

**THE LEARNING AND TEACHING
CENTRE, BRUNEL UNIVERSITY
LONDON, UXBRIDGE**

**JOHN CRANK DEMOLITION
ARBORICULTURAL IMPACT
ASSESSMENT**

A Report to: Brunel University London

Report No: RT-MME-125961-03-RevA

Date: September 2018
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REPORT VERIFICATION

This study has been undertaken in accordance with British Standard 5837:2012 "*Trees in Relation to Design, Demolition and Construction - Recommendations*".

Report Version	Date	Completed by:	Checked by:	Approved by:
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DISCLAIMER

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Middlemarch Environmental Ltd accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

VALIDITY OF DATA

The findings of this study are based upon the data provided by the client (listed within Table 1.1, Section 1.4). If the development proposals change then this report will require updating to assess the impact of the amended development.

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1. INTRODUCTION

1.1 PROJECT BACKGROUND

Brunel University London commissioned Middlemarch Environmental Ltd to compile an Arboricultural Impact Assessment in respect of the proposed demolition of the John Crank building and associated surface material at Brunel University London, Uxbridge.

Middlemarch Environmental Ltd has previously produced a Pre-Development Arboricultural Survey report and Arboricultural Impact Assessment report which were submitted for this site in September 2018 as part of an application for the Learning and Teaching Centre (LTC) building on the site of the John Crank building. The findings are detailed in reports RT-MME-125961-01 and RT-MME-125961-02 respectively.

This report details the impact that the proposed demolition will have upon the site's existing tree stock and sets out recommendations for the subsequent mitigation or avoidance of impact. The study has been completed in accordance with guidance contained within British Standard BS5837:2012 '*Trees in Relation to Design, Demolition and Construction – Recommendations*'.

1.2 SITE DESCRIPTION

The site under consideration, hereinafter referred to as the study area, is a roughly rectangular shaped parcel of land, approximately 0.5 ha in size, which is located within the campus of Brunel University London in Uxbridge at Ordnance Survey Grid Reference TQ 0607 8272.

The study area is located within a predominately residential area on the south-eastern fringes of Uxbridge, within the London Borough of Hillingdon. The surrounding landscape is dominated by a mixture of university buildings and residential development, interspersed with recreational grounds.

The study area is bound in all directions by university buildings within the Brunel University London campus. To the east, the study area abuts the Lancaster Hotel and Spa complex, beyond which is a linear group of trees located either side of the River Pinn. The study area is dominated by the existing John Crank building and associated hardstanding and shrub planting.

A total of twelve trees and one group were recorded during the survey, of which four individual trees were recorded within the demolition boundary. The location of the trees surveyed can be found on Middlemarch Environmental Ltd Drawing Number C125961-01-01.

1.3 DEVELOPMENT PROPOSALS

It is understood that the proposed works will involve the demolition of the existing John Crank Building, removal of the bike storage and removal of existing surface material, as detailed within the 'Contractors Hoarding Area - John Crank Demolition' plan provided by the client.

1.4 DOCUMENTATION PROVIDED

This assessment is based upon the information provided by the client in addition to information collected by Middlemarch Environmental Ltd during a survey of the site undertaken in July 2018 (RT-MME-125961-01). The documents and drawings considered are detailed within Table 1.1.

Author	Document	Drawing Number	Date
Oobe	Red Line Boundary Plan	15111-OOB-SI-SL-DR-L-0002	June 2018
Technics	Topographical Survey	SD-18132-01C	February 2018
Oobe	Planting Strategy	15111-OOB-SI-SL-DR-L-00040	January 2018
Wareham & Associates	Contractors Hoarding Area – John Crank Demolition	17-1299-SL-004	August 2017

Table 1.1: Documentation Provided

2. STATUTORY PROTECTION

2.1 TREE PRESERVATION ORDER AND CONSERVATION AREA DESIGNATIONS

An internet search using the online mapping provided by London Borough of Hillingdon Council (<http://lbhillingdon.maps.arcgis.com/apps/View/index.html?appid=7b18f60872a94d38a0c9bf1aea032760>) confirms that there are no trees within or adjacent to the study area subject to Tree Preservation Orders and that the study area is not situated within a Conservation Area.

2.2 PROTECTED SPECIES

Bats

Mature trees often contain cavities, hollows, peeling bark or woodpecker holes which provide potential roosting locations for bats. Bats and the places they use for shelter or protection (i.e. roosts) receive European protection under The Conservation of Habitats and Species Regulations 2010 (Habitats Regulations 2010, as amended). They receive further legal protection under the Wildlife and Countryside Act (WCA) 1981, as amended. Consequently, causing damage to a bat roost constitutes an offence.

