Merewood
Arboricultural Consultancy Services

B.S. 5837 Arboricultural Report
Implications Assessment
at
265 Swakeleys Road
Ickenham
UB10 8DR
Rev A

Client: Aneel Thakar
265 Swakeleys Road
Ickenham
UB10 8DR

Prepared by
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Date
11/03/2024



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1.0 Introduction

1.1 Instruction

1.1.1 I am instructed by Aneel Thakar to undertake an Arboricultural Survey at 265 Swakeleys Road Ickenham. I am also instructed to assess the likely impact of development proposals.

1.2 The Site

1.2.1 265 Swakeleys Road Ickenham is a detached house on the east side of Swakeleys Road with a single entrance drive leading to a parking/turning area at the front of the house.

1.2.2 The site is bordered by Swakeleys Road to the east and by other residential properties on all other sides. Swakeleys Road is located to the north of Uxbridge and southwest of Ickenham village. The surrounding area is typified by medium density housing.

1.2.3 The topography of the site is more or less level.

1.2.4 It has not been possible at the present time to confirm whether or not the trees at or adjacent to the site are protected by a Preservation Order or by their location within a Conservation Area.

1.3 Survey date

1.3.1 The trees at 265 Swakeleys Road Ickenham were surveyed on Friday, March 8, 2024.

1.4 Scope and Purpose of the report

1.4.1 The tree survey and assessment of existing trees has been carried out in accordance with guidance contained within British Standard B.S. 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' (hereafter referred to as B.S. 5837).

1.4.2 The purpose of this report therefore is therefore to firstly, present the results of an assessment of the existing trees' arboricultural value, based on their current condition and quality and to secondly, provide an assessment of impact arising from the development of the site.

1.4.3 The report is designed to accompany a planning application for development proposals at the above site. The survey has therefore focused on any trees present within or bordering the site that may potentially be affected by the future proposals or will pose a constraint to any proposed development.

1.5 Documents referred to

1.5.1 The tree survey and this report has been prepared with reference to the following documents:

The proposed site plan
The schedule of tree constraints (appendix 1)
The plan of tree constraints (appendix 2)
The impact assessment plan (appendix 3)
The Tree Protection Plan (appendix 5)

2.0 Methodology

2.1 Tree Survey methodology

2.1.1 A ground level survey of the trees has been carried out in accordance with the criteria set out in Chapter 4 of B.S 5837. The survey has recorded information relating to all those trees within the site and those adjacent to the site which may be of influence on the proposals.

2.1.2 Where applicable, trees with significant defects have been highlighted and appropriate remedial works have been recommended. However, this report should not be seen as a substitute for a full *Safety Survey* or *Management Plan* which are specifically designed to minimise the risk and liability associated with the responsibility for trees. No climbed inspections or specialist decay detection were undertaken.

2.1.3 Evaluation of tree condition within the assessment applies to the date of survey and cannot be assumed to remain unchanged. It may be necessary to review these within 12 months in accordance with sound arboricultural practice.

2.1.4 Trees have been assessed as groups where it has been deemed appropriate. The term group has been applied where trees form cohesive arboricultural features, either aerodynamically, visually or culturally. An assessment of individual trees within groups has been made where there is a clear need to differentiate between them.

2.1.5 Trees have been divided into one of four categories based on Table 1 of B.S.5837, '*Cascade chart for tree quality assessment'*. For a tree to qualify under any given category it should fall within the scope of that category's definition.

Category U - Red	Trees 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.
Category A - Green	**Those trees of the highest quality and value**: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).
Category B - Blue	**Trees of moderate to high quality and value**: in such a condition as to be able to make a significant contribution (a minimum of 20 years is suggested).
Category C - Grey	**Trees of low quality and value**: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter of below 150mm
Subcategory 1 concerns mainly arboricultural values, how good a specimen is in terms of form and physiological condition; the value of a tree as a component in a group or in a formal or semi-formal arboricultural feature such as an avenue.	
Subcategory 2 concerns mainly landscape values and considers the importance of a tree or group of trees as an arboricultural or landscape feature. Trees present in larger numbers, such as woodlands for example may attract a higher rating than they would as individuals because of their collective value.	
Subcategory 3 concerns mainly cultural values including conservation, historical, commemorative, or other value such as veteran or wood pasture.	

