TREE CONSULTANTS

ARBORICULTURAL REPORT

& Impact Assessment

to **BS 5837:2012** at:

Premier Inn London Ruislip,
Ickenham Road,
Ruislip
HA4 7DR

Prepared for:
FDA Landscape

Date: *January 2025*

Reference: *AWA6395*

Institute of Chartered Foresters
Registered Consultant

Office: 0114 272 1124 Mobile: 0776 631 0880 Email: info@awatrees.com Website: awatrees.com
Union Forge, 27 Mowbray Street, Sheffield, S3 8EN. AWA Tree Consultants Limited. Company No. 8520123. Registered in England & Wales.

Contents

1. Introduction

1.1 Instructions and Brief

1.1.1 We were instructed by FDA Landscape to visit the site and prepare our findings in a report.

1.1.2 The report is required in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations,* to provide detailed, independent, arboricultural advice on the trees present, in the context of potential development.

1.2 Survey Details

1.2.1 The survey took place during June 2024.

1.2.2 The trees were surveyed visually from the ground using "Visual Tree Assessment" techniques and in accordance with the guiding principles of British Standard 5837:2012.

1.2.3 Any additional off-site trees that could impact a new development design have been included in the tree survey parameters.

1.2.4 We have been provided with a topographical survey with tree positions plotted. Where surveyed trees were not included on the topographical survey the tree positions were plotted using enhanced GPS technology (1-2m accuracy) and laser distance measurer.

1.2.5 This report has been prepared by Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principal and Director of AWA Tree Consultants Ltd.

1.2.6 The tree survey data collection was carried out by James Brown, BSc (Hons) Arboriculture, MArborA, Arboriculturist at AWA Tree Consultants Ltd.

1.2.7 Full qualifications and experience are included within **Appendix 1**. Explanatory details regarding the survey methodology are included within **Appendix 2**. A full explanation of the tree data can be found at **Appendix 3**. Full details of all the trees surveyed are found in **Appendix 4**. For tree locations please refer to the Tree Constraints Plan at **Appendix 5** and for detail of the impacts of the new development refer to the Tree Impacts Plan at **Appendix 6**.

2. The Site

2.1 Location and Description

2.1.1 The site comprises a hotel and pub with associated access, car park and grounds, located on Ickenham Road in Ruislip in the London Borough of Hillingdon. Residential properties are situated to the north and north east of the site, Ickenham Road borders the site's south eastern boundary and Sharps Lane borders the site's western boundary.

2.1.2 The approximate area of the survey is highlighted in the (2022 Google Earth) image below:

3. The Trees

3.1 Legal

3.1.1 The following advice is for guidance purposes only. Some trees are protected by legislation, and it is essential that the legal status of trees is established prior to carrying out works to them. Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record. Tree Preservation Orders, Conservation Areas, Planning Conditions, Felling Licences or Restrictive Covenants legally protect many trees in the UK.

3.1.2 An online search was undertaken with London Borough of Hillingdon Council on the 7th of June 2024 to check whether any trees at the site are protected by a Tree Preservation Order or are located within a Conservation Area. The site is situated within a Conservation Area, and as such all trees within the site are legally protected. Trees to the north east of the site are also protected by a Tree Preservation Order.

3.1.3 The accessed map image from lbhillingdon.maps.arcgis.com is detailed below:

3.1.4 Before carrying out any works to protected trees the permission of the local planning authority is required. There are large potential penalties for illegally carrying out work to protected trees. Statutory permission is not required for the removal of deadwood.

3.1.5 The Multi-Agency Geographical Information for the Countryside (MAGIC) website was used to search for areas of ancient woodlands listed on the Ancient Woodland (DEFRA 2021), and a check for catalogued Ancient and

Veteran trees using the woodland trust ancient tree inventory (ATI) (Woodland Trust 2021). It was confirmed that there are no designated ancient woodlands or veteran or ancient trees within the survey area.

3.1.6 Trees provide a wide range of habitats for many species, some of which are legally protected such as bats, nesting birds, badgers and dormice. It is essential that appropriate care is taken to ensure that this legislation is not contravened.

