



Merewood

Arboricultural Consultancy Services

**Arboricultural survey to British
Standard B.S. 5837: 2012 'Trees in
relation to design, demolition and
construction - Recommendations'**

at

**Allport House
Cowley Business Park
High Street
Cowley
Uxbridge
UB8 2AD**

**Client: KRSNA Property Solutions
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Prepared by

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04/12/2020



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1.0 Introduction

1.1 Brief

- 1.1.1. I am instructed by KP Solutions to carry out an arboricultural survey at Allport House, Cowley Business Park, Cowley High Street, Uxbridge. I am to assess the health and condition of the trees, provide an estimate as to their longevity and to provide recommendations for tree work or other operation to ensure the trees are kept in safe a condition as can be reasonably expected.
- 1.1.2. I am to advise on the likely impact of development proposals to the trees on and adjacent to the site. I am to provide recommendations for tree retention and protection, including appropriate measures that are to be undertaken in order to minimize the impact of development.
- 1.1.3. I have carried out the survey, collecting data in accordance with the recommendations of British Standard B.S. 5837: 2012 'Trees in relation to design, demolition and construction - Recommendations' and in line with best practice procedures.

1.2 Report Limitations

- 1.2.1 This survey includes a basic visual assessment of the condition of the trees based on a visual inspection made at ground level. No tree has been examined in detail and this report should not be treated as a condition survey. If further inspection of any specific tree is required, including the use of more sophisticated decay detection equipment, a recommendation to do so is made both in the report and as a note to the tree survey sheets.
- 1.2.2 Trees are dynamic living organisms that are subjected constantly to external stresses and to biological and non-biological influences. As such the structure of trees can change at any given time and it is therefore recommended that trees are inspected regularly and assessed for risk. It is normally recommended that such inspections are undertaken every five years, unless otherwise advised.
- 1.2.3 The assessment of the trees made in this report may be considered valid for a period of twelve months, after which a further assessment is normally recommended.
- 1.2.4 This report is restricted to those trees shown on the plans and described in the schedule.

1.3 Legal considerations

1.3.1 It has been established at the time of the survey that the trees on the site are not covered by a Tree Preservation Order nor are they located within a designated Conservation Area.

1.3.2 The Wildlife and Countryside Act (1981) makes provision for the protection of wild birds, bats, and other wildlife. Landowners have a duty of care to consider nesting birds and bats (and any other wildlife that may be affected) when proposing tree management, especially felling.

1.4 Survey Date

The trees at Allport House, Cowley Business Park, Cowley High Street, Uxbridge. were surveyed on November 25th 2020.

1.5 Survey conducted by Simon Hawkins BTec ND Arbor M. Arbor. A.

1.6 Site description

1.6.1 Allport House, Cowley Business Park, Cowley High Street, Uxbridge. is a commercial premise incorporating office space with dedicated parking to the rear of the block, served by a single entrance driveway located off Cowley Road, Cowley, Uxbridge.

1.6.2 Cowley Business Park is located to the south west of Uxbridge town centre in a suburban setting.

1.6.3 The topography of the site is more or less flat with no significant changes in level across the plot.

2.0 Summary

2.1 The site includes landscaping and established tree planting around the site. The landscaping will remain unaffected by the proposals but is in need of some routine maintenance.

3.0 Observations

3.1 The site includes areas of landscaping, particularly to the front that has included new tree planting. The new trees and shrubs are establishing, but require some routine maintenance such as weeding, mulching, pruning and the removal of redundant trees stakes and ties.