2.1.6 RPA's of single stemmed trees are calculated according to the following formula:

RPA radius = 12 x stem diameter (measured at 1.5m above ground level)

2.1.7 Where a tree has more than one stem, the equivalent single stem diameter is usually recorded. This is calculated by adding the squares of the stems and then finding the square root of the total. The radius of the RPA is then calculated by multiplying the equivalent stem diameter by 12.

2.1.8 Occasionally this method is not appropriate (e.g. for coppiced specimens where there are many stems). In such cases the diameter at ground level may be recorded to provide a suitable RPA calculation.

2.1.9 Where access is restricted an estimate of the stem diameter is provided and this is indicated in the appropriate column.

3.0 Results

3.1 Results summary

3.1.1 Appendix 1 presents details of the individual trees and groups found during the assessment including heights, stem diameters and rpa's, crown spread (normally measured to cardinal points unless otherwise indicated), an indication of physiological and structural condition, age class, any appropriate management recommendations, estimated life expectancy and a BS5837 category of quality.

3.1.2 The survey shows that that of the 3 trees and 1 group of trees surveyed, 1 is category 'B' plus 1 category 'B' group; 1 is category 'C' and 1 is category 'U'.

4.0 Arboricultural Impact Assessment

4.1 A Description of the Proposed Development

4.1.1 The proposed development includes the demolition of the existing and the erection of a new detached dwelling.

4.2 Proposed tree works

4.2.1 The development does not require the removal of any trees.

4.3 Changes to soil levels

4.3.1 There are no changes to soil levels proposed.

4.4 The Impact of Excavations

4.4.1 The excavations required for the foundations of the new house would remain outside the RPA's of the retained trees and will have no effect on these trees.

4.5 The Impact of Accessing the Site

4.5.1 The movement of machinery (and pedestrians) around a site has the potential to impact on trees. However, as the only retained tree is on neighbouring land and all construction activity would be outside the RPA of that tree, there will be no impact from accessing the site

4.6 The Impact of Construction Site Activities

4.6.1 Deliveries and storage will be made by way of the existing driveway, using the existing driveway/hard surfaced area. All construction activity will be outside the RPA the tree on neighbouring land.

4.7 Summary

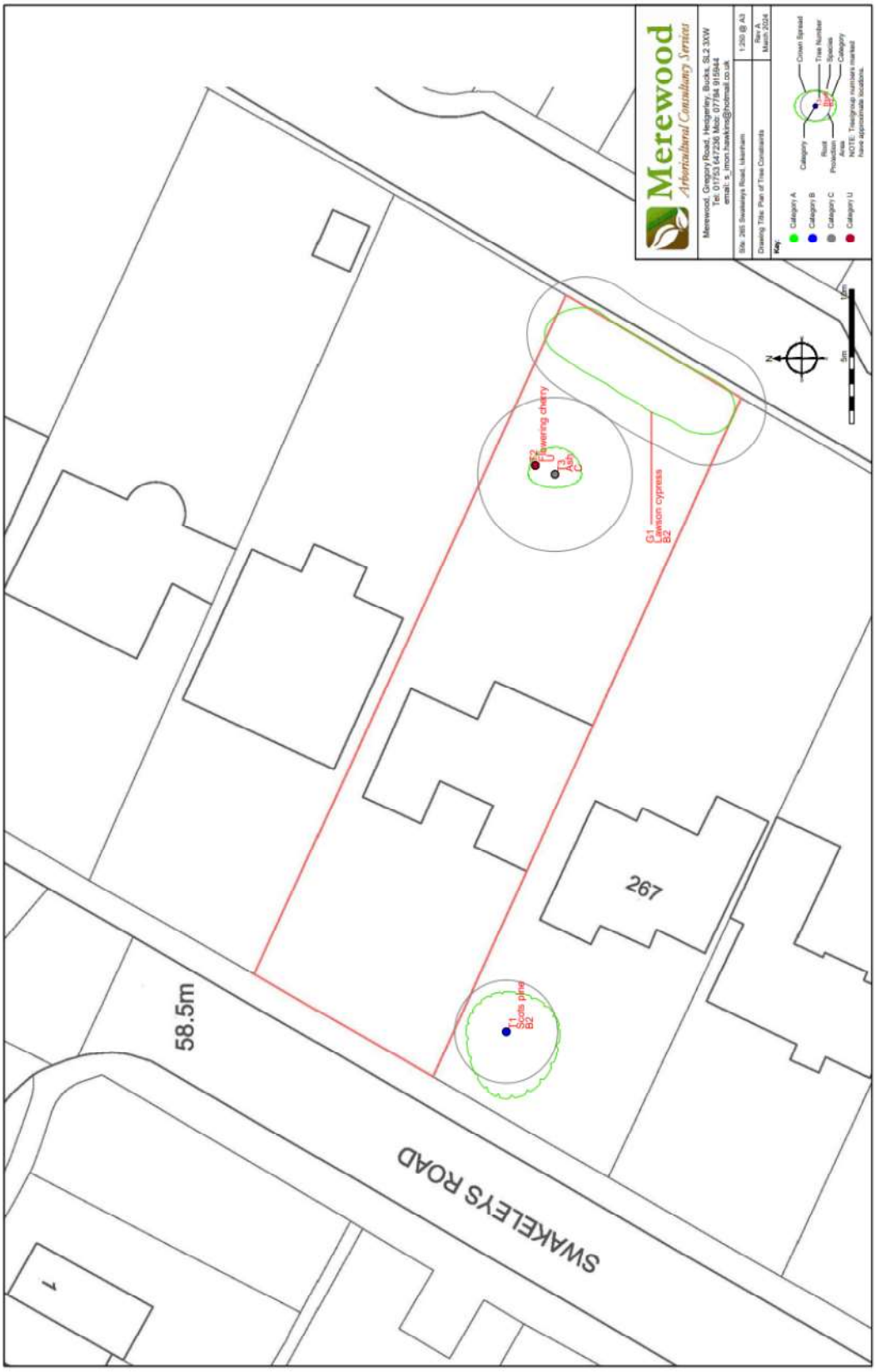
4.7.1 The proposed house can be built without any discernible effect on the significant trees on or near the site.

