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Tree report in accordance with BS 5837:2012 - Arboricultural Impact Assessment [AIA]

Site Address: 105 Copse Wood Way, Northwood, London
HA6 2TU
Ref: 044454

Arboriculturist: James Forrest / CSG (Usher's) Ltd. (07983443387)
Architect: Glen Dorricott / G&S Design Services Ltd. (07980984775)
Client: Anjula Sharma

Signed: 

Report Date: 8th May 2024





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Proposed construction of single-storey rear extension

1.0 Instructions

- 1.1 I have been instructed by the client by e-mail with regards to a planning application to be made in respect to the above construction project and report on the following in accordance with BS 5837:2012 'Trees in Relation to design, demolition and construction – recommendations':
- Arboricultural Impact Assessment (AIA)
 - Tree survey + key [Appendix 1]
 - Site Plan showing existing site layout and relevant surrounding vegetation [Appendix 2]
- 1.2 Following a visit (3rd May 2024) to survey the trees, having been provided with some information on the proposal, the following arboricultural information is provided within this report to accompany a full planning application.

2.0 The site

- 2.1.1 The proposed development, as described by the architects, is for the construction of a new single-storey, rear extension to be located as per architect's drawings.
- 2.1.2 The extension will adjoin to the existing garage and provide an increase in footprint to the rear of the property.
- 2.1.3 An accurate, to scale, site map of the site was provided by the architect. Appendix 2 is an arboricultural plan overlaid on top of the proposed site layout. It shows the existing relevant structures and shows trees marked for retention; their crown outlines as well as the root protection areas (RPAs) plotted as nominal circles.
- 2.1.4 Vehicle access up to the site will be via the highway. The property has an ample stone driveway. The proposal will not alter this arrangement.
- 2.1.5 Pedestrian access into rear garden will be via the garage to the side of the host property. Access into the rear garden area will be restricted to pedestrians as there is no conceivable way accommodate access for a mini digger or similarly sized plant machinery.

2.2 Trees around the site

2.2.1 A schedule of the all trees, their condition and category of retention is attached as Appendix 1. All trees surveyed are being retained.

- 2 x A category trees
- 5 x B category trees/groups
- 9 x C category trees/groups
- 0 x U category trees

2.2.2 The majority of the trees are within the host site's land. T15 and G16 are 3rd party owned (30 The Broadwalk). Two boundary groups (G7 and G12) appear to straddle their respective boundary lines making ownership unclear. Full notes on the trees can be found within the survey spreadsheet.

2.2.3 There is a mix of species (false cypress, oak, birch, etc.) in a variety of life stages. They are all greatly contributing to the visual amenity of an area renowned for its greenery despite its urban location.

2.2.4 A significant amount of vegetation within the rear garden is outside of report scope owing to distance away from the structure.

2.2.5 All trees were viewed from No. 105's front & rear gardens and from Copse Wood Way itself. These vantage points were considered adequate to appropriately assess tree condition.

3.0 Arboricultural Impact Assessment (AIA)

3.1 Presence of Tree Preservation Orders (TPO) or Conservation Area Designation

- 3.1.1 A search on the Local Authority's (London Borough of Hillingdon) website confirms that the site lies outside a designated Conservation Area.
- 3.1.2 A search on the council's website seemed to indicate that all trees surveyed are subject to an area Tree Preservation Order (TPO). The readout was not entirely clear but I have proceeded on the basis that legal protections apply to all trees around the site.

3.2 Effects on amenity value of the trees from development and facilitation pruning

- 3.2.1 Facilitation removal not recommended. No alteration in amenity value.
- 3.2.2 Facilitation pruning not recommended. No alteration in amenity value
- 3.2.3 Proposal will not alter (i.e. by virtue of blocking out) the amenity value of any retained trees.