3.2 The trees include longer established specimens that contribute positively to the visual amenity of the area.

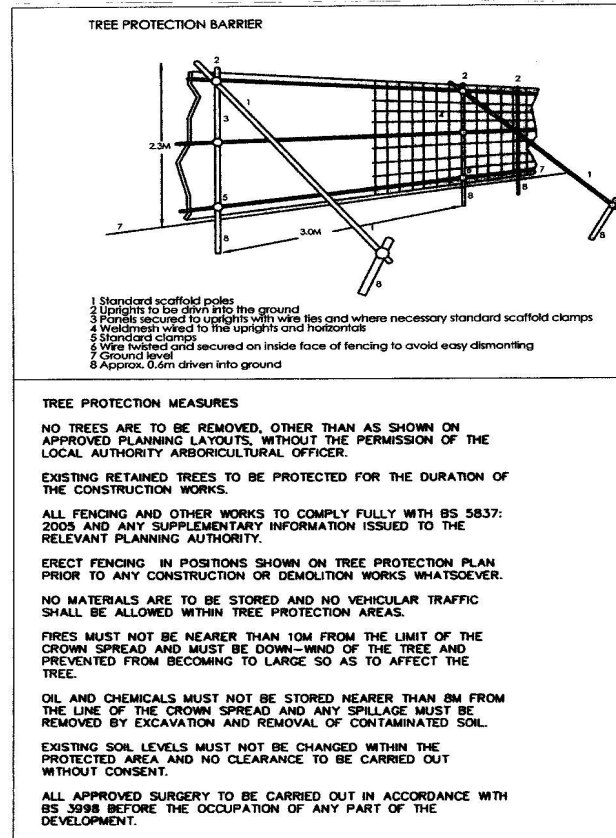
- 3.3 The sycamores to the west side (T13, T14 and T15) for example are long established mature trees that likely existed before the site was originally developed.
- 3.4 Similarly, the ash (T18) and the oaks (T19 and T20) are longer established mature trees along the southern boundary. These trees have had many years to develop a root system to take account of the car park that has been constructed within what is now the root protection area of the trees, although this would have been smaller at the time of that construction.
- 3.5 The group (G1) comprise of young ash seedlings that have grown following self-propagation. This is another example where the lack of maintenance (weeding) is resulting in the growth and establishment of unwanted species withing the landscaped areas.
- 3.6 The tree survey has shown that of the 22 trees and 1 group of trees surveyed, 0 are category 'A' 18 are category 'B'; 4 are category 'C' plus 1 category 'C' group and there are 0 category 'U' trees.

4.0 Impact Assessment

- 4.1 I am asked to provide my assessment of the likely impact to trees of proposals for a re-development on the site including the erection of a roof extension to provide 9 (5 x 3bed 3x2 bed and 1 x 4bed) self-contained residential units with car parking, refuse store, amenity space and associated works. I refer to the proposed site plan upon which I have based the tree protection plan (appendix 3).
- 4.2 The proposals include the construction of the roof extension, which is to be built on top of the existing building. Since the existing services into the building are also to be used, there are no excavations necessary for this proposal.
- 4.3 The proposals will require that various vehicles associated with deliveries for materials come to the site in order to supply the building materials needed. It is considered that the existing car park area will provide ample space as a parking and delivery area and that provided the trees are fenced off as shown on the tree protection plan, there will be no other issues arising.
- 4.4 The existing car park will provide a satisfactory surface for placing scaffolding onto, for pedestrian access, and for site welfare offices.
- 4.5 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’.

Tree Protection Measures



Signage attached to fencing reinforces the protection afforded by these barriers

4.6 The proposals otherwise do not affect any trees.

5.0 Conclusions

5.1 The proposals for the erection of a roof extension can be undertaken without any significant impact on trees. The tree protection measures, implemented properly will ensure the continued well-being of the trees.

A handwritten signature in black ink, appearing to read 'SH' or 'Simon Hawkins', is positioned above the printed name.

Simon Hawkins ND Arb MArborA

Appendix 1

Key to Tree Survey Data

Tree number:

Sequential reference number corresponding to the tree survey plan. Trees are recorded either as individuals (T1, T2, etc.) or as groups (G1, G2, etc.)

Species:

These are listed in the schedule by their common name. The botanical name of the species present is as follows:

- Silver birch (*Betula pendula* Roth.)
- Common lime (*Tilia x europaea* L.)
- Lawson cypress (*Chamaecyparis lawsoniana* Parlatores)
- Himalayan birch (*Betula utilis* D.Don)
- Sycamore (*Acer pseudoplatanus* L.)
- Holm oak (*Quercus ilex* L.)
- Oak (*Quercus robur* L.)
- Ash (*Fraxinus excelsior* L.)

Height

The height of the tree is measured using a 'Suunto' Height Meter or estimated to the nearest metre.