Simon Hawkins Dip Arb L6 (ABC), ND Arb, MArborA

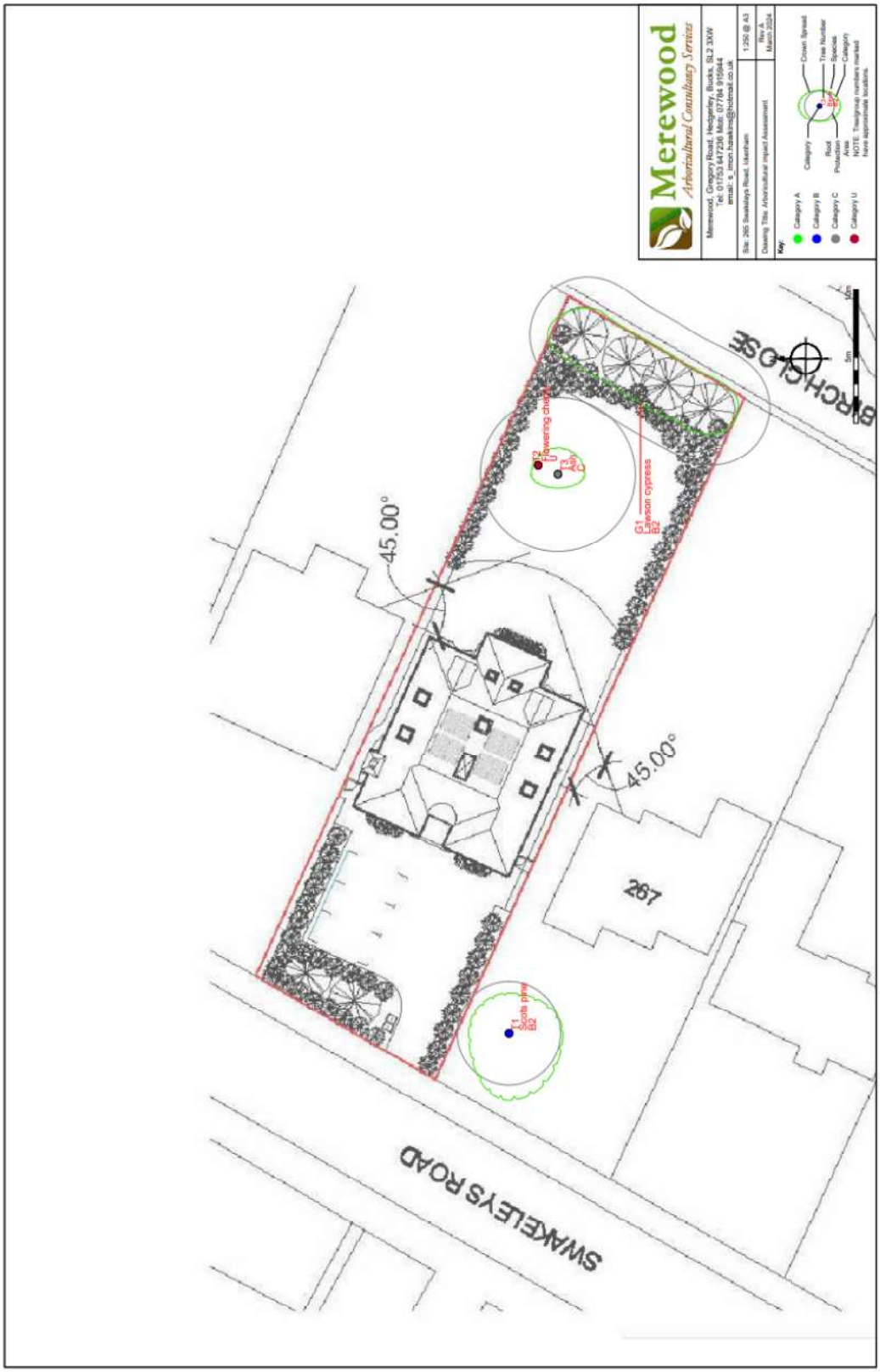
Appendix 1
Schedule of tree constraints

Tree no	Species	Height	Stem diameter	Crown spread				Physiological condition	Structural condition	Age	Observations/ Management recommendations	Life expectancy	Category
				North	South	East	West						
T1	Scots pine	12	320 (est)	3	4	3	5	F	F	M		20 - 40	B2
T2	Flowering cherry	-	-	-	-	-	-	-	-	-	Dead	-	U
T3	Ash	16	230 380 180	2	2	2	1	F	F	M	Some dieback showing in the crown	20 - 40	C
G1	Lawson cypress	6 - 10	360 (avg)	3	2	2	2	F	F	M	Screening hedge	20 - 40	B2

Appendix 2
Plan of Tree Constraints



Appendix 3
Impact Assessment Plan



Appendix 4
Method Statement

1.1 **Preliminary works**

1.1.1 Prior to the commencement of works a set up meeting between the main contractor, any (relevant) sub-contractors and the arboricultural consultant will take place.

1.1.2 The meeting will establish a line of communication between the working parties and to understand the parameters of the site, underlining the importance of maintaining and respecting tree protection barriers.

1.2 **Protective fencing**

1.2.1 The tree protection plan (appendix 1) shows the line and position of the root protection fencing to be erected prior to any other works taking place on site.

1.2.2 The root protection fencing installation shall be approached from within the central working zone to avoid damage within the root protection area itself, in accordance with the recommendations of BS 5837/2012, illustrated by Fig. 1.

