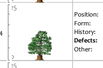
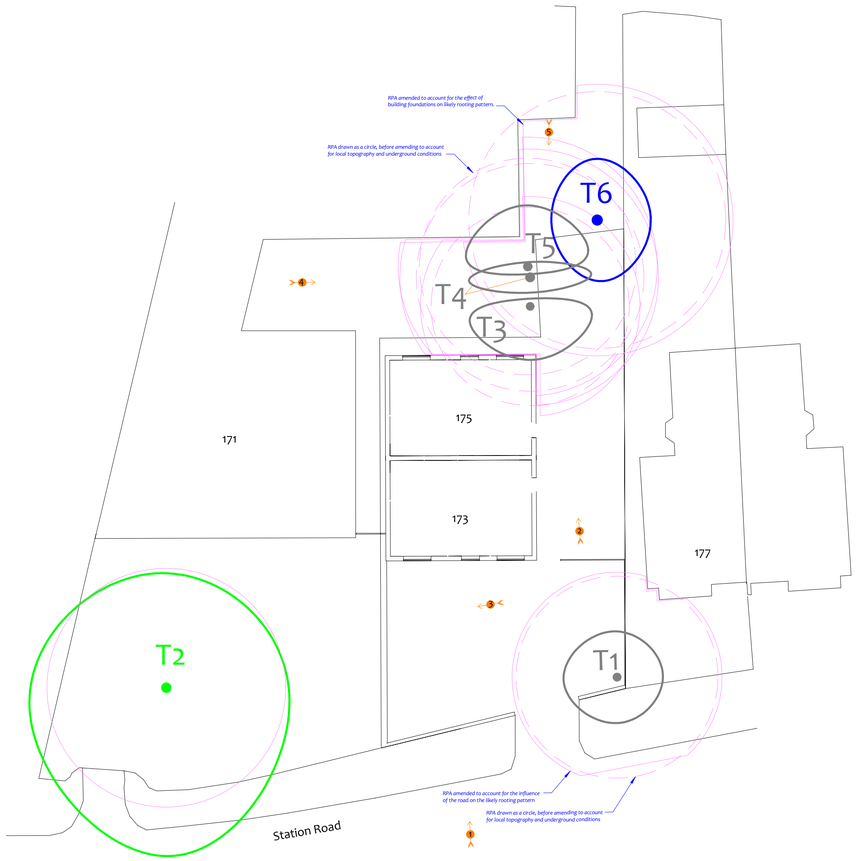
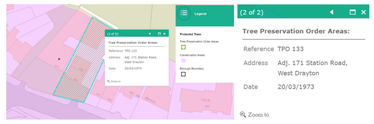
Tree Data Schedule

Reference (G = Group, H = Hedge)	Age & Species	Height (m)	Crown Height (m)	Diameter (cm)	Crown Spread (m) N / W / E / S	Scaled Tree Diagram (m)	Notes	Recommendations (independent of any development proposals) Priority	Inspect Frequ (yrs)	Vigour: Physiological Condition / Structural Condition	Amenity Value: Life Expectancy (yrs) / Retention Category
T1	Early-Mature **Lawson Cypress** Chamaecyparis lawsoniana.	9.5	2	55	3 / 3.5 / 3 / 3		Position: Situated within the front garden of No. 175. Form: Single stemmed and vertical with a narrow, upright habit. History: Previously topped at 7m. **Defects: Half of upper canopy is dead.**	Remove dead wood and monitor. Moderate	1.5	Moderate / Poor / Fair	Moderate 10-20 C
T2	Mature **Blue Atlas Cedar** Cedrus atlantica 'glauca'.	18	2	65	7.5 / 9 / 8 / 11		Position: Adjacent hotel car park. Form: Single stemmed and vertical with a well-formed crown. History: No evidence of significant pruning. **Defects: No significant defects.** Other: Limited inspection, dimensions estimated.	No action required. n/a	3	High / Good / Good	High 40+ A
T3	Semi-Mature **Western Red Cedar** Thuja plicata.	13	2	54	0.5 / 4 / 4 / 3.5		Position: Hotel grounds (rear of). Form: Single stemmed and vertical with a narrow, upright habit. History: No evidence of significant pruning. **Defects: No significant defects.** Other: Breaking boundary fence.	No action required. n/a	1.5	High / Good / Good	Low 10-20 C +
T4	Semi-Mature **Western Red Cedar** Thuja plicata.	13	2	62	1 / 4 / 4 / 1		Position: Hotel grounds (rear of). Form: Single stemmed and vertical with a narrow, upright habit. History: No evidence of significant pruning. **Defects: No significant defects.** Other: Breaking boundary fence.	No action required. n/a	1.5	High / Good / Good	Low 10-20 C +
T5	Semi-Mature **Western Red Cedar** Thuja plicata.	12	2	59	4 / 4 / 4 / 0.5		Position: Hotel grounds (rear of). Form: Single stemmed and vertical with a narrow, upright habit. History: No evidence of significant pruning. **Defects: No significant defects.** Other: Planted within 1m of building corner.	No action required. n/a	1.5	High / Good / Good	Low 10-20 C
T6	Early-Mature **Western Red Cedar** Thuja plicata.	13	1.5	70	4 / 3 / 3.5 / 4		Form: Single stemmed and vertical with a narrow, upright habit. History: No evidence of significant pruning. **Defects: No significant defects.**	No action required. n/a	1.5	High / Good / Good	Moderate 40+ B -



