ALLARBORICULTURE
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ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

BS5837:2012

On behalf of:
Mr Upinder Grewal

Site:
62 Station Road,
Hayes,
UB3 4DF

Prepared by:
Kristian Chesterman BSc (Hons)

Report reference:
AAAIA62ST

Report date:
22nd July 2025

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Contents

1.0 Instruction

All Arboriculture has been instructed by Mr Upinder Grewal to undertake a tree survey in accordance with BS5837:2012 *Trees In relation to design, demolition and construction – Recommendations*, and to produce an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan. The instruction was received on the 19th July 2025. The tree survey was carried out on the 21st July 2025.

2.0 Statement of purpose

The purpose of this report is to provide local planning authorities with sufficient arboricultural information to consider the effect of the proposed development on nearby trees, and to demonstrate that trees have been carefully considered throughout the development process.
The report includes an arboricultural method statement that describes how work will be undertaken to provide adequate protection of retained trees.

3.0 Associated documents and drawings

This report should be read in conjunction with the following documents and drawings:

1. 2505-pl-04 - site plans
2. British Standards Institute - BS5837:2012 Trees in relation to design, demolition and construction – Recommendations
3. Tree Protection Plan – AATPP62ST

4.0 Site description

The site is Hayes and is currently a disused Barclays Bank with basement parking, ground level and first floor. The proposal is Change of use of the first floor from Class E (Financial Services) to Class C3 (Residential) to create 6 residential units. Subdivision of the Class E (Financial Services) floorspace to create to 2 commercial units (Class E) and mendments to fenestration of the building. The site falls under the jurisdiction of Hillingdon Council.

5.0 Vegetation description

The vegetation consists of 1 Category B tree and 2 Category C trees.
All trees are located off site on neighbouring properties.
A search on the councils website shows the trees and vegetation are within Tree Preservation Order (TPO 336A).
Some working methodology (in accordance with BS 5837:2012) will ensure they are not detrimentally affected during construction.

6.0 Arboricultural impact assessment

Table 1: Summary of impacts	
Tree removal	None
Facilitation pruning	None
Demolition within RPA	None
New surfacing within RPA	None
New structures within RPA	None

Building construction in relation to tree roots: No tree removal is required to facilitate the proposed. All trees and vegetation are off site and beyone the boundary for which there is no access. Additional to this the majority of works are internal. There is a concrete hard standing around the site which will remain in situ.

Building construction in relation to tree crowns: No facilitation pruning is required. It is important that sufficient growing space is allowed between the mature crown extent of each tree and the roof edge of the proposed structures. This is to reduce conflicts of interest in the future and to reduce the pressure to prune trees to keep them clear of roofs which is the case with this proposal.

Tree root and canopy protection: The RPA (Root protection area) of the retained trees should be protected during the development phase to ensure heavy machinery is not operated, or materials stored within the rooting area. This can be detrimental to the trees, causing soil compaction and root die back.

Materials delivery, storage and handling: Materials should not be handled or stored within the RPA's of retained trees; the load exerted can result in soil compaction and leachate from spills can be toxic to trees.

Surface drains, soak aways and services: It is important that services, surface drains and soakaways avoid the RPAs of retained trees as roots can be damaged during trench excavations. The location of services should therefore be agreed with the local planning authority prior to the development phase commencing.

Shading: The shading effects of trees should be taken into consideration when locating fenestration. Where structures are located too close to trees and to the north of them, the shade cast by the trees may prompt requests to fell or prune in the future and is therefore not encouraged by local planning authorities.

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7.0 Arboricultural method statement

Tree protection barriers: Protective fencing will not be required as all trees and vegetation are off site, beyond the boundary fencing.

Ground protection: Temporary ground protection will not be required as all trees and vegetation are off site and there is a concrete hard standing around the site which will remain in situ.

Storage and handling of materials: This site has sufficient space for materials to be stored and handled outside of the RPA's of retained off site trees.

