Arboricultural Assessment

for

10 Lawn Avenue
West Drayton
UB7 7AQ

Prepared by

Tim Pursey

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Revision A 25th October 2022

1.0 Date of survey

1.1 October 2022

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 2957/2209/TCP appended
- A schedule indicating the tree survey results
- A Tree Protection Plan drawing TP 2957/2209/TPP Rev A

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.

4.4 The method statement and tree protection plan in this document are provisional and subject to confirmation.

5.0 Proposals

5.1 It is proposed to construct an extension to an existing dwelling on the property.

5.2 No trees are 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 A new extension is proposed to the rear of the existing dwelling. The proposed works are not close to any trees on the property so no specific foundation design is required in order to avoid root damage.

7.2 Access to the new extension will inevitably cross parts of the garden but will not across any part of any root protection areas (RPAs) of retained trees. Protective fencing will keep construction plant etc from entering RPAs and a proposed access route is shown within the tree protection plan. No works are proposed within, or near to, any RPAs.

7.3 An existing mature hedge alongside the entrance pathway will be retained and will provide natural protection and prevent plant access to the main part of the garden.

7.4 Provided that simple protective measures are properly employed, no detriment to the retained trees will result from the proposed works.

8.0 Provisional Method Statement to Mitigate Impact

8.1 **Tree Works**
No trees are proposed to be removed and no tree works are proposed as part of these works.

8.2 **Protective Fencing**
The 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 trees, 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 fence will be erected in the positions shown on the attached plan,

TP 2957/2209/TPP Rev A 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 are likely to be simply connected to existing. Further advice regarding services may be obtained from the project arboriculturist if necessary.

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 generally quality of trees on the property and low risk of damage, no further input from the project arboriculturist is deemed necessary.

25th October 2022
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:	**Y**oung tree in first third of its life expectancy **Mid**dle age tree **Mat**ure trees **O**ver **Mat**ure **Vet**eran
Category grading:	**A**/**B**/**C**/**U** – In accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations.* 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.

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	Purple Leaf Plum	4	Est 375			3.5	3.5	2	Mat	20-40	Normal. Growing in adjacent garden	None	C1
T2	Hazel	4	225	2	2	2	2	1	Mat	40+	Normal	None	C1
T3	Lawsons Cypress	7	475	2	2	3	3	1.5	Mat	<10	Thin foliage. Brown patches of dead needles. Generally poor. Tree in decline	Consider removal	U
T4	Cedar	11	425	3.5	3.5	4	4	5	Mat	10-20	Lower limbs removed – quite high canopy. Very close to house. Unlikely to grow to full maturity	Consider removal within 10 years	C1
T5	Wild Cherry	8	590	4.5	4.5	5	4.5	2.5	Mat	20-40	Normal. Street tree	None	B1 B2
T6	Beech	11	675	4	5.5	5.5	4	2.5	Mat	10-20	Large tree. Trunk distorted – fence cut to accommodate. Previously reduced. Decay hollow 1.8m above ground	None at present	B2
T7	Swedish Whitebeam	4	260	2.5	2.5	2.5	2.5	2	Mid	<10	Extensive bark damage. Fungal brackets on trunk. Very thin canopy. Tree in decline	Consider removal	U
T8	Beech	8.5	575	3.5	3.5	3.5	3.5	4	Mat	20-40	Recent canopy reduction	None	B1 B2
T9	Hawthorn	2.7	45	0.7	0.7	0.7	0.7	1	Y	40+	Normal. Recently planted street tree	Remove stakes	C1
T10	Beech	8.5	550	3.5	3.5	3.5	3.5	4	Mat	20-40	Recent canopy reduction	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 2004 Horticulture Link Project 212

Inspection of Highway Trees Roads 52/75 1975 Department of the Environment Circular

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Forests, Carbon and Climate Change: the UK Contribution FCIN048 2003

