

Arboricultural Assessment

for

**110 Apple Tree Avenue
Hillingdon
Uxbridge UB8 3PX**

Prepared by

Tim Pursey

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1.0 Date of survey

1.1 October 2023

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 3072/2310/TCP appended
- A schedule indicating the tree survey results
- A Tree Protection Plan drawing TP 3072/2310/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.

5.0 Proposals

- 5.1 It is proposed to remove an existing single storey side extension and to construct a new attached dwelling at the property.
- 5.2 One tree is 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 growing on the property are all of low quality. Two of the three trees have been topped in the past and now possess poor form. Neither is now likely to grow into a fully mature tree.
- 7.2 A Japanese Elm grows in the verge outside the property. It is an attractive tree with potential. It can be easily protected during the period of works to ensure it remains undamaged. Norway Maple T5 grows a distance away from the proposed works and is unlikely to be affected.
- 7.3 Blue Spruce T2 will be removed as part of the works. A replacement tree of more appropriate size may be planted following completion of works.
- 7.4 Provided that simple protective measures are properly employed throughout construction works, no detriment to the retained trees should result.

8.0 Method Statement to Mitigate Impact

8.1 Tree Works

Blue Spruce T2 will be removed. Its stump may be ground out or removed by machine. No other tree works are proposed.

8.2 Protective Fencing

Retained trees will be protected from the impact of construction by protective fencing to be erected in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations.

- 8.3 This fencing is designed to protect all parts of the tree, both above and below ground. It will be erected using Heras panels erected in a conventional fashion and braced if necessary to ensure stability. It is particularly important that the fencing be completely rigid and immobile.
- 8.4 The fencing will be erected in the positions shown on the attached plan,

TP 3072/2310/TPP and will be erected before any work commences. The protective fencing will remain in situ until all construction works are completed.

- 8.5 The protective fencing will be clearly marked indicating its purpose to all persons on site. Signs will be minimum A3 in size and will clearly state that the protective fencing will not be moved under any circumstances. The protected area inside the fencing will be considered sacrosanct and no entry into this area will be permitted for *any* reason except to maintain the protective fencing. No excavation is permitted, no changes in ground level, no plant will track across this area at any time, and no storage of any materials within this area will be permitted.
- 8.6 **Service Installation**
There will be no excavation for services within the root protection area of any retained tree. Services to the new dwelling will simply be connected to Apple Tree Avenue. Further advice regarding services may be obtained from the project arboriculturist.
- 8.7 **Ground Levels**
Ground levels within the rooting area of any retained tree will remain unaltered unless otherwise specified by the project arboriculturist.
- 8.8 **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.
- 8.9 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.
- 8.10 **Arboricultural Supervision**
Given the scale of proposed works and limited risk of damage to retained trees, no further input from the project arboriculturist is deemed necessary.

21st November 2023
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:	<u>Y</u> oung tree in first third of its life expectancy <u>M</u> iddle age tree <u>M</u> ature trees <u>O</u> ver <u>M</u> ature <u>V</u> eteran
Category grading:	A/B/C/U – In accordance with BS 5837:2012 <i>Trees in relation to design, demolition and construction – Recommendations</i> . 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.

