

# Trevor Heaps

## Arboricultural Consultancy Ltd.

Velood, Barnes Lane, Milford-on-Sea, Hampshire, SO41 0RR - Tel: 07957 763 533

Email: [trevor@trevorheaps.co.uk](mailto:trevor@trevorheaps.co.uk) • [www.trevorheaps.co.uk](http://www.trevorheaps.co.uk)



### Arboricultural Impact Assessment Method Statement & Tree Protection Plan (to BS:5837 2012)

55 The Greenway, Ickenham  
UB10 8LU

Prepared for Kuljeet Khosa

Prepared by Trevor Heaps BSc, MICFor, RC. Arbor. A

Date: 11<sup>th</sup> March 2026

Ref: TH 5917



## Summary

Retrospective Planning Permission (4716/APP/2026/437) is sought for the retention of an outbuilding.

The Council has requested a tree survey to support the application.

Effectively, the outbuilding has been constructed within the RPAs of two nearby trees but was constructed on top of a concrete raft.

Removing the outbuilding and foundations is likely to result in further root disturbance.

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## 1.0 Introduction

1.1 I am Trevor Heaps, Director of Trevor Heaps Arboricultural Consultancy Ltd. I hold a First-Class Honours Degree in Arboriculture; I am a Chartered Arboriculturist and a professional member of the Institute of Chartered Foresters; and I am also a Registered Consultant with the Arboricultural Association. Further information about my qualifications and experience is provided in Appendix 1.

### 1.2 Contact details:

Who	Name	Organisation	Details
Arboricultural Consultant	Trevor Heaps	THAC Ltd., Velood, Barnes Lane, Milford-on-Sea, Hampshire, SO41 0RR	Tel: 07957 763 533 <a href="mailto:trevor@trevorheaps.co.uk">trevor@trevorheaps.co.uk</a>
Client	Kuljeet Khosa		
London Borough of Hillingdon - LPA	Tree Officer	Civic Centre, High Street, Uxbridge, UB8 1UW	Tel: 01895 556000 E-mail: <a href="mailto:trees@hillingdon.gov.uk">trees@hillingdon.gov.uk</a>

## 2.0 Instruction

2.1 We are to survey all significant trees that could be affected by the proposed works.

2.2 We are then to prepare a report to appraise the effect these works will have on any nearby trees and the surrounding landscape.

2.3 We are then to set out recommendations for the protection of the trees during development - in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' (BS5837).

## 3.0 Drawings provided.

3.1 Existing and Proposed Block Plan – Ref. 2022 P102 – Dated Feb 2026 – Drawn by BR Architects.

## 4.0 Report context

4.1 The site was surveyed by Stuart Hunt on the 9<sup>th</sup> March 2026.

4.2 The trees were surveyed from within the site at ground level. No climbed inspections were carried out, and no root/soil samples were taken for analysis.

4.3 The trees were inspected based on the Visual Tree Assessment (VTA) developed by Mattheck & Breloer (The Body Language of Trees, 1994).

4.4 Tree heights, crown spreads and stem diameters were measured with a clinometer, a Disto laser measure and a diameter measuring tape respectively.

4.5 Small trees and shrubs (with stem diameters less than 75mm) were not surveyed.

4.6 This report is based on the information provided (i.e. site plans, proposed drawings, scales, measurements etc.) and observations during the site visit.

4.7 This report will support a planning application and/or an application to discharge a tree-related condition, and its purpose is to assist and inform the planning process.

4.8 This report does not set out the detailed, working specifications of tree protection measures and engineering / design features, but provides sufficient detail to demonstrate the feasibility of the scheme in principle.

4.9 The report does not assess the potential influence of trees upon load-bearing soils beneath existing and proposed structures (resulting from water abstraction by trees on shrinkable soils).

## **5.0 Statutory tree protection**

5.1 According to the Council's website, some trees within / adjacent to this site are covered by a Tree Preservation Order (TPO 514); which means that if any tree works are required (to the protected trees), an application must be made to the Council (unless the works are approved by virtue of this report being approved as part a planning permission – but please see 5.2).

5.2 Even if approved by way of this report, the Council's consent IS required for works on trees subject to a TPO / within a Conservation Area if:

- Development under a planning permission has not been commenced within the relevant time limit (i.e. the permission has 'expired');
- Only outline planning permission has been granted; or
- It is not necessary to carry out works on protected trees to implement a full planning permission.

## **6.0 Ecological constraints**

6.1 The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) provides statutory protection to birds, bats and other species that inhabit trees.

6.2 In addition to any tree matters considered in this report, these protected animals could impose significant constraints on the use and timing of access to the site.

## **7.0 The site**

7.1 This property is situated within a leafy, residential part of Ickenham.

## **8.0 The soil and topography**

8.1 The soils at this site were determined using information provided by the British Geological Survey and observations during the site visit.

8.2 The site is level with no adverse features, and the soil texture is London Clay Formation-Clay, silt and sand.

8.3 Given the information above, the soil has the potential of becoming compacted (which is harmful to tree roots).

## **9.0 Arboricultural Impact Assessment (AIA) and Tree Protection Methods**

9.1 The following section describes the potential effects the construction works will have on the subject trees.

9.2 Mitigation measures are recommended, and this information should be read in conjunction with the supporting Tree Protection Plan (TPP).

9.3 Further information on the subject trees is provided in Appendices 2 & 3.

## 9.4 Foundations within RPA of retained trees

9.4.1 The excavations required for the (shallow, concrete raft) foundations will have resulted in the following RPA incursions:

Oak T1 – 26m of 290m<sup>2</sup> = 9%      Ash T3 – 34m of 137m<sup>2</sup> = 25%

9.4.2 Section 5.3.1 (a) of BS 5837:2012 recommends that, if operations (in this case, excavations for foundations) are proposed within a tree's RPA then, the project arboriculturist should demonstrate that it can remain viable and that the area lost to encroachment can be compensated for elsewhere, contiguous with its RPA.

9.4.3 An RPA is an estimation of the minimum root system needed to sustain the condition of a tree (if all roots outside it were to be severed); it is not a measure of a tree's entire rooting system.

9.4.4 It is commonly accepted, within the arboricultural industry, that the RPA represents about a third of a tree's actual rooting system and, consequently, whilst the RPA is particularly important to ensure that there are no adverse effects on stability, if an encroachment does not significantly reduce the overall assimilative function of the root system, it is unlikely to cause harm.

9.4.5 It should be noted that an RPA is depicted on a plan as a two-dimensional circle; however, they are in fact three-dimensional, because the roots of most trees extend down into the soil by about 600mm (some roots can extend 2-3m down into the soil). Therefore, even if the roots in the upper soil horizons have been disturbed during this work, only a small portion of the actual three-dimensional rooting area will have been affected.

9.4.6 Therefore, although there are incursions into the trees' RPAs (minimum root systems needed); the percentage of the trees' actual rooting systems affected is much less (a third of the figures shown above). Furthermore, it is possible to off-set the incursions within soft areas contiguous with the RPAs (within the originating land).

9.4.7 In terms of viability, research has shown that healthy trees of most species can withstand the loss of some roots (to a maximum of about 20% of the rooting area) with no long-term detrimental impact (Helliwell & Fordham 1992). Oak have a moderate-to-good tolerance of root pruning and Ashes are moderately tolerant of root pruning (Matheny & Clark 1998).

9.4.8 The Oak is healthy, but the Ash appears to be suffering from Ash die-back (and so might need management from the Council).

**10.0 Conclusions**

10.1 The outbuilding has been constructed within the RPAs of two nearby trees but was constructed on top of a concrete raft.

10.2 Removing the outbuilding and foundations is likely to result in further root disturbance.

**11.0 The Arboricultural Method Statement (AMS)**

11.1 Not required. Work already completed.

## 12.0 Arboricultural supervision

12.1 A suitably-qualified arboriculturalist will provide on-going supervision during construction. The occasions when supervision is required are outlined in Table 2. If the LPA wish to see further supervision, this matter can be dealt with by amending the report and/or by condition.

**Table 2:** Indicative arboricultural supervision requirements

Supervision details	Required (Y / N)	When	Details	Nature	Sign off
Meeting with tree contractors	N	Prior to protective measures being installed	To ensure tree work instructions are clear and understood.	Informal meeting	No follow up required
Pre-commencement site meeting	N	Prior to any site activity	To ensure contractors are briefed & understand the AMS & TPP. A site supervisor will be appointed to oversee tree protection & the reporting of any damage to trees or deviation from the AMS - to the project arboriculturalist / LPA	Informal and open discussions. Induction form signed by attendees	Details of meeting to be sent to LPA within 5 days
Protective measure check	N	Prior to any site activity	To ensure that protective measures are fit-for-purposed and correctly positioned.	Photos to be provided to consultant	Details of to be sent to LPA within 5 days
On-going supervision	Y	At the end of summer 2026	To check to see if trees have been affected and to specify remedial works (see Appendix for soil improvement methods)	Site meeting with a site monitoring report to be prepared	Details of to be sent to LPA within 5 days
Supervision of excavation works near trees	N	During construction	To supervise key stages of works near trees (insert which / when)	Site meeting with a site monitoring report to be prepared	Details of to be sent to LPA within 5 days
Meeting with landscape contractors	N	After construction	To provide advice on tree / shrub selection (if not conditioned)	Informal meeting	No follow up required

12.2 A site inspection record (see Appendix 8) will be prepared after each visit and will state the condition of tree protection measures and outline any required remedial action (and timescales).

12.3 To demonstrate compliance, and to help the LPA discharge relevant planning conditions, all site monitoring reports will be forwarded to the LPAs arboricultural officer within 5 working days of the visit.

12.4 NOTE: It is the applicant's responsibility to arrange meeting dates with the arboriculturalist.

### 13.0 Signature

This report represents a true and factual account of the potential arboricultural impacts, and makes recommendations for appropriate protective measures, at the subject property.

#### Signed



.....

#### Trevor Heaps

Chartered Arboriculturist  
BSc, MICFor, RC. Arbor. A

#### Dated

11<sup>th</sup> March 2026

## **Appendix 1 - Professional résumé**

I am Trevor Heaps, Director of Trevor Heaps Arboricultural Consultancy Ltd.

I hold a First-Class Honours Degree and a Foundation Degree in Arboriculture; I am a Chartered Arboriculturist and a professional member of the Institute of Chartered Foresters; I am also a Registered Consultant with the Arboricultural Association.

I have worked within the Arboricultural industry since 1995 and have extensive experience of working as a tree surgeon (arborist), tree officer, TPO officer and consultant.

### **Professional training**

- Arboriculture and Bats: Scoping Surveys for Arborists (BCT & AA) – October 2017
- Tree Science (AA) – June 2016
- OPM (Oak Processionary Moth) Training (FC) – May 2016
- Visual Tree Assessment (Arboricultural Association) - October 2015
- Trees and the Law (Dr Charles Mynors) - June 2015
- Mortgage (Home Buyers) Report Writing (LANTRA / CAS) - February 2015
- Tree Preservation Orders - effective application (LANTRA / CAS) - November 2014
- Professional Tree Inspection 3-day course (LANTRA / AA) - July 2014
- Arboricultural Consultancy Course (AA) - May 2014
- Further down the subsidence trail 1-day course (AA) - April 2013
- Getting to grips with subsidence 1-day course (AA) - November 2012

AA – Arboricultural Association

BCT – Bat Conservation Trust

CAS – Consulting Arborist Society

FC – Forestry Commission

## Appendix 2 - Tree data schedule

Ref	Name	Age	DBH (mm)	Hgt. (m)	Can. hgt. (m)	Can N (m)	Can E (m)	Can S (m)	Can W (m)	Physio cond.	Struct cond.	Life Exp.	Ret. Cat.	Comments	Rec's (proposed works are highlighted)
T1	Quercus robur (Common Oak)	M	800	12	4	8	8	8	8	Normal	Normal	40+	B2	Tree straddles boundary and so ownership is unclear.  Looks to be in allotments at the rear (dbh measured).  Die-back in crown. Broken branches noted.	
T2	Corylus avellana (Hazel)	EM	120	5	0	1.5	1.5	3	1.5	Fair	Fair	20+	C2	Growing on third-party land (dbh estimated).  In allotments at rear	
T3	Fraxinus excelsior (Ash)	M	550	11	2	1.5	2	8.5	8.5	Fair	Fair	20+	C2	Growing on third-party land (dbh estimated).  In allotments to rear.  Ash die-back potentially but would need checking in the spring  Sparser than would be expected.  Die-back in crown. Major deadwood noted.	Council to assess tree?

Ref	Name	Age	DBH (mm)	Hgt. (m)	Can. hgt. (m)	Can N (m)	Can E (m)	Can S (m)	Can W (m)	Physio cond.	Struct cond.	Life Exp.	Ret. Cat.	Comments	Rec's (proposed works are highlighted)
T4	Fraxinus excelsior (Ash)	M	400	11	2	3	3	3	3	Normal	Normal	40+	C2	Growing on third-party land (dbh estimated).  LBH land  Sparser than would be expected.  Die-back in crown . Major deadwood noted.	
T5	Ilex aquifolium (Holly)	EM	100	6	0	1.5	1.5	1.5	1.5	Normal	Normal	40+	C2	Growing on third-party land (dbh estimated).  LBH Land	
T6	Ilex aquifolium (Holly)	EM	100	6	0	1.5	1.5	1.5	1.5	Normal	Normal	40+	C2	Growing on third-party land (dbh estimated).  LBH Land).	
T7	Sambucus nigra (Elder)	M	150	4	0.5	1	2	2	2	Fair	Fair	20+	C2	Growing on third-party land (dbh estimated).  LBH Land	

### Appendix 3 - Tree data schedule explanatory notes

This section explains the terms used in the **Tree data schedule** (Appendix 2).