3.1.7 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.

3.1.8 All tree work should be carried out according to British Standard 3998:2010 Tree Work – Recommendations.

3.2 Tree Survey Results

3.2.1 The tree survey revealed 35 items of woody vegetation, comprised of 27 individual trees and 8 tree groups.

3.2.2 Of the surveyed trees: 7 trees or tree groups are retention category 'U', 3 trees are retention category 'B' and 25 trees or tree groups are retention category 'C' (explanatory details regarding the retention categories are included at Appendix 3).

3.2.3 Full details of the surveyed trees or tree groups are provided in the attached tree data schedule at Appendix 4. General comments are provided below:

3.2.4 T1 to T15 are situated to the centre of the site.

3.2.5 T1, T2 and G4 to T7 and T10 to T15 are young to semi mature trees which while collectively provide some amenity value within the site, are of low arboricultural value and should not pose significant constraints on development at the site.

3.2.6 Ash T3 has symptoms of the fungal disease Ash Dieback and is recommended for removal regardless of development at the site.

3.2.7 Apple T8 is an early mature tree of moderate value situated at the site's south western corner. The tree leans significantly to the south west, and has likely historically failed and the stem has significant decay and is hollow.

3.2.8 Elm T9 is dead, likely due to Dutch Elm Disease and is recommended for removal regardless of development at the site.

3.2.9 G16 to T35 border the site boundaries.

3.2.10 G16 and G17 are low value tree groups which border the site's south

eastern boundary.

3.2.11 G23, T26, T31, T32, T33 and T35 are boundary trees and tree groups which while of relatively low arboricultural value provide established screening between the site and the adjacent residential properties.

3.2.12 G18 forms a linear group of young to semi mature trees bordering the site's western boundary. The group is predominantly comprised of Ash and Elm with dense shrubby Hawthorn and very occasional young Field Maple and Oak. The Ash within the group have Ash Dieback symptoms and the Elms within the groups are dead or dying, likely due to Dutch Elm Disease. It is recommended to remove the Ash and Elm within the group regardless of development at the site, retaining the Hawthorn, Oaks and Field Maples. While the Ash and Elm within G18 provide established screening between the site and the adjacent residential properties, they have very limited future prospects regardless and the screening they provide could be replaced in the longer term with new tree plantings of more suitable species along the boundary.

3.2.13 Ash T19 and Sycamore T20 are early mature individual trees also situated along the site's western boundary which are larger and more prominent than the trees within G18.

3.2.14 Ash T21 has a significant decayed cavity at the base of the stem and is recommended for removal regardless of development at the site.

3.2.15 Elm T22 is dead, likely due to Dutch Elm Disease and is recommended for removal regardless of development at the site.

3.2.16 Cypress T25 is a large early mature tree at the site's north western corner. The tree could be considered unsuitably large and overbearing for its location, but it does provide effective screening between the site and the adjacent residential property.

3.2.17 G28 and G34 from young to semi mature linear boundary groups comprised predominantly of Ash and Elm. The Ash within the groups have Ash Dieback symptoms and the Elms within the groups are dead or dying, likely due to Dutch Elm Disease. The tree groups have very limited future prospects and their removal is recommended regardless of development at the site. While G28 and G34 provide screening between the site and the adjacent residential properties, they have very limited future prospects regardless and the screening they provide could be replaced in the longer term with new tree plantings of more suitable species along the boundaries.

3.2.18 Goat Willow T33 is recommended for removal regardless of development at the site as it is situated on the edge of the existing car park at the site and its crown significantly overhangs the existing car park.

3.2.19 T24, G27, T29 and T30 are situated in gardens of adjacent properties to the north of the site and so were only given cursory inspections with measurements estimated and condition values indicative only.

3.2.20 While Ash T19 and T21 and the Ash within G4, G16 and G17 did not have any obvious symptoms of Ash Dieback, they likely have limited long term value regardless of development at the site due to Ash Dieback.

3.2.21 Ivy covering trees and tree groups T7, T11, G18 to T21, T26 and T31 prevented detailed inspections of the trees and tree groups being undertaken.

3.2.22 It was unclear when undertaking the surveyed whether G18 to G23 are within site boundaries or are adjacent and not under site ownership.

3.2.23 The tree Root Protection Area (RPA) for each tree has been plotted as a polygon centred on the base of the stem. Due to the presence of roads, structures, topography (and past tree management) the RPA is likely to be a simplified representation of the tree roots actual morphology and disposition. However, detailed modifications to the shape of the RPA would largely be based on conjecture and so have been avoided.

3.2.24 Some lower value tree, hedge and shrub groups do not have RPAs detailed on tree plans. The detailed extent and spread of these low value groups, in conjunction with the tree schedule, is sufficient to assess the associated potential constraints.

3.3 Photographs


Photo 1: T1 from north west


Photo 2: T2 from north


Photo 3: T3 from north east


Photo 4: G4 from north west


Photo 5: T5 from north


Photo 6: T6 from west

Photo 7: T7 from north

Photo 8: T8 from east

Photo 9: T9 from north

Photo 10: T10 and T11 from south east

Photo 11: T12 from north east

Photo 12: T13 and T14 from north east

Photo 13: T15 from south east


Photo 14: G16 from north


Photo 15: G17 from north


Photo 16: G18 from north west


Photo 17: T19 from north west


Photo 18: T20 from south west


Photo 19: T21 from south west


Photo 20: T22 from south west


Photo 21: G23 from south west


Photo 22: T24 from south west


Photo 23: T25 from south east


Photo 24: T26 from south east


Photo 25: G27 from south east


Photo 26: G28 from south east

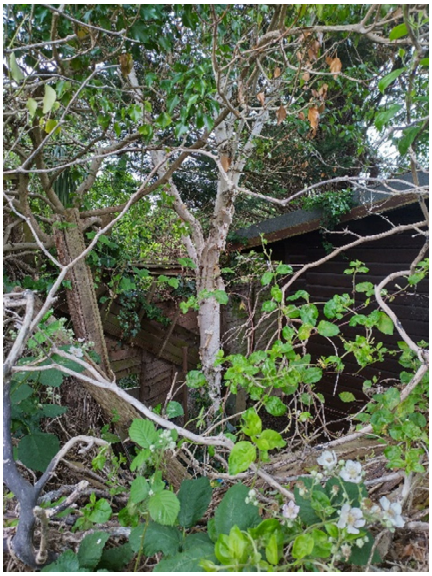


Photo 27: T29 from south east


Photo 28: T30 from south west


Photo 29: T31, T32 and T33 from west


Photo 30: G34 from north west

Photo 31: T35 from west

4. Arboricultural Impact Assessment

4.1 Proposed New Development

4.1.1 It is proposed to build a new Lidl store with associated access, parking, landscaping and facilities. The development proposals have been provided by my client and inform this arboricultural impact assessment and the Tree Impacts Plan at Appendix 6.

4.2 Direct Impacts

4.2.1 From assessing the new development proposals, 17 trees and tree groups will require removal to facilitate the proposed new development as they are situated in the footprint of the development or their retention and protection throughout the development is not suitable.

4.2.2 The trees and tree groups that require removal to facilitate the development are T1, T2, G4 to T8, T10 to G17, T19 and T20.

4.2.3 T1, T2, G4 to T7 and T10 to T15 are young to semi mature trees which could be easily replaced with new tree plantings at the site if required.

4.2.4 Apple T8 is of moderate value and its removal will have some negative impact, however the tree has defects which may limit its long term prospects.

4.2.5 G16 and G17 only provide screening between the site and the road to the south east and their removal will have little negative impact.

4.2.6 T19 and T20 are larger more prominent early mature trees and their removal will have some negative impact, however Ash T19 likely has limited long term value regardless of development at the site due to Ash Dieback. The screening the trees provide between the site and the adjacent residential properties could be replaced could be replaced in the longer term with new tree plantings of more suitable species along the boundary.