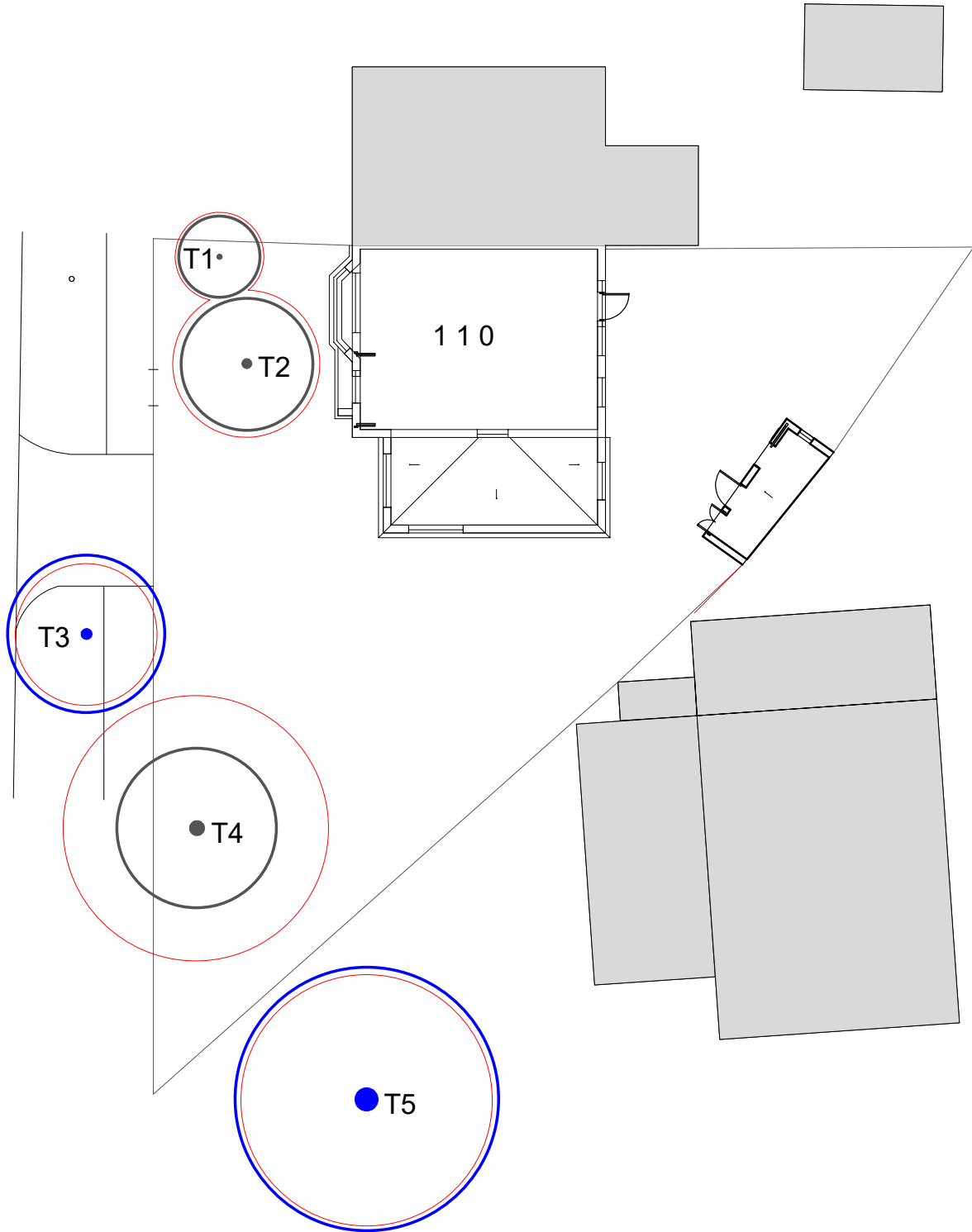
110 Apple Tree Avenue, Hillingdon, Uxbridge UB8 3PX

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	Lawsons Cypress	3.2	120	1.3	1.3	1.3	1.3	0.5	Mid	20-40	Normal	None	C1
T2	Blue Spruce	5.5	280	2	2.1	2.1	2	1.7	Mat	20-40	Tree previously topped and size-managed – presumably due to its proximity to the house. Unlikely to grow into larger tree	None	C1
T3	Japanese Elm	4.5	190	2.5	2.5	2.5	2.5	2	Mid	40+	Street tree under management of local authority. Normal. Potential to grow into attractive tree	None	B1 B2
T4	Lawsons Cypress	5.5	525	2.5	2.5	2.5	2.5	1	Mat	10-20	Tree previously topped – evidently was much larger. Now generally poor form. Unlikely to grow into fully mature tree.	None	C1
T5	Norway Maple	7	330	4	4.5	4.5	4.5	2.5	Mat	40+	Local authority tree. Normal	None	B1 B2

