July 2025
CBA11915 v1A

Columbia Threadneedle Investments

ARBORICULTURAL IMPLICATIONS ASSESSMENT

Site:
Hyde Park
Hayes
UB3 4AZ

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The Complete Arboricultural Consultancy

ARBORICULTURAL IMPLICATIONS ASSESSMENT

Applicant:	Columbia Threadneedle Investments
Site:	Hyde Park, Hayes, UB3 4AZ
Arboricultural Consultant:	Stefan Rose *BSc (Hons), Tech Cert ArborA, TechArbor.A*
Date:	July 2025

1.0 INTRODUCTION

1.1 This Arboricultural Implications Assessment (AIA) is for Outline planning permission (with all matters reserved excluding access) for demolition of existing buildings (above basement level) and delivery of residential development (Class C3), flexible residential / commercial floorspace, new public realm, landscaping, play space, car parking, cycle parking and associated works at Hyde Park, Hayes, UB3 4AZ.

1.2 The proposal is based on drawings provided by the client and that the assessment of the existing tree stock is based on a tree survey that has been carried out by CBA Trees.

- P25-00146-MET-EXT-XX-TOP-M2-G-1-2d topographical survey
- A12440-TPB-ZZ-B01-DR-A-041001
- A12440-TPB-ZZ-L00-DR-A-041001
- A12440-TPB-ZZ-L01-DR-A-041001
- A12440-TPB-ZZ-L02-DR-A-041001
- A12440-TPB-ZZ-L03-DR-A-041001
- A12440-TPB-ZZ-L04-DR-A-041001
- A12440-TPB-ZZ-L04-DR-A-041001
- A12440-TPB-ZZ-L05-DR-A-041001
- A12440-TPB-ZZ-L06-DR-A-041001
- A12440-TPB-ZZ-L07-DR-A-041001
- A12440-TPB-ZZ-L08-DR-A-041001
- A12440-TPB-ZZ-L09-DR-A-041001
- A12440-TPB-ZZ-L10-DR-A-041001
- A12440-TPB-ZZ-R01-DR-A-041001
- A12440-TPB-ZZ-XXX-DR-A-041001
- A12440-TPB-ZZ-ZZZ-DR-A-041001-S2-PO2
- A12440-TPB-ZZ-L00-DR-A-041001-S2-P04
- A12440-TPB-ZZ-L01-DR-A-041001-S2-P04

- A12440-TPB-ZZ-R01-DR-A-041001-S2-P04
- A12440-TPB-ZZ-ZZZ-DR-A-041002-S2-PO2
- A12440-TPB-ZZ-ZZZ-DR-A-041003-S2-PO2
- A12440-TPB-ZZ-ZZZ-DR-A-041004-S2-PO2
- A12440-TPB-ZZ-ZZZ-DR-A-041005-S2-PO2
- A12440-TPB-ZZ-ZZZ-DR-A-041006-S2-PO2
- A12440-TPB-ZZ-ZZZ-DR-A-041007-S2-PO2

1.3 The above topographical plan has been the basis of the tree survey and tree survey plan which has then been overlaid with the proposed plan (A12440-TPB-ZZ-L00-DR-A-041006 S2 P04 and A12440-TPB-ZZ-L00-DR-A-041001 S2 P04) to produce an arboricultural implications plan (CBA11915.02 TIP (Tree Impact Plan)).

1.4 This AIA will highlight areas of conflict of the proposed development with existing trees and groups and indicates which can be retained, those that will need to be removed (where necessary) and ways to mitigate the impact on existing trees to acceptable levels so not to be detrimental on their long-term health.

1.5 **Note:** Mitigating build techniques for working methodologies, etc. that are detailed within this assessment to provide potential solutions to allow for tree retention will need to be designed and incorporated into the full application details to allow, where possible, trees to be retained. Any non-compliance with the advised mitigation and protection measures is likely to lead to the loss of trees.

2.0 SCOPE AND PURPOSE OF REPORT

2.1 The report considers potential mitigation measures relating to trees and their impact upon the existing tree stock and also provides possible solutions to implications where potentially possible, to ensure the safe and healthy retention of any trees which are considered to be worthy of retention should the proposals be put forward for full planning permission.

2.2 This AIA only considers the implications of the works which are illustrated on the drawings detailed above. If any changes to the proposed layout occur, then further advice relating to arboricultural matters should be sought. Hard and soft landscaping proposals and methods of site works can also impact on trees, and these will need further assessment.

2.3 A CAVAT (Capital Asset Value for Amenity Trees) assessment has not been completed for this project as all trees are privately owned. CAVAT can be used as a method for managing trees as public assets rather than liabilities and provides a financial figure to a single tree to aid in the decision-making process of managing tree stock. As the trees are privately owned, it is our view that a CAVAT assessment is not required at this time.

3.0 THE SITE

3.1 The site (2.47 ha) lies to the north of the M4 and to the south of the Elizabeth line in an area of residential and commercial properties.

3.2 The existing site use is for Offices (Use Class E).

3.3 The area consists of four office buildings with associated road access points, parking (some at basement level), hard and soft landscaping with trees planted around the perimeter of the site. The majority of these trees would appear to have been planted as part of the original landscaping of the current site with some appearing to be more recently planted.

3.4 The quality of trees varies from low C grade to high A grade. Many trees have either been crown reduced or heavily reduced to form the start of a pollarding process. It is thought that the majority of trees were planted as part of the original soft landscape planting of the existing site layout

3.5 Some of the trees provide good visual separation around the perimeter of the site.

3.6 There are two groups of trees that are planted within landscape planters and will have a limited useful life expectancy due to the restrictions on root growth; there is a further group of trees planted within an office building courtyard with negligible amenity value given the enclosed space this group grows in.

4.0 DEFINITION OF ROOT PROTECTION AREA (RPA)

4.1 The RPA of a tree is defined in BS5837:2012 as a "*layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority".* This is calculated as an area based on the stem diameter of the tree. It is usually considered to be a circular shape centred on the trunk of the tree, unless an arboriculturist considers site factors may have affected this.

4.2 For this site, the trees and groups all grow close to built form whether this be footpaths, roads, basements, car parking or buildings that may impact on the theoretical root protection areas. Where trees are growing in soft landscaping verges and theoretical rooting areas overlap built form, the actual rooting spread is more likely to be oval where root growth has adapted to its surroundings and adapt to grow in the soft ground where water, nutrients and gaseous exchange is more readily available.

5.0 TREE PRESERVATION ORDER STATUS

5.1 The interactive mapping facility on the London Borough of Hillingdon (LBH) website indicates that there are no Tree Preservation Orders on site and the site is not within a Conservation Area at the time of the enquiry.

5.2 It is advised that, if it is intended to carry out works to any of the trees prior to the granting of Full Planning Consent and Discharge of Planning Conditions (that contains details of specific tree works) checks should be made with The London Borough of Hillingdon to ascertain the legal protection status of trees prior to works commencing as online mapping information may not be fully up to date at the time the check was made and legal protection to the trees could have been served after the compiling of this report.

6.0 TREE ASSESSMENT

6.1 CBA Trees undertook a tree survey in accordance with BS5837:2012 on 24th April 2025. The tree survey exercise identified 47 (forty-seven) individual trees and 9 (nine) groups of trees containing 46 (forty-six) noted trees; the Tree Survey Schedule and Tree Survey Plan (CBA11915.01 TSP) are appended at CB1.

6.2 ***Tree Categorisation Method***

Category U = Trees in such a condition that any value would be lost within 10 years or should be removed for reasons of sound arboricultural management. There were no trees categorised as 'U' grade at the time of surveying.

NOTE: "Category U trees are those in such a condition they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years."

Category A = Trees of high quality and value: in such a condition as to make a substantial contribution, (40 years or more is recommended). There were 2 (two) individual trees categorised as 'A' grade at the time of surveying:

Individual Trees: 8 and 12

Category B = Trees of moderate quality and value, capable of making a significant contribution for more than 20 years. There were 34 (thirty) individual trees, 4 (four) groups of trees and 29 (twenty nine) noted trees within groups categorised as 'B' grade at the time of surveying:

- **Individual Trees:** 5, 6, 7, 9, 10, 13-22 and 29-47
- **Groups:** Grp 3, Grp 7, Grp 8 and Grp 9
- **Noted trees in Groups:** G3.1-G3.7, G7.1-G7.13, G8.1-G8.5 and G8.1-G9.4

Category C = Trees of low quality and value which might remain for a minimum of 10 years or young trees with stems of less than 150mm diameter. There were 11 (eleven) individual trees, 4 (four) groups of trees and 17 (seventeen) noted trees

within groups categorised as ‘C’ grade at the time of surveying:

- **Individual Trees:** 1-4, 11 and 23-28
- **Groups:** Grp 2, Grp 4, Grp 5 and Grp 6
- **Noted trees in Groups:** G6.1-G6.17

NOTE: “Trees under these categories are trees that should be a material consideration in the development process; the subcategories are intended to reflect arboricultural, landscape and cultural values respectively.”

6.3 For more details of the existing tree stock, refer to the Tree Survey Schedule (appended at CB1).

7.0 ARBORICULTURAL IMPLICATIONS ASSESSMENT

7.1 The following summary of implications relates to trees which will require mitigation measures or protection measures to allow for construction operations to be carried out on site to minimise the impact on trees and groups to be retained, utilising the information made available to CBA Trees at the time of compiling this assessment.

7.2 As part of the assessment, dimensions have been scaled from the proposed drawings (reference A12440-TPB-ZZ-L00-DR-A-041006 S2 P04 and A12440-TPB-ZZ-L00-DR-A-041001 S2 P04) modified to include the relevant tree survey data.

7.3 The proposed tree removal has been determined by the project architects. In the event that there is a requirement to remove further trees, beyond what is set out in this report, we suggest this is agreed at Reserved Matters stage through subsequent Arboricultural reporting.

7.4 Further detailed discussions and design proposals will be required to better understand the proposals and the potential impact on trees to determine whether any construction mitigation measures are practical and/or achievable that may enable tree retention as part of the reserved matters.

7.5 Damage to trees can come from a lack of onsite awareness and the need to protect not just the physical tree (direct damage) but the surrounding area i.e. the roots in the ground and the environment in which the trees grow (indirect damage) during the demolition and construction phases of the works.

7.6 Damage to the trees (both direct and indirect) may occur from site set up; demolition works where consideration to the trees and their immediate environment is not given sufficient and appropriate attention during the tender process and therefore not correctly protecting and working around the trees during the site works. Works to demolish buildings has the potential to impact on Trees 4, 5, 6, 7, 14, 15, 16 plus Groups 6, 7, 8 and 9. Removal of hardstanding has the potential to impact on all trees and groups across the site.

7.7 Damage can also occur to the trees in the form of direct damage from ground works such as drainage, services or foundations where roots are cut, ripped, snapped or shattered or alternatively where the trunks/branches are struck by plant machine movements or snapped by contractors where they are working close to trees.

7.8 Trees can also be damaged through indirect causes such as through compaction of the soft ground through material storage or contractors crossing rooting areas where soft ground is present or exposed from the moving of plant machinery as well as through phototoxic damage from mixing of materials damaging and compromising the tree's roots and rooting environment. This is easily avoided by establishing and maintaining tree protection measures at the start of site enabling works until completion of the project.

7.9 The plans provided by the project architects indicate that the following trees and groups will be removed as part of the proposals:

Trees: 1, 23, 24, 25, 26, 29, 30, 31, 32, 33, 34, 41 and 42
Groups: 3 and 4
Noted trees in groups: G6.5, G6.7, G6.10, G6.13, G6.16, G7.4, G7.5, G7.6, G7.7, G7.8. G7.11, G7.12, G7.13, G8.4 and G8.5

In addition, Groups 1, 2 and 5 will need to be removed as they are under the footprint of the development proposals.

7.10 The plans provided by the project architects indicate that the following trees and groups are to be retained, however they are potentially impacted upon from demolition and construction works as well as hard landscaping, subject to detailed site works methodologies and further detailed design of proposed hard surfacing, site levels etc. will be detailed as part of the reserved matters. There is a risk that due to the potential extent of the loss of roots; the extent of pruning; or proximity of the proposal to the tree; making it unsustainable either through demolition/ construction works or in the longer-term post development:

Trees: 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 22, 27, 28, 35, 36, 37, 38, 39, 40, 43, 44, 45, 46, 47
Group 6 (G6.1-G6.4, G6.6, G6.8, G6.9, G6.11, G6.13, G6.14, G6.15, G6.17)
Group 7 (G7.1, G7.2, G7.3, G7.9, G7.10)
Group 8 (G8.1-8.3
Group 9 (G9.1-G9.4)

7.11 Trees that could be retained and protected within minimal impact subject to detailed design:

Trees 3, 17, 18, 19, 20 and 21

7.12 Trees that will likely require pruning to provide working space during the demolition/construction phases or for longer term separation from the proposed development and tree canopies post development:

Trees 6, 7, 14, 15, 16, 22, 35, 36, 37, 38, 39, 43, 44, 45, 46 and 47
Group 6 (G6.1-G6.4, G6.6, G6.8, G6.9, G6.11, G6.13, G6.14, G6.15, G6.17)
Group 7 (G7.1, G7.2, G7.3, G7.9, G7.10)
Group 9 (G9.1-G9.4)

8.0 TREE WORKS

8.1 A specific tree works schedule (secured through appropriate planning conditions in a full detailed planning application) will be required as part of the reserved matters that details trees to be removed and the extent of pruning as appropriate and where required.

8.2 Pruning should seek to follow current best practice where possible.

9.0 TREE PROTECTION MEASURES

9.1 *Reasons for Tree Protection*

The correct and timely installation and maintenance of tree protection measures is the most important action necessary to ensure retained trees, groups, woodlands and hedgerows on and adjacent to the site, remain unaffected by development operations. Exclusion of construction activity from the outset of site preparation will ensure those trees identified for retention are maintained in a safe and healthy condition.

Although aerial parts of the tree, trunk, branches and twigs are obvious, extensive and irreparable damage can be caused to the roots and rooting environment without any immediately noticeable effect. Severance of large roots in close proximity to the stem can result in the immediate loss of stability and/or rapid death whilst damage to more distal parts of the root system or rooting environment will result in a slow decline in tree health over a period of several years, resulting in premature loss.

9.2 *Damage to Trunks Stems and Branches*

Impact damage to the crown of the tree can result in the loss of leaves which produce starch and sugars (carbohydrates) and a reduction in the visual amenity which established trees provide. These carbohydrates are necessary for maintaining all biological functions within the tree, including growth, reproduction and defence. Extensive crown damage will reduce the tree's ability to produce carbohydrates and increase physiological stress on the tree.

The bark protects the underlying vascular tissue and cells responsible for growth from drying, disease and decay. Bark is loosely attached to the underlying tissue and can be easily damaged or removed through direct contact. It is particularly susceptible to damage when trees are young or in early spring following the onset of growth.

Impact damage which removes bark, results in dysfunction of the underlying vascular tissue preventing transport of water, mineral nutrients and carbohydrates to parts of the tree to which they are connected. If damage to the bark extends around the whole circumference, the root, branch or trunk the section beyond the damage will be killed.

Branches which are either broken or are torn from the trunk of the tree, create wounds which are prone to colonization by wood destroying organisms. These organisms cause internal decay, which result in future tree failure and premature loss.

9.3 *Purpose of Tree Protection*

All site operations will be planned, implemented and supervised so as to prevent the following:

- Root severance
- Damage to the bark, branches and trunks
- Compaction of the soil within the Construction Exclusion Zone
- Alterations in soil level
- Soil contamination by phytotoxic materials such as herbicides, petrol, oils, diesel, cement and concrete washings or other construction additives

9.4 Tree protection will need to be designed and set up on site as recommended by British Standard 5837:2012 – *"Trees in Relation to Design, Demolition and Construction - Recommendations"* and in consultation/informed by and/ or informing the Construction Management Plan. The tree protection will be fit for purpose and appropriate for the tasks being completed on site.

9.5 Tree protection measures will be secured through appropriate planning conditions as part of a full detailed planning application.

10.0 SERVICES, UTILITIES AND DRAINAGE

10.1 As mentioned in section 7.6 above, where new services, drainage and utilities are to be removed or installed, these will need to be designed and located to be outside of retained rooting areas and allow for working space to install the new service, drainage and/or utility without impacting on trees. Details on these have not been provided at this time and would ordinarily form part of the detailed design stage of a full application or to meet planning condition requirements.

10.2 A specific arboricultural method statement (secured through appropriate planning conditions) will be required where underground services, drainage and/or utilities are proposed in close proximity to trees, that will follow the principle of avoiding root protection areas in position and working space. Arboricultural site supervision will be required and working methodologies adopted to reduce the impact to the tree's rooting system and rooting environment. This may be through the use trenchless techniques to install pipe

work beneath the tree's rooting areas or through the adoption of hand dug open trenches.

10.3 These method statements may require the use of handheld tool/compressed air excavation, trenchless installation of pipe work to reduce and minimise the impact on tree roots.

11.0 HARD SURFACING

11.1 A specific arboricultural method statement (secured through appropriate planning conditions) will be required where hard surfacing is either removed, replaced or new hard surfacing is detailed that is in close proximity to all retained trees. Arboricultural site supervision will be required and the design of the hard surfacing (both in foundation and surface) and working methodologies adopted to reduce the impact to the tree's rooting system and rooting environment.

11.2 These method statements may require the use of handheld tool/compressed air excavation, trenchless installation of pipe work to reduce and minimise the impact on tree roots.

12.0 SOFT LANDSCAPING MITIGATION AND SITE WORKS

12.1 The Illustrative masterplan indicates that trees will be planted as part of the proposals; full details of soft landscaping will be submitted as part of the reserved matters.

13.0 CONCLUSION

13.1 The proposals for outline planning permission (with all matters reserved excluding access) for demolition of existing buildings (above basement level) and delivery of residential development (Class C3), flexible residential / commercial floorspace, new public realm, landscaping, play space, car parking, cycle parking and associated works at Hyde Park, Hayes, UB3 4AZ have been assessed by a qualified and experienced arboricultural consultant in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations.

13.2 The outline planning application proposes the removal of 12 (twelve) individual trees, 15 (fifteen) noted trees 5 (five) small groups of trees.

13.3 There is the opportunity for damage to occur to trees during the demolition and construction phases of the site following planning consent and methods of work and tree protection measures can reduce the risk of damage to trees if implemented in the correct and timely fashion and maintained throughout the site works. To avoid damage occurring to trees during the development of the site, we advise tree protection measures and working methodologies to work carefully around trees are employed which can be imposed via appropriate planning conditions.

13.4 Through the use of appropriate planning conditions, detailed method statements and tree protection plans for each phase of works can be provided to ensure trees are at the forefront of the site works and the tree protection measures are correctly implemented and maintained through the development works.

Appendices

CB1 Tree Survey Schedule and Tree Survey Plan (CBA11915.01 TSP)
CB2 Root Protection Area Schedule
CB3 Tree Impact Plan (CBA11915.02 TIP)
CB4 Qualifications and Experience


CB1

The Professional Arboricultural Consultancy

TREE SURVEY NOTES

This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.

- Each tree has been numbered and, where instructed, for future identification on site, has been tagged using small durable metal or plastic tags.
- Due to variations of existing ground levels through the site, height dimensions are estimated and are given in metres. Accurate heights, measured with the aid of optical instruments can be provided where instructed.
- Trunk/stem diameters are measured in mm at 1.5 metres above ground level, using a standard measuring tape as defined by British Standards, unless otherwise stated.
- Estimated branch spread is taken in metres from the centre of the trunk, at the four cardinal points of a compass, to achieve an accurate representation of the crown shape which will be recorded on the tree survey plan.
- An assessment of a tree's age classification is made in terms of its maturity within the site's landscape and defined as:

  Y = young trees
  SM = semi-mature trees
  EM = early mature trees
  M = mature trees
  OM = over-mature trees

- An assessment of a tree's physiological condition is defined as:

  Good = fully functioning biological system showing average vitality i.e. normal bud growth, leaf size, crown density and wound closure
  Fair = fully functioning biological system showing below average vitality i.e. reduced bud growth, smaller leaf size, lower crown density and reduced wound closure
  Poor = a biological system with limited functionality showing significantly below average vitality i.e. limited bud growth, small and chlorotic leaves, low crown density and limited wound closure
  Dead = dead

- An assessment of a tree's structural condition is defined as:

  Good = no significant structural defects
  Fair = structural defects which could be alleviated through remedial tree surgery or management practices
  Poor = structural defects which cannot be alleviated through tree surgery or management practices
  Dead = dead

- An assessment of a tree's future life expectancy is defined as: **<10, 10+, 20+ or 40+ years.**

Categorisation of Trees

The category for each tree is assessed using the recommendations of BS5837:2012. The assessment has not considered any site-specific development proposals, but will have considered any changes on or off-site which may have an effect on the conditions surrounding the surveyed trees.

The trees have been classified into one of the following categories (and one or more sub-categories [this will however not increase the value of the tree]) and are indicated on the associated drawings by colours as indicated.

Category U				Identification colour on plan
Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality			**DARK RED**
Category A	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands, of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	**LIGHT GREEN**
Category B	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are down-graded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation value or other cultural value	**MID BLUE**
Category C	1 – Mainly arboricultural values	2 – Mainly landscape values	3 – Mainly cultural values	Identification colour on plan
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	**GREY**

Clients are advised that Tree Surveys are a basic data collection exercise and record of tree condition at the time of survey. This will identify any visible signs of ill-health or major defects, advising a further detailed investigation where appropriate. This will most often take the form of a request for either "*full ground level inspection"* or "*climbing inspection required".* There may also be a further reference to the need for "*decay detection equipment"* to aid diagnosis. A tree survey does not include a comprehensive schedule or specification of remedial tree works, but may contain a guide to the work which might be undertaken by a prudent tree owner, purely for reasons of health and safety.

A Tree Survey should not be confused with a Tree Inspection or Arboricultural Implication Assessment, which are totally separate exercises.

TREE SURVEY REPORT (BS5837:2012)

Site:	Hyde Park Hayes
Date:	24th April 2025
Consultant:	Stefan Rose *BSc (Hons), TechCert (Arbor.A), TechArbor.A*
Tagged:	No

Notes:

1. It may be advised that some trees should have the ivy removed to enable a re-survey to be carried out. This would also alleviate the tree from becoming suppressed; carrying additional weight that increases the chance of windthrow due to a larger dense crown area; and only receiving restricted light. Unless otherwise stated, in order to prevent regrowth, it is only necessary to remove a 300mm section of ivy and clear around the base.
2. It may be advised that it was only possible to estimate the diameter of some trees because of ivy smothering, dense vegetation, or trees located off-site with no access.
3. The estimated remaining contribution in years, and the tree grading category have been calculated for the current situation and may alter where further investigation works are advised.
4. Some trees or groups may have been given an interim grade. The reason for the interim grading is addressed in the timescales given as this may have a bearing on health and safety and/or any development proposals.
5. Tree Groups have been assessed with estimated and representative data.
6. This is not a Tree Works Schedule. Any preliminary management recommendations are listed in the interests of health and safety and should be carried out by a prudent tree owner.
7. Any management recommendations are suggested for reasons of health and safety only, regardless of development proposals at this stage. However, the defects requiring remedial tree surgery are by their very nature potential wildlife habitats, including protected species which needs consideration prior to any tree surgery works commencing.
8. The data collected and any advice provided within this report is supplied in the interests of sound arboricultural management. Trees are a living dynamic organism that can be affected by external conditions (high winds, storms, snow, heavy rain or drought) and may occasionally fail without warning. It is therefore not possible to state with any certainty that any tree or group of trees is completely safe. The condition of a tree or group of trees can change rapidly as a result of external factors; we would advise that the occupier/ owners inspect the trees at least every 12 months or following periods of extreme weather and where concerns are raised relating to tree health that would be considered beyond the knowledge of a layperson, further arboricultural advice should be sought.

TREE PRESERVATION ORDER / CONSERVATION AREA STATUS:

The interactive mapping facility on the London Borough of Hillingdon website indicates that the trees are not protected by a Tree Preservation Order and the site is not located within a Conservation Area. As online information is provided for guidance it is advised to seek written confirmation prior to undertaking any tree work.

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
1	Silver Birch *Betula pendula*	9	S	130	1.0	1.5	1.0	1.5	2.5	2.0	2.0	2.0	SM	Good	Fair Developing tree	No works required at time of survey	40+	C1+2
2	Silver Birch *Betula pendula*	9	MS<5	180	2.0	2.0	3.0	2.5	2.0	2.0	1.5	2.0	SM	Good	Fair Multi-stemmed at ground level Growing with T3 Crown shape distorted due to group pressure Minor deadwood in crown Low hanging branches Developing tree	No works required at time of survey	40+	C1+2
3	Silver Birch *Betula pendula*	11	MS<5	220	3.0	3.0	2.5	3.0	2.0	2.0	2.0	2.0	SM	Good	Fair Trifurcated at ground level Growing with T2 Crown shape distorted due to group pressure Minor deadwood in crown Low hanging branches Developing tree	No works required at time of survey	40+	C1+2
4	Paper Birch *Betula papyrifera*	6	MS<5	170	3.0	2.0	2.0	2.0	2.0	2.5	2.5	2.0	SM	Good	Fair Trifurcated at ground level Developing tree Old pruning wounds on trunk	No works required at time of survey	40+	C1+2
5	Paper Birch *Betula papyrifera*	7	S	160	3.0	2.5	3.0	3.0	3.0	3.0	3.0	3.0	SM	Good	Fair Trifurcated at 2.5m above ground level Developing tree Minor deadwood in crown	No works required at time of survey	20+	B1+2
6	Purple Leaf Norway Maple *Acer platanoides 'Crimson King'*	11	S	330	4.0	3.0	3.0	3.0	2.5	3.0	3.0	2.5	SM	Good	Fair Multi-stemmed at 3m above ground level Old pruning wounds on trunk and in crown Previously crown reduced	No works required at time of survey	20+	B1+2
7	Purple Leaf Norway Maple *Acer platanoides 'Crimson King'*	11	S	290	3.0	3.0	3.0	3.5	3.0	2.5	2.5	2.5	SM	Good	Fair Previously crown reduced Old pruning wounds on trunk and in crown	No works required at time of survey	20+	B1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
8	Common Whitebeam *Sorbus aria*	6	S	150	2.0	1.5	1.5	1.5	2.5	2.5	2.5	2.5	SM	Good	Good Developing tree Old pruning wounds in crown Car park tree	No works required at time of survey	40+	A1+2
9	Common Whitebeam *Sorbus aria*	6	S	150	1.5	1.5	1.5	1.5	2.5	2.5	2.5	2.5	SM	Good	Good Developing tree Old pruning wounds in crown Bark wound on east side of trunk at 3.5m above ground level Car park tree	No works required at time of survey	20+	B1+2
10	Armstrong Maple *Acer x freemanii 'Armstrong'*	10	S	150	1.5	1.0	1.0	2.0	3.0	3.0	3.0	3.0	SM	Good	Good Watering bag around base of trunk Developing tree Car park tree	No works required at time of survey	40+	B1+2
11	Armstrong Maple *Acer x freemanii 'Armstrong'*	10	S	140	1.0	1.0	1.0	1.0	3.0	3.0	3.0	3.0	SM	Good	Good Watering bag around base of trunk Developing tree Car park tree	No works required at time of survey	40+	C1+2
12	Dawyck Beech *Fagus sylvatica'Dawyck'*	11	S	200	2.0	1.0	1.5	2.0	0.5	0.5	0.5	0.5	SM	Good	Good Low branching habit Growing between parking and footpath/road	No works required at time of survey	40+	A1+2
13	Silver Birch *Betula pendula*	12	S	510	3.5	3.5	5.0	4.0	2.5	2.5	2.5	2.5	M	Good	Fair Footpath and road to east Old pruning wounds on trunk and in crown Epicormics on trunk and in crown Previously crown reduced Minor deadwood in crown	No works required at time of survey	20+	B1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
14	London Plane *Platanus x hispanica*	13	S	310	5.0	5.0	5.0	4.0	2.0	2.0	2.5	2.0	SM	Good	Fair Previously pollarded with regrowth formed Old pruning wounds on trunk and in crown Roots lifting block paving footpath Part of linear group	Repollard	20+	B1+2
15	London Plane *Platanus x hispanica*	11	S	290	3.5	3.0	4.5	3.5	3.0	2.0	3.5	3.0	SM	Good	Fair Previously pollarded with regrowth fromed Soft landscaping waste stored at base limits basal survey Part of linear group	Repollard Remove garden waste	20+	B1+2
16	London Plane *Platanus x hispanica*	13	S	310	4.0	3.5	3.5	4.0	3.0	3.5	3.0	3.0	SM	Good	Fair Previously pollarded with regrowth fromed Soft landscaping waste stored at base limits basal survey Part of linear group	Repollard Remove garden waste	20+	B1+2
17	Small Leaved Lime *Tilia cordata*	6	S	230	1.0	1.0	1.0	1.0	3.5	3.5	3.5	3.5	SM	Fair	Fair Previously crown reduced with regrowth beginning to form Old pruning wounds on trunk and in crown Tight forks with included bark	No works required at time of survey	20+	B1+2
18	Small Leaved Lime *Tilia cordata*	5	S	200	1.0	1.0	1.0	1.0	3.5	3.5	3.5	3.5	SM	Fair	Fair Previously crown reduced with regrowth beginning to form Old pruning wounds on trunk and in crown Tight forks with included bark Active bird nest in fork at 3m above ground level	No works required at time of survey	20+	B1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
19	Small Leaved Lime *Tilia cordata*	6	S	190	3.0	3.5	3.5	2.5	2.0	2.0	2.0	2.0	SM	Good	Fair Low hanging branches Tight forks with included bark Part of linear group	No works required at time of survey	20+	B1+2
20	Small Leaved Lime *Tilia cordata*	7	S	210	3.0	3.5	3.5	3.0	2.0	2.0	1.0	1.5	SM	Good	Fair Low hanging branches Bifurcated at 3.5m above ground level Minor deadwood in crown Old pruning wounds on trunk Tight forks with included bark Part of linear group	No works required at time of survey	20+	B1+2
21	Small Leaved Lime *Tilia cordata*	7	S	220	4.0	4.0	3.5	3.5	2.0	2.0	2.0	2.0	SM	Good	Fair Low hanging branches Bifurcated at 3.5m above ground level Old pruning wounds on trunk Tight forks with included bark Part of linear group	No works required at time of survey	20+	B1+2
22	Small Leaved Lime *Tilia cordata*	8	S	250	3.0	4.0	4.5	4.5	2.0	2.0	2.0	2.0	SM	Good	Fair Low hanging branches Bifurcated at 4m above ground level Bird nest in fork at 4.5m above ground level Tight forks with included bark Part of linear group	No works required at time of survey	20+	B1+2
23	Silver Maple *Acer saccharinum*	5	S	420	2.5	1.0	1.5	1.0	2.0	2.0	2.0	2.0	SM	Fair	Fair Previously pollarded with no regrowth at time of survey Decay present in some wounds	No works required at time of survey	10+	C1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
24	Silver Maple *Acer saccharinum*	4	S	340	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	SM	Fair	Fair Previously pollarded with no regrowth at time of survey	No works required at time of survey	10+	C1+2
25	Silver Maple *Acer saccharinum*	6	S	530	1.5	0.5	1.0	1.0	2.0	2.0	2.0	2.0	EM	Fair	Fair Previously pollarded Small regrowth developing at time of survey north west side of trunk from 0.5-1.3m above ground level	No works required at time of survey	10+	C1+2
26	Purple Leaf Norway Maple *Acer platanoides 'Crimson King'*	4	S	110	1.5	1.0	1.5	1.5	2.0	2.0	2.0	2.0	SM	Fair	Fair Car park tree Central leader removed Bark wound	No works required at time of survey	10+	C1
27	Purple Leaf Norway Maple *Acer platanoides 'Crimson King'*	5	S	160	2.0	2.0	2.0	1.5	2.0	2.0	2.0	2.0	SM	Fair	Fair Car park tree Bark wound on west side of trunk from 0.25-1.9m above ground level Previously crown reduced Old pruning wounds on trunk and in crown	No works required at time of survey	10+	C1
28	Purple Leaf Norway Maple *Acer platanoides 'Crimson King'*	7	S	200	3.0	2.5	3.0	2.5	2.0	1.5	2.0	1.5	SM	Good	Fair Car park tree Previously crown reduced Old pruning wounds on trunk and in crown Bifurcated at 2.5m above ground level	No works required at time of survey	10+	C1+2
29	Small Leaved Lime *Tilia cordata*	6	S	250	3.0	3.0	3.0	3.5	2.0	2.0	2.0	2.0	SM	Good	Fair Previously crown reduced Old pruning wounds on trunk and in crown Part of linear group	No works required at time of survey	20+	B1+2
30	Small Leaved Lime *Tilia cordata*	6	S	250	3.0	2.5	2.5	3.0	2.0	2.0	2.0	2.0	SM	Good	Fair Previously crown reduced Old pruning wounds on trunk and in crown Part of linear group	No works required at time of survey	20+	B1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
31	Small Leaved Lime *Tilia cordata*	5	S	220	3.0	2.5	2.5	3.0	2.0	2.0	2.0	2.0	SM	Good	Fair Previously crown reduced Old pruning wounds on trunk and in crown Part of linear group	No works required at time of survey	20+	B1+2
32	Small Leaved Lime *Tilia cordata*	6	S	200	3.0	2.5	3.0	3.0	2.0	2.0	2.0	2.0	SM	Good	Fair Previously crown reduced Old pruning wounds on trunk and in crown Part of linear group	No works required at time of survey	20+	B1+2
33	Small Leaved Lime *Tilia cordata*	6	S	240	3.5	3.0	3.0	3.5	2.0	2.0	2.0	2.0	SM	Good	Fair Previously crown reduced Old pruning wounds on trunk and in crown Part of linear group	No works required at time of survey	20+	B1+2
34	Small Leaved Lime *Tilia cordata*	6	S	260	3.5	4.0	4.0	4.0	2.0	2.0	2.0	2.0	SM	Good	Fair Previously crown reduced Old pruning wounds on trunk and in crown Part of linear group	No works required at time of survey	20+	B1+2
35	Small Leaved Lime *Tilia cordata*	8	S	250	3.0	3.5	3.5	4.0	2.5	2.5	2.5	2.5	SM	Good	Fair Previously crown reduced Old pruning wounds on trunk and in crown Low hanging branches Part of linear group	No works required at time of survey	20+	B1+2
36	Small Leaved Lime *Tilia cordata*	8	S	230	3.0	4.0	4.0	3.5	1.2	1.2	1.2	1.2	SM	Good	Fair Previously crown reduced Old pruning wounds on trunk and in crown Low hanging branches Bifurcated at 4m above ground level Tight forks with included bark Part of linear group	No works required at time of survey	20+	B1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
37	Small Leaved Lime *Tilia cordata*	8	S	250	3.5	4.5	4.0	3.5	1.0	1.0	1.0	1.0	SM	Good	Fair Previously crown reduced Old pruning wounds on trunk and in crown Low hanging branches Part of linear group	No works required at time of survey	20+	B1+2
38	Small Leaved Lime *Tilia cordata*	8	S	250	4.0	3.5	4.0	4.0	1.2	1.2	1.2	1.2	SM	Good	Fair Previously crown reduced Old pruning wounds on trunk and in crown Low hanging branches Bifurcated at 4.5m above ground level Part of linear group	No works required at time of survey	20+	B1+2
39	Small Leaved Lime *Tilia cordata*	8	S	260	4.0	4.0	5.0	4.0	1.0	1.5	1.0	1.0	SM	Good	Fair Previously crown reduced Old pruning wounds on trunk and in crown Low hanging branches Part of linear group	No works required at time of survey	20+	B1+2
40	Small Leaved Lime *Tilia cordata*	8	S	260	3.0	4.0	4.0	3.0	1.5	1.5	1.5	1.5	SM	Good	Fair Previously crown reduced Old pruning wounds on trunk and in crown Low hanging branches Part of linear group	No works required at time of survey	20+	B1+2
41	Small Leaved Lime *Tilia cordata*	8	S	240	3.5	3.5	3.5	3.0	1.5	1.5	1.5	1.5	SM	Good	Fair Previously crown reduced Old pruning wounds on trunk and in crown Low hanging branches Part of linear group	No works required at time of survey	20+	B1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
42	Small Leaved Lime *Tilia cordata*	8	S	240	3.5	3.0	3.5	3.5	1.5	1.5	2.0	2.0	SM	Good	Fair Previously crown reduced Old pruning wounds on trunk and in crown Low hanging branches Bifurcated at 4.5m above ground level Tight forks with included bark Part of linear group	No works required at time of survey	20+	B1+2
43	Small Leaved Lime *Tilia cordata*	9	S	260	3.5	4.0	3.0	3.0	2.0	2.0	2.0	2.0	SM	Good	Fair Previously crown reduced Old pruning wounds on trunk and in crown Bifurcated at 5m above ground level Minor deadwood in crown Part of linear group	No works required at time of survey	20+	B1+2
44	Small Leaved Lime *Tilia cordata*	7	S	240	4.0	3.0	3.5	3.5	2.0	1.5	2.0	2.0	SM	Good	Fair Previously crown reduced Old pruning wounds on trunk and in crown Low hanging branches Part of linear group	No works required at time of survey	20+	B1+2
45	Small Leaved Lime *Tilia cordata*	9	S	260	3.5	4.0	3.5	3.5	2.0	2.0	2.0	1.5	SM	Good	Fair Previously crown reduced Old pruning wounds on trunk and in crown Low hanging branches Part of linear group	No works required at time of survey	20+	B1+2
46	Small Leaved Lime *Tilia cordata*	9	S	190	3.5	3.0	4.0	3.5	2.0	2.0	2.0	2.0	SM	Good	Fair Previously crown reduced Old pruning wounds on trunk and in crown Low hanging branches Retaining wall to south Part of linear group	No works required at time of survey	20+	B1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
47	Small Leaved Lime *Tilia cordata*	8	S	210	3.0	3.0	3.5	3.0	2.0	2.0	2.0	2.0	SM	Good	Fair Growing between footpath to north and retaining wall to south Previously crown reduced Old pruning wounds on trunk and in crown Crack in retaining wall opposite trunk Bifurcated at 4m above ground level Part of linear group	No works required at time of survey	20+	B1+2
Grp 1	Paper Birch x9	5	MS<5	75	-	-	-	-	-	-	-	-	SM	Fair	Fair Multi-stemmed at ground level Growing in pots Old pruning wounds on trunk	No works required at time of survey	10+	C1+2
Grp 2	Silver Birch x11	5	S	75	-	-	-	-	-	-	-	-	SM	Fair	Fair Court yard trees In decline Old pruning wounds on trunk Previously topped Minor deadwood in crown One dead tree	Remove dead tree	10+	C1+2
Grp 3	Silver Birch x7	12	S	See below	-	-	-	-	-	-	-	-	SM	Good	Fair Linear group growing along edge of soft landscaping area Crown shape distorted due to group pressure Minor deadwood in crown	No works required at time of survey	20+	B1+2
G3.1	Silver Birch	-	S	170	-	-	-	-	-	-	-	-	SM	Good	Good	-	20+	B1+2
G3.2	Silver Birch	-	S	160	-	-	-	-	-	-	-	-	SM	Good	Good	-	20+	B1+2
G3.3	Silver Birch	-	S	160	-	-	-	-	-	-	-	-	SM	Good	Good	-	20+	B1+2
G3.4	Silver Birch	-	S	160	-	-	-	-	-	-	-	-	SM	Good	Good Bark wound on south side of trunk at 1.6m above ground level	-	20+	B1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
G3.5	Silver Birch	-	S	170	-	-	-	-	-	-	-	-	SM	Good	Good	-	20+	B1+2
G3.6	Silver Birch	-	S	160	-	-	-	-	-	-	-	-	SM	Good	Good	-	20+	B1+2
G3.7	Silver Birch	-	S	160	-	-	-	-	-	-	-	-	SM	Good	Good	-	20+	B1+2
Grp 4	Paper Birch x3	4	S	75	-	-	-	-	-	-	-	-	SM	Fair	Fair Multi-stemmed at ground level Growing in pots Minor deadwood in crown	No works required at time of survey	10+	C1+2
Grp 5	Ornamental Apple x2	3	S	75	-	-	-	-	-	-	-	-	SM	Good	Fair Two trees growing as one Crown shape distorted due to group pressure Low hanging branches	No works required at time of survey	20+	C1+2
Grp 6	London Plane x17	8	S	See below	-	-	-	-	-	-	-	-	SM	Fair	Fair Previously pollarded with no regrowth forming at time of survey Old pruning wounds on trunk Forms linear group	No works required at time of survey	20+	C1+2
G6.1	London Plane	6	S	170	-	-	-	-	-	-	-	-	SM	Fair	Fair	-	20+	C1+2
G6.2	London Plane	7	S	210	-	-	-	-	-	-	-	-	SM	Fair	Fair	-	20+	C1+2
G6.3	London Plane	9	S	260	-	-	-	-	-	-	-	-	SM	Fair	Fair	-	20+	C1+2
G6.4	London Plane	10	S	270	-	-	-	-	-	-	-	-	SM	Fair	Fair	-	20+	C1+2
G6.5	London Plane	10	S	290	-	-	-	-	-	-	-	-	SM	Fair	Fair	-	20+	C1+2
G6.6	London Plane	9	S	260	-	-	-	-	-	-	-	-	SM	Fair	Fair	-	20+	C1+2
G6.7	London Plane	10	S	290	-	-	-	-	-	-	-	-	SM	Fair	Fair	-	20+	C1+2
G6.8	London Plane	8	S	220	-	-	-	-	-	-	-	-	SM	Fair	Fair	-	20+	C1+2
G6.9	London Plane	9	S	270	-	-	-	-	-	-	-	-	SM	Fair	Fair	-	20+	C1+2
G6.10	London Plane	8	S	250	-	-	-	-	-	-	-	-	SM	Fair	Fair	-	20+	C1+2
G6.11	London Plane	9	S	220	-	-	-	-	-	-	-	-	SM	Fair	Fair	-	20+	C1+2
G6.12	London Plane	10	S	290	-	-	-	-	-	-	-	-	SM	Fair	Fair	-	20+	C1+2
G6.13	London Plane	10	S	300	-	-	-	-	-	-	-	-	SM	Fair	Fair	-	20+	C1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
G6.14	London Plane	10	S	320	-	-	-	-	-	-	-	-	SM	Fair	Fair	-	20+	C1+2
G6.15	London Plane	8	S	300	-	-	-	-	-	-	-	-	SM	Fair	Fair	-	20+	C1+2
G6.16	London Plane	7	S	240	-	-	-	-	-	-	-	-	SM	Fair	Fair	-	20+	C1+2
G6.17	London Plane	6	S	220	-	-	-	-	-	-	-	-	SM	Fair	Fair	-	20+	C1+2
Grp 7	London Plane x13	13	S	See below	-	-	-	-	-	-	-	-	SM	Good	Fair Previously pollarded with regrowth forming Minor deadwood in crown Crown shape distorted due to group pressure Roots of G7.1 and G7.13 lifting block paving footpath Low hanging branches Old pruning wounds on trunk and in crown	Repollard	20+	B1+2
G7.1	London Plane	13	S	340	-	-	-	-	-	-	-	-	SM	Good	Fair	Repollard	20+	B1+2
G7.2	London Plane	13	S	320	-	-	-	-	-	-	-	-	SM	Good	Fair	Repollard	20+	B1+2
G7.3	London Plane	13	S	230	-	-	-	-	-	-	-	-	SM	Good	Fair	Repollard	20+	B1+2
G7.4	London Plane	13	S	280	-	-	-	-	-	-	-	-	SM	Good	Fair	Repollard	20+	B1+2
G7.5	London Plane	13	S	310	-	-	-	-	-	-	-	-	SM	Good	Fair	Repollard	20+	B1+2
G7.6	London Plane	13	S	250	-	-	-	-	-	-	-	-	SM	Good	Fair	Repollard	20+	B1+2
G7.7	London Plane	12	S	240	-	-	-	-	-	-	-	-	SM	Good	Fair	Repollard	20+	B1+2
G7.8	London Plane	12	S	180	-	-	-	-	-	-	-	-	SM	Good	Fair	Repollard	20+	B1+2
G7.9	London Plane	12	S	240	-	-	-	-	-	-	-	-	SM	Good	Fair	Repollard	20+	B1+2
G7.10	London Plane	13	S	190	-	-	-	-	-	-	-	-	SM	Good	Fair	Repollard	20+	B1+2
G7.11	London Plane	12	S	170	-	-	-	-	-	-	-	-	SM	Good	Fair	Repollard	20+	B1+2
G7.12	London Plane	12	S	Est 170	-	-	-	-	-	-	-	-	SM	Good	Fair	Repollard	20+	B1+2
G7.13	London Plane	13	S	Est 250	-	-	-	-	-	-	-	-	SM	Good	Fair	Repollard	20+	B1+2

Tree No	Species	H't (m)	Single/ Multi-Stemmed (S or MS)	Stem Diam (mm)	Branch Spread (m) N	E	S	W	H't of Crown AGL (m) N	E	S	W	Life Stage	Physio-logical Condition	Structural Condition and General Observations	Preliminary Management Recommendations	Est. Rem. Contrib. (Yrs)	Cat
Grp 8	London Plane x5	9	S	See below	-	-	-	-	-	-	-	-	SM	Good	Fair Forms linear group Old pruning wounds on trunk and in crown Low hanging branches Road to south Car park ramp to north Developing trees	Pollard to bring into line with other London Planes on site	20+	B1+2
G8.1	London Plane	8	S	200	-	-	-	-	-	-	-	-	SM	Good	Fair	Pollard	20+	B1+2
G8.2	London Plane	8	S	190	-	-	-	-	-	-	-	-	SM	Good	Fair	Pollard	20+	B1+2
G8.3	London Plane	9	S	180	-	-	-	-	-	-	-	-	SM	Good	Fair	Pollard	20+	B1+2
G8.4	London Plane	9	S	170	-	-	-	-	-	-	-	-	SM	Good	Fair	Pollard	20+	B1+2
G8.5	London Plane	8	S	170	-	-	-	-	-	-	-	-	SM	Good	Fair	Pollard	20+	B1+2
Grp 9	London Plane x4	9	S	See below	-	-	-	-	-	-	-	-	SM	Good	Fair Forms linear group Road to south Building to north Low hanging branches Developing trees	Pollard to bring into line with other London Planes on site and to clear building	20+	B1+2
G9.1	London Plane	10	S	240	-	-	-	-	-	-	-	-	SM	Good	Fair	Pollard to bring into line with other London Planes on site and to clear building	20+	B1+2
G9.2	London Plane	10	S	230	-	-	-	-	-	-	-	-	SM	Good	Fair	Pollard to bring into line with other London Planes on site and to clear building	20+	B1+2
G9.3	London Plane	8	S	200	-	-	-	-	-	-	-	-	SM	Good	Fair	Pollard to bring into line with other London Planes on site and to clear building	20+	B1+2
G9.4	London Plane	7	S	210	-	-	-	-	-	-	-	-	SM	Good	Fair	Pollard to bring into line with other London Planes on site and to clear building	20+	B1+2

KEY

ROOT PROTECTION AREA (RPA)
CROWN SPREAD
CATEGORY
TREE NUMBER
CATEGORY

CATEGORY A TREES
CATEGORY B TREES
CATEGORY C TREES
CATEGORY U TREES

NOTE: TREEGROUP NUMBERS MARKED WITH AN * HAVE APPROXIMATE LOCATIONS.