Stem diameter

Stem diameter as measured at 1.5m above ground level, or otherwise in accordance with Annex 'C' of the British Standard and expressed in millimetres to the nearest 10mm. Where access to the stem for measurement purposes was not possible, an estimated size is given with (est.) shown.

Crown spread (m):

Crown radius measured in metres (shown est. if estimated) to cardinal point

Height to 1st main branch:

The height from ground level of the first significant branch growth of the tree, with an indication of direction of that branch to inform on ground clearance, crown/stem ratio and shading

Height of canopy:

The height from ground level of the lowest part of the main canopy to inform on ground clearance, crown/stem ratio and shading

General observations:

A brief description summarising the form and condition of the tree; including physiological and structural defects (e.g. the presence of any decay) and preliminary management recommendations.

Life expectancy

Estimated safe useful life expectancy based on species, condition & context. The following age class bands are used: <10; 10-20; 20-40; 40+.

Category

A summary of the British Standard classification:

Trees for Removal

Category U = 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.

Trees to be considered for retention where

Subcategory 1 concerns mainly arboricultural values

Subcategory 2 concerns mainly landscape values

Subcategory 3 concerns mainly cultural values including conservation

Category A = **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 = **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 = **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

Appendix 2

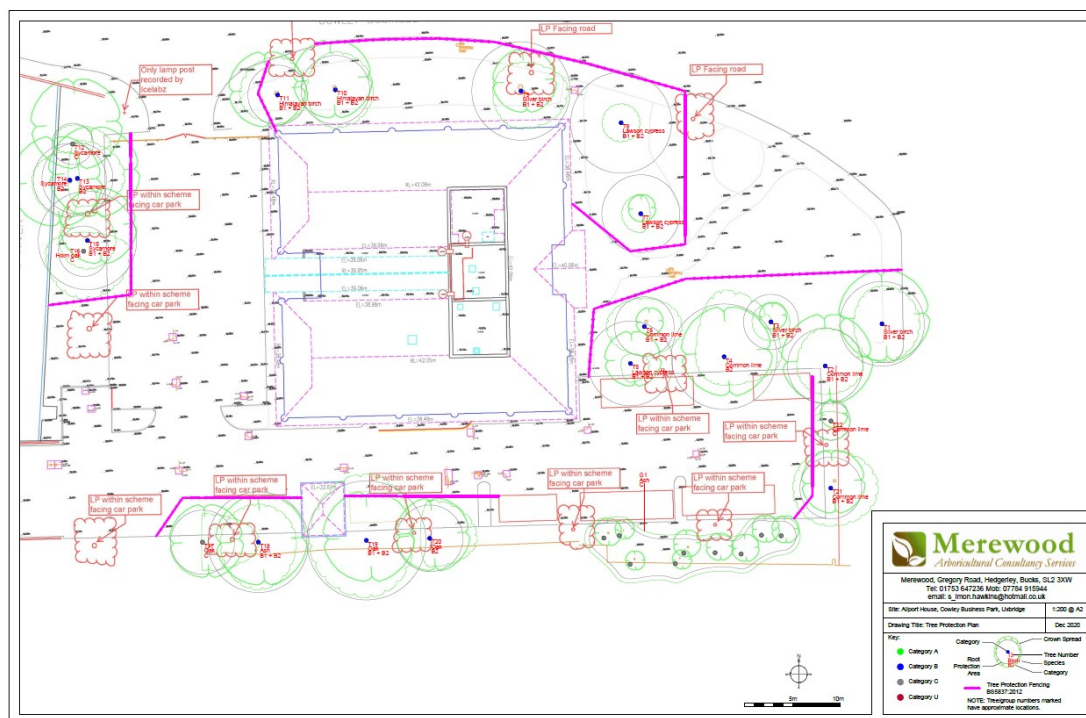
Tree survey data sheets

Tree no	Species	Height	Stem diameter	Crown spread				Height to 1st main branch	Height of canopy	Age	General observations	Life expectancy	Category
				North	South	East	West						
T1	Silver birch	14	370	4	4	4	3			M	Ivy covering main stem	40+	B1 + B2
T2	Common lime	14	330	4	3	4	3			M		40+	B1 + B2
T3	Silver birch	17	240	2	2	2	2			M		40+	B1 + B2
T4	Common lime	16	210 300 280	7	3	6	3			M		40+	B2
T5	Lawson cypress	20	370	1	2	2	1			M		40+	B1 + B2
T6	Common lime	14	260	3	3	4	4			M		40+	B1 + B2
T7	Lawson cypress	20	340	2	2	1	2			M		40+	B1 + B2
T8	Lawson cypress	17	370 240	2	2	2	2			M		40+	B1 + B2
T9	Silver birch	21	430	3	4	5	3			M		40+	B1 + B2
T10	Himalayan birch	13	300	4	4	4	3			M		40+	B1 + B2
T11	Himalayan birch	13	260	4	3	3	4			M		40+	B1 + B2
T12	Sycamore	8	180	2	1	4	2			M	A half dead tree of poor form	10 - 20	C

Tree no	Species	Height	Stem diameter	Crown spread				Height to 1st main branch	Height of canopy	Age	General observations	Life expectancy	Category
				North	South	East	West						
T13	Sycamore	16	310	4	3	5	1			M		40+	B2
