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SYON GARDENS

HOMEBASE BRENTFORD SITE, TW7 5QE

ARBORICULTURAL DEVELOPMENT REPORT

Consultant: *tree:fabrik*



CONTENTS

1.0 EXECUTIVE SUMMARY 3

2.0 INTRODUCTION 4

3.0 PURPOSE OF REPORT 4

4.0 SITE DESCRIPTION 4

5.0 STATUTORY DESIGNATIONS 5

6.0 TREE STOCK 6

7.0 ARBORICULTURAL IMPACT ASSESSMENT 8

8.0 LANDSCAPE MITIGATION 11

9.0 CONCLUSION 12

APPENDIX 1 Tree Survey Schedule & Reference Plan 14

APPENDIX 2 Root Protection Area (Calculations) 19

APPENDIX 3 Photographic Record 21

APPENDIX 4 Tree Removal & Arboricultural Impact Assessment Plan 25

APPENDIX 5 Qualifications and Experience 27

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1.0 EXECUTIVE SUMMARY

- 1.1 This report provides an assessment of the potential impact of proposed development on the tree stock and relevant off-site trees. This analysis is based on “British Standards 5837 (2012) ‘Trees in relation to design, demolition and construction’ (“BS 5837 (2012)”)” and in context of the proposed landscape strategy.
- 1.2 This report has been prepared in support of a full planning application for; *“the demolition of existing building and car park and erection of buildings to provide residential units, a replacement retail foodstore, with additional commercial, business and service space, and a flexible community space, and ancillary plant, access, servicing and car parking, landscaping and associated works”*.
- 1.3 A total of 14 individual trees and 4 groups were assessed within the site and directly adjacent to the site boundaries. This includes 2 category ‘B’ trees and 1 group (Moderate quality), 7 category ‘C’ trees and 3 groups (Low quality) and 5 ‘U’ category trees.
- 1.4 Of these trees, 13 individual trees and 2 groups have been identified for removal to facilitate development and enhance the public realm including; 2 category B trees, 7 category ‘C’ trees and 2 groups and 4 ‘U’ category trees.
- 1.5 The 1 tree and 2 groups identified for retention are located off-site to the west boundary including 1 category ‘B’ group, 1 category ‘C’ group and 1 category ‘U’ tree.
- 1.6 The landscape masterplan makes provision for new tree planting including 41 new trees at ground floor level including x6 replacement trees within Syon Lane and x3 new trees within Great Western Road as part of enhancement of the public realm. In addition, 121 small and multi-stemmed trees are proposed within the podium gardens. The landscape proposal therefore provides an opportunity to introduce resilience into the future tree stock, reduction of hardstanding to provide green space and increase canopy cover within this prominent location.

2.0 INTRODUCTION

- 2.1 This report is submitted on behalf of St Edward Homes Limited in support of a full planning application for; *“the demolition of existing building and car park and erection of buildings to provide residential units, a replacement retail foodstore, with additional commercial, business and service space, and a flexible community space, and ancillary plant, access, servicing and car parking, landscaping and associated works”* at Homebase Brentford, Syon Lane, Isleworth, TW7 5QE .
- 2.2 The land subject to this application is referred to as ‘the site’ hereon in throughout this report.

3.0 PURPOSE OF REPORT

- 3.1 This report presents an analysis of the potential impact of the proposed scheme on the existing tree stock and in context of the local and wider landscape. The analysis is based on British Standards 5837 (2012) ‘Trees in relation to design, demolition and construction - recommendations’ (BS 5837 (2012)).
- 3.2 The impact assessment is informed by a Tree Survey dated September 2019 prepared by *tree:fabrik*. The tree survey assessment was carried out in accordance with BS 5837 (2012). The tree survey provides an informed approach to tree retention and protection as part of the feasibility and design process. All tree numbers within this report reference the tree identification number within the tree survey.
- 3.3 The Tree Survey Reference Plan [TF/TS/1128] (“Tree Survey Plan”) at Appendix 1, was overlaid onto the proposals and has allowed the layout to be developed with full consideration of the existing trees. An illustrative Tree Removal & Arboricultural Impact Assessment Plan [TF1128/AIA/200] is provided at Appendix 4.
- 3.4 This enables a review of the arboricultural impact by London Borough of Hounslow in context of other material considerations and site constraints submitted in support of the planning application.

4.0 SITE DESCRIPTION

- 4.1 The site, rectangular in shape is currently occupied by a Homebase store and includes extensive areas of hard surfacing forming car parking, under croft parking and associated landscaping. The site is approximately 1.4 hectares in area.



- 4.2 The site is bound to the north by the A4 Great Western Road with Syon Lane to the southwest. There is a car showroom to the northeast and service road, Syon Gate Way that extends along the southeast boundary with the railway line beyond.
- 4.3 The site itself is relatively flat, sloping from the northwest to the southeast with Syon Gate Way at a lower level.
- 4.4 Within the local landscape, the surrounding area comprises of residential and commercial development with the principal arboricultural features formed by trees located to the south along the railway line, west of Syon Lane and rear gardens of residential houses. Osterley Park, Syon Park and Boston Manor Park are nearby and form significant green and open space features.