3.3 Potential incompatibilities between the layout and the trees proposed for retention

- 3.3.1 The RPAs, for any retained trees, does not enter into the layout marked out for the extension. This includes the two high value trees (T13 and T15). The Arboricultural Method Statement (AMS), if conditioned, can layout tree protection measures (e.g. temporary fencing) to ensure that the entire RPAs of these trees are kept free of construction activity.
- 3.3.2 Access in to the site can be via Entrance 1 (see tree plan). This will avoid entering via Entrance 2 which would impinge upon root protection areas for several trees (e.g. T3). It also avoids needing above ground modification (i.e. crown lifting of any of these trees). There is ample room to enter, turn and exit out of the same entrance if planned correctly. The AMS can lay out tree protection measures on this front.
- 3.3.3 Access into the rear garden can be via the existing garage. This means the side gate (i.e. beside T11) can be excluded. This keeps activity outside RPAs.

3.4 Infrastructure requirements - highway visibility, lighting, CCTV, services etc

- 3.4.1 There is no requirement for any tree removal or pruning to create adequate highway visibility. There will be no requirement for street lighting or CCTV visibility or services (water, telephone, electrical etc.) close to any of the retained trees. It is anticipated that service connections (e.g. water, gas, electricity) installed into the host building will be utilised.

3.5 Mitigating tree loss/new planting

- 3.5.1 None required as no removal works recommended.

3.6 Proximity of trees to structures

- 3.6.1 No concerns over subsidence to the new structure caused by any of the retained trees. The presence of an oak (T15) being within relatively close proximity (<15m) means pile foundations will be used for the extension.
- 3.6.2 The roof and guttering of the new structure will not have to accommodate high volumes of leaf litter and/or fruit. This is because no crowns from retained trees will overhang the new structure.
- 3.6.3 The most significant retained trees near to the proposal (T13-G16) are broadly to the north. Therefore, shading from these trees is not an issue. The extension will be adjoining the garage. The house is currently moderately shaded by trees to the south. Therefore, a sufficient number of skylights will be required to ensure enough natural light can enter.
- 3.6.4 No future management requirement for pruning any retained trees back from any new structures to maintain suitable clearance.
- 3.6.5 Overall, the proximity of trees to the proposed structure is unlikely to put pressure on tree removal or significant tree modification works in the future, especially given the choice of foundations.
- 3.6.6 Not anticipating any roots greater than 25mm to be encountered during the course of the construction process.

3.7 Issues to be addressed by the Arboricultural Method Statement (AMS)
[if conditioned]:

- Any protective fencing necessary to be established around the retained trees
- Ground protection measures around the RPA of retained trees where work access is required
- Site access
- Contractors parking, welfare facilities and storage areas
- Hard surfaces within the RPA of retained trees
- Remedial tree work
- Construction within the RPA of retained trees
- Tree Protection Plan
- Arboricultural monitoring / supervision

SITE PHOTOGRAPHS

1. Proposal site



2. T13, T14



3. Entrance 2 (adjacent to T3)



4. Side gate (adjacent to T11)





Surveyor: James Forrest	Client: Anjula Sharma	Site: 105 Copse Wood Way, HA6 2TU
Date: 3rd May 2024	Weather: Cloud; Rain	Reference: 044454