Contractors parking: There is sufficient space on site for parking.

Welfare facilities: Toilets and hand washing facilities shall be made available within the main building and there is sufficient space for temporary facilities.

Surface drains, soakaways and services: No details of new service runs have been provided at this stage but as the majority of works are internal these will be connected to the exsiting and will not impact on any retained off site trees.

Special surfacing: Special surfacing will not be required.

Supervision: Supervision will not be required.

Tree works: No tree works are required.

Sequencing of works

1. Pr-commencement site meeting
2. Demolition works
3. Main construction phase
4. Completion.

Contacts

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APPENDIX 1 - Tree Schedule Schedule

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground (m)	Life stage	General observations	BS 5837 cat	Root protection area (m)
G1	Mixed Group	10	20	2	2	2	Early Mature	Inspection restricted by off site location. Group consists of Sycamore, elder and additional species.	C	2.4
				2	2					
G2	Mixed Group	10	30	2	2	2	Early Mature	Inspection restricted by off site location. Group consists of Sycamore, elder and additional species. Change in level.	C	3.6
				2	2					
3	Silver Birch *Betula Pendula*	15	30	5	5	2	Early Mature	Off site tree.	B	3.6
				5	5					

APPENDIX 1 - Tree Schedule Schedule

Survey Key

Diameter (mm)

Stem diameter in millimetres measured at 1.5m above ground level. Where the stem is divided below 1.5m, measurement is taken as directed by BS:5837 Annex

C. RPA - Root Protection Area

RPA circle radius is determined from Annex D of BS:5837. R- Radius

A – Area

Branch Spread (m)

Radial crown spread in metres, measured for each of the four cardinal points of the compass from the centre of the trunk. Low branches

N E
W S

Height above ground in metres of the lowest branch and use of the 4 cardinal points of the compass.

Age class

(NP) Newly planted – a tree within 3 years after planting

(Y) Young – a tree within its first one third of life expectancy

(EM) Early Mature – a tree within its second third of life expectancy

(M) Mature – a tree in its final one third of life expectancy

(OM) Over Mature – a tree having reached its maximum life span and is declining in health and size due to old age

(V) Veteran – a tree in the second or mature stage of its life and has important wildlife and habitat features including; hollowing or associated decay fungi, holes, wounds and large dead branches.

(A) Ancient – a tree in the ancient or third and final stage of their life that is of interest biologically, aesthetically or culturally because of its age, size and condition

Physiological Condition

GOOD – a tree in a healthy condition with no significant problems

FAIR – a tree generally in good health with some problems that can be remediated POOR – a tree in poor health with significant problems that can't be remediated DEAD – a tree without sufficient live material to sustain life

Structural Condition

An assessment of the structural/safe condition of the tree categorised into:

GOOD – a tree in a safe condition with no significant defects

FAIR – a tree in a safe condition at present but with defects or with significant defects that can be remediated POOR – a tree with significant defects that can't be remediated.

EC - Estimated remaining contribution in years (based on the species and its current condition)

<10 Up to 10 years

10+ 10 years or more

20+ 20 years or more

40+ 40 years or more

Category (Tree quality assessment)