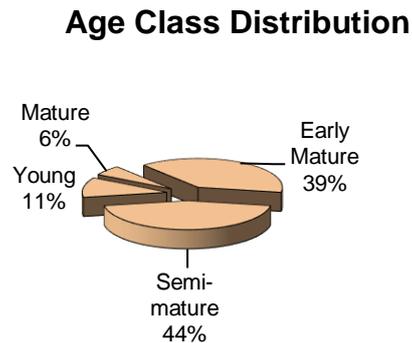
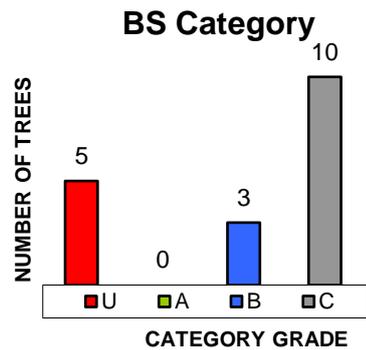
5.0 STATUTORY DESIGNATIONS

- 5.1 Enquiries with London Borough of Hounslow (LBR) confirm that the site does not lie within a Conservation Area and trees within the site are not subject to a Tree Preservation Order.

- 5.2 Trees are a material consideration within the planning process, whether or not afforded statutory protection by a Tree Preservation Order or located within a Conservation Area.
- 5.3 The statutory designation of trees may change. It is therefore recommended that the statutory designation of trees be confirmed with LBH prior to carrying out tree works. All tree works will be carried out by a competent person experienced in arboriculture and carried out in accordance with British Standards 3998 (2010) Recommendations for tree work.
- 5.4 Attention is drawn to the responsibilities under the Wildlife & Countryside Act (1981) as amended by the Countryside and Rights of Way Act 2000. This may place additional constraints on trees above that considered within this report.

6.0 TREE STOCK

- 6.1 A copy of the limitations, methodology, tree survey schedule and tree survey reference plan [TF1128/TS/100] forms Appendix 1. Root protection area (RPA) calculations form Appendix 2 and a photographic record of the general tree stock forms Appendix 3.
- 6.2 The assessment was carried out in accordance with the guidance and recommendations of British Standards 5837: (2012).
- 6.3 Trees identified within this assessment were visually inspected from ground level by a person qualified and experienced in arboriculture. The tree's common name and its dimensions are recorded within the tree survey schedule together with their age, physiological and structural condition and a category code.
- 6.4 A total of 14 individual trees and 4 groups were assessed within the survey schedule including 3 category 'B' trees (Moderate quality), 10 category 'C' trees (Low quality) and groups and 5 'U' category trees in accordance with British Standards 5837 (2012) 'Trees in relation to design, demolition and construction'.
- 6.5 Trees assessed as category 'U' are considered to be of such condition that they cannot realistically be retained as living trees in context of the current land use for longer than 10 years.



6.6 Of these trees, 8 individual trees and 2 groups are located off-site within either the railtrack land to the southeast of the site or highway verge to the southwest. These trees have been included within the assessment as they have potential to influence the site.

6.7 Site

6.7.1 Trees located within the site appear to be contemporary to the amenity landscaping associated with the retail development. Species include; Cherry, Cotoneaster, Tree of Heaven, Stags Horn Sumac and self-set Sycamore.

6.7.2 Located within compacted and narrow soft ground areas, the planted tree stock has established poorly, with many failures across the site evidenced by empty tree pits and planting stations. The quality of the tree stock is therefore considered to be poor and of domestic scale limited to scattered individuals.

6.7.3 To the south west boundary of the site, self-set sycamore saplings (G7) have become established and naturalised within the former shrub bed (Privet/Cotoneaster) and now form the dominant species following a lapse in maintenance. Within this group, occasional early mature Sycamore (T8) break the canopy, however, located directly adjacent existing utility cabinets and of multi-stemmed stock with tight fork formations, the trees are considered to have a limited useful life expectancy.

6.8 Off-Site Trees

6.8.1 Trees are located to the southeast and southwest of the site and are separated from the site boundaries by Syon Gate Way and the adopted footway within Syon Lane respectively. Species include English Oak, Field Maple, London Plane, Norway Maple, Silver Birch and Sycamore.

- 6.8.2 To the southeast of the site, the early mature and mature English Oak and Sycamore (G10 & G11) are located on the railway embankment and form a verdant backdrop to the site whilst providing a strong linear feature within the local and wider landscape.
- 6.8.3 To the southwest of the site, semi-mature to early mature trees are located within the footway. These trees are of varying health and condition with London Plane (T13) displaying significant trunk wounds from the incumbent tree ties, vertical scars formed of dysfunctional wood (T14) or in terminal decline (T15). As such, these trees have been assessed as 'U' category.
- 6.8.4 Whilst the remaining trees within the adopted highway are of fair condition, English Oak (T16), Field Maple (T17) and Purple Sycamore (T18) appear outwardly to be under physiological stress and moribund in appearance. This is confirmed by their limited extension of annual growth in comparison to the characteristic of the species and in context of the vitality of street trees seen located directly opposite to the west of Syon Lane.
- 6.8.5 Whilst physiological stress is not uncommon within urban tree populations due to the detrimental contribution made from compaction, drought, drainage problems, root disturbance etc, susceptibility to environmental factors increase and, now moribund, the trees have limited potential to accrue greater value or prominence through maturity.
- 6.8.6 For a detailed assessment of each individual tree please refer to the tree survey schedule (Appendix 1).