Statutory Protection

On the 6th of March 2023, we accessed the local authority website. A screenshot is produced below:



This indicates that:

The site is within West Drayton Green Conservation Area.

There is an area tree preservation order affecting trees within the site. Trees affected are believed to be T1 (our numbering system).

There is an area tree preservation order affecting trees immediately adjacent to the site. Trees affected are believed to be T3 – T5 (our numbering system).

Regarding an area TPO, an area order only protects those trees standing when it was made. Given the order was created in 1973, it only protects trees with an age of 50 years or more. Although it can become difficult to be certain which trees are protected over time, T1 and T3 – T5 (our numbering system) are likely to have been present when the order was made, so they are believed to be protected.

Site Overview

Drawing No:	CCL 11425 / TCP Rev: 2
Title:	Tree Constraints Plan (Existing Layout)
Site:	173-175 Station Road UB7 7NQ
Scale: 1:200	Paper Size: A1

CROWN Arboricultural Consultants 01422 316660

Tree Retention Categories
Stems & canopies shown

Category A tree	Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.
Category B tree	Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees
Category C tree	Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.
Category U tree	Trees unsuitable for retention due to their very poor condition.

Tree Constraints Plan

Status: Final

BS 5837 Root Protection Area (radius = 12xstem diameter)

Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.

Root Protection Area having been amended to account for for site conditions

T1 = Tree No 1 G2 = Group No 2 H3 = Hedge No 3

Photo 1

MN = Measured North:

Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N-S or E-W.

Tree Ref.	Species	Height (m)	Root Protection Area: Radius (m)	m²	Square (m)
T1	Lawson Cypress	9.5	6.6	137	11.7
T2	Blue Atlas Cedar	18	7.8	191	13.8
T3	Western Red Cedar	13	6.5	132	11.5
T4	Western Red Cedar	13	7.4	174	13.2
T5	Western Red Cedar	12	7.1	157	12.5
T6	Western Red Cedar	13	8.4	222	14.9

Overview

It is proposed to extend the existing semi-detached property to the east, as indicated on the drawings in Appendix 6. The existing layout is indicated in black, the footprint of the proposed ground floor layout is indicated in red, and the upper ground floors are indicated in dashed turquoise.

The table below summarises the potential impact on trees due to various activities.

Activity	Trees Potentially Affected
Tree Removal	None
Tree Pruning	T3
RPA: Building Foundations	T3, T4 & T5
RPA: New Hard Surface	None
RPA: Replace Existing Hard Surface	None
RPA: Underground Services	None Anticipated
RPA: Change of Ground Levels	None
RPA: Soil Compaction	Trees adjacent to the construction area (preventable by installing tree protection measures)

Other potentially damaging activities often associated with construction sites include demolition or the careless use of plant machinery, hazardous materials, or fires. All the above potential impacts are considered in detail throughout this Section.

Tree Removal

All trees within site are to be retained.

Impact on Tree Canopies

It is proposed to prune back the lower foliage of T3 that is growing towards the proposal to create a clearance distance of 1.5m. This shall require the removal of relatively small secondary branches, which should be pruned back to a secondary growth point. However, the proposal is single-storey only adjacent to T3, so the required pruning shall be minimal. The pruning works should be undertaken sympathetically (working to BS 3998 guidelines).

T3 is a Western Red Cedar, which as a species, is known for its regenerative properties and is often heavily pruned and maintained as hedges. Consequently, the proposed pruning will not be detrimental to its health.

In addition, T3 has outgrown its location, and its canopy is pressed against the wall and roof of the existing building (see Photographs 2, 4 and 5). Consequently, similar pruning would be required at some point in the future, regardless of the development proposals.

To summarise: the proposed pruning shall not significantly impact tree health or local levels of visual amenity and should be undertaken regardless of the proposals. Hence, these works are not considered to be a material planning consideration.

All other tree canopies shall be unaffected by the proposals.