**Ref:** Each item of vegetation has its own unique number, prefixed by a letter such that:

**T**<sub>1</sub>=Tree            **S**<sub>2</sub>=Shrub or stump            **G**<sub>3</sub>=Group            **H**<sub>4</sub>=Hedge            **W**<sub>5</sub>=Woodland

**Species:** Latin (and common names in brackets) are given.

**Age:**

- **Y - Young** - Usually less than 10 years' old
- **SM - Semi-mature** - Significant future growth to be expected, both in height and crown spread (typically below 30% of life expectancy)
- **EM - Early-mature** - Full height almost attained. Significant growth may be expected in terms of crown spread (typically 30-60% of life expectancy)
- **M - Mature** - Full height attained. Crown spread will increase but growth increments will be slight (typically 60% or more of life expectancy)
- **V - Veteran** - A level of maturity whereby significant management may be required to keep the tree in a safe condition
- **OM - Over-mature** - As for veteran except management is not considered worthwhile

**DBH (mm):** Stem diameter, measured in mm, taken at 1.5m above ground level where possible.

**Hgt. (m): Height:** Measured from ground level to the top of the crown in metres.

**Can Hgt. (m): Crown height:** Measured from ground level to the lowest tips of the main crown begins in metres. Where the crown is unbalanced it is measured on the side deemed to be most relevant. This is usually the side facing the area of anticipated development.

**Can N, S, E, W: - Canopy extents**

Approximate radial crown spread measured to the four cardinal points (for individual trees only)

**Physio cond.:** Indicates the physiological condition of the tree as one of the following categories:

- **Normal** - Healthy tree with no symptoms of significant disease
- **Fair** - Tree with early signs of disease, small defects, decreased life expectancy, or evidence of less-than-average vigour for the species
- **Poor** - Significant disease present, limited life expectancy, or with very low vigour for the species and evidence of physiological stress
- **Very poor** - Tree is in advanced stages of physiological failure and is dying
- **Dead** - No leaves or signs of life

**Struct cond.:** Indicates the structural condition of the tree as one of the following categories:

- **Normal** - No significant structural defects noted
- **Fair** - Some structural defects noted but remedial action not required at present
- **Poor** - Significant defects noted resulting in a tree that requires regular monitoring or remedial action
- **Very poor** - Major defects noted that compromise the safety of the tree. Remedial works or tree removal is likely to be required.
- **Dead** - No leaves or signs of life

**Life Exp.:** The estimated number of years before the tree may require removal (<10), (10 – 20), (20 – 40), or (40+).

**Ret. Cat.:** - **Retention category:** BS5837:2012 Category where:

- **U = Trees unsuitable for retention.** Trees in such a condition that cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. These trees are shown on the tree plans with red centres.
- **A = Trees of high quality.** Trees of high quality with an estimated remaining life expectancy of at least 40 years. These trees are shown on the tree plans with green centres.
- **B = Trees of moderate quality.** Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. These trees are shown on the tree plans with blue centres.
- **C = Trees of low quality.** Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm. These trees are shown on the tree plans with grey centres.

Trees of notable quality are graded as Category A or Category B. These trees are sometimes divided further into sub-categories:

- Sub-category 1 is allocated where it has been assessed that the tree has mainly arboricultural qualities.
- Sub-category 2 is allocated where it is assessed that the tree has mainly landscape qualities.
- Subcategory 3 is allocated where it is assessed that the tree has mainly cultural qualities, including conservation.

Trees may be allocated more than one sub-category. All sub-categories carry equal weight, with for example an A3 tree being of the same importance and priority as an A1 tree.

**Comments:** Tree form and pruning history are also recorded along with an account of any significant defects.

**Rec's - Recommendations:** Usually based on any defects observed and intended to ensure that the tree is in an acceptable condition.