7.0 ARBORICULTURAL IMPACT ASSESSMENT

7.1 General

- 7.1.1 The principal arboricultural features have been considered throughout the design process with regard given to guidance and recommendations within BS 5837 (2012). In particular, *BS 5837 (2012) Section 5 – Proposals: conception and design*.
- 7.1.2 The feasibility and design stage has followed a logical sequence. This sequence started with an assessment of trees. The purpose of the assessment was to qualify and quantify the trees on site and establish the arboricultural constraints or opportunities that would inform the design.
- 7.1.3 Whilst this assessment considers the potential impact of only those trees located in close proximity to the proposed development, this impact should be considered in

context of the wider tree stock within the local landscape, and in particular, the proximity of other mature trees within Syon Gate Way and Syon lane.

- 7.1.4 The potential impacts, both direct and indirect are illustrated within the Tree Removal & Arboricultural Impact Assessment Plan [TF1128/AIA/200] at Appendix 4.

7.2 Tree Retention and Removal

- 7.2.1 The proposed development retains the principal arboricultural features located off-site to the southeast boundary (G10 & G11). Together with lower vegetation, these trees form a strong linear feature marking the railway line and form skyline features within the local and wider landscape.

- 7.2.2 Whilst the proposal will result in the loss of all trees located within the site, the trees are of poor quality and, associated with the landscaping to the existing retail development, are generally of ornamental and domestic in scale. These trees, previously part of a cohesive landscape design, now form scattered individuals following failure to establish and poor environments. As individuals the trees do not accrue particular merit. Whilst Sycamore (T8) is early mature and breaks the general canopy cover of the adjacent bushes and self-set trees (G7), the tree is multi-stemmed from ground level and displays tight fork formations and included bark. The tree has a limited useful life expectancy and accordingly, trees within the site are assessed as 'C' and 'U' category in accordance with BS5837 (2012).

- 7.2.3 To the south west of the site, a linear group of seven trees are located within the adopted footway (T12 to T18). Whilst these trees accrue some visual amenity due to their location within the general street scene, as previously discussed, the trees display physiological stress and are of poor quality displaying structural defects and/or decline. Whilst two of these trees are assessed as 'B' category (T16 & T18), the trees display limited extension growth and are moribund in appearance. Their potential to accrue greater prominence and environmental benefit commensurate with a major road is therefore limited.

- 7.2.4 Whilst the removal of trees within the adopted highway is not required to directly facilitate development, the proposal makes provision for a comprehensive landscape scheme that encompasses and enhances the public realm. This will provide an opportunity to improve the quality and resilience of the future tree stock within the street scene and make provision for a future tree stock that has potential to contribute positively to the environment within this gateway location.

HOMEBASE BRENTFORD, ISLEWORTH

ARBORICULTURAL DEVELOPMENT REPORT

7.2.5 It is recommended that prior to planting within the adopted highway, the root environment be improved, where feasible, through structural enhancement and/or utilising planters. Provision must also be made for the new planting to be adequately protected and maintained.

7.2.6 Subject to mitigation through new tree and shrub planting, as discussed below within section 8 Landscape Mitigation, the removal of the trees would not have an adverse impact on the appearance of the local or wider landscape.

7.2.7 A summary of tree removal is provided within Table 1 below for reference.

Table 1: Summary of trees that will be removed to directly and indirectly facilitate development

Tree No.	Species	Age	BS Category grading	Reason for removal
T1	Cherry	Semi-mature	C	Located directly adjacent development footprint
T2	Cherry	Semi-mature	C	Located directly adjacent development footprint
T3	Tree of Heaven	Semi-mature	C	Located directly adjacent development footprint
T4	Tree of Heaven	Semi-mature	C	Changes in land levels, access, landscape enhancement.
T5	Tree of Heaven	Young	U	Located directly adjacent development footprint
G6	Stags Horn Sumac	Semi-mature	C	Located within development footprint
G7	Sycamore/Privet/Cotoneaster	Young	C	Located directly within/adjacent development footprint
T8	Sycamore	Early-mature	C	Located directly adjacent development footprint
T12	Silver Birch	Semi-mature	C	Off-site street tree, domestic scale, located 1.5m from existing road sign, landscape enhancement
T13	London Plane	Semi-mature	U	Off-site street tree, tree stake occluded within trunk
T14	Norway Maple	Early-mature	U	Off-site street tree, vertical bark wound W side, vertical scar forming dysfunctional wood extending to 3m a.g.l. on W side, upper crown die-back
T15	Dead/standing	Early-mature	U	Off-site street tree, dead
T16	English Oak	Semi-mature	B	Off-site street tree, limited extension growth, moribund
T17	Field Maple	Early-mature	C	Off-site street tree, poor crown structure, moribund
T18	Purple Sycamore	Early-mature	B	Off-site street tree, poor quality stock

7.3 Residential Buildings

7.3.1 The proposed development set at a distance from the tree crowns of retained trees located off-site to the southeast of the site. Adequate provision is therefore made for

the future growth of retained trees and the trees would not impact on access or the amenities of future occupiers.