Impact on Tree Roots

Foundations:

The foundations for the new single-storey building will extend into the edge of the theoretical Root Protection Area of T3, T4, T5 and T6. Circa 10% of the RPA of T3, T4 and T5 shall be affected, and less than 1% of the RPA of T6 shall be affected, as indicated in the Arboricultural Impact Assessment Plan.

To minimise the impact on tree roots, a pile and beam or pile and raft foundation is proposed where the building shall extend into the Root Protection Area. The following restrictions are proposed:

- Excavation shall be overseen by a project arborist.
- Excavation shall be limited to a maximum depth of 300mm to facilitate the installation of a raft or beam foundation.
- Only hand tools shall be used during the excavation.
- If roots in excess of 25mm diameter are encountered close to the edge of the excavation, they shall be retained wherever possible and protected with damp sacking during times that they are unearthed. Any roots that need to be severed shall be pruned with secateurs.
- The raft/beam may be supported on narrow-diameter piles (maximum diameter 300mm). Before installing such piles, their location shall be determined by trial pits excavated to a depth of 600mm using hand tools and overseen by the appointed arborist. Trial pit dimensions should not exceed 300mm x 300mm. If any roots in excess of 25mm in diameter are encountered, the pile shall be relocated.

By adopting such a sympathetic installation method, the impact on the root system will be kept to a minimum. Assuming that 50% of roots lie within the upper 300mm, we calculate the largest individual percentage of total rooting volume affected to be circa 5%. Hence it is considered that the proposal shall not result in any long-term detrimental impact on the health of T3, T4 and T5.

New Surfaces:

No new hard surfacing is proposed in any area where there currently exists soft ground.

Impact of Retained Trees on the Development

No tree canopies shall be closer to the proposal than they are to the existing building, so the proposal shall not result in an increase in the perceived nuisance afforded by the trees.

The closest trees to the proposal shall be located to the north, so they shall not cast any shade in its direction.

The gutters may need occasional maintenance to avoid blockage. However, the nearby trees are evergreen and do not shed leaves in autumn, so this will be minimal and relatively easy to manage.

Some occasional trimming of the foliage of T3 will be required in the future to maintain an appropriate distance from the proposed and existing buildings. All other retained trees are located at sufficient distances from any proposed buildings.

The foundations and any new surfaces should be designed to accommodate all potential impacts due to future tree-rooting activity. These include potential vegetation-related subsidence, vegetation-related heave, and lifting of surfaces / light structures due to direct root pressure.

Summary

The proposal seeks to retain all of the vegetation surveyed.

One tree (T3) requires some minor pruning to create an adequate clearance from the proposal. Because the existing property is very close to the canopy of this tree, similar pruning is required, regardless of the development proposals.

Foundations are proposed within the RPA of T3, T4 and T5. However, the small extent of each RPA affected (no more than circa 5%) coupled with the sympathetic foundation design shall ensure no detrimental impact on trees.

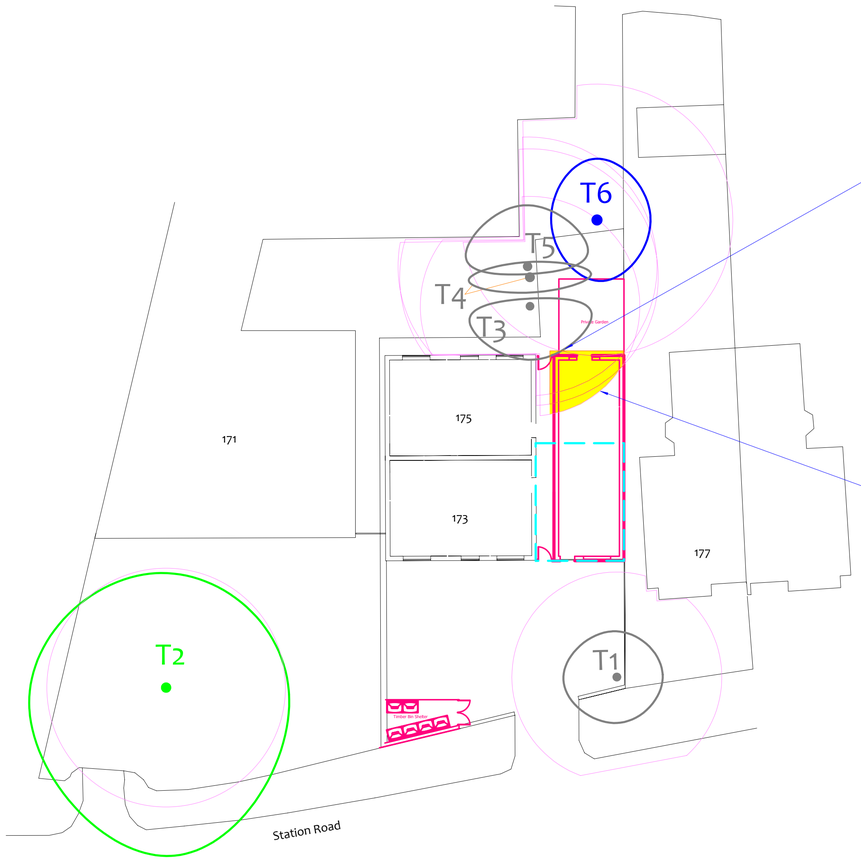
No significant hard surfacing is proposed in RPAs.