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The Hillier Manual of Trees and Shrubs 2004 Hillier, J. & Coombes, A.
The Arboriculturalist's Companion 1990 James, N.D.G.
Collins Tree Guide 2004 Johnson, O. & More, D.
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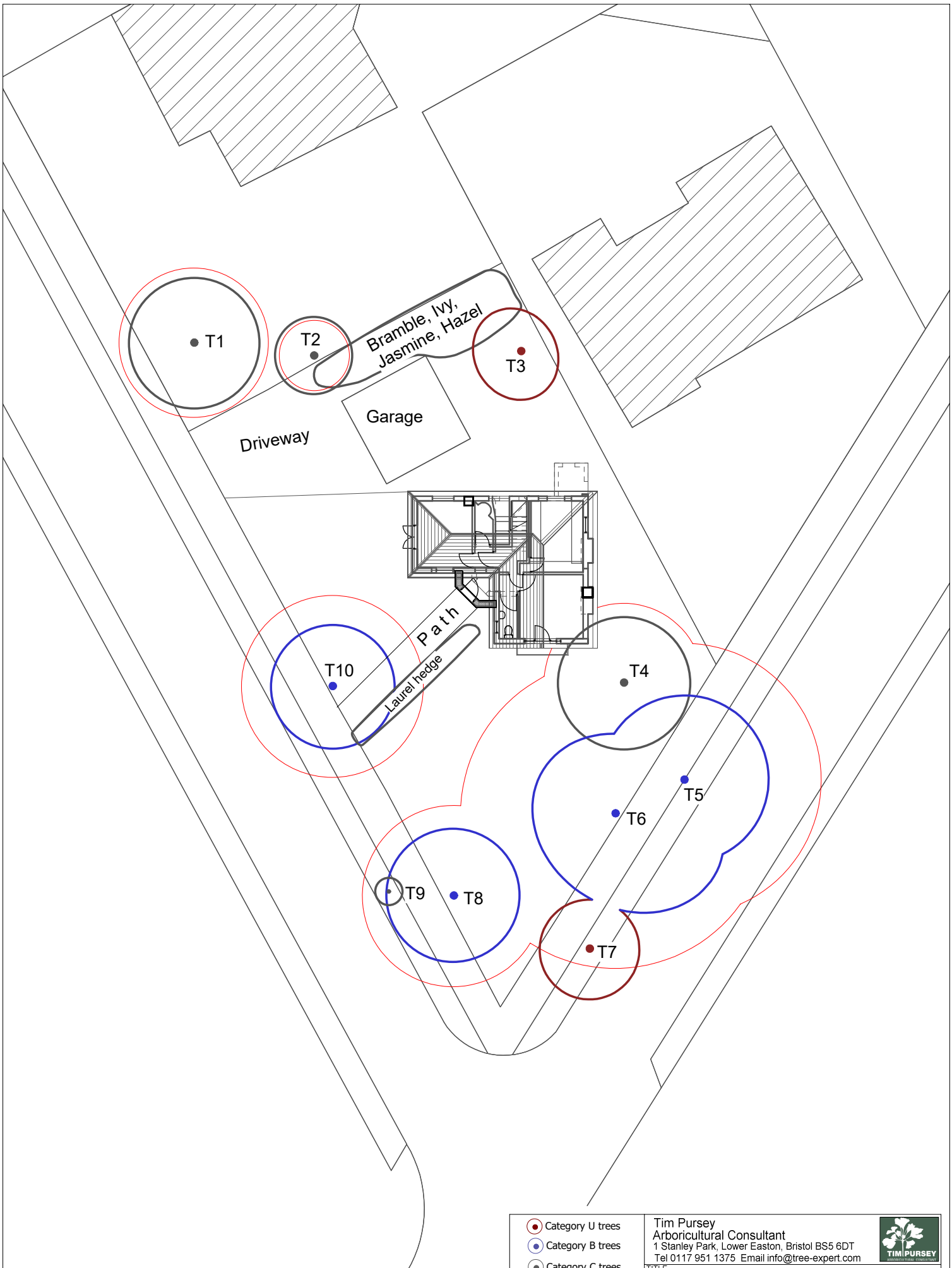
Tree Roots in the Built Environment	2006	Roberts, Jackson, Smith
Publications from Arboricultural Advisory and Information Service		
APN1 Driveways Close to Trees		Patch, D. & Dobson, M.
APN12 Through the Trees to Development		Patch, D.
ARIN 130/95/ARB Tree Root Systems		Dobson, M.