7.4 Drainage and Utilities

7.4.1 Whilst proposed detailed drainage and utility runs will be the subject of detailed design, given the existing site use, incoming and out-going services can reasonably be accommodated without an adverse impact on the health or stability of retained trees. New drainage, services and utilities, will be directed away from the RPA of retained trees. Where connection to an existing supply is required within the RPA, all works will be carried out in accordance with National Joint Utility Guidelines Vol. 4 issue 2 Nov' 07 and under arboricultural supervision.

7.5 Tree Management and Pruning

7.5.1 No additional tree management or pruning of off-site trees is anticipated.

7.5.2 Should minor pruning be required, the proposed works will accord with BS3998 'Tree work – Recommendations' (2010) and subject to the works being carried out by an experienced and qualified tree contractor, the tree works would not have an adverse impact on the trees health or visual amenity.

7.6 Tree Protection

7.6.1 Trees located off-site to the southeast of the site are separated from the development by Syon Gate Way and set behind metal palisade fencing. As such, the existing concrete road provides ground protection within the RPA and trunks are physically protected by existing barriers. All off-site trees are therefore adequately protected in accordance with BS 5837 (2012).

8.0 LANDSCAPE MITIGATION

8.1 The landscape strategy will be an integral part of the development and responds to the architectural proposal for a landmark development within this gateway location.

8.2 Provision is made for the creation of expansive landscape podium gardens and environmental improvements within the Great West Road and Syon Lane streetscape. This will be implemented through the introduction of open spaces, new trees and shrub planting including direct replacement of trees within Syon Lane to enhance the future tree stock including; x41 new trees at ground floor level including x6 replacement trees

within Syon Lane and x3 new trees within Great Western Road. In addition x121 small and multi-stemmed within the podium gardens.

- 8.3 The landscape strategy will therefore contribute positively to the future street scene, connectivity and green linkages resulting in a significant net gain in the distribution of trees and canopy cover over and above the existing landscape.
- 8.4 For details of landscape proposals please refer to the Combined All-Levels Landscape Masterplan by Murdoch Wickham submitted under separate cover.

9.0 CONCLUSION

- 9.1 The site does not lie within a Conservation Area and trees within the site are not subject to a TPO.
- 9.2 The tree stock within the site is characterised by landscaping contemporary with the retail development. This landscaping has largely failed to establish and those trees remaining are of poor quality and of domestic scale. As such, trees within the site accrue no particular merit.
- 9.3 Similarly, trees directly to the west of the site located within the adopted highway of Syon Lane display physiological and environment stress.
- 9.4 The principal arboricultural features are therefore formed by the off-site linear group of trees located within the railway embankment to the south east of the site.
- 9.5 The proposed development will result in the loss of all trees within the site. Subject to mitigation as detailed within this report, the loss of these trees would not have an adverse impact on the appearance of the area.
- 9.6 Whilst removal of trees located to the southwest of the site within the footway of Syon Lane is not directly required to facilitate development, the opportunity for strategic removal and replacement as part of a comprehensive landscape scheme will enhance the resilience and quality of the tree stock and future streetscape.
- 9.7 In mitigation, new tree and shrub planting is proposed within the site both at street level and within podium gardens. This will increase the distribution of trees and shrubs across the site and result in a significant net gain in greenspace and canopy cover.

- 9.8 Subject to precautionary measures and recommendations discussed within this report, it is considered that existing off-site trees shown for retention can be adequately protected throughout the development process in accordance with British Standards 5837 (2012).
- 9.9 It is concluded that, the provision for adequate tree protection, precautionary measures and replacement tree planting could therefore be satisfactorily addressed through the imposition of appropriate Conditions by the Local Planning Authority.

APPENDIX 1

Tree Survey Schedule & Reference Plan

Limitations

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Trees are living organisms whose health and condition can change rapidly. The validity of this report and conclusions or recommendations cease at the prescribed period of two years from the site inspection or if the site conditions change due to unspecified works or storm events that affect the subject tree(s) whichever is the sooner.

This tree survey assessment is a basic data collection exercise for the sole use of identifying site constraints in context of the planning process and a record of the trees condition at the time of assessment. This is not a vegetation assessment for NHBC guidance or a higher level inspection (full hazard or risk assessment) and no

guarantee, either expressed or implied can therefore be given with regards to identification, safety, stability or internal condition.

All observations are confined to that which was visible from the site. Where dense ivy/ground vegetation hampered visual assessment of trees assessed its quality and condition was assessed from that which was visible from the point of inspection. This preliminary assessment may therefore be subject to amendment following additional detailed inspection.

Tree Assessment Methodology

The assessment was carried out in accordance with the recommendations of British Standards 5837: (2012) and good arboricultural practice.

Trees identified within this assessment were inspected from ground level by a person qualified and experienced in arboriculture using the Visual Tree Assessment Method (VTA). Visual assessment, in accordance with accepted arboricultural practice, was based on visual observation of vitality (leaf cover, extension growth), presence of deadwood and die back, fractured and detached limbs, structural form or external indications of stem and basal decay likely to affect the structural condition of the tree. No decay detection equipment either invasive or non-invasive was employed.

