

# **Arboricultural Assessment**

for

**10 Lawn Avenue  
West Drayton  
UB7 7AQ**

Prepared by  
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**1.0 Date of survey**

1.1 May 2024

**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 3126/2405/TCP appended
- A schedule indicating the tree survey results
- A Tree Protection Plan drawing TP 3126/2405/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.

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 remove an existing garage and construct a new dwelling in the northern part of the gardens.
- 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 One tree, Cypress T3 will be removed to accommodate the new dwelling. It is a generally poor specimen and due to its condition is likely to be removed within a very few years in any case.
- 7.2 Hazel T2 grows near the boundary line in an adjacent garden. Its canopy will be pruned back to the boundary to facilitate the works. It will undoubtedly quickly grow back.
- 7.3 Access into the property will via an existing access on Sunray Avenue and new services are easily connected directly to Sunray Avenue; no other trees will be affected by the works.
- 7.4 Beech T5 and other trees in the southern part of the garden will be protected from the works by protective fencing during the period of demolition and construction.
- 7.5 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**

Cypress T3 will be removed and its stump ground out. Hazel T2 will be cut back as close to the boundary line as necessary. All tree works will comply with BS3998:2010 Tree Work Recommendations.

### 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 3126/2405/TPP and will be erected before any demolition 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 directly on to Sunray Avenue. 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 general quality of trees on the property and low risk of damage, no further input from the project arboriculturist is deemed necessary.

8<sup>th</sup> May 2024  
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>Young</u> tree in first third of its life expectancy <u>Middle</u> age tree <u>Mature</u> trees <u>Over Mature</u> <u>Veteran</u>
Category grading:	<b>A/B/C/U</b> – 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.

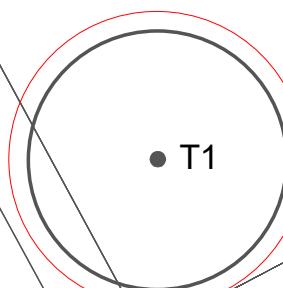
Tree No.	Species	Height (m)	Stem Dia.(mm)	Crown Radius (m)				Crown Ht. (m)	Age Class	Remaining Contribution	Structural and Physiological Condition	Preliminary Management Recommendations	Retention Category
				N	E	S	W						
T1	Purple Leaf Plum	4	Est 385			3.5	3.5	2	Mat	20-40	Normal. Growing in adjacent garden	None	C1
T2	Hazel	5	240	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	Beech	8.5	565	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
Forestry Commission Information Notes	
Phytophthora Pathogens of Trees: Their Rising Profile in Europe	FCIN030 1999
Forests, Carbon and Climate Change: the UK Contribution	FCIN048 2003
Forestry Commission Bulletin Climate Change: Impact on UK Forests	FCBU125 2002
Essential Soil Science	2003 Ashman, M.R. & Puri, G.
Visual Amenity Valuation of Trees and Woodlands	2003 Helliwell, D.R.
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.
Habitat Management for Invertebrates	2001 Kirby, P.
Dead Wood Matters: The Ecology and Conservation of Saproxylic Invertebrates in Britain	1992 Kirby, K.J. & Drake, C.M.
Physiology of Woody Plants	1979 Kramer, P.J. & Kozlowski, T.T.
Hazards from Trees: A General Guide	2000 Lonsdale, D.
Principles of Tree Hazard Assessment and Management	2001 Lonsdale, D.
The Body Language of Trees	2003 Mattheck, C. & Breloer, H
Trees of Britain and Northern Europe	1978 Mitchell, A.
Fungal Strategies of Wood Decay in Trees	2004 Schwarze, F., Engels, J, Mattheck, C.
Modern Arboriculture	2003 Shigo, A.L.
Diagnosis of Ill-Health in Trees	2000 Strouts, R.G. & Winter, T.G.
Soil Types: A Field Identification Guide	1989 Trudgill, S.
Manual of Wood Decays in Trees	2003 Weber, K. & Mattheck, C.
Reducing Infrastructure Damage by Tree Roots	2003 Costello L.R. & Jones K.S.

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.

Sunray Avenue



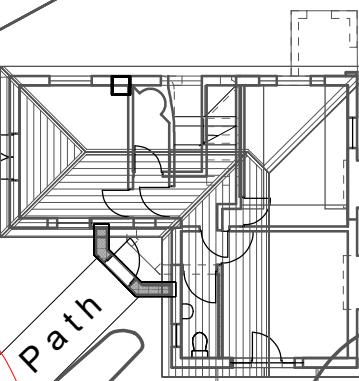
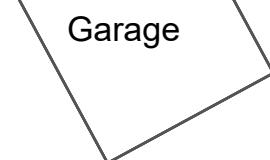
T1