## Appendix 4a – Specifications for generic tree protective measures

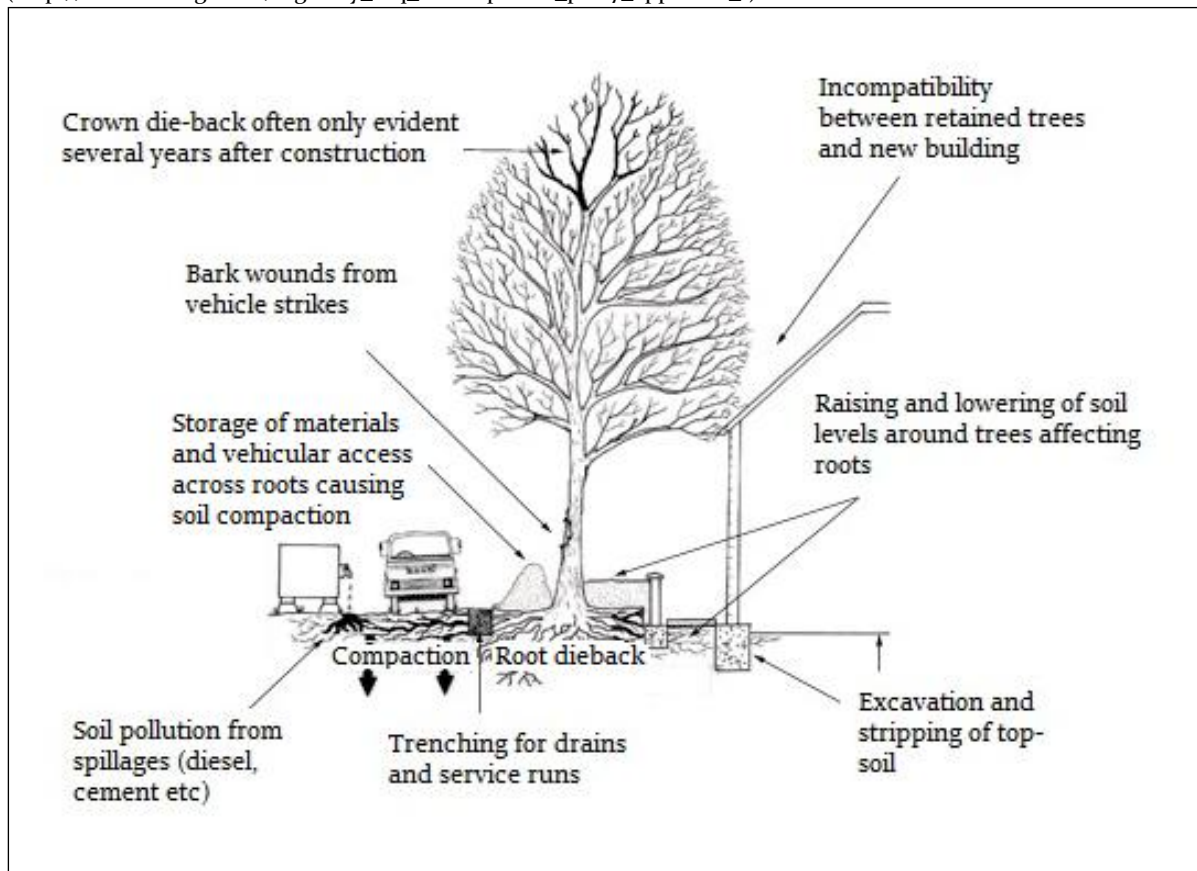
### Soil improvement works

The tree's rooting substrate will be enhanced - allowing for adequate water infiltration, free gas exchange, reduction of water evaporation and retention of an open soil structure to encourage root growth. To this end, the following works will be undertaken after proposed construction, but before the final landscaping work has been undertaken:

1. All existing decking boards / paving slabs shall be removed.
2. All grass shall be cut to as low as possible (about 25mm).
3. The soil (within the tree's RPA) will be forked (not dug over) with a long-tined pitch fork to allow the soil to be aerated to about 300-400mm deep.
4. A specialist soil improvement granule mix (to provide mycorrhizal enhancement, soil additives/manure, and fertilisers) will be spread over the tree's RPA.
5. The granules will be brushed into the small holes created by the forking and the area will then be watered.

## Appendix 5 – General precautions and further information

**Figure 4:** Common problems for trees on development sites  
([http://www.leics.gov.uk/highway\\_req\\_development\\_part7\\_appendix\\_f](http://www.leics.gov.uk/highway_req_development_part7_appendix_f))



**5.1 Services and drainage:** Surface run-off water shall be sent to existing drains and/or soakaways located outside the RPAs of retained tree(s). If trenching is required within the RPA of retained trees to provide routes for services, this work shall be undertaken using mole boring and / or hand digging (under arboricultural supervision).