For the purpose of clarity, trees are identified by a reference number within the Tree Survey Schedule which corresponds with the tree no. recorded within the Tree Survey or Tree Protection Plan. The tree's common name and its dimensions are recorded within the tree survey schedule together with their age, physiological,

HOMEBASE BRENTFORD, ISLEWORTH

ARBORICULTURAL DEVELOPMENT REPORT

structural condition and a category code in accordance with the guidelines set out in British Standard 5837: (2012) ”.

Where a tree’s crown is heavily asymmetrical, the crown radius for each cardinal compass point is given. Together with the height, clearance between ground level and the crown, this provides a good guide to the size and outline form of the tree.

The estimated life expectancy in context of the species is provided as guidance only.

The quality and value of each tree is assessed, grading the tree to one of four categories. The purpose of the tree categorization method is to allow informed decisions to be made concerning which trees should be removed or retained should development occur.

Details of the preliminary root protection area (RPA) around each individual tree are provided within Appendix 2 and illustrated on the Tree Survey Reference Plan to assist in assessment of site layout and the likely impact of construction works proposed within the vicinity of trees to be retained.

Where the trees root morphology within the preliminary RPA may be influenced by existing site features, these areas of restrictive growth may be illustrated within the Tree Survey Reference Plan for higher grade trees ie category ‘A’ & ‘B’. The preliminary root protection area may therefore require adjustment; this may change its shape but not reduce its area (m²) in accordance with BS 5837 (2012). It is recommended that *tree.fabrik* be consulted and additional detailed evaluation and guidance be considered within the emerging site layout.

HOMEBASE BRENTFORD, ISLEWORTH

ARBORICULTURAL DEVELOPMENT REPORT

Tree No.	Species	Ht (m)	Stem Dia (mm)	Stem Count	Branch spread (m)				Height of Lower Crown (m)	Age Class	Phys. Condition	Structural Condition	Remaining contribution (est. years)	Category Grade
					N	E	S	W						
T1	Cherry	6	90	1	2	2	2	2	2	SM	N	Located within narrow soft ground strip, domestic scale, insignificant commercial landscape tree.	10+	C1
T2	Cherry	5	60 *;e	6	3.5	3.5	3.5	3.5	2	SM	P	Located within landscape bed, original tree truncated at 1.5m a.g.l., multi-stemmed from base, limited future potential.	10+	C1
T3	Tree of Heaven	3	60	1	1.5	1.5	1.5	1.5	2	SM	N	Located within narrow soft ground strip, domestic scale, poor quality, insignificant commercial landscape tree.	10+	C1
T4	Tree of Heaven	4	80,60 *;e	2	2	2	2	2	2	SM	N	Twin-stemmed from 0.5m a.g.l., surrounded by young suckers, poor quality, insignificant commercial landscape tree.	10+	C1
T5	Tree of Heaven	3	30 e;*	14	2	2	2	2		Y	N	Located within narrow soft ground strip, original tree felled, multi-stemmed regrowth from stump.	<10	U
G6	Stags Horn Sumac	4	110 *;e	1	1.5	1.5	1.5	1.5		SM	N	Small group of trees within narrow soft ground strip adjacent ramped access, x1 tree within group dead, domestic scale, insignificant commercial landscape tree.	10+	C2
G7	Sycamore/Privet/Cotoneaster	4	30 *;e	1	2	2	2	2	1	Y	N	Linear group of self-set saplings amongst extant hedgerow and landscape planting, directly adjacent cabinets to S end, dead Cherry to S end, hgt range 2m to 7m, poor quality.	10+	C2
T8	Sycamore	9	228,190,190,170,160*	5	5.5	5.5	5	5.5	2	EM	N	Located within narrow soft ground strip, multi-stemmed from g.l., limited future potential.	10+	C1
T9	Sycamore	8	310,170,180 *	3	6	6	3	3	3	EM	N	Triple stemmed from 1m a.g.l., heavily ivy clad trunks, tight fork formations, S side poorly pruned, apical die-back, poor structural quality.	<10	U
G10	English Oak	16	890 e	1	9.5	9	9.5	9.5	3	M	N	X2 trees located to N of chain link fence adjacent railway embankment, W tree dominant, occ. defective branches, scattered major deadwood, S tree subservient (E tree 6.5m crown radius, 600 dbh).	20+	B1

HOMEBASE BRENTFORD, ISLEWORTH

ARBORICULTURAL DEVELOPMENT REPORT

Tree No.	Species	Ht (m)	Stem Dia (mm)	Stem Count	Branch spread (m)				Height of Lower Crown (m)	Age Class	Phys. Condition	Structural Condition	Remaining contribution (est. years)	Category Grade
					N	E	S	W						
G11	English Oak/Sycamore	9	340 ave;e	1	6	4	5.5	5	3	EM	N	On railway embankment, S side of chain-link fence (hgt range 8m to 13m, dbh range ave 120mm to 340mm, overhanging parking.	20+	C2
T12	Silver Birch	6	80	1	1	1	1	1	1	SM	N	Located within adopted highway, within planting station surrounded by paving and 1.5m from road sign, staked,	20+	C1
T13	London Plane	6	100	1	2	2	2	2	2	SM	N	Located within adopted highway, within planting station surrounded by paving, staked, ties and stake occluded within trunk, limited future potential.	<10	U
T14	Norway Maple	6	350	1	3.5	3.5	3	3.5	3	EM	P	Located within adopted highway, within planting station surrounded by paving, vertical bark wound W side, vertical scar forming dysfunctional wood extending to 3m a.g.l. on W side, upper crown die-back, crown displays decline.	<10	U
T15	Dead/standing	7	200	1	2	2	2	2	3	EM	D	Located within adopted highway, adjacent bus stop, defoliated and necrotic leaves attached.	<10	U
T16	English Oak	5	180	1	2.5	2.5	2.5	2	2	SM	N	Located within adopted highway, within planting station surrounded by paving, outwardly of fair condition, however, limited extension growth (<100mm), moribund appearance.	20+	B1
T17	Field Maple	5	250	1	3	3.5	2.5	2.5	3	EM	N	Located within adopted highway, within planting station surrounded by paving, limited hgt due to poor crown structure, limited extension growth (<20mm), moribund appearance.	20+	C1
T18	Purple Sycamore	8	320	1	4	4	4	4	3	EM	N	Located within adopted highway, within planting station surrounded by paving, 1.5m from lamppost, poor quality stock.	20+	B1