Driveway

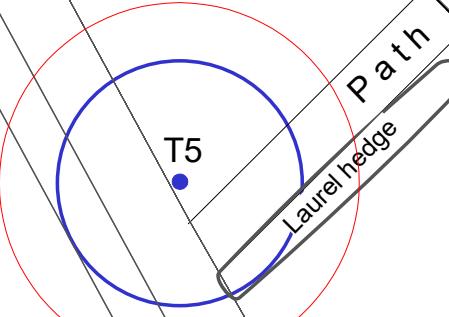


Bramble, Ivy,  
Jasmine, Hazel

T3

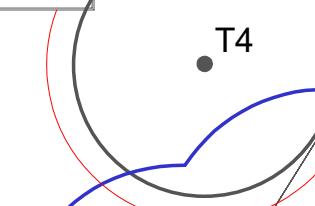


Path



T5

Laurel hedge



T4

- 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

A4

CAGE CODE

TP 3126/2405/TCP

DWG NO

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IREV

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SCALE

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8th May 2024

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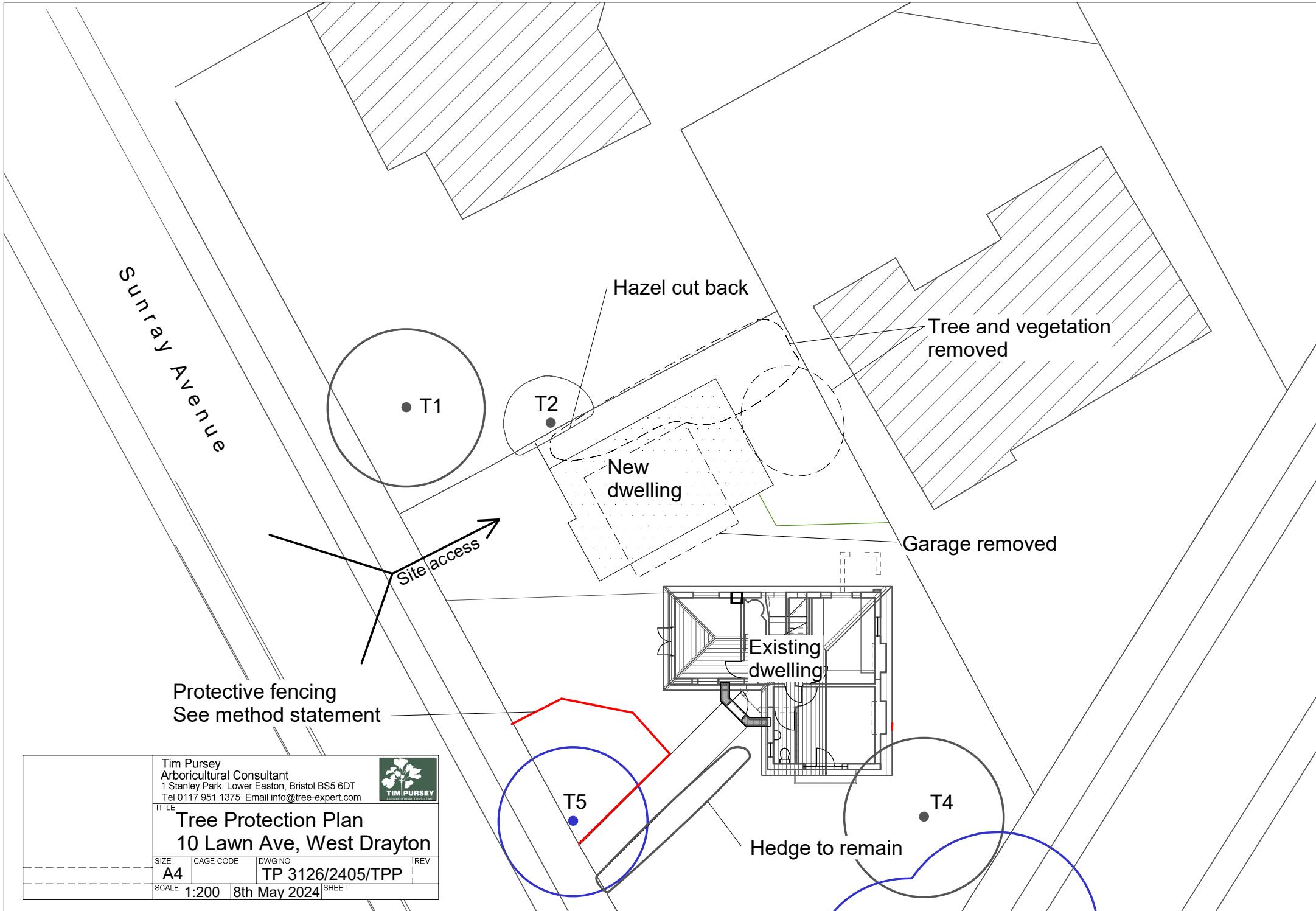
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**TITLE**

## Tree Protection Plan 10 Lawn Ave, West Drayton

## SIZE

A4 TP 3126/2405/TPP  
SCALE 1:200 8th May 2024 SHEET