Generally, should the presence of a bat roost be suspected whilst completing works on any trees on site then an appropriately licensed bat worker should be consulted for advice.

Birds

Trees and hedgerows offer potential habitat for nesting birds which are protected under the Wildlife and Countryside Act WCA 1981 (as amended). Some species (listed in Schedule 1 of the WCA) are protected by special penalties. This legislation makes it an offence to intentionally or recklessly damage or destroy an active bird nest or part thereof.

As the trees on, and adjacent, to the site provide potential habitat for nesting birds all tree work should ideally be completed outside the nesting bird season (Generally March to September).

If this is not possible then the vegetation should be subject to a nesting bird inspection by a suitably experienced ecologist prior to commencement of works. If any active nests are identified then the vegetation, and a defined buffer zone, will need to remain in place until the young have naturally fledged.

3. ARBORICULTURAL IMPACT ASSESSMENT

3.1 INTRODUCTION

This section of the report details the potential impacts that the proposed demolition may have upon the site's tree stock. The assessment has been based upon the document detailed in Table 1.1 with reference to the results of the Arboricultural Survey undertaken in July 2018 (RT-MME-125961-01).

The location of the trees can be found on Drawing Number C125961-04-01 in Section 6 and a schedule of the trees surveyed can be found within the Arboricultural Survey (RT-MME-125961-01).

3.2 IMPACTS FROM DEVELOPMENT LAYOUT

3.2.1 Tree Removal

To accommodate the proposed demolition, it will be necessary to remove all trees within the demolition area. The trees to be removed are detailed within Table 3.1 and are identified in Drawing Number C125961-04-01, in Section 6 of this report.

Tree Number	Species	BS5837 Category	Reason for Removal
1	Lime	B	Within the footprint of the proposed buildings.
2	Tulip Tree	C	Within the footprint of proposed landscaping.
3	Rowan	B	Within the footprint of proposed landscaping.
11	Yew	B	Within the footprint of the proposed buildings.

Table 3.1: Tree Removal

Overall the proposed demolition will require the removal of four trees.

All of the trees identified for removal were considered to be of a moderate retention value, except for the Tulip tree which was considered to be of a low retention value in the Arboricultural Survey. Even though the Lime, Tulip and Yew trees do have the potential to make a longer-term contribution to the landscape character of the site, they are not of such visual prominence or importance that significant changes to the layout of the proposed development are merited to permit their retention.

It should be noted that the proposed development (the subject of the LTC building planning application submitted in September 2018) will include the planting of nine new trees in addition to multiple ornamental shrubs and other planting across the site. The three trees located adjacent to Lancaster Road which are to be removed (T1, T2 and T3) are to be replaced by three Hornbeam trees (*Carpinus betulus*), as detailed in the Planting Strategy provided by the client. Additionally, two Tibetan Cherry trees (*Prunus serrula*) are to be planted in the northwest corner of the site. As such, it is thought that the development of the site will not have a significant impact upon the visual amenity of the local area.

3.3 SUMMARY OF IMPACTS

The proposed demolition requires the removal of four trees that were considered to be of low to moderate retention value. Due to the nature of the proposed development it is not possible to retain the Category B trees on site, however, the proposed planting strategy (as part of the LTC building planning application) is thought to sufficiently replace the tree loss and offset the loss to visual amenity through additional planting.