**5.2 Storage of materials:** No materials or spoil are to be stored within areas protected by protective fencing and/or ground protection. The same applies for existing hard surfaces that are being used as ground protection.

**5.3 Spillages:** If any cement residues fall within root protection areas, it shall be swept up, bagged and removed from site – it shall not be washed away with water.

**5.4 Demolition:** Where any existing structures are to be demolished, they will be done so inwardly (away from root protection areas / retained soil).

**5.5 Levels:** There is to be no alteration of ground levels within the area protected by protective fencing and/or ground protection, unless previously specified and agreed upon. The same applies for existing hard surfaces that are being used as ground protection.

**5.6 Fires:** No fires are to be lit within 20 metres of the stems of retained trees.

**5.7 Above ground damage to trees:** Care must be taken in planning the location and operation of machinery to avoid above ground damage to trees. BS5837 (2012) Section 6.2.4.1 states *'Planning of site operations should take sufficient account of wide loads, tall loads and plant with booms, jibs and counterweights (including drilling rigs) in order that they can operate without contacting retained trees. Such contact can result in serious damage to trees and might make their safe retention impossible. Consequently, any transit or traverse of plant in proximity to trees should be conducted under the supervision of a banksman, to ensure that adequate clearance of trees is always maintained. Access facilitation pruning should be undertaken where necessary to maintain this clearance.'*

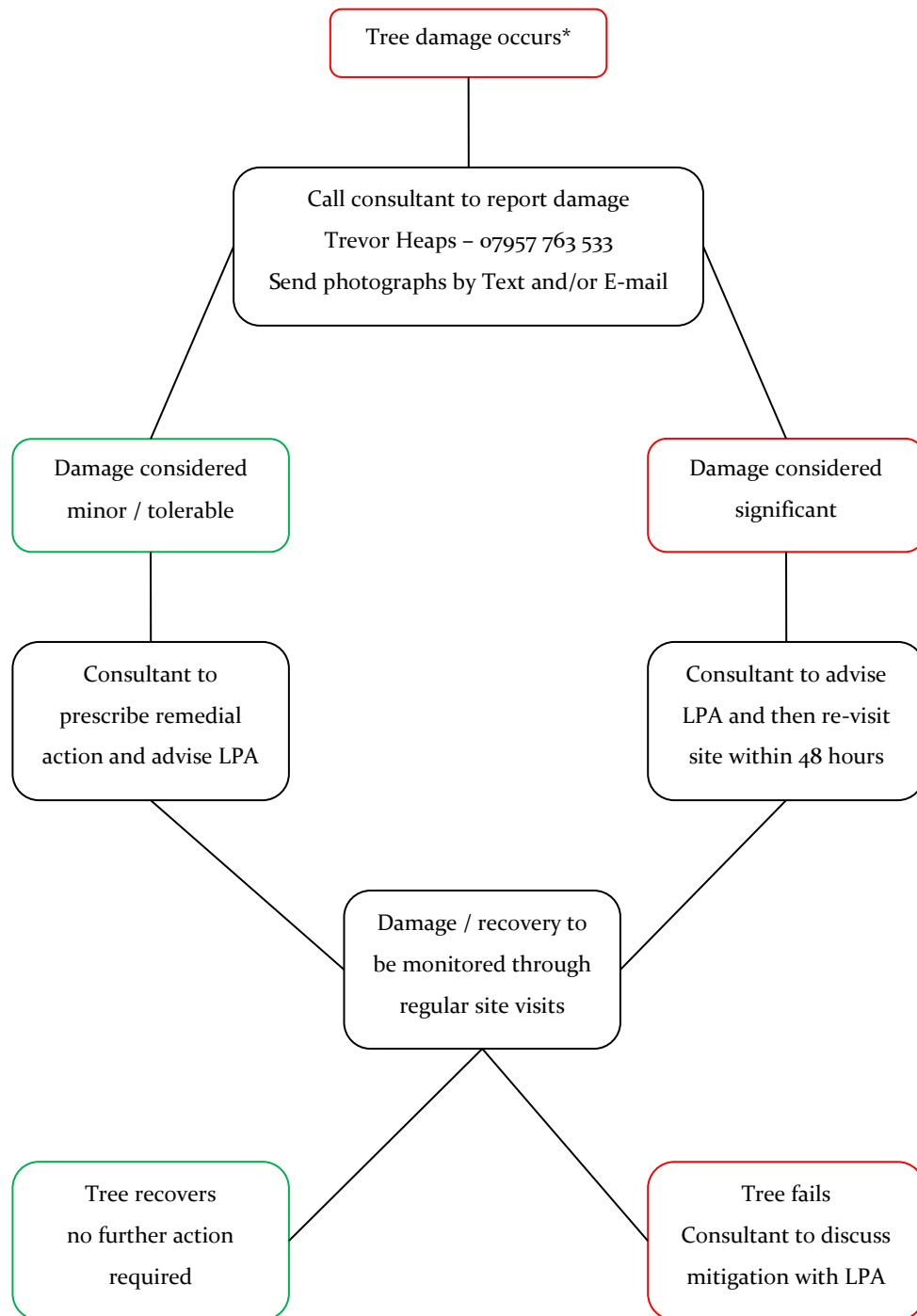
**5.8 Remedial works and soil improvement:** Exposed soils are easily compacted resulting in loss of water and gaseous exchange; this can lead to root death (and subsequently tree death).