Tree No.	Species	Height (m)	Crown spread (m)	Stem diameter (mm)	Existing height of (m)		Life stage	Condition		Preliminary management	Estimated remaining contribution (Years)	Category grading	ROOT PROTECTION		
					First significant branch	Canopy		Physiological	Structural				Radius of nominal circle (m)	RPA (m ²)	Ownership
T1	Holly (<i>Ilex aquifolium</i>)	3.5#	N 1 S 1 E 1 W 1	140	2.0#-NW	2.0#	Y	<u>Good</u>	<u>Good</u>	None	10+	C1	1.80	10	105 Copse Wood Way
G2	False cypress (<i>Chamaecyparis</i> sp.) [Hedge]	4.0#	0.5	N/A	N/A	N/A	SM	<u>Good</u>	<u>Good</u>	None	20+	B2	N/A	N/A	105 Copse Wood Way
T3	False cypress (<i>Chamaecyparis</i> sp.)	13.0#	N 2 S 2 E - W 2	900#	G/L	1.5#	M	<u>Fair</u> - Minor browning of foliage	<u>Fair</u> - Multi-stemmed - Tensile forking between main stems	None	20+	B1	10.80	366	105 Copse Wood Way
T4	Pedunculate oak (<i>Quercus robur</i>)	10.0#	N 3 S 3 E - W 3	150	2.0#-NW	2.5#	Y	<u>Good</u>	<u>Good</u>	None	10+	C1	1.80	10	105 Copse Wood Way
T5	Goat willow (<i>Salix caprea</i>)	11.0#	N 3 S 3 E - W 5	320	1.5#-SW	2.0#	EM	<u>Good</u>	<u>Fair</u> - Marked lean over site driveway	None	20+	B1	3.90	48	105 Copse Wood Way
T6	Silver birch (<i>Betula pendula</i>)	12.0#	N 3 S 3 E - W 3	250	2.5#-W	3.0#	SM	Potentially poor. Tree has flushed weakly although it may be that leaves are emerging late	Ivy limiting structural assessment by obscuring trunk	None	10+	C1	3.00	28	105 Copse Wood Way
G7	Hedge (predominantly beech)	3.0#	0.5	N/A	N/A	N/A	SM	<u>Good</u>	<u>Good</u>	None	10+	C2	N/A	N/A	105 Copse Wood Way / 30 The Broadwalk [boundary]
T8	Cherry (<i>Prunus</i> sp.)	3.0#	N 1.5 S 1.5 E 1.5 W 1.5	100	1.8#-SE	1.5#	Y	<u>Good</u>	<u>Good</u>	None	10+	C1	1.20	5	105 Copse Wood Way

Tree No.	Species	Height (m)	Crown spread (m)	Stem diameter (mm)	Existing height of (m)		Life stage	Condition		Preliminary management	Estimated remaining contribution (Years)	Category grading	ROOT PROTECTION		
					First significant branch	Canopy		Physiological	Structural				Radius of nominal circle (m)	RPA (m²)	Ownership
T9	Olive (<i>Olea europaea</i>)	2.0#	N 0.5 S 0.5 E 0.5 W 0.5	150	0.5#-S	0.5#	Y	<u>Good</u>	<u>Fair</u>	None	10+	C1	1.80	10	105 Copse Wood Way
T10	Apple (<i>Malus</i> sp.)	6.0#	N - S - E 3 W -	150	1.5#-NE	2.0#	Y	<u>Good</u>	<u>Good</u>	None	10+	C1	1.80	10	105 Copse Wood Way
T11	False cypress (<i>Chamaecyparis</i> sp.)	14.0#	Nothing over site	650	N/A	N/A	EM	<u>Fair</u>	<u>Fair</u> - Asymmetrical crown - Poor crown architecture following height reduction	None	10+	C1	7.80	191	105 Copse Wood Way
G12	Mixed species (Holly, false cypress, cherry laurel, privet) [Hedge]	3.0#	0.5	N/A	N/A	N/A	SM	<u>Good</u>	<u>Good</u>	None	10+	C2	N/A	N/A	105 Copse Wood Way / 103 Copse Wood Way [boundary]
T13	Sessile oak (<i>Quercus petraea</i>)	18.0#	N - S 9 E 8 W 8	660	6.0#-S	2.0#	SM	<u>Fair</u> - Major deadwood within crown	<u>Good</u>	None	40+	A1	7.80	191	105 Copse Wood Way
T14	Silver birch (<i>Betula pendula</i>)	16.0#	N - S 4.5 E 4.5 W 4.5	520	4.0#-S	4.0#	M	<u>Good</u>	<u>Fair</u>	None	20+	B1	6.30	124	105 Copse Wood Way
T15	Pedunculate oak (<i>Quercus robur</i>)	15.0#	N - S 6.5 E - W 6.5	600#	6.0#-W	4.0#	SM	<u>Good*</u> Tree viewed from limited vantage point in 105's garden	<u>Good*</u> Tree viewed from limited vantage point in 105's garden	None	40+	A1*	7.20	163	3rd party (30 The Broadwalk)
G16	False cypress / Beech	13.0#	N - S 3 E - W 3	N/A	N/A	N/A	SM	<u>Fair*</u> Tree viewed from limited vantage point in 105's garden	<u>Fair*</u> Tree viewed from limited vantage point in 105's garden	None	20+	B2	3.0	N/A	3rd party (30 The Broadwalk)