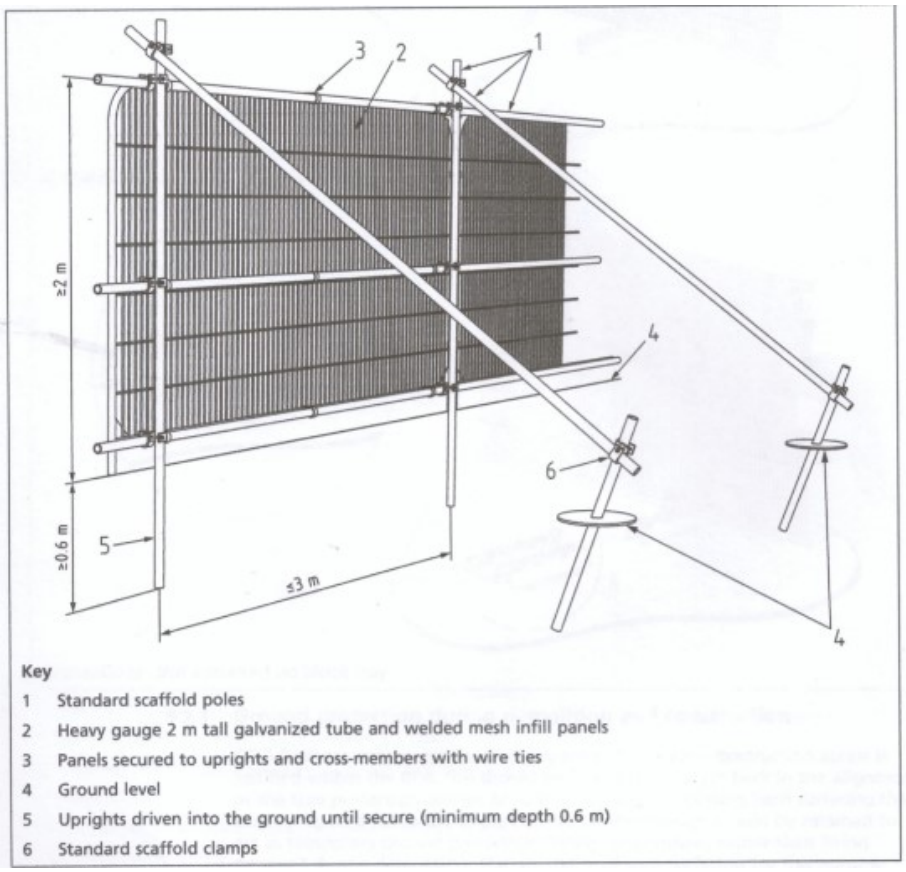


Fig. 1 Protective fencing in accordance with B.S. 5837

1.2.3 The fencing for the root protection zones shall be constructed of scaffold tube uprights (set at 3m intervals with diagonal braces driven securely into the ground). Thereafter 'Heras' type fencing shall be attached to the scaffold framework using either steel strapping or scaffold clamps. The fencing shall comply with the requirements of the British Standard B.S. 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

1.2.4 The fenced off areas are to be regarded as a Construction Exclusion Zone (CEZ). This area is to be considered sacrosanct and strictly off limits to any construction activity including any movement of machinery, storage of materials or parking of contractors' vehicles.

1.2.5 The fencing protecting the RPA is not to be moved under any circumstances unless this has been specifically detailed in the AMS or agreed on site with the arboricultural consultant present.

1.2.6 Ignoring the fencing barriers may constitute a breach of the planning permission and may also be regarded as in contravention of any formal tree protection that applies (Tree Preservation Orders/ Conservation Areas).

1.2.7 There is to be no burning of any materials or substances within 10m of the root protection barriers.

1.2.8 There is to be no storage of cement bags, chemicals or any other toxic or potentially toxic substances within the CEZ.

1.3 **Access**

1.3.1 Access to the rear of the site will be made by way of the side of the house.

1.4 **Mortar mixing**

1.4.1 Concrete (when not delivered direct by concrete lorry) and mortar will be mixed to the front of the house in a dedicated area on the parking spaces.