5.8.1 To relieve ground compaction, which may have resulted from the use of vehicles or by the storage of materials, the soils should be broken up to allow air to penetrate and for the soil structure to be restored. There are various methods to achieve this, such as: auguring the soil by hand / fork or pneumatic excavation (e.g. with an air spade); both should be combined with soil structure improvements (see 5.8.2).

5.8.2 The soil structure can be improved by incorporating a compost or mulch within the topsoil, of 75-100mm in depth. This can be spread over the surface and gently forked into the soil. If bark chip is used as mulch, NPK fertilizer should be added to counteract the nitrogen depletion of the soil. There is also the option of adding mycorrhizal fungal which may also improve root function.

**5.9 Choosing an arborist:** When appointing a tree works contractor, please only use properly qualified and experienced companies who comply with current British Standards (3998) and always check that they carry Public Liability Insurance within a minimum of £2,000,000 cover, and the relevant Employers Liability Insurance. A list of contractors approved by the Arboricultural Association can be found at [www.trees.org.uk](http://www.trees.org.uk) or by calling 01242 522 152.

## Appendix 6 - Procedure to follow in case of damage to retained trees



\*Tree damage could include: unauthorised branch / root pruning; accidental damage to roots, stem, branches or crown; bark damage to vehicle / machinery strikes; and spillage of toxic materials within root protection areas (RPAs)

### Appendix 7 - Induction form for all site personnel

**Site name:** .....

**App. No.:** .....

**Appointed Site Supervisor:** .....

- I have had explained to me by the Site Manager the key implications of the Arboricultural Method Statement relating to the development at the above site.
- I am aware that trees have shallow roots and any excavation works beneath the canopy could cause irreparable damage.
- I am aware that the tree protective fencing / ground protection must remain in its original position and must not be moved without the approval of the appointed Arboricultural Consultant.
- I understand that certain operations must be supervised by the appointed Arboricultural Consultant and that these must not start until the consultant is present and has given approval.
- I confirm that I will bring any concerns about potential damage to trees to the attention of the Site Manager.
- I am aware that I must not cause damage to any of the retained trees on or adjacent to the site. Damage may be caused by direct means (i.e. physical damage caused to roots or the trunk/branches of the tree) or by indirect means (e.g. by fire or toxic materials entering the rooting environment of the tree).