The proposal does not significantly alter the current juxtaposition between the house and the retained trees, so there shall be no post-development pressures to overly prune or remove them.

So long as suitable protection measures are implemented during the demolition and construction stages, I see no arboricultural reasons why the proposal should not proceed.

Proposed Ground Floor Layout (Red)

Proposed First Floor Layout (Dashed Turquoise)



It is proposed to prune back the lower foliage of T3 that is growing towards the proposal to create a clearance distance of 1.5m. However, the proposal is single-storey only adjacent to T3, so the required pruning shall be minimal.

T3 is a Western Red Cedar, which as a species, is known for its regenerative properties and is often heavily pruned and maintained as hedges. Consequently, the proposed pruning will not be detrimental to its health.

In addition, T3 has outgrown its location, and its canopy is pressed against the wall and roof of the existing building (see the below photograph). Consequently, similar pruning would be required at some point in the future, regardless of the development proposals.

To summarise: the proposed pruning shall not significantly impact tree health or local levels of visual amenity and should be undertaken regardless of the proposals. Hence, these works are not considered to be a material planning consideration.

The foundations for the new single-storey building will extend into the edge of the theoretical RPA of T3, T4, T5 and T6. Circa 10% of the RPA of T3, T4 and T5 shall be affected, and less than 1% of the RPA of T6 shall be affected.

To minimise the impact on tree roots, a pile and beam or pile and raft foundation is proposed where the building shall extend into the Root Protection Area. The following restrictions are proposed:

- *Excavation shall be overseen by a project arborist.*
- *Excavation shall be limited to a maximum depth of 300mm to facilitate the installation of a raft or beam foundation.*
- *Only hand tools shall be used during the excavation.*
- *If roots in excess of 25mm diameter are encountered close to the edge of the excavation, they shall be retained wherever possible and protected with damp sacking during times that they are unearthed. Any roots that need to be severed shall be pruned with secateurs.*
- *The raft/beam may be supported on narrow-diameter piles (maximum diameter 300mm). Before installing such piles, their location shall be determined by trial pits excavated to a depth of 600mm using hand tools and overseen by the appointed arborist. If any roots in excess of 25mm in diameter are encountered, the pile shall be relocated.*

By adopting such a sympathetic installation method, the impact on the root system will be kept to a minimum. Assuming that 50% of roots lie within the upper 300mm, we calculate the largest individual percentage of total rooting volume affected to be circa 5%. Hence it is considered that the proposal shall not result in any long-term detrimental impact on the health of T3, T4 and T5.

Drawing No:	CCL 11425	/ IAP	Rev: 1
Title:	Impact Assessment Plan		
Site:	173-175 Station Road UB7 7NQ		
Scale: 1:100	0 — 5	Paper Size:	A1

CROWN
Arboricultural Consultants
01422 316660

Tree Retention Categories
Stems & canopies shown

Category A tree	Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.
Category B tree	Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees
Category C tree	Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.
Category U tree	Trees unsuitable for retention due to their very poor condition.

Impact Assessment Plan

(Existing Layout with Proposals Overlaid)

BS 5837 Root Protection Area (radius = 12xstem diameter)

Root Protection Area needing amendment due to site conditions, e.g. presence of exising road or building.

Root Protection Area having been amended to account for for site conditions

T1 = Tree No 1 G2 = Group No 2 H3 = Hedge No 3

X Tree to be removed to facilitate the proposal

X Tree to be removed due to its low quality

Proposed pruning

MN = Measured North:

Canopy spreads are sometimes measured to an approximate N defined by site features.
Often more accurate, especially where rows of trees are not aligned N-S or E-W.

Tree Ref.	Species	Height (m)	Root Protection Area Radius (m)	m²	Square (m)
T1	Lawson Cypress	9.5	6.6	137	11.7
T2	Blue Atlas Cedar	18	7.8	191	13.8
T3	Western Red Cedar	13	6.5	132	11.5
T4	Western Red Cedar	13	7.4	174	13.2
T5	Western Red Cedar	12	7.1	157	12.5
T6	Western Red Cedar	13	8.4	222	14.9