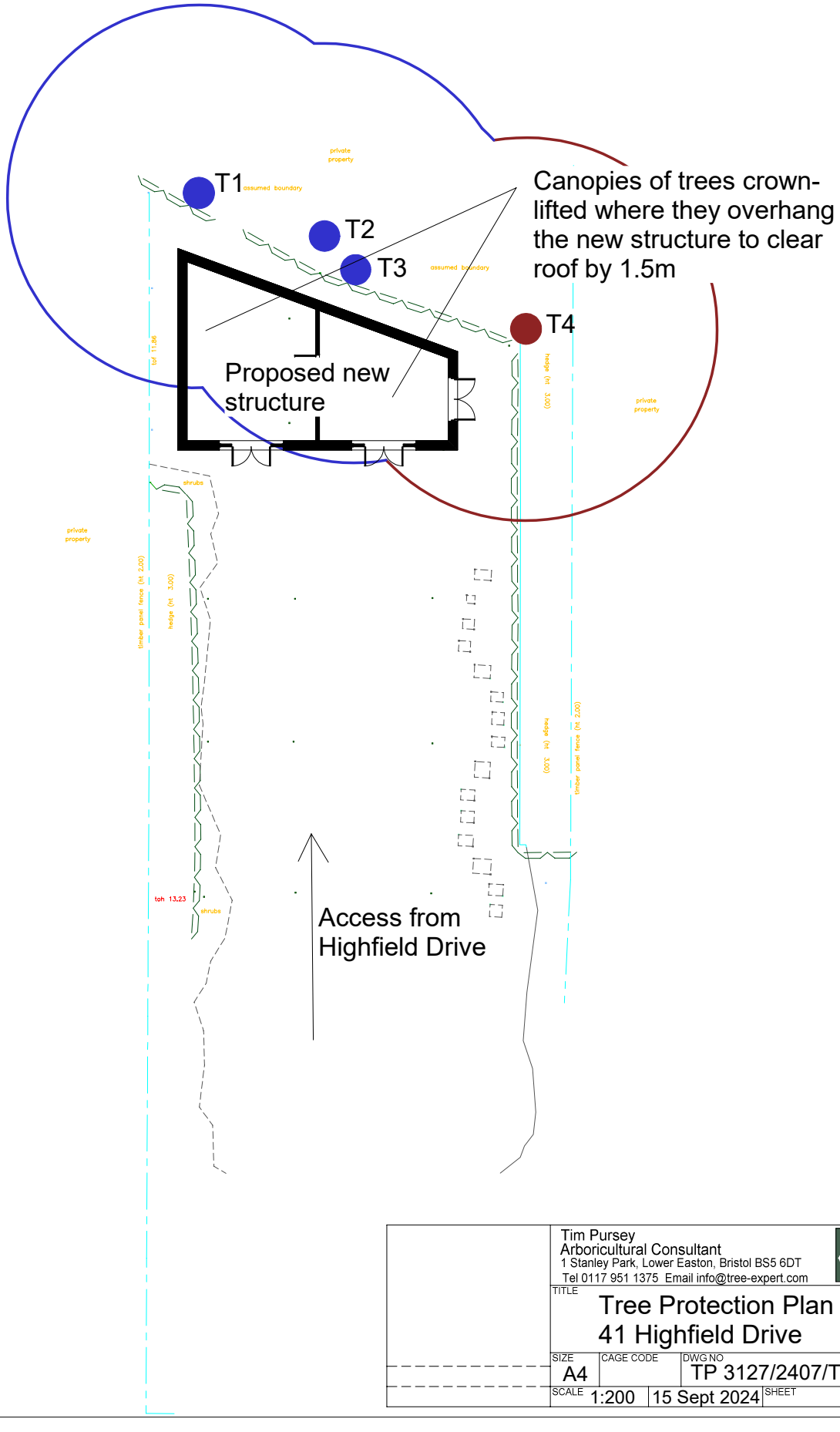
TITLE

Tree Constraints Plan
41 Highfield Drive

SIZE	CAGE CODE	DWG NO	REV
A4		TP 3127/2407/TCP	

SCALE		SHEET
1:200	15 Sept 2024	



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