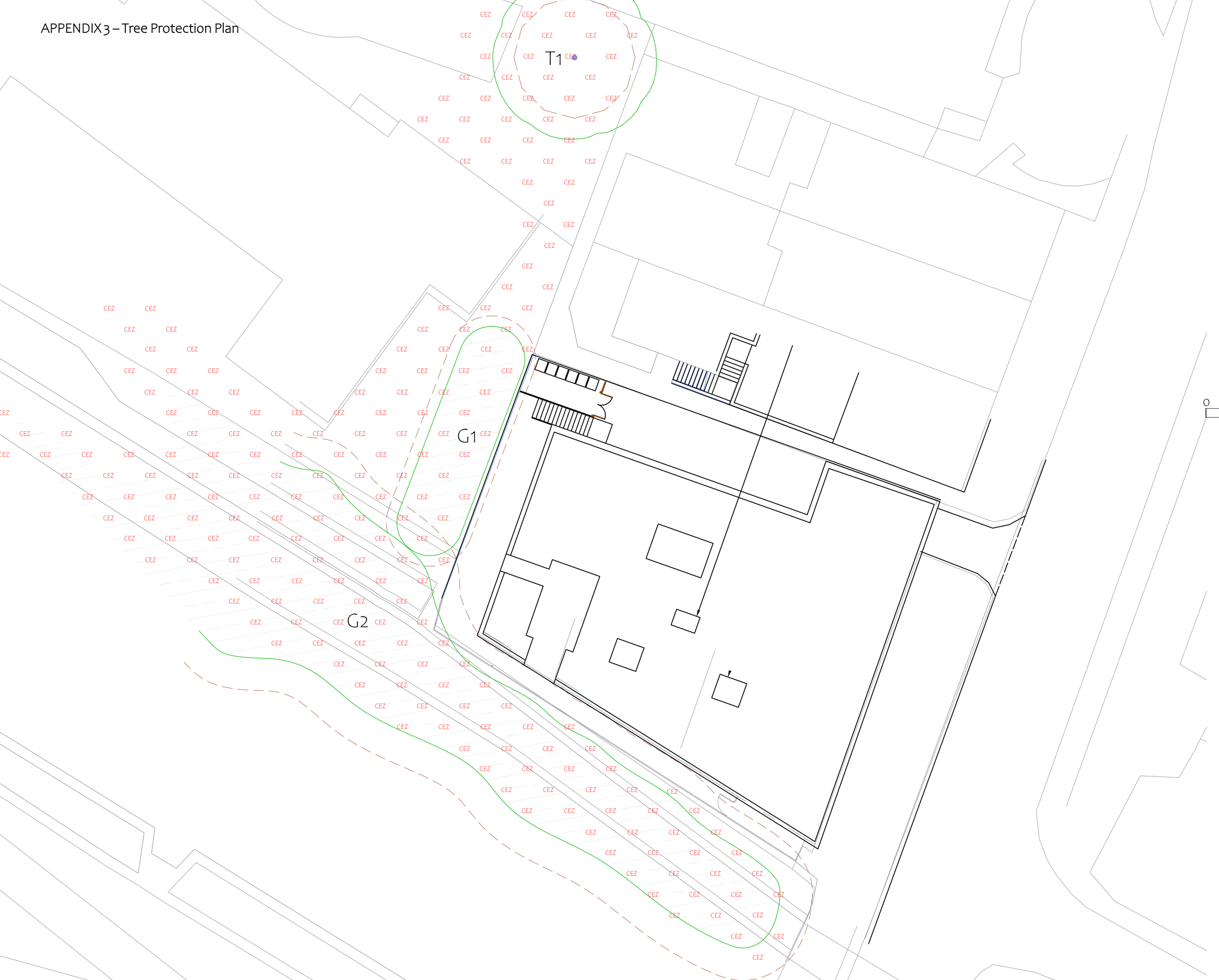
Category U – Tree in poor condition that cannot realistically be retained for longer

than 10 years Category A – Trees of high quality

Category B – Trees of moderate quality Category

C – Trees of low quality

APPENDIX 3 – Tree Protection Plan



0 2 4 10

- Cat B* trees
- Cat C* groups
- RPA's
- Tree Canopy
- Heras Fencing
- Ground Protection
- CEZ Construction Exclusion Zone

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Client:	Mr Upinder Grewal
Consultant:	Kristian Chesterman
Site:	62 Station Road, Hayes, UB3 4DF
Title:	Tree Protection Plan

Scale at A1:	Date:	Document Ref.
1:200	22/07/2025	AATPP62ST