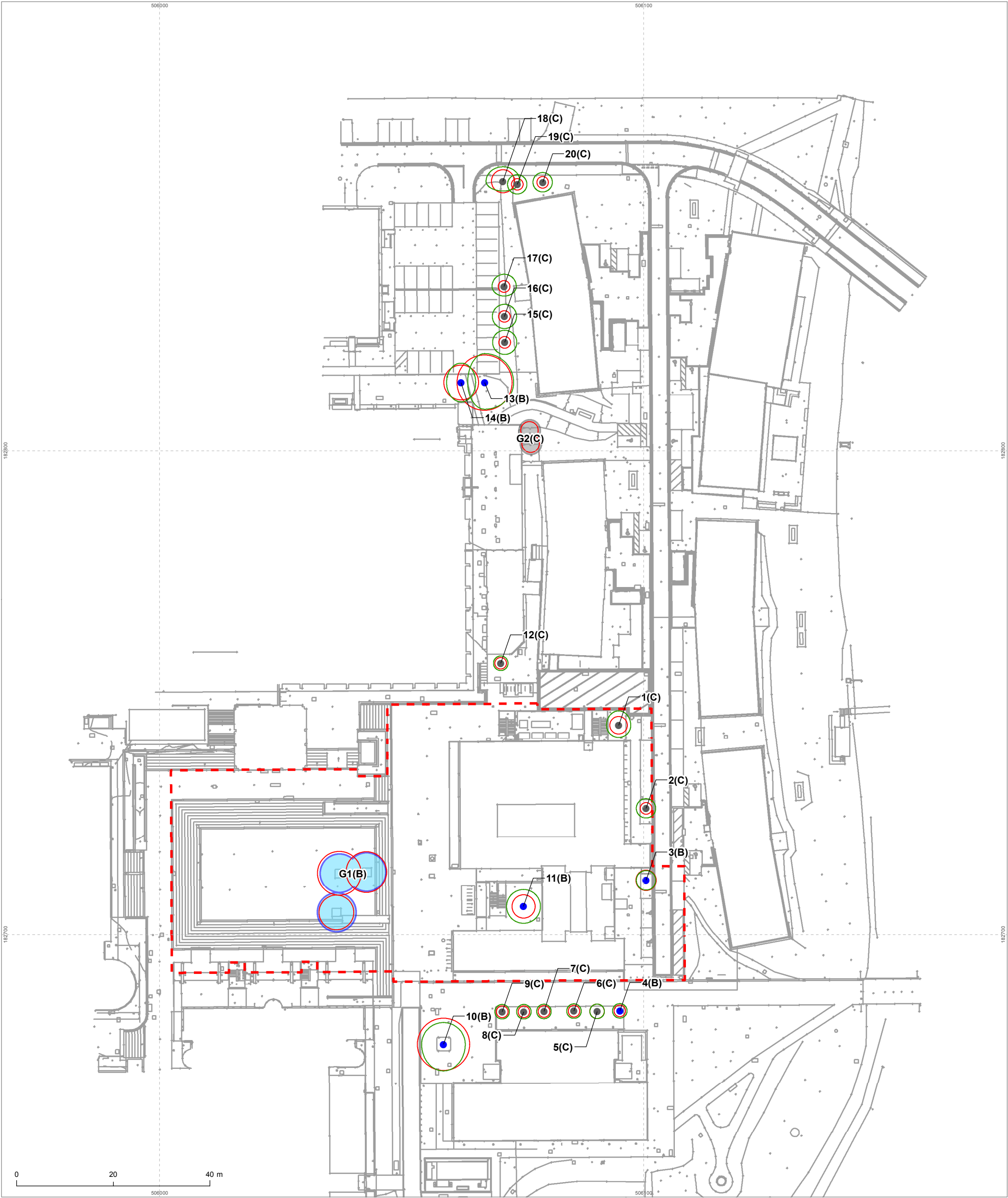
4. ARBORICULTURAL METHOD STATEMENT

It is considered that an Arboricultural Method Statement will not be required for the site as there are no aspects of the proposed development expected to require significant works undertaken within the RPA's of retained trees.

6. DRAWINGS

Drawing Number C125961-01-01 – Tree Constraints Plan

Drawing Number C125961-04-01 – Tree Retention Plan for Demolition



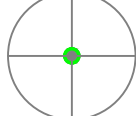
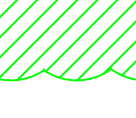
Legend

- Category B tree
- Category C tree
- Category B group
- Category C group
- Current canopy extent
- Root Protection Area
- Site boundary

The original of this drawing was produced in colour -
a monochrome copy should not be relied upon

Project	The Learning and Teaching Centre		
Drawing	Tree Constraints Plan		
Client	Brunel University London		
Drawing Number	C125961-01-01	Revision	00
Scale @ A3	1:750	Date	July 2018
Approved By	FS	Drawn By	RP
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C125961-01-01

Legend	
	Tree to be retained
	Tree to be removed
	Tree Group - Category A
T1 / G1	Tree or Group Number
	Initial Root Protection Area
	DENOTES BUILDING TO BE DEMOLISHED.
	DENOTES SURFACE MATERIAL TO BE DEMOLISHED AND REMOVED.

2

Client:	Project:
Brunel University	The Learning and Teaching Centre
Drawing:	Drawing No:
Tree Retention Plan for Demolition	C1255961-04-01
Revision:	Date:
-	25/09/18
Scale at A1:	Drawn:
1:200	DJS
Approved:	Notes:
PF	-



REFERENCES AND BIBLIOGRAPHY

Arboricultural Advisory Information Services. (2007). 'Practice Note 12. Through Trees to Development'.

British Standards Institution. (2012). *British Standard 5837:2012, Trees in Relation to Design, Demolition and Construction – Recommendations*. British Standards Institution, London.

Johnson & More (2004). *Tree Guide*, Collins. London

Middlemarch Environmental Ltd (2015) *Report Number RT-MME-125961-01*. Pre-development Arboricultural Survey.

Middlemarch Environmental Ltd (2015) *Report Number RT-MME-125961-02*. Arboricultural impact Assessment.

NJUG Volume 4 (2007) Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees.