CRAWSHAW
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Trading as Central London Tree Surveys

137 Swakeleys Road, Ikenham, London, UB10 8DL

BS5837 Arboricultural Report, Tree Constraints Plan & Arboricultural Impact Assessment

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Survey Date: 24th April 2018

Report Date: 8th September 2020

Contents

1. Introduction

1.1. Brief

I am instructed to submit an arboricultural report of the trees at **137 Swakeleys Road, Ikenham, London, UB10 8DL** and to provide an arboricultural report for the trees located within or adjacent to the site, as shown on the Tree Constraints Plan enclosed and to assess any potential impact from the planning proposals.

1.2. Qualifications and experience

I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my experience and qualifications. RFS Cert Arb. M. Arbor A

1.3. Documents and information provided

I was provided with a site and proposal plans.

1.4. Scope of this report

This report is only concerned with the trees shown on the enclosed plan. Trees with a diameter of less than 75mm and shrub species have not been surveyed in line with BS5837 2012.

1.5. Limitations of use and copyright

2. Site Visit/Observations & Data Collection

2.1. Site visit

I carried out the tree survey on Tuesday 24th April 2018 my observations were from ground level only.

2.2. Site description

The survey site is situated within a residential area and comprises a detached house with front parking area and rear garden. The front parking comprises gravel with stone sub base. The rear garden is mainly laid to lawn and paved hardstanding. A variety of trees and shrubs are present.

2.3 Identification and location of the trees

The trees have been identified and are listed within the Tree Survey Schedule. I have plotted the locations of the trees on the plan included. All the relevant information on it is contained within this report and the provided documents. Only the significant trees are included in this report; trees with a diameter of less than 75mm (BS5837 2012) are not included unless their position was felt to be significant. All trees have been allocated a classification. The classification cascade chart can be found below.

Aerial Photo

2.4. Tree observation. I visually inspected the trees and recorded the information below. Each tree has been given a classification relevant to BS5837 2012.

CASCADE CHART FOR TREE QUALITY ASSESSMENT (from British Standard 5837:2012 "Trees in Relation to Design, demolition and Construction")

TREES FOR REMOVAL		
Category and Definition	**Criteria**	Identification on Plan
Category U Those 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 U category trees (i.e. 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. NOTE: Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7	**DARK RED**

TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	**Criteria – Subcategories**			Identification on Plan
	1. Mainly Arboricultural Qualities	2. Mainly Landscape Qualities	3. Mainly Cultural Values, including Conservation	
Category A Those of high quality with a estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of 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 Those of moderate quality with a estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of unsympathetic past management and storm damage) such that they are unlikely to be suitable for retention for beyond 40 years; or lacking the merit for Category A	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 clearly identifiable conservation or other cultural benefits.	**MID BLUE**
Category C Those of low quality with an estimated 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 very limited conservation or other cultural benefits.	**GREY**

2.4.1. Tree Survey Schedule

				Dia	Canopy				First	Crown							
ID	Species	H/T	Stems	mm	N	E	S	W	Branch	H/T	Age	Yrs	Cat	Observations	Recommendations	RPA (r)	RPA (a)
T1	Oak TPO 299	16	S	1200	8	8	9	8	3E	3	Mature	40+	A	Good overall condition, minor deadwood. Significant cavity on main stem with rot present. Undermining of stem base by animal burrows. No imminent danger of failure, but should be monitored on a regular basis.	Remove Deadwood, monitor condition of main stem and structural stability	14.4	651.4
T2	Conifer	6	S	75	0.5	0.5	0.5	0.5	.5N	0.5	Young	40+	C	Good overall condition	None	0.9	2.5
T3	Ash	15	S	400	8	6	4	5	6S	5	Early Mature	30	B	Showing signs of decline and Dieback.	Monitor condition	4.8	72.4
T4	Beech	16	S	450	4	4	3	3	6E	5	Early Mature	40+	A	Good overall condition, within neighbouring property	None	5.4	91.6
T5	Oak	16	S	450	2.5	2.5	2.5	2.5	4S	4	Early Mature	40+	A	Good overall condition, within neighbouring property	None	5.4	91.6
T6	Robinia	10	S	325	3	3	3	3	1W	2.5	Early Mature	20	C	Minor deadwood, included stems with bark peeling and possible stress cracking on main stem	Monitor condition	3.9	47.8
T7	Cherry	6	S	200	4	4	4	4	2S	1.5	Mature	20	B	Good overall condition	None	2.4	18.1

3. Conclusions

Trees categorised as U should be considered for felling for health/Safety reasons or limited life expectancy and/or potential problems in the future. Category C trees hold limited value and could be removed or retained. Trees categorised as B should be retained where possible and should be considered on their merit for inclusion into the scheme. If removed to facilitate the development they should be replaced with adequate species and size. Category A trees have high value and should have every effort to preserve and conserve for the future. Proposed schemes should avoid these trees and special protection measures be implemented during any construction phase. Attention should be drawn to the Root Protection Areas depicted in Magenta for all retained trees (See Tree Constraints Plan).

4. Recommendations

Above and below ground constraints should be observed and protected when devising planning proposals and suitable protection methods should be implemented during any demolition/construction phases. Work within a Conservation Area or proposed works to trees with Tree Preservation Orders should not be undertaken without the express permission of the Local Authority (T1 OAK TPO 299).

5. Photographs

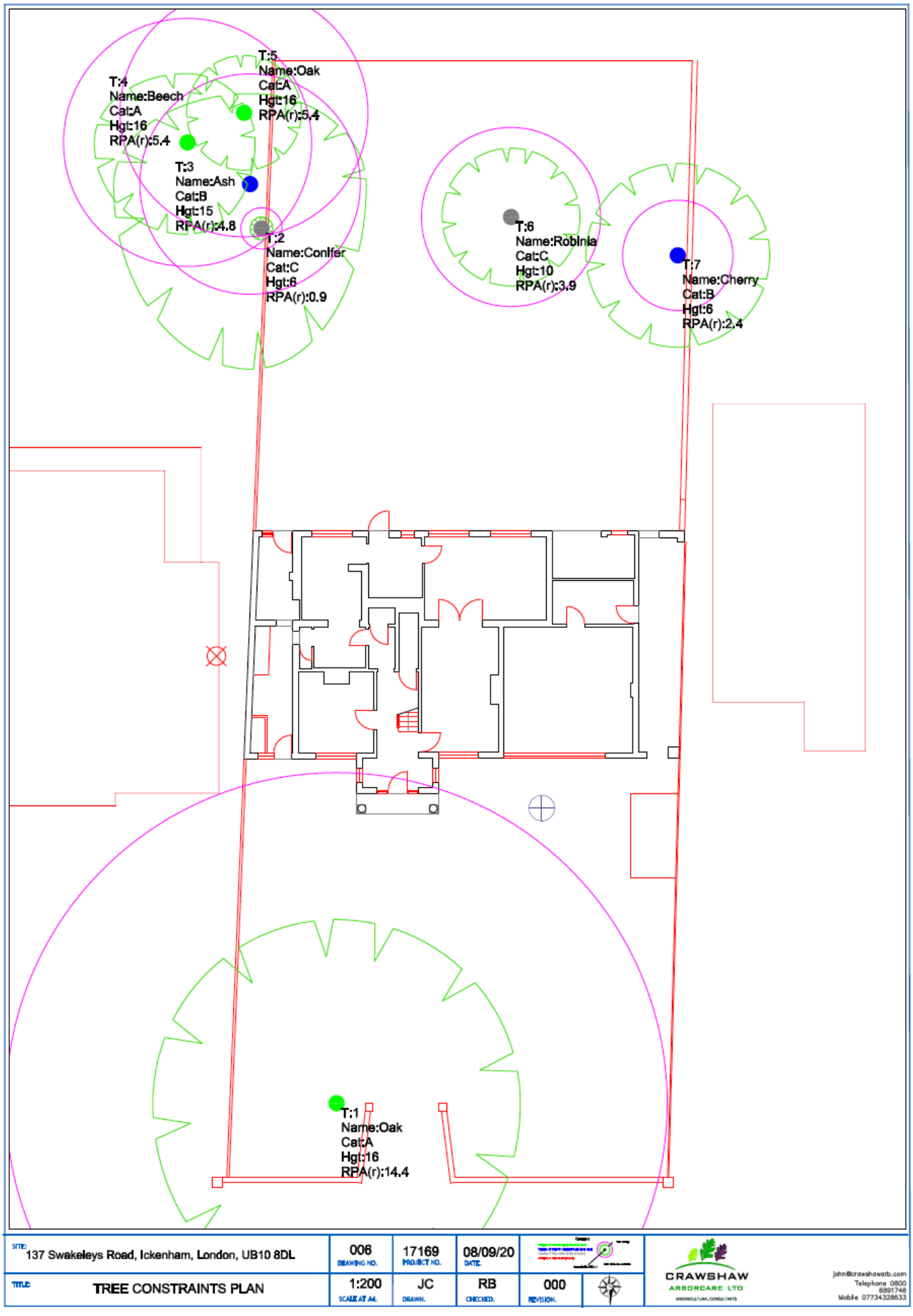
T1 Oak TPO 299 RPA across front drive

Cavity with rot present, undermined by animals

T's 2 – 4 within neighbouring property T6 Robinia, showing signs of decline and structural issues

6. Tree Constraints Plan

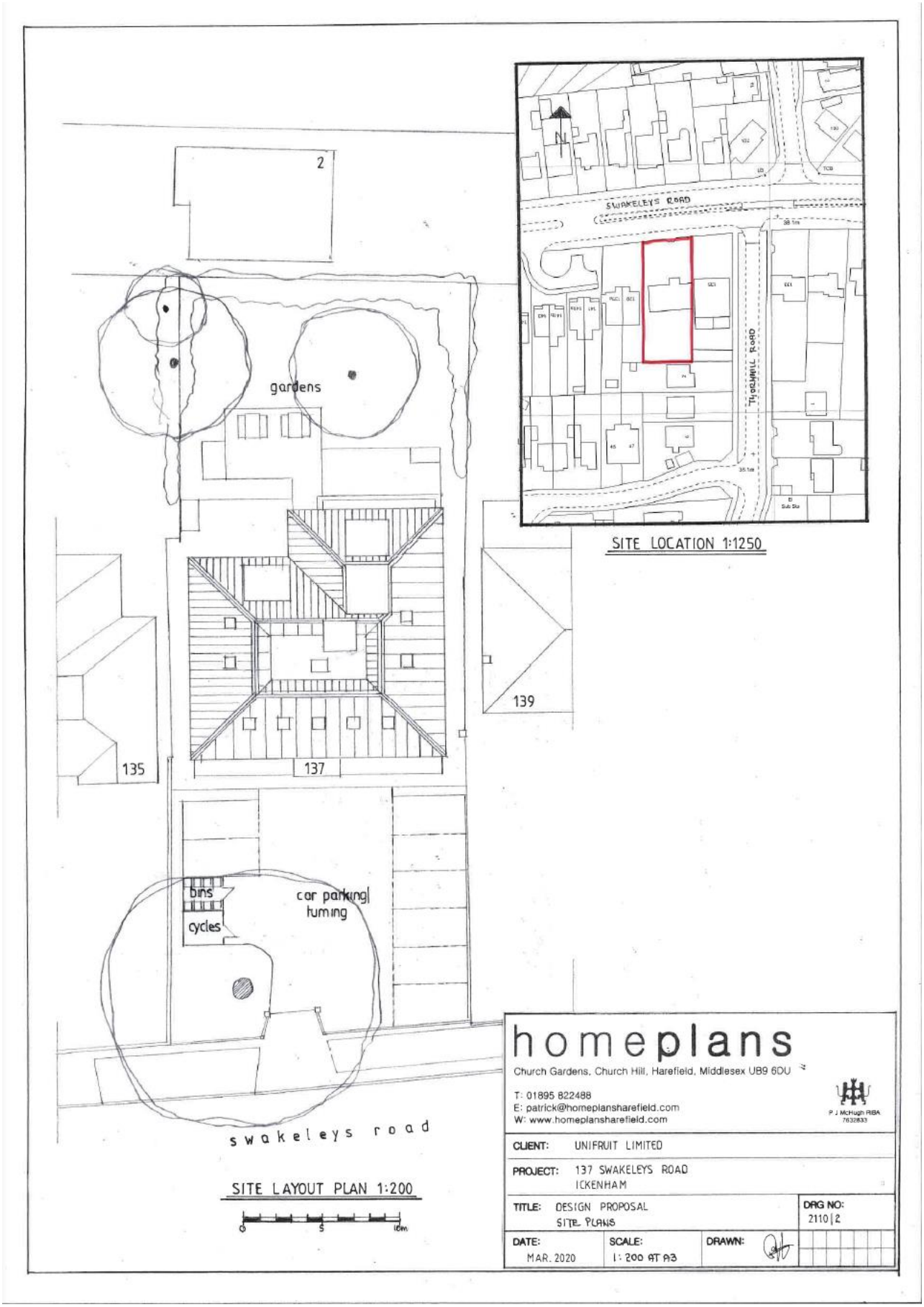
Plan below not to scale as PDF. Please refer to original drawing for scaling

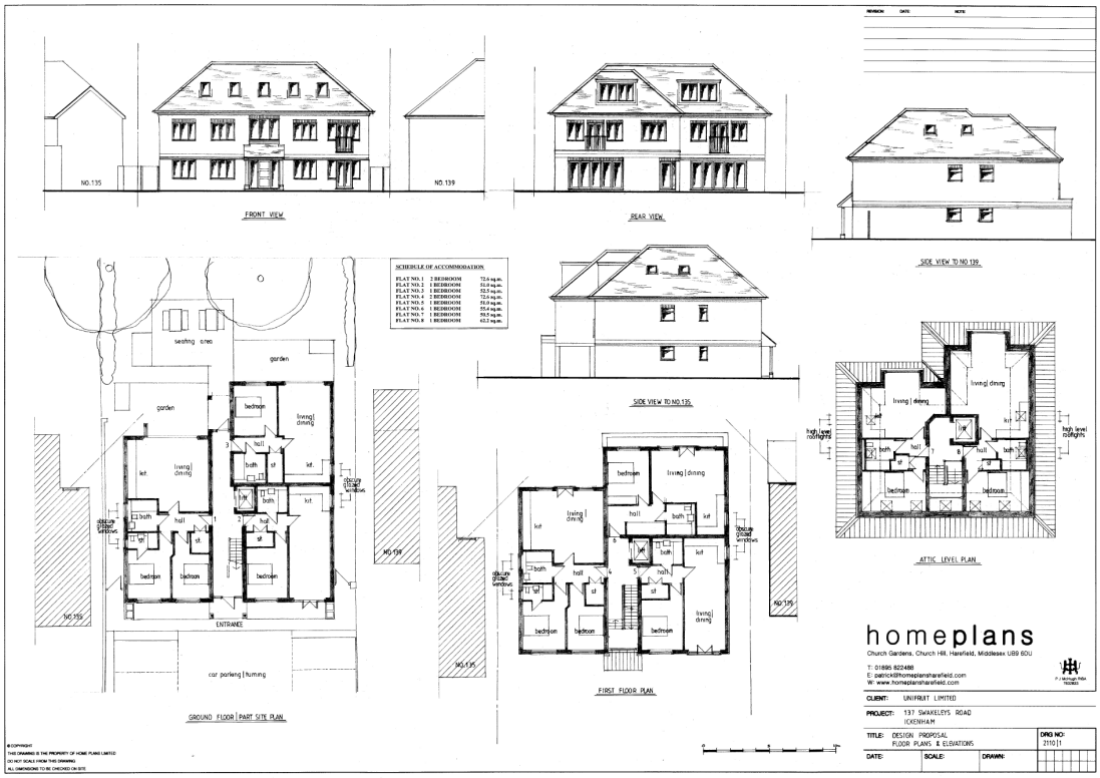


7 Impact Assessment

7.1 Proposals

The proposals are to demolish the existing property and construct a new apartment block as shown below.





7.2 Assessment

The proposals do not impact upon any of the trees within the neighbouring property.

The front gravel drive acts as a hard standing for domestic vehicles and has been upon the roots of T1 for some considerable time. New hard standing here should be considered as appropriate. However, the potential compaction from heavy plant and machinery could be detrimental to T!. The use of temporary ground protection would safeguard any potential impact and indeed, act as the base for the final wearing course (Permeable Asphalt).

The demolition and construction of the main building should pose no impact upon the trees.

The RPA's of the trees at the rear should be protected by fencing to form a Construction Exclusion Zone CEZ.

The proposed new patio would involve the excavation of the sub base and would incur into the RPA of T6 by 23%. This is not considered to be acceptable. The condition of T6 is deteriorating and could be removed and replaced to facilitate the works while increasing the biodiversity and landscape character.

7.3 Recommendations

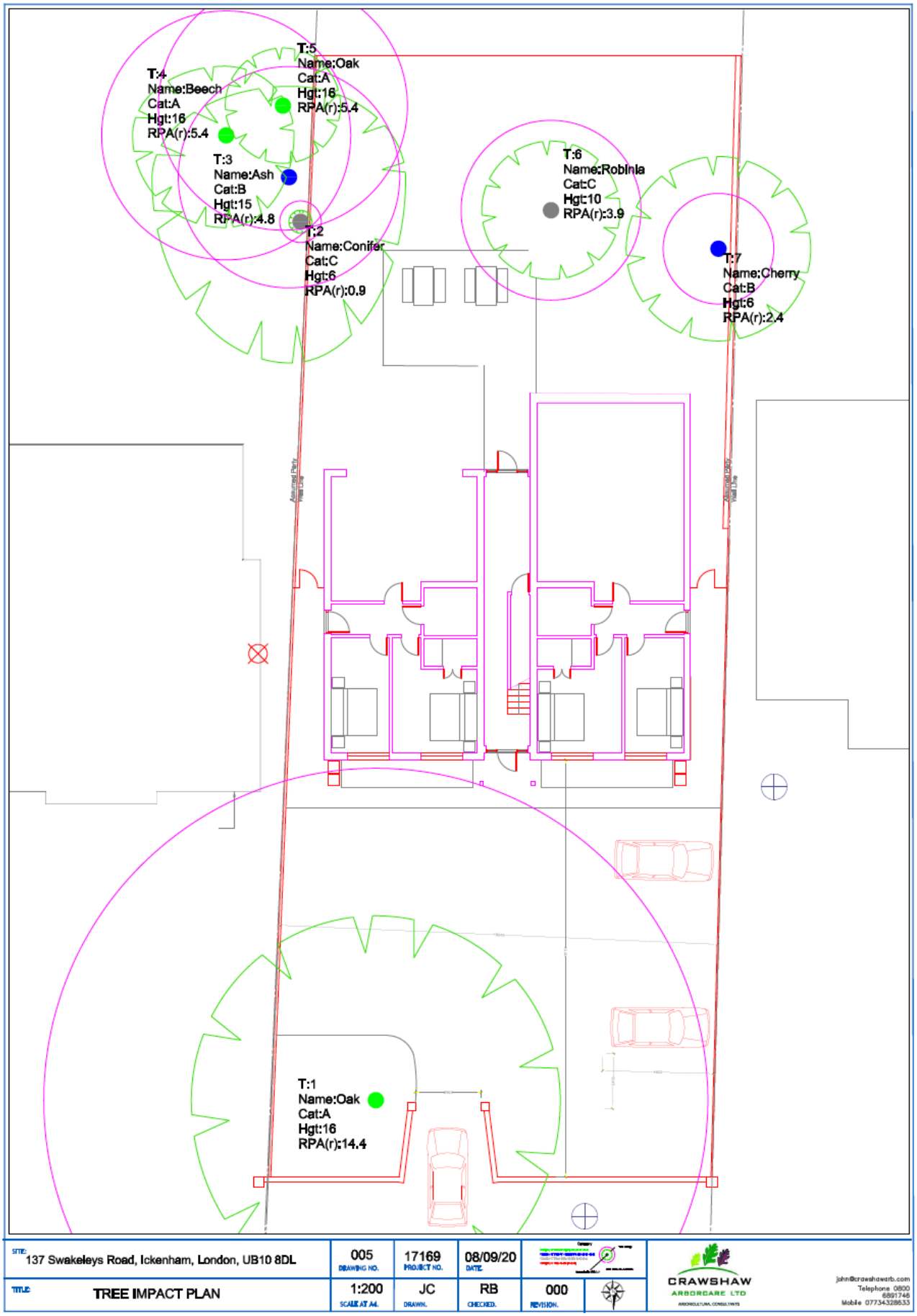
Any practical pruning work should be carried out by a competent contractor with the relevant insurance and experience. The contractor should carry out all tree works to BS 3998 *Recommendations for Tree Work* (2010) as modified by research that is more recent.

Reference should be made to the Wildlife and Countryside Act (1981), protection of bird and bat species, European Protected Species legislation and local planning policy.