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General

This illustrative plan is provided to assist in interpretation of the tree survey and should be read in conjunction with the Arboricultural Development Report (TfD/DR/1128). The assessment was carried out in accordance with the guidance and recommendations of British Standards 5837: (2012) 'Trees in relation to design, demolition and construction' and good arboricultural practice. Trees identified within this assessment were visually inspected from ground level by a person qualified and experienced in arboriculture. The tree's common name and its dimensions are recorded within the tree survey schedule together with their age, physiological, structural condition and a category code. All observations are confined to that which were visible from the site and areas of public access. Where dense ivy/ground vegetation hampered visual assessment of trees its quality and condition was assessed from that which was visible from the point of inspection. No consideration has been given to ecological or other constraints. This preliminary assessment may therefore be subject to amendment following additional detailed inspection.

This tree survey is based on the Topographical Survey [10504.01] dated Nov 2019 by The Gordon Tomalin Partnership.

At the time of the site visit, 3 additional individual trees and 2 groups were included within the site assessment. These additional tree(s) were omitted from the land survey but have been included within this assessment as they may have potential to influence the site. Additional trees include T3, T4, T8, G7 & G11. Whilst care has been taken to position the trees location on the drawing they should be accurately re-surveyed and plotted if considered appropriate. The tree positions do not however, affect the condition or their grading within this report.

Limitations

Trees are living organisms whose health and condition can change rapidly. The validity of this report and conclusions or recommendations cease at the prescribed period of two years from the site inspection or if the site conditions change due to unspecified works that affect the subject tree(s) whichever is the sooner.

This is a basic data collection exercise for the sole use of identifying site constraints in context of trees and the planning process and provides a record of the trees quality and condition at the time of surveying. This is not a vegetation assessment for NHBC guidance or a higher level inspection (full hazard or risk assessment) and no guarantee, either expressed or implied can therefore be given with regards to identification, safety, stability or internal condition.

Site Boundary

Indicative site boundary

Statutory Designations (trees)

Enquiries with London Borough of Hounslow indicate that the trees within the site are not subject to a Tree Preservation Order and the site does not lie within a Conservation Area.

The statutory designation may change and therefore it is recommended that the London Borough of Hounslow be contacted prior to carrying out any tree works recommended within the Arboricultural Survey Report.

Tree Survey

T4	Tree No.	Ash	Common name
G1	Group		

Quality & value of existing tree stock

The quality and value of each tree or group of trees assessed has been categorised in accordance with British Standards 5837 (2012) 'Trees in relation to design, demolition and construction'. The purpose of the tree categorization method is to allow informed decisions to be made concerning which trees should be removed or retained should development occur.

U Category tree	B Category tree
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 of moderate quality and value
A Category tree	C Category tree
Trees of high quality and value	Trees of low quality and value

Above and Below Ground Constraints

In addition to the tree's quality and condition, consideration needs to be given to the above ground constraints (crown spread) and the below ground constraints (root protection area) the trees pose by virtue of their size and position.

Crown spread
Preliminary root protection area
Illustrated as an area equivalent to a circle.

The root protection area (RPA) is a design tool indicating the area surrounding a tree that contains sufficient roots and rooting volume to maintain the trees viability, and where the protection of the tree roots and soil structure is treated as a priority.

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**HOME BASE BRENTFORD
SYON LANE, ISLEWORTH**

Drawing

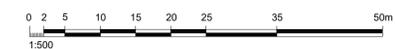
TREE SURVEY REFERENCE PLAN

Scale	Date	Drawn
1:500	SEPT '19	AR

Drawing No.	Revision
tf 1128/TS/100	B

<input type="checkbox"/> Preliminary	<input type="checkbox"/> Issued for Design/Information
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APPENDIX 2
Root Protection Area
(Calculations)