JOB TITLE
Hyde Park Hayes

DRAWING TITLE
Tree Survey Plan

CBA DRAWING No.
CBA11915.01 TSP

BASE PLAN DRAWING No.
P25-001-4EAAT-DR-XX-TOP-A42-G-1-Z4
topographical survey

DRAWN SD

SCALE 1:250 at AO

DATE May 2025

JCBA Limited
Chapel House, Arrow Close, Boyatt Wood, SO50 4SY
Tel: 02380 986229

TREE PRESERVATION ORDER / CONSERVATION AREA STATUS:
The interactive mapping facility on the London Borough of Hillingdon website indicates that the trees are not protected by a Tree Preservation Order and the site is not located within a Conservation Area. As online information is provided for guidance it is advised to seek written confirmation prior to undertaking any tree work.

5m 10m

MILLINGTON ROAD
MULTI STOREY CAR PARK
BUILDING 1
BUILDING 2
BUILDING 3
CITY CIRCLE COACH HIRE
AVANTUS AEROSPACE
GEIGER
CAVENHAM COURT
LOADING ONLY
NO ENTRY


CB2

BS5837:2012 TREE ROOT PROTECTION AREA SCHEDULE

Site:	Hyde Park Hayes
Date:	24th April 2025
Consultant:	Stefan Rose *BSc (Hons), TechCert (Arbor.A), TechArbor.A*

Notes:
1. This is an assessment of the Root Protection Area (RPA) required, based on the individual tree data collected and Section 4.6.1 of BS5837:2012.
2. For all single stem trees with a stem diameter greater than 1250mm, and multi-stem trees with a stem diameter greater than 1500mm, the calculated RPA has been capped at 707m2 in accordance with Section 4.6.1 of BS5837.2012.

TREE PRESERVATION ORDER / CONSERVATION AREA STATUS:
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Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
1	Silver Birch Betula pendula	C1+2	S	130	1.6	8
2	Silver Birch Betula pendula	C1+2	MS<5	180	2.2	15
3	Silver Birch Betula pendula	C1+2	MS<5	220	2.6	22
4	Paper Birch Betula papyrifera	C1+2	MS<5	170	2.0	13
5	Paper Birch Betula papyrifera	B1+2	S	160	1.9	12
6	Purple Leaf Norway Maple Acer platanoides 'Crimson King'	B1+2	S	330	4.0	49
7	Purple Leaf Norway Maple Acer platanoides 'Crimson King'	B1+2	S	290	3.5	38
8	Common Whitebeam Sorbus aria	A1+2	S	150	1.8	10

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
9	Common Whitebeam Sorbus aria	B1+2	S	150	1.8	10
10	Armstrong Maple Acer x freemanii 'Armstrong'	B1+2	S	150	1.8	10
11	Armstrong Maple Acer x freemanii 'Armstrong'	C1+2	S	140	1.7	9
12	Dawyck Beech Fagus sylvatica'Dawyck'	A1+2	S	200	2.4	18
13	Silver Birch Betula pendula	B1+2	S	510	6.1	118
14	London Plane Platanus x hispanica	B1+2	S	310	3.7	43
15	London Plane Platanus x hispanica	B1+2	S	290	3.5	38
16	London Plane Platanus x hispanica	B1+2	S	310	3.7	43
17	Small Leaved Lime Tilia cordata	B1+2	S	230	2.8	24
18	Small Leaved Lime Tilia cordata	B1+2	S	200	2.4	18
19	Small Leaved Lime Tilia cordata	B1+2	S	190	2.3	16
20	Small Leaved Lime Tilia cordata	B1+2	S	210	2.5	20
21	Small Leaved Lime Tilia cordata	B1+2	S	220	2.6	22
22	Small Leaved Lime Tilia cordata	B1+2	S	250	3.0	28
23	Silver Maple Acer saccharinum	C1+2	S	420	5.0	80
24	Silver Maple Acer saccharinum	C1+2	S	340	4.1	52
25	Silver Maple Acer saccharinum	C1+2	S	530	6.4	127
26	Purple Leaf Norway Maple Acer platanoides 'Crimson King'	C1	S	110	1.3	5

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
27	Purple Leaf Norway Maple Acer platanoides 'Crimson King'	C1	S	160	1.9	12
28	Purple Leaf Norway Maple Acer platanoides 'Crimson King'	C1+2	S	200	2.4	18
29	Small Leaved Lime Tilia cordata	B1+2	S	250	3.0	28
30	Small Leaved Lime Tilia cordata	B1+2	S	250	3.0	28
31	Small Leaved Lime Tilia cordata	B1+2	S	220	2.6	22
32	Small Leaved Lime Tilia cordata	B1+2	S	200	2.4	18
33	Small Leaved Lime Tilia cordata	B1+2	S	240	2.9	26
34	Small Leaved Lime Tilia cordata	B1+2	S	260	3.1	31
35	Small Leaved Lime Tilia cordata	B1+2	S	250	3.0	28
36	Small Leaved Lime Tilia cordata	B1+2	S	230	2.8	24
37	Small Leaved Lime Tilia cordata	B1+2	S	250	3.0	28
38	Small Leaved Lime Tilia cordata	B1+2	S	250	3.0	28
39	Small Leaved Lime Tilia cordata	B1+2	S	260	3.1	31
40	Small Leaved Lime Tilia cordata	B1+2	S	260	3.1	31
41	Small Leaved Lime Tilia cordata	B1+2	S	240	2.9	26
42	Small Leaved Lime Tilia cordata	B1+2	S	240	2.9	26
43	Small Leaved Lime Tilia cordata	B1+2	S	260	3.1	31
44	Small Leaved Lime Tilia cordata	B1+2	S	240	2.9	26