Work within a Conservation Area or proposed works to trees with Tree Preservation Orders should not be undertaken without the express permission of the Local Authority.

7. 4 Tree Impact Plan

Plan below not to scale as PDF. Please refer to original drawing for scaling



Appendix 1. List of Tree Names

Ash	*Fraxinus excelsior*
Aspen	*Populus tremula*
Atlas cedar	*Cedrus atlantica*
Austrian pine	*Pinus nigra*
Bay willow	*Salix pentandra*
Beech	*Fagus sylvatica*
Bird cherry	*Prunus padus*
Black cottonwood	*Populus trichocarpa*
Black poplar	*Populus nigra*
Black walnut	*Juglans nigra*
Box	*Buxus sempervirens*
Caucasian fir	*Abies nordmanniana*
Cedar of Lebanon	*Cedrus libani*
Coast redwood	*Sequoia sempervirens*
Common alder	*Alnus glutinosa*
Common juniper	*Juniperus communis*
Common lime	*Tilia x vulgaris*
Common silver fir	*Abies alba*
Common walnut	*Juglans regia*
Corsican pine	*Pinus nigra*
Crab apple	*Malus sylvestris*
Crack willow	*Salix fragilis*
Cricket-bat willow	*Salix alba*, var *caerulea*
Deodar cedar	*Cedrus deodara*
Douglas fir	*Pseudotsuga menziesii*
Downy birch	*Betula pubescens*
English elm	*Ulmus procera*
Eucalypts	*Eucalyptus* species
European larch	*Larix decidua*
Fig	*Ficus carica*
Field maple	*Acer campestre*
Giant fir	*Abies grandis*
Grey alder	*Alnus glutinosa*
Grey poplar	*Populus x canescens*
Hawthorn	*Crataegus monogyna*
Hazel	*Corylus avellana*
Holly	*Ilex aquifolium*
Holm oak	*Quercus ilex*
Honey Locust	*Gleditsia triacanthos*
Hornbeam	*Carpinus betulus*
Horse chestnut	*Aesculus hippocastanum*
Italian alder	*Alnus cordata*
Japanese larch	*Larix kaempferi*
Japanese zelkova	*Zelkova serrata*
Large-leaved lime	*Tilia platyphyllos*
Lawson cypress	*Chamaecyparis lawsoniana*
Lodgepole pine	*Pinus contorta*
Lombardy poplar	*Populus nigra* var. *italica*
London plane	*Platanus x hispanica*
Maritime pine	*Pinus pinaster*
Midland thorn	*Crataegus laevigata*
Monkey puzzle	*Araucaria araucana*
Monterey cypress	*Cupressus macrocarpa*
Monterey pine	*Pinus radiata*
Noble fir	*Abies procera*
Norway maple	*Acer platanoides*
Norway spruce	*Picea abies*
Oriental plane	*Platanus orientalis*
Pedunculate oak	*Quercus robur*
Red alder	*Alnus rubra*
Red oak	*Quercus rubra*
Robusta poplar	*Populus x robusta*
Rowan	*Sorbus aucuparia*
Sallow (Goat willow)	*Salix caprea*
Scots pine	*Pinus sylvestris*
Serotina poplar	*Populus serotina*
Sessile oak	*Quercus petraea*
Silver birch	*Betula pendula*
Sitka spruce	*Picea sitchensis*
Small-leaved lime	*Tilia cordata*
Smooth-leaved elm	*Ulmus carpinifolia*
Snakebark Maple	*Acer capillipes*
Southern beech	*Nothofagus antarctica*
Swamp cypress	*Taxodium distichum*
Swedish whitebeam	*Sorbus intermedia*
Sweet chestnut	*Castanea sativa*
Sycamore	*Acer pseudoplatanus*
Tree of Heaven	Ailanthus altissima
Turkey oak	*Quercus cerris*
Wellingtonia	*Sequoiadendron giganteum*
Western hemlock	*Tsuga heterophylla*
Western red cedar	*Thuja plicata*
White poplar	*Populus alba*
White willow	*Salix alba*
Whitebeam	*Sorbus aria*
Wild cherry (Gean)	*Prunus avium*
Wild service tree	*Sorbus torminalis*
Wych elm	*Ulmus glabra*
Yew	*Taxus baccata*

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