HOMEBASE BRENTFORD, ISLEWORTH

ARBORICULTURAL DEVELOPMENT REPORT

Tree No.	Species	Combined Stem Dia (mm)	Stem Count	Age Class	Remaining Contribution (est. years)	Category Grade	Root Protection Area	
							Radius (m)	M ²
T1	Cherry	90	1	SM	10+	C1	1.1	3.7
T2	Cherry	147	6	SM	10+	C1	1.8	9.8
T3	Tree of Heaven	60	1	SM	10+	C1	0.7	1.6
T4	Tree of Heaven	100	2	SM	10+	C1	1.2	4.5
T5	Tree of Heaven	112	14	Y	<10	U	1.3	5.7
G6	Stags Horn Sumac	110	1	SM	10+	C2	1.30	5.5
G7	Sycamore/Privet/Cotoneaster	30	1	Y	10+	C2	0.40	0.4
T8	Sycamore	423	5	EM	10+	C1	5.10	80.9
T9	Sycamore	397	3	EM	<10	U	4.80	71.3
G10	English Oak	890 e	1	M	20+	B1	10.70	358.3
G11	English Oak/Sycamore	340	1	EM	20+	C2	4.10	52.3
T12	Silver Birch	80	1	SM	20+	C1	1.00	2.9
T13	London Plane	100	1	SM	<10	U	1.20	4.5
T14	Norway Maple	350	1	EM	<10	U	4.20	55.4
T15	Dead/standing	200	1	EM	<10	U	2.40	18.1
T16	English Oak	180	1	SM	20+	B1	2.20	14.7
T17	Field Maple	250	1	EM	20+	C1	3.00	28.3
T18	Purple Sycamore	320	1	EM	20+	B1	3.80	46.3

APPENDIX 3
Photographic Record

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ARBORICULTURAL DEVELOPMENT REPORT

1. General view of Cherry (T1 and T2) forming typical landscape planting within the site, poor quality stock/environment and of domestic scale.



2. General view of Tree of Heaven (T3) forming typical landscape planting within the site, poor quality stock/environment and of domestic scale.



3. General view of self-set Sycamore with privet and Cotoneaster (G7) to SW boundary, poor quality stock.



4. General view of self-set multi-stemmed Sycamore (T8) located within narrow soft ground strip directly adjacent Cabinets and of no particular merit.



HOMEBASE BRENTFORD, ISLEWORTH

ARBORICULTURAL DEVELOPMENT REPORT

5. General view of off-site Oak & Sycamore trees (G10 & G11) located to S boundary forming a verdant backdrop and principal arboricultural features within the local landscape.



6. General view of trees (T12 to T18) located within adopted highway to W boundary and of varying health and condition.



7. General view of street trees to west side of Syon Lane and comparative vitality to Photo 6, albeit located in soft ground.



8. Detail view of multi-stemmed Sycamore (T8) displaying weak fork formations and directly adjacent off-site cabinet.



9. Detail view of off-site semi-mature London Plane (T13) with two occluded tree ties within trunk.



10. Detail view of Field Maple (T14) displaying significant column of dysfunctional wood forming vertical scar.



APPENDIX 4
Tree Removal & Arboricultural Impact
Assessment Plan

NOTES
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General
 This illustrative plan is informed by an Arboricultural Survey prepared by tree:fabrik and identifies the potential direct and indirect impact of development on existing trees as part of a planning submission. This plan should be read in conjunction with the accompanying Arboricultural Development Report (TF/DR/1128). Prior to commencement of development, a detailed Tree Protection Plan and Arboricultural Method Statement must be drafted in accordance with BS5837 Trees in relation to design, demolition and construction (2012). The approved Method Statement shall be incorporated into the Construction Management Plan and subsequent drawings used for design purposes and issued for use on site, to ensure that all parties are fully aware of the areas in which access and works may and may not take place.

Site Boundary
 Indicative site boundary

Tree Survey

Tree No.	Common name
T4	Ash
Group	

Quality & value of existing tree stock

● U Category tree 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	● B Category tree Trees of moderate quality and value
● A Category tree Trees of high quality and value	● C Category tree Trees of low quality and value

Above and Below Ground Constraints

	Crown spread		Preliminary root protection area illustrated as an area equivalent to a circle.
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Arboricultural Impact Assessment
 The principal arboricultural features located off-site have been considered throughout the design process with regard given to guidance and recommendations within BS 5837 (2012) 'Trees in relation to design, demolition and construction' and in particular, Section 5 (2012) - Proposals: conception and design. The proposal seeks to retain the principal arboricultural features and makes provision for environment improvement through new tree and shrub planting.

For details of landscape proposals please refer to the Sketch Landscape Plan [1553/004] and Landscape section within the Design & Access Statement by Murdoch Wilham submitted under separate cover.

	Existing building/structure to be demolished		Group to be retained
	Proposed building/structure (ground floor level)		Group to be removed
	Tree to be retained		Group to be removed
	Tree to be removed		Group to be removed
	New tree (ground floor level)		