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



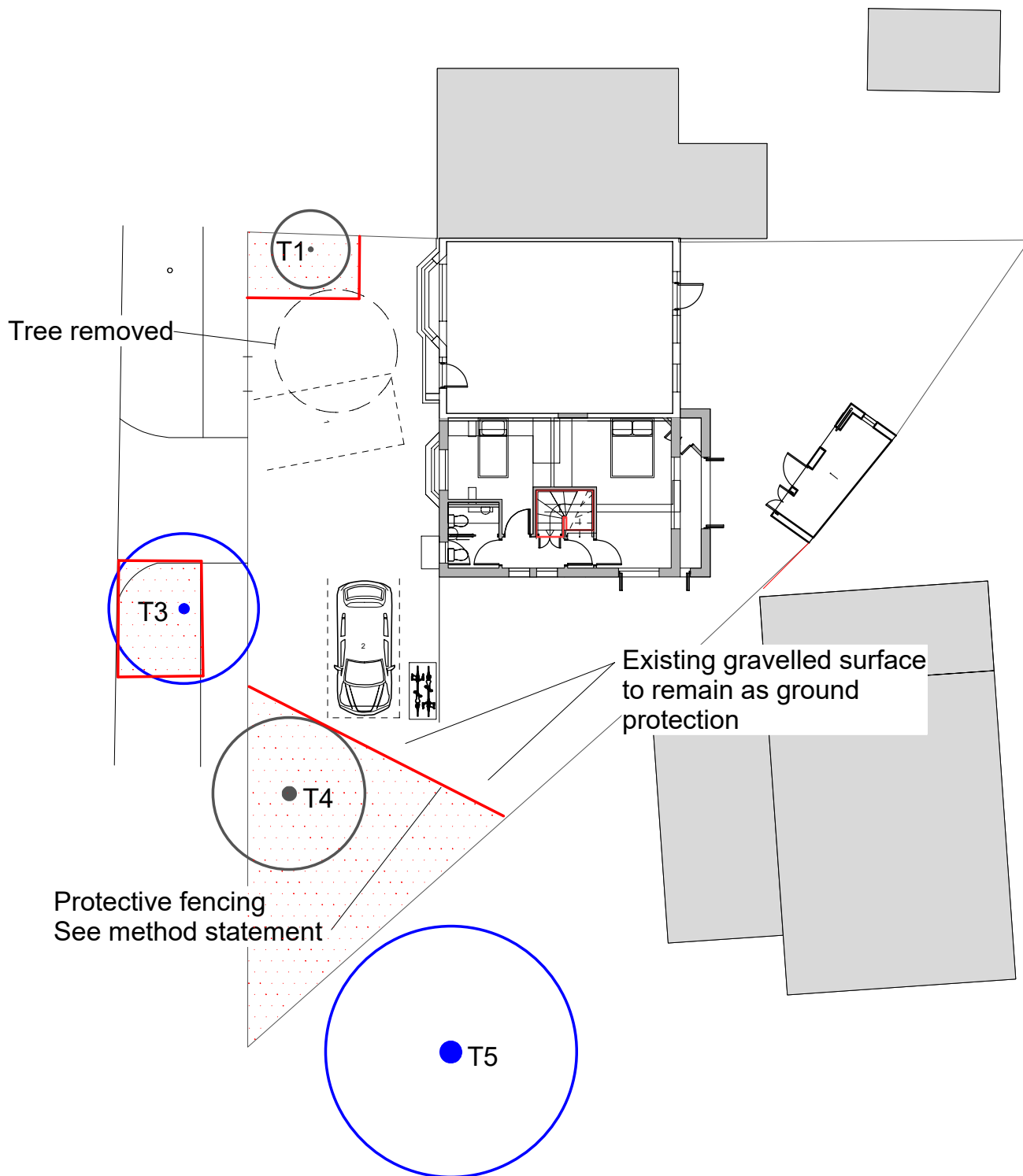
- Category B trees
- Category C trees
- Root protection area

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Tree Constraints Plan
110 Apple Tree Avenue

SIZE	CAGE CODE	DWG NO	REV
A4		TP 3072/2310/TCP	
SCALE	1:200	21 Nov 2023	SHEET



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TITLE
**Tree Protection Plan
110 Apple Tree Avenue**

SIZE A4	CAGE CODE	DWG NO TP 3072/2310/TPP	REV
SCALE 1:200	DATE 21 Nov 2023		SHEET