4.2.7 G18, G23 and T25 require pruning works to facilitate the development, reducing the crowns of G18 and G23 from the north east and T25 from the south as required to provide adequate clearance from the proposed new store.

4.2.8 T3, T9, T21, T22, G28, T33 and G34 are recommended for removal regardless of development at the site.

4.2.9 The partial removal of G18 is recommended regardless of development at the site.

4.3 Indirect Impacts

4.3.1 The tree Root Protection Area (RPA) detailed on the Tree Plans at Appendices 5 and 6, has been used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority.

4.3.2 A plant area and footpath are proposed within the detailed RPA of retained tree T25. There is existing hardstanding within the RPA of T25 at the location of the proposed new plant area and footpath with likely significant sub-base beneath, so provided the existing hardstanding sub-base can be left in place and any new hardstanding surface slayed on top, with no excavations lower than the existing hardstanding sub-base, T25 should remain largely unimpacted by the works.

4.3.3 The design of the new development has considered tree crown positions in relation to the development. Some shade from trees may be beneficial. In particular, deciduous trees give shade in summer but allow access to sunlight in winter. However, the design proposals avoid excessive shading, and give adequate provision for future tree growth.

4.3.4 The buildability of the proposed development has been assessed in terms of access, adequate working space and provision for the storage of materials, including topsoil, in relation to the trees.

4.4 Protection of the Retained Trees

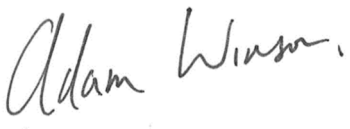
4.4.1 The retained trees will require protection by fencing in accordance with BS 5837: 2012, during the development phase.

4.4.2 If required by the Local Planning Authority, an associated Arboricultural Method Statement, detailing protective fencing specifications and construction methods close to the retained trees can be provided.

5. Signature

I trust this report provides all the required information.

Signed



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Adam Winson, *Chartered Arboriculturist, MSc, BSc (Hons), MICFor, ACIEEM*

7th January 2025

AWA Tree Consultants Limited
Union Forge
27 Mowbray Street
Sheffield
S3 8EN

www.awatrees.com

Appendices

Appendix 1: Authors Qualifications & Experience

Adam Winson, *Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, ACIEEM, QTRA Registered*
Adam is the company Director and Principal Consultant. He has a mix of the highest-level academic qualifications and relevant work experience. He has worked within the tree care profession for over 20 years and was awarded an MSc in Arboriculture and Urban Forestry, with distinction. Adam is a Chartered Arboriculturist and a Registered Consultant with the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association and he has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major infrastructure projects. His work often involves trees with preservation orders or litigation, and he has appeared as a tree expert, at planning appeal hearings up to the crown court. Adam also regularly undertakes locum Tree Officer work for several Local Planning Authorities.

James Brown, *BSc (Hons) Arboriculture, MArborA, PTI (Lantra), QTRA Registered*
James is a highly experienced and qualified Arboricultural Consultant. He has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Foresters student award. He is a Professional Member of the Arboricultural Association, an Associate of the Institute of Chartered Foresters, and he is working towards becoming a Chartered Arboriculturist. James joined AWA in 2016, he has many years' experience as an Arboricultural Consultant, he previously worked in Europe's largest container tree nursery and he has experience of local authority Tree Officer work.

James Godfrey, *BA (Hons), FdSc Arboriculture and Tree Management, TechArborA, PTI (Lantra), QTRA Registered*
James has had extensive arboricultural experience working as an arborist within the public and private sector. While working at AWA, James completed his FdSc in Arboriculture and Tree Management, graduating with a distinction and was also awarded for achieving the highest overall mark in his year. James has used his arboricultural knowledge to inform and carry out accurate tree surveys and produce detailed reports that aim to balance appropriate tree retention with the requirements of landowners.