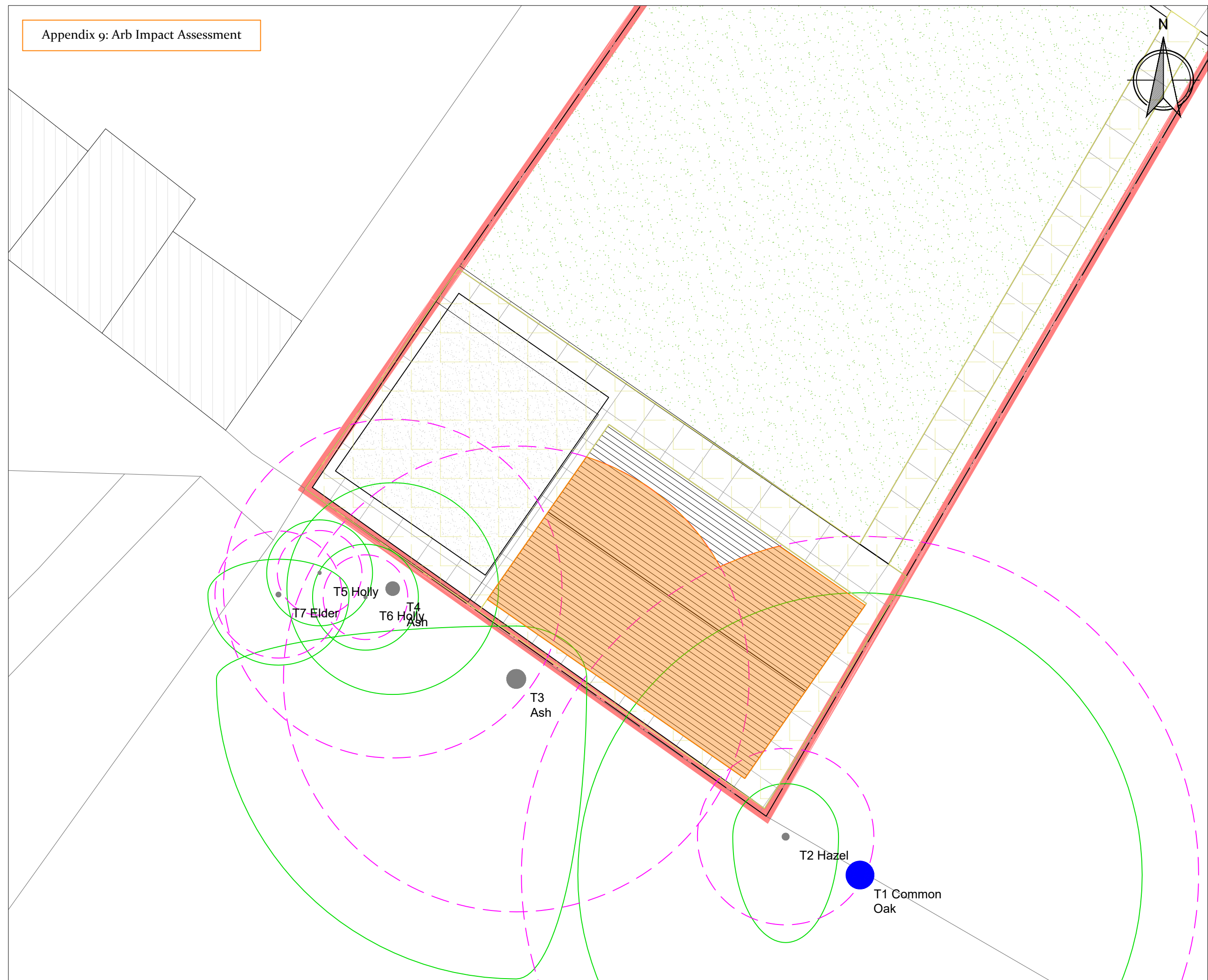
**Print Name:** .....

**Sign Name:** .....

**Date:** .....

### Appendix 8 - Site inspection record

Date: ..... Time: ..... Site: .....	Planning reference: .....		
Those present in addition to project arboriculturist:			
Client / Agent: .....			
Project / Site manager: .....			
LPA arboricultural officer: .....			
Other (specify): .....			
	<b>Yes</b>	<b>No</b>	<b>Notes</b>
Tree protection measures located in accordance with TPP?			
Any disturbance within construction exclusion zone?			
Any materials stored within construction exclusion zone?			
Any evidence of damage to tree roots, stems or canopies?			
Any works programmed before next planned site visit that may affect retained trees? (if yes, provide details below)			
Additional site visit required to ensure compliance with required action? (Y / N) Proposed visit date:			
Signed: .....		Date: .....	



Plan Legend	
	Tree/s to be retained
	Tree/s to be removed
	Category A Tree
	Category B Tree
	Category C Tree
	Category U Tree
	Root Protection Area (RPA) If amended, the original is a dotted blue circle
	Protective fencing
	Stem boxed in with wooden plyboards to avoid accidental damage
	Construction & storage exclusion zone
	Existing hard surface
	Ground protection or existing hard surface to remain
	RPA Incursion. See supporting report / plan notes
	Existing hard surface during construction. 'No-dig', permeable surface after
	'No-dig', permeable surface constructed before work begins
	Ground protection during construction. 'No-dig', permeable surface after
	'No-dig', permeable surface constructed at landscaping stage
	Location of proposed service trench
	Suggested tree planting locations
Scale:  1:100 @ A3	
Site Address: 55 The Greenway Ickenham, UB10 8LU	
Client: Kuljeet Khosa Drawing No: TH/A3/5917/TPP	
Date: 11/03/2026	
Trevor Heaps Arbicultural Consultancy Ltd 07957 763 533 trevor@trevorheaps.co.uk www.trevorheaps.co.uk	