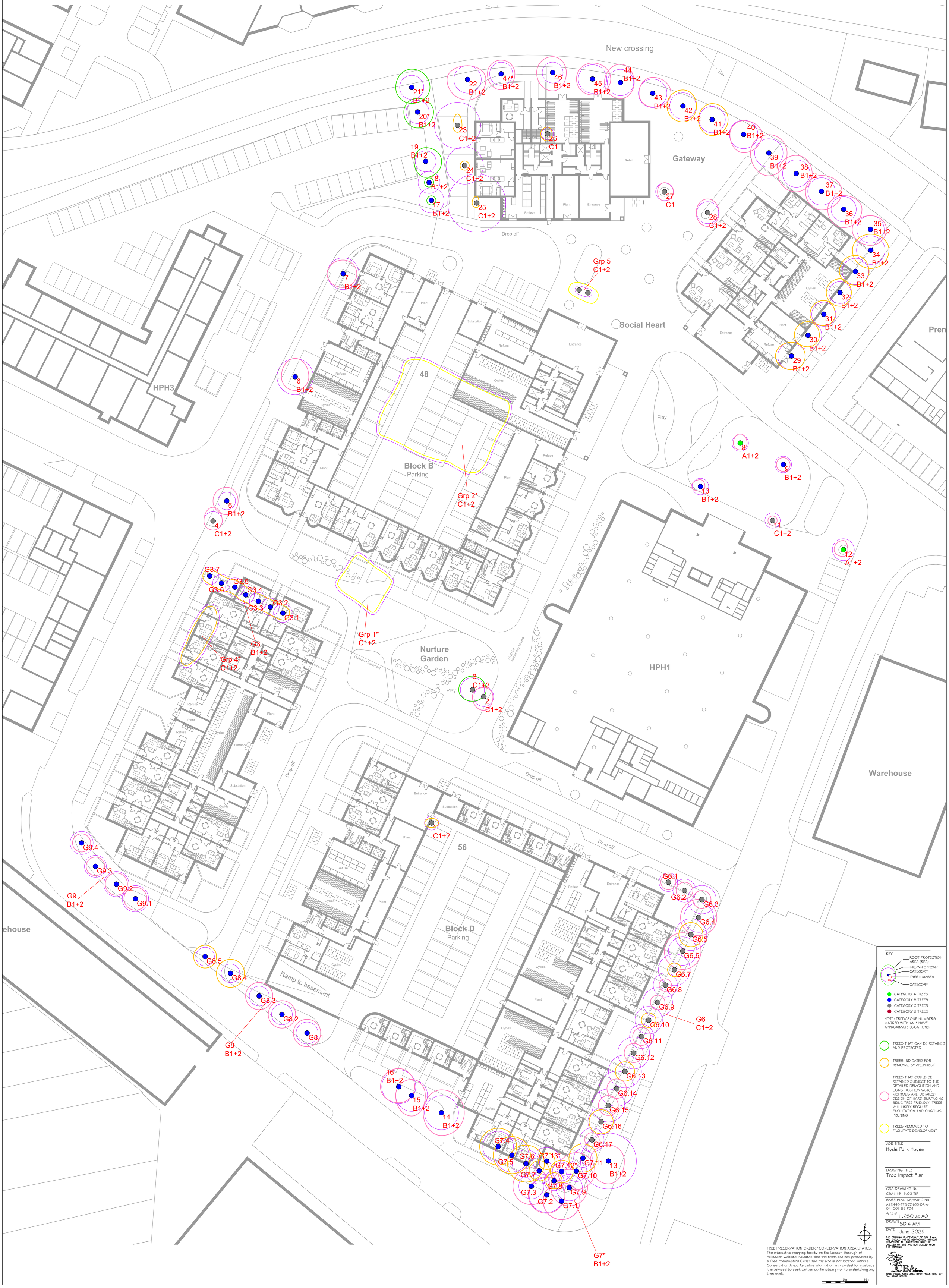
Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
45	Small Leaved Lime Tilia cordata	B1+2	S	260	3.1	31
46	Small Leaved Lime Tilia cordata	B1+2	S	190	2.3	16
47	Small Leaved Lime Tilia cordata	B1+2	S	210	2.5	20
Grp 1	Paper Birch x9	C1+2	MS<5	75	0.9	3
Grp 2	Silver Birch x11	C1+2	S	75	0.9	3
Grp 3	Silver Birch x7	B1+2	S	See below	-	-
G3.1	Silver Birch	B1+2	S	170	2.0	13
G3.2	Silver Birch	B1+2	S	160	1.9	12
G3.3	Silver Birch	B1+2	S	160	1.9	12
G3.4	Silver Birch	B1+2	S	160	1.9	12
G3.5	Silver Birch	B1+2	S	170	2.0	13
G3.6	Silver Birch	B1+2	S	160	1.9	12
G3.7	Silver Birch	B1+2	S	160	1.9	12
Grp 4	Paper Birch x3	C1+2	S	75	0.9	3
Grp 5	Ornamental Apple x2	C1+2	S	75	0.9	3
Grp 6	London Plane x17	C1+2	S	See below	-	-
G6.1	London Plane	C1+2	S	170	2.0	13
G6.2	London Plane	C1+2	S	210	2.5	20

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
G6.3	London Plane	C1+2	S	260	3.1	31
G6.4	London Plane	C1+2	S	270	3.2	33
G6.5	London Plane	C1+2	S	290	3.5	38
G6.6	London Plane	C1+2	S	260	3.1	31
G6.7	London Plane	C1+2	S	290	3.5	38
G6.8	London Plane	C1+2	S	220	2.6	22
G6.9	London Plane	C1+2	S	270	3.2	33
G6.10	London Plane	C1+2	S	250	3.0	28
G6.11	London Plane	C1+2	S	220	2.6	22
G6.12	London Plane	C1+2	S	290	3.5	38
G6.13	London Plane	C1+2	S	300	3.6	41
G6.14	London Plane	C1+2	S	320	3.8	46
G6.15	London Plane	C1+2	S	300	3.6	41
G6.16	London Plane	C1+2	S	240	2.9	26
G6.17	London Plane	C1+2	S	220	2.6	22
Grp 7	London Plane x13	B1+2	S	See below	-	-
G7.1	London Plane	B1+2	S	340	4.1	52
G7.2	London Plane	B1+2	S	320	3.8	46

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
G7.3	London Plane	B1+2	S	230	2.8	24
G7.4	London Plane	B1+2	S	280	3.4	35
G7.5	London Plane	B1+2	S	310	3.7	43
G7.6	London Plane	B1+2	S	250	3.0	28
G7.7	London Plane	B1+2	S	240	2.9	26
G7.8	London Plane	B1+2	S	180	2.2	15
G7.9	London Plane	B1+2	S	240	2.9	26
G7.10	London Plane	B1+2	S	190	2.3	16
G7.11	London Plane	B1+2	S	170	2.0	13
G7.12	London Plane	B1+2	S	170	2.0	13
G7.13	London Plane	B1+2	S	250	3.0	28
Grp 8	London Plane x5	B1+2	S	See below	-	-
G8.1	London Plane	B1+2	S	200	2.4	18
G8.2	London Plane	B1+2	S	190	2.3	16
G8.3	London Plane	B1+2	S	180	2.2	15
G8.4	London Plane	B1+2	S	170	2.0	13
G8.5	London Plane	B1+2	S	170	2.0	13
Grp 9	London Plane x4	B1+2	S	See below	-	-

Tree No	Species	Category	Single/ Multi-Stemmed (S or MS)	Stem Diameter (mm)	Initial Linear Root Protection Distance (Radius m)	Root Protection Area (m2)
G9.1	London Plane	B1+2	S	240	2.9	26
G9.2	London Plane	B1+2	S	230	2.8	24
G9.3	London Plane	B1+2	S	200	2.4	18
G9.4	London Plane	B1+2	S	210	2.5	20


CB3



KEY

ROOT PROTECTION AREA (RPA)
CROWN SPREAD
CATEGORY
TREE NUMBER
CATEGORY

- CATEGORY A TREES
- CATEGORY B TREES
- CATEGORY C TREES
- CATEGORY U TREES

NOTE: TREE/GROUP NUMBERS MARKED WITH AN * HAVE APPROXIMATE LOCATIONS.

- TREES THAT CAN BE RETAINED AND PROTECTED
- TREES INDICATED FOR REMOVAL BY ARCHITECT
- TREES THAT COULD BE RETAINED SUBJECT TO THE DETAILED DEMOLITION AND CONSTRUCTION WORK METHODS AND DETAILED DESIGN OF HARD SURFACING BEING TREE FRIENDLY, TREES WILL LIKELY REQUIRE FACILITATION AND ONGOING PRUNING
- TREES REMOVED TO FACILITATE DEVELOPMENT

JOB TITLE
Hyde Park Hayes

DRAWING TITLE
Tree Impact Plan

CBA DRAWING No.
CBA11915.02 TIP

BASE PLAN DRAWING No.
A12440-TPB-ZZ-L00-DR-A-041001-S2-P04

SCALE
1:250 at A0

DRAWN
SD & AM

DATE
June 2025

TREE PRESERVATION ORDER / CONSERVATION AREA STATUS:
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CBA Trees
Chesil House, Arrow Close, Boyatt Wood, SO50 4SY
Tel: 02380 988229


CB4

The Professional Arboricultural Consultancy

Qualifications of
Stefan Rose
Principal Consultant

Stefan Rose *BSc (Hons), TechCert (Arbor.A), TechArbor.A,* joined CBA Trees in 1998 as a junior surveyor and having gained extensive knowledge and a wealth of experience over the years including Professional Tree Inspectors Certification (LANTRA), has progressed to Principal Consultant. He has considerable experience in working as a locum for Local Authorities, assessing new and extant Tree Preservation Orders, and continues to work on a number of major development projects nationwide.

As our Principal Consultant Stefan undertakes a full range of arboricultural services from health and safety audits to BS5837:2012 tree surveys, providing expert advice and guidance on initial feasibility site assessments to full scale planning applications. He is accomplished at producing implication assessments and method statements for the submission of planning applications, working with both individual home owners and within multi-disciplinary teams to achieve successful arboricultural outcomes.