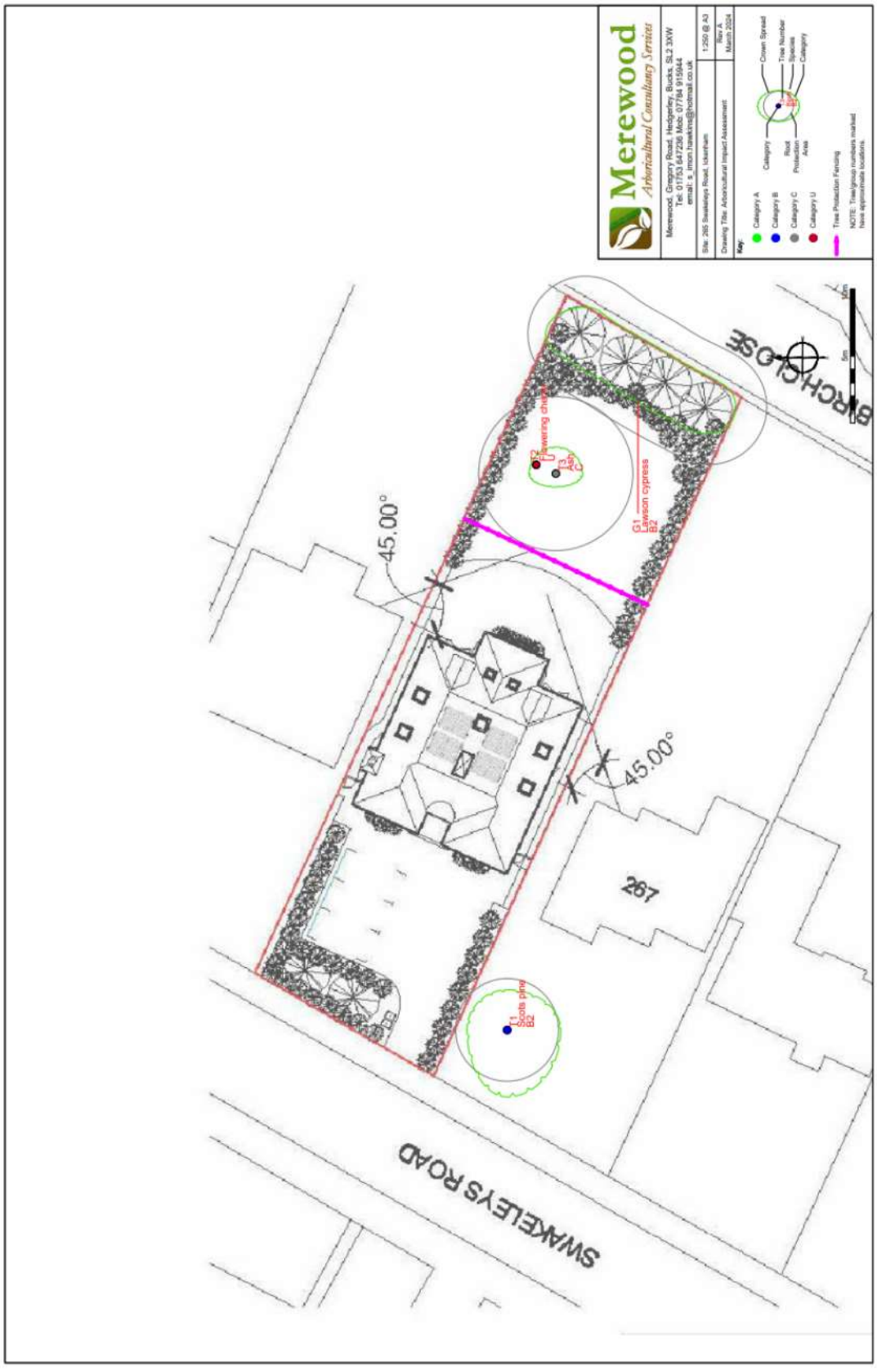
1.4.2 All mortar mixing and handling of any other hazardous materials shall take place outside the rpa's of trees. Water run-off from the cleaning of concrete mixers is to be directed away from rpa's and should take place as far from trees as possible.

1.5 **Post construction**

1.5.1 Following the conclusion of all construction operations, site huts scaffolding and protective fencing will be removed to allow for landscaping operations to take place.

1.5.2 Great care is needed at this stage from ground work contractors to continue to observe tree protection requirements. No machines are to be used within rpa's which specifically includes rotovators.

Appendix 4
Tree Protection Plan



Appendix 5
Qualifications and experience

- I am Simon Hawkins, proprietor of Merewood Arboricultural Consultancy Services.

- I hold the Level 6 Professional Diploma in Arboriculture. This is the highest level of award in the industry.

- I hold the National Diploma in Arboriculture which I attained in 1987. I have studied and practised Arboriculture for over 30 years, during which time I have been involved with both the private and public sector.

- I hold the LANTRA award for professional tree inspections

- I hold professional member status of the Arboricultural Association (M. Arbor A.), recognised as a higher vocational level within the industry.

- I have undertaken an intensive course in the principles and application of VTA Visual Tree Assessment. I have been assessed and found to have attained the advanced level of technical competence of a VTA Practitioner with Elite Training.

- I have over 18 years' experience working in the public sector, during which time I have dealt with all aspects of trees and development in the town planning context, within the inner city; in a greater London Borough; and in the Green Belt. Typically, I have worked with planners, developers, architects and other professionals in the construction industry in which I provide advice and assistance in dealing with arboricultural matters.

- I have appeared at numerous appeals, informal hearings and public enquiries to make formal representations. I have also appeared as an expert witness in court with regard to breaches of a Tree Preservations Order.