Category U trees
Category B trees
Category C trees
Root protection area

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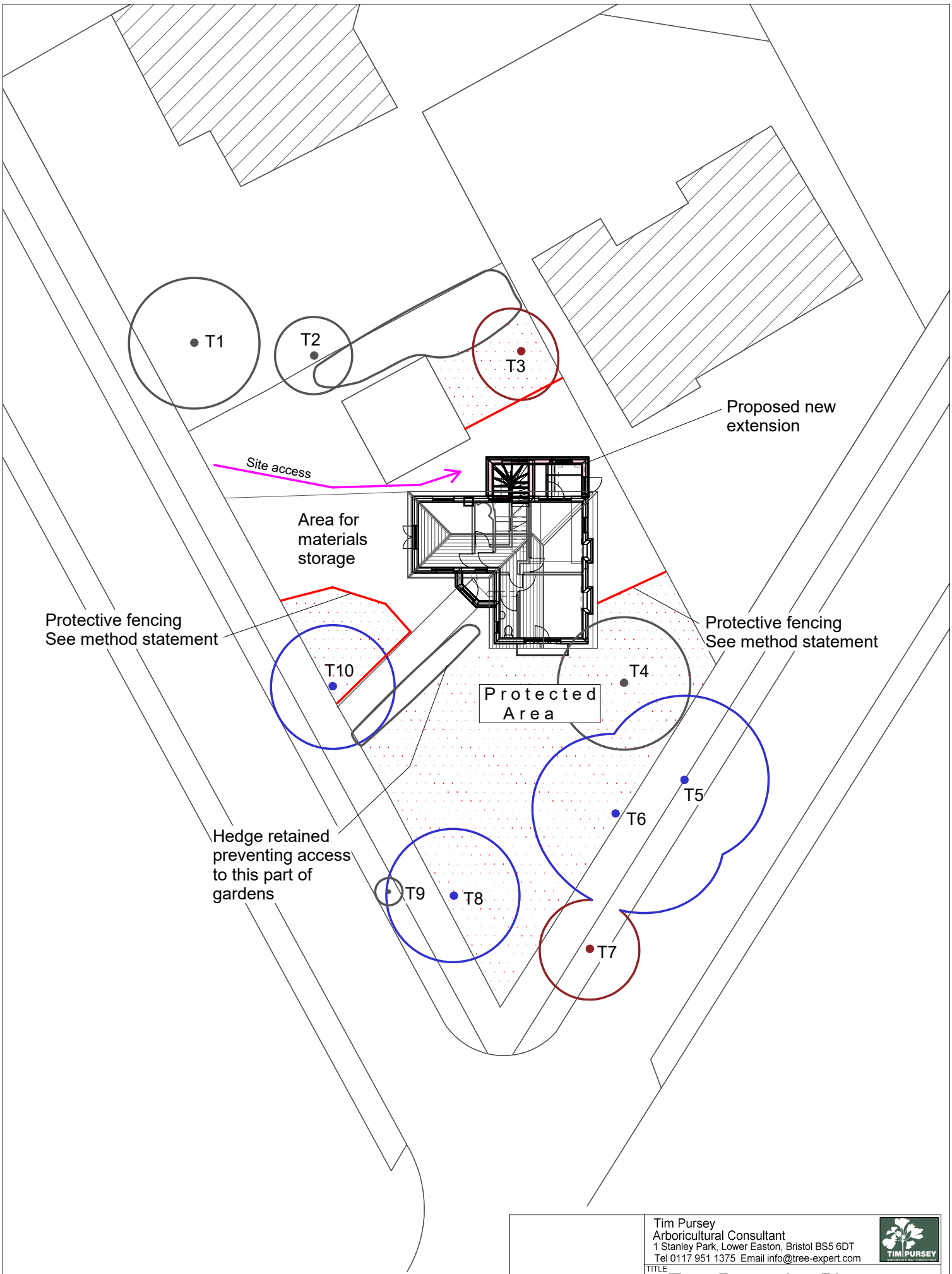
TITLE
Tree Constraints Plan
10 Lawn Ave, West Drayton

SIZE	CAGE CODE	DWG NO	REV
A4		TP 2957/2209/TCP	

SCALE		SHEET
1:250	25 Oct 2022	



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TITLE
Tree Protection Plan
10 Lawn Ave, West Drayton

SIZE	CAGE CODE	DWG NO	REV
A4		TP 2957/2209/TPP	A

SCALE		SHEET
1:250	25 Oct 2022	