Joe Thomas, *MSci Biology, Award L4 Arboriculture, TechArborA, PTI (Lantra), QTRA Registered*
Joe achieved a first class degree in Biology with an integrated Masters (MSci) from the University of Sheffield. Additionally, he has a Level 4 Award in Arboriculture. Joe joined AWA after an Urban Forestry role with the Sheffield and Rotherham Wildlife Trust and Sheffield City Council, where he gained a variety of experience in different aspects of the arboriculture sector.

Lucy Garbutt, *MSc Animal Behaviour, BSc (Hons) Biology, PTI (Lantra), TechArborA, QTRA Registered*
Lucy graduated with a masters degree in Animal Behaviour from the UK's highest rated university, St Andrews of Scotland, immediately following the completion of her BSc degree in Biology from Lancaster University. Lucy has experience in botany and plant science and moved into arboriculture after previous experience of protected species and botanical surveys with a large environmental consulting company.

Sophie Beckerman, *BA (Hons), Dip Arboriculture Level 4, PTI (Lantra), TechArborA, QTRA Registered*
Sophie has more than 10 years' experience as an arborist, working for a variety of private companies as well as undertaking tree management with Sheffield City Council Ranger Service and The Wildlife Trust. Her expertise in arboriculture is demonstrated in the practical NPTC qualifications gained, and her excellent knowledge is reflected in the L4 diploma in Arboriculture, which she completed while working. Her roles as a climbing arborist and team leader included estimating for jobs and project management, supervising tree contracting teams - ensuring that work is carried out safely and efficiently and that health and safety standards are adhered to, and risk assessments are carried out.

Ross Lane, *FdSc Environmental Conservation, Diploma Arboriculture, TechArborA, PTI (Lantra), QTRA Registered*
Ross has a diverse background spanning horticulture, arboriculture, and ecology. Ross has extensive experience conducting surveys throughout the UK and has worked on projects of all sizes, including major infrastructure projects such as HS2. In his previous role as a Tree Inspector at Derbyshire County Council, projects involved managing the county wide tree stock in relation to the ash dieback response and contributing to ambitious County Council targets of planting a million trees. Possessing technician-level membership with the Arboricultural Association, coupled with a comprehensive range of qualifications from tree risk assessment to habitat management, underscores Ross' dedication in professional arboriculture.

Appendix 2: Survey Methodology and Limitations

The survey was undertaken in accordance with British Standard 5837:2012 *Trees in relation to design, demolition and construction – Recommendations.* The trees were assessed objectively and without reference to any proposed site layout. The trees were surveyed from the ground using 'Visual Tree Assessment' (VTA) methodology. VTA is appropriate and is endorsed by industry guidance. It is used by arboriculturists to evaluate the structural integrity of a tree, relying on observation of trees biomechanical and physiological features. Measurements are obtained using a diameter tape, clinometer, laser distometer and loggers tape. Where this is not practical measurements are estimated. Tree groups have been identified in instances as defined in BS 5837:2012. Shrubs and insignificant trees may have been omitted from the survey.

This report represents a BS 5837:2012 tree survey and should not be accepted as a detailed tree safety inspection report; however, tree related hazards are recorded and commented upon where observed, yet no guarantee can be given as to the absolute safety or otherwise of any individual tree. All recommended tree work must be to BS 3998:2010 - '*Tree Work: Recommendations'*.

The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey. The author shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with these guidelines and terms.

Appendix 3: Explanation of Tree Descriptions

HEIGHT of the tree is measured from the stem base in metres. Where the ground has a significant slope the higher ground is selected.

CROWN HEIGHT is an indication of the average height at which the crown begins.

STEM DIAMETER is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; the diameter is measured close to ground level or else a combined stem diameter is calculated.

CROWN SPREAD is measured from the centre of the stem base to the tips of the branches in all four cardinal points.

AGE CLASS of the tree is described as young, semi-mature, early-mature, mature, or over-mature.

PHYSIOLOGICAL CONDITION is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

STRUCTURAL CONDITION is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

LIFE EXPECTANCY is classed as; less than 10 years, 10-20 years, 20-40 years, or more than 40 years. This is an indication of the number of years before removal of the tree is likely to be required.

Retention Categories

A (marked in green on Appendix 5) = retention most desirable. These trees are of very high quality and value with a good life expectancy.

B (marked in blue on Appendix 5) = retention desirable. These trees are of good quality and value with a significant life expectancy.

C (marked in grey on Appendix 5) = trees which could be retained. These trees are of low or average quality and value, and are in adequate condition to remain until new planting could be established.

U (marked in red on Appendix 5) = trees unsuitable for retention. These trees are in such a condition that any existing value would be lost within 10 years.

	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T1	Plum	*Prunus sp.*	Semi-mature	5	1	120	No	1.5	3.5	1.5	2	2.5	No visual defects	Single stemmed. Vertical. Old pruning wounds. Stubs	Minor deadwood	Climber in crown	Good	Good	10 to 20 yrs	Low	C	Removal required to facilitate development
T2	Plum	*Prunus sp.*	Semi-mature	4	2	90, 80	No	2	2	1.5	2.5	2.5	No visual defects	Twin stemmed at 1m. Vertical. Bark damage. Minor cavities. Minor decay. Split stem. Old pruning wounds	Minor dieback. Minor deadwood	Stem split at base. Significant lean south west at base then corrects.	Fair	Poor	10 to 20 yrs	Low	C	Removal required to facilitate development
T3	Ash	*Fraxinus excelsior*	Semi-mature	6.5	6	60	No	1.5	1.5	1.5	1	2	No visual defects	Multiple stemmed at base. Vertical. Old pruning wounds. Stubs. Epicormic growths. Ash Dieback symptoms	Moderate dieback. Minor deadwood. Ash Dieback symptoms	Ash Dieback symptoms. Previously topped.	Poor	Fair	<10 yrs	Low	U	Removal recommended regardless of development
G4	Hawthorn. Ash.	*Crataegus sp. Fraxinus sp.*	Young	6	10	60	No	0	2	2.5	2.5	2.5	No visual defects	Multiple stemmed at base. Vertical. Tight unions. Ivy covered	Minor deadwood. Ivy covered	Hawthorn and Ash forming one crown	Good	Good	10 to 20 yrs	Low	C	Removal required to facilitate development
T5	Cherry	*Prunus sp.*	Young	5.5	3	70, 60, 90	No	1	2.5	2.5	2.5	2.5	No visual defects	Multiple stemmed at base. Vertical. Epicormic growths	Minor deadwood		Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate development

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	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T6	Palm	*Cordyline australis*	Young	4	10	60	No	1.5	1.5	1.5	1.5	1.5	No visual defects	Multiple stemmed at base. Vertical	No visual defects		Good	Good	10 to 20 yrs	Low	C	Removal required to facilitate development
T7	Apple	*Malus sp.*	Semi-mature	4	2	120, 120	No	2	1.5	1.5	1.5	1.5	No visual defects	Twin stemmed at base. Slight lean north east. Bark damage. Tight unions. Ivy covered	Moderate dieback. Minor deadwood. Ivy covered	Very Ivy covered. Ivy prevented detailed inspection. Hawthorn and Elm sapling at base.	Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T8	Apple	*Malus sp.*	Early-mature	4	2	300, 100	No	1.5	2	3	4.5	4.5	Exposed roots	Twin stemmed at 1m. Significant lean south west. Bark damage. Major cavity. Major decay	Moderate dieback. Minor deadwood	Likely historically failed. Hollow stem. Significant decay to stem.	Fair	Fair	>40 yrs	Moderate	B	Removal required to facilitate development
T9	Elm	*Ulmus sp.*	Dead	8	2	100, 90	No	1.5	1.5	1.5	1.5	2	No visual defects	Twin stemmed at 1m. Vertical. Bark damage. Bark loss. Dutch Elm Disease symptoms	Major dieback. Minor deadwood. Moderate deadwood. Dutch Elm Disease symptoms	Dead. Likely due to Dutch Elm Disease. Telephone line to south east.	Dead	Dead	n/a	Dead	U	Removal recommended regardless of development
T10	Cherry	*Prunus sp.*	Young	5	1	140	No	1.5	3	3	3.5	3.5	No visual defects	Single stemmed. Vertical	Minor dieback. Minor deadwood		Fair	Good	10 to 20 yrs	Low	C	Removal required to facilitate development
T11	Cherry	*Prunus sp.*	Young	4.5	1	100	No	1.5	2.5	2.5	2	2.5	No visual defects	Single stemmed. Vertical. Ivy covered. Stake and tie attached	Minor dieback. Minor deadwood	Ivy prevented detailed inspection	Fair	Good	10 to 20 yrs	Low	C	Removal required to facilitate development

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	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T12	Pear	*Pyrus sp.*	Young	6	1	90	No	1.5	1.5	1.5	2	2	No visual defects	Single stemmed. Vertical. Stake and tie attached	Minor dieback. Minor deadwood		Fair	Good	10 to 20 yrs	Low	C	Removal required to facilitate development
T13	Pear	*Pyrus sp.*	Young	4.5	1	100	No	0.5	1.5	2	2	1.5	No visual defects	Single stemmed. Vertical. Stake and tie attached. Epicormic growths	Minor deadwood. Minor dieback		Fair	Good	10 to 20 yrs	Low	C	Removal required to facilitate development
T14	Pear	*Pyrus sp.*	Young	4.5	2	110, 70	No	0	2	2	2	2	No visual defects	Twin stemmed at base. Vertical. Epicormic growths. Tight unions. Rubbing stems	Minor dieback. Minor deadwood		Fair	Fair	10 to 20 yrs	Low	C	Removal required to facilitate development
T15	Tulip Tree	*Liriodendron tulipifera*	Young	5	1	100	No	1	3	2	1.5	2	No visual defects	Single stemmed. Vertical. Stake and tie attached	No visual defects	Crown in contact with sign and lamppost to south	Good	Good	20 to 40 yrs	Low	C	Removal required to facilitate development
G16	Laburnum. Hawthorn. Ash.	*Laburnum sp. Crataegus sp. Fraxinus sp.*	Young	6	10	90	No	1	See plan				No visual defects	Tight unions. Bark damage	Minor deadwood	Group of young trees at site entrance	Good	Good	10 to 20 yrs	Moderate	C	Removal required to facilitate development
G17	Hawthorn. Holly. Field Maple. Sycamore. Ash.	*Crataegus sp. Acer sp. Fraxinus sp.*	Semi-mature	3.5	10	60	No	0	See plan				No visual defects	Old pruning wounds. Stubs. Bark damage. Ivy covered	Minor deadwood. Minor dieback. Old pruning wounds. Ivy covered	Dense linear managed boundary group. Predominantly Hawthorn, occasional Holly and Field Maple and Sycamore and Ash sapling. Ivy covered. In contact with adjacent bus stop.	Fair	Fair	20 to 40 yrs	Moderate	C	Removal required to facilitate development