T14	Sycamore	13	320	3	4	1	4			M		40+	B2
T15	Sycamore	16	430	3	3	3	3			M		40+	B1 + B2
T16	Holm oak	8	220	2	5	5	4			M	Suppressed with a one sided form	20 - 40	C
T17	Oak	15	280	3	3	6	0			M	Tree leans to the east	20 - 40	C
T18	Ash	16	440	4	5	4	4			M	Ivy covering main stem	40+	B1 + B2
T19	Oak	20	520	7	6	5	6			M		40+	B1 + B2
T20	Oak	20	290	4	3	5	1			M		40+	B2
T21	Common lime	13	270	4	4	5	4			M		40+	B1 + B2
T22	Common lime	8	170	1	2	2	2			M		40+	C
G1	Ash	8	130	2	2	2	2			M	A group of self-set trees	40+	C

Appendix 3

Tree Protection Plan



Appendix 4

Arboricultural Method Statement (AMS)

1.0 Brief:

- 1.1 I am instructed by KP Solutions to prepare an Arboricultural Method Statement (AMS) in respect of a proposed re-development of the site at Allport House, Cowley Business Park, Cowley High Street, Uxbridge.
- 1.2 I am to advise on the likely impact of the development proposals to the trees on and adjacent to the site. I am to provide recommendations for tree retention and protection, including details of appropriate measures that are to be undertaken in order to minimize the impact of development.
- 1.3 The method statement is required to support a planning application for a proposed development of the site. I refer in particular to the proposed site plan upon which I have based the tree protection plan (see appendix 3).
- 1.4 The method statement should be viewed as a *heads of terms* method statement specifying the general principles of demolition and construction procedures. The statement will also include more detailed approaches that may be required when working within the root protection areas (rpa's) of trees.
- 1.5 The method statement is based on the best available information at this stage of the planning process and may need to be updated in the context of a specific planning condition when the detail is known.
- 1.6 The purpose of the method statement is to explain how and when the protection measures should be installed, and how they are to be maintained for the duration of the development activity.

2.0 Arboricultural Supervision

- 2.1 An arboricultural consultant will be appointed by the developer prior to the commencement of any works on the site.
- 2.2 Prior to the commencement of works a set up meeting between the main contractor, any (relevant) sub-contractors, a representative from the LPA and the arboricultural consultant will take place. In the event the representative from the LPA is unable to attend, the arboricultural consultant will make a note of discussions and will advise the LPA in writing.
- 2.3 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.
- 2.4 At the meeting the Arboricultural Method Statement (AMS) is to be signed off by the person responsible for the day to day running of the site (normally the

site foreman).