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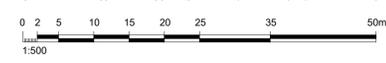
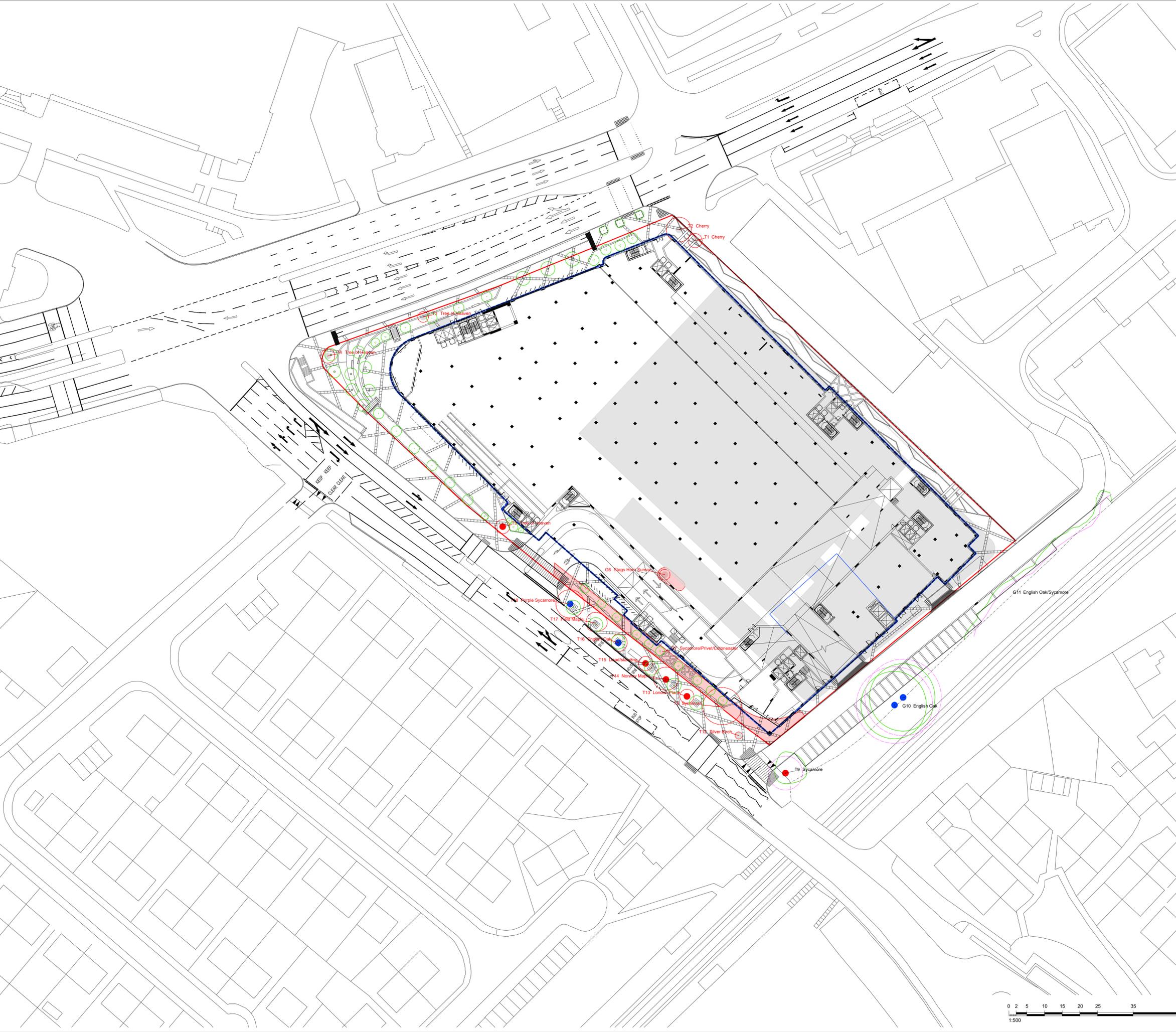
Drawing
TREE REMOVAL & ARBORICULTURAL IMPACT ASSESSMENT PLAN - (Ground Floor)

Scale	Date	Drawn
1:500	JULY '20	AR

Drawing No.	Revision
tf 1128/AIA/200	D

	Preliminary		Issued for Design/Information
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APPENDIX 5
Qualifications and Experience

Brief qualifications and experience of Alan Richardson

Qualifications: I hold the National Diploma in Arboriculture and I am a Professional Member of the Arboricultural Association.

Career experience: I started my career at the grass roots of the industry working in Britain and West Germany, obtaining experience in all aspects of practical tree care. In 1989 I joined Westminster City Council as an Arboricultural Officer, dealing with municipal tree management. This provided me with a comprehensive insight into the social, safety and contract management issues of urban tree management.

In 1991 I joined English Heritage as the Trees and Woodlands Advisor providing specialist advice on all aspects of trees, woodlands and forestry within the historic environment. During the next nine years, I developed and established national policy and strategy for tree management on the 420 historic properties under guardianship including the co-ordination, inspection and monitoring of the annual H&S inspection programme, contracts and standards and represented English Heritage on policy matters relating to trees, including liaison with other government departments on joint projects such as the Veteran Tree Initiative and the Parklands & Wood Pasture Habitat Action Plan.

As a Director of **tree : fabrik**, I draw on the wide range of experience obtained and specialise in supplying bespoke arboricultural planning services to Local Planning Authorities and the private sector. This includes advising on a full range of tree issues within the planning environment, providing site surveys to BS5837 (2012), arboricultural impact reports, method statements and supervision, development control advice to Local Planning Authorities, successful enforcement and prosecution, appeal statements and attendance at hearings, liaison with and on behalf of Local Planning Authorities, developers, architects and town planners.

This comprehensive experience and current working knowledge of Local Authorities and the private sector encourages a pragmatic approach that has been found to be of benefit to all parties.

Continuing professional development: I keep current on arboricultural issues and best practice through membership of the Arboricultural Association and attendance at short courses.



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