KEY TO TREE SURVEY FORM

Tree No.	Refer to plan
Species	Common name (<i>Scientific name</i>)
Height	Measured in metres from the ground to the top of the crown [Recorded to the nearest half metre for dimensions up to 10m and the nearest whole metre for dimensions over 10m]. When suffixed with a # it denotes that the value has been estimated.
Crown spread	Measured in metres (N = north / E = east / S = south / W = west) [Rounded up to the nearest half metre for dimensions up to 10m and up to the nearest whole metre for dimensions over 10m]. When suffixed with a # it denotes that the value has been estimated.
Stem diameter	Measured at 1.5m above ground level [Rounded to the nearest 10mm].
Existing height of	<u>First significant branch</u> – measured in metres from the ground up. Direction of growth noted (N = north / S = south / E = east / W = west) When suffixed with a # it denotes that the value has been estimated. <u>Canopy</u> – measured in metres from the ground up. [Recorded to the nearest half metre for dimensions up to 10m and the nearest whole metre for dimensions over 10m]. When suffixed with a # it denotes that the value has been estimated.
Age class	Y <u>Young</u> – within 1 st quarter of species' life expectancy SM <u>Semi-mature</u> – within 2 nd quarter of species' life expectancy EM <u>Early mature</u> – within 3 rd quarter of species' life expectancy M <u>Mature</u> – within 4 th quarter of species' life expectancy OM <u>Over-mature</u> – in natural decline
Condition	<u>Good</u> – healthy with no significant defects <u>Fair</u> – generally healthy but with some defects of low significance <u>Poor</u> – Lacking vigour with significant defects <u>Dead / Dangerous</u> – requires urgent removal <u>Minor deadwood</u> – less than 25mm in diameter <u>Moderate deadwood</u> – 25-50mm in diameter <u>Major deadwood</u> – greater than 50mm in diameter

Preliminary management

These may include further investigations for the presence or extent of decay or climbed inspections, ivy removal or pruning works when access is a non-moveable aspect etc (NB this is **not** intended to be a specification for tree work and further advice maybe required prior to implementation). Trees assessed as being in apparently immediately hazardous condition will be notified to the client separately as soon as practicable.

Estimated remaining contribution

An estimate of the remaining life contribution in years that the tree or group of trees is expected to have based on species, condition on the site in its current context. The following bands are used:

<10 - Tree is dead or dying and unlikely to contribute beyond 10 years

10+ - Tree is assessed as being able to contribute to the site for 10+ years

20+ - Tree is assessed as being able to contribute to the site for 20+ years

40+ - Tree is assessed as being able to contribute to the site for 40+ years

Category grading

A = Trees of high quality with an estimated remaining life expectancy of at least 40 years

B = Trees of moderate quality with an estimated remaining life expectancy of at least 20 years

C = Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

U = Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for >10 years

1 = Mainly arboricultural qualities

2 = Mainly landscape qualities

3 = Mainly cultural values, including conservation

* = denotes that the category grading is temporary and requires additional measures (e.g. climbed inspection, removal of ivy, full access all around the tree etc.) before an actual grading can be assigned



Tree Plan
105 Copse Wood Way
044454
1:250 @ A4