- 2.5 By signing off the AMS, the responsible person agrees that he/she has read and understood the method statement and agrees to adhere to it.
- 2.6 In the event of the responsible person being replaced at any time during the development it shall be their responsibility to ensure the new person responsible for the site is made aware of the method statement and the need to adhere to the method statement.
- 2.7 A copy of this report must be permanently available on site for the duration of the development activity. It can also be copied for the purposes of tendering, planning the timing of operations and used as a reference as a general guide on how to protect important trees.
- 2.8 A full scale copy of the tree protection plan is to be available at all times on site including a scale bar.
- 2.9 If any tree work, agreed as part of the planning permission is needed in order to implement the proposed scheme (i.e. felling or pruning works), this will be undertaken before other works commence on site.
- 2.10 No other tree work is to take place without obtaining, in writing, the express consent of the Local Authority.
- 2.11 Once the site becomes active the arboricultural consultant will visit on regular occasions to record specific stages of the development (e.g. demolition, laying of foundations, construction etc.).
- 2.12 All site visits are to be recorded on paper and with accompanying photographs. The purpose of recording the visits is to
 - (a) Provide the developer with proof of compliance in the event of any dispute
 - (b) Allow the LPA to discharge the relevant planning conditions

3.0 The development

3.1 Overview

- 3.1.1 The expected programme of site development where arboricultural input is required is as follows:
 1. Pre commencement meeting
 2. Installation of protective fencing and ground protection
 3. Erection of main build
 4. Removal of tree protection measures

3.2 Tree removal and pruning

- 3.2.1 If any tree work is needed in order to implement the proposed scheme (i.e. felling or pruning works), this will be undertaken before other works commence on site.
- 3.2.2 If it is discovered that further felling or pruning works are needed this is to be agreed in writing with the LPA first.

3.3 Erection of fencing

- 3.3.1 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. The fencing is to be erected as per the main construction phase shown on the tree protection plan.
- 3.3.2 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.
- 3.3.3 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'.
- 3.3.4 The fenced off areas are to be regarded as a Construction Exclusion Zone. 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.
- 3.3.5 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.
- 3.3.6 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).
- 3.3.7 There is to be no burning of any materials or substances within 10m of the root protection barriers.
- 3.3.8 There is to be no storage of cement bags, chemicals or any other toxic or potentially toxic substances within the CEZ.
- 3.3.9 Once the fencing has been properly installed, the retained arboricultural consultant will visit the site to confirm the correct installation of the fencing.
- 3.3.10 The installation of the fencing will be photographed and recorded and a record

of this will be passed on to the arboricultural officer at the Local Authority

3.4 Storage of materials

- 3.4.1 Materials are to be delivered by way of the main entrance to the delivery/set down areas around the existing car park at the back of the building.
- 3.4.2 Materials will be re-distributed to the designated storage areas about the site using fork-lift trucks, by hand or other suitable means.

3.5 Crane operations

- 3.5.1 The offloading of materials such as roofing joists is to be undertaken using a mobile crane where needed. The TPP shows that there is room for a mobile crane to be positioned appropriately at the side of the existing building, where it can hoist materials over the buildings using an extension arm, without coming into contact with the branches of the trees.

3.6 Drains and services

- 3.6.1 The existing service runs already connected to the building are to be used.

4.0 Post construction

4.1 Final removal of tree protective fencing

- 4.1.1 Following the conclusion of all construction operations, site huts scaffolding, and protective fencing and ground protection measures will be removed to allow for landscaping operations to take place.
- 4.1.2 Great care is needed at this stage from groundwork contractors to continue to observe tree protection requirements. No machines are to be used within rpa's which specifically includes rotovators and all new planting and soil level variations must be agreed and supervised by the arboriculturist.

Signatures:

I confirm that I have attended a pre-application site meeting with the contractors and have gone through the requirements of the Arboricultural Method Statement and that a copy is available in the site office.

Arboricultural Consultant

I confirm that I have attended a pre-application site meeting with the arboricultural consultant and that I am responsible for the correct procedures being followed in accordance with the Arboricultural Method Statement and that a copy is available in the site office.

Site Manager/Foreman**Contact details:**

Simon Hawkins – Arboricultural Consultant 07784 915 944

London Borough of Hillingdon Planning, Trees and Landscapes –01895 250230

KP Solutions 0845 269 1301

Appendix 5

Qualifications and experience

- I am Simon Hawkins, proprietor of Merewood Arboricultural Consultancy Services.
- 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 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 hold the LANTRA award for professional tree inspections