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	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management	
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*	
G18	Ash. Elm. Hawthorn. Field Maple. Oak.	*Fraxinus sp. Ulmus sp. Crataegus sp. Acer sp. Quercus sp.*	Semi-mature	15	10	150	No	2	See plan				Exposed roots	Old pruning wounds. Stubs. Bark damage. Ivy covered. Tight unions. Partially included bark. Dutch Elm Disease symptoms. Ash Dieback symptoms	Minor deadwood. Minor dieback. Old pruning wounds. Ivy covered. Dutch Elm Disease symptoms. Ash Dieback symptoms	Young to semi mature boundary group. Situated either side of boundary fence. Taller young to semi mature Ash with Elm and dense shrubby Hawthorn. Very occasional young Field Maple. Several dead standing Elms and Elms with significant dieback, likely due to Dutch Elm Disease. Ash have Ash Dieback symptoms. Very Ivy covered. Ivy prevented detailed inspection. In contact with adjacent lampposts. Managed from road and footpath. Unclear if within site boundaries or adjacent and not under site ownership.	Fair	Fair	10 to 20 yrs	Moderate	C	Partial removal recommended regardless of development - Remove all Ash and Elm	Pruning works required to facilitate development - Reduce crowns of remaining trees from north east as required to provide adequate clearance from proposed store
T19	Ash	*Fraxinus excelsior*	Early-mature	19	5	350, 200, 250, 250, 200	Yes	6	6	6	6	6	Limited access around base	Multiple stemmed at base. Vertical. Tight unions. Partially included bark. Ivy covered	Minor dieback. Minor deadwood. Ivy covered	Larger tree within boundary group. Limited access due to dense undergrowth. Very Ivy covered. Ivy prevented detailed inspection. Minor dieback in crown. Bark damage in lower south western crown, likely from vehicles. Fence to immediate east. Unclear if within site boundaries or adjacent and not under site ownership.	Fair	Fair	10 to 20 yrs	Moderate	C	Removal required to facilitate development	
T20	Sycamore	*Acer pseudoplatanus*	Semi-mature	13	2	350, 350	No	5	5.5	6.5	4	5	No visual defects	Twin stemmed at 1m. Slight lean west. Ivy covered	Minor dieback. Minor deadwood. Ivy covered	Larger boundary tree. Very Ivy covered. Ivy prevented detailed inspection. Fence to immediate east. Unclear if within site boundaries or adjacent and not under site ownership.	Fair	Fair	20 to 40 yrs	Moderate	C	Removal required to facilitate development	

Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	Common Name	Latin Name	Maturity	Height (m)	Stems	Stem Diameter (mm)	Estimated	Crown height	N	E	S	W	Roots	Stem	Crown	Comments	Physiological	Structural	Life Expectancy	Amenity	Category	Works
T21	Ash	*Fraxinus excelsior*	Early-mature	15	2	350, 350	No	6	6	2	1	3.5	Exposed roots	Twin stemmed at base. Slight lean north west. Tight unions. Partially included bark. Ivy covered. Major decay. Major cavity	Minor deadwood. Minor dieback. Ivy covered	Larger boundary tree. Very Ivy covered. Ivy prevented detailed inspection. Significant decayed cavity at base of stem. Fence to immediate east. Unclear if within site boundaries or adjacent and not under site ownership.	Fair	Poor	10 to 20 yrs	Moderate	U	Removal recommended regardless of development
T22	Elm	*Ulmus sp.*	Dead	8	2	70, 100	Yes	2.5	1.5	1.5	1.5	3.5	Limited access around base	Multiple stemmed at 0.5m. Slight lean north west. Bark damage. Bark loss. Dutch Elm Disease symptoms	Major dieback. Minor deadwood. Dutch Elm Disease symptoms	Dead. Limited access due to dense undergrowth. Unclear if within site boundaries or adjacent and not under site ownership.	Dead	Dead	n/a	Dead	U	Removal recommended regardless of development
G23	Cypress. Elm. Hawthorn.	*Cupressus sp. Ulmus sp. Crataegus sp.*	Semi-mature	12	10	120	Yes	1	See plan				Limited access around base	Tight unions. Partially included bark. Old pruning wounds. Dutch Elm Disease symptoms	Minor deadwood. Minor dieback. Dutch Elm Disease symptoms	Linear boundary group. Situated between fence and adjacent road and footpath. Taller individual Cypress with Elm and dense shrubby Hawthorn. Cypress are at eatsern edge of group. Several dead standing Elms and Elms with significant dieback, likely due to Dutch Elm Disease. Unclear if within site boundaries or adjacent and not under site ownership.	Fair	Fair	10 to 20 yrs	Moderate	C	Pruning works required to facilitate development - Reduce crowns from north east as required to provide adequate clearance from proposed store
T24	Horse Chestnut	*Aesculus hippocastanum*	Semi-mature	13	1	350	Yes	2.5	5	5	5	5	Limited access around base	Single stemmed. Vertical	Minor deadwood. Old pruning wounds	Adjacent, no access. Likely historically topped. Telephone line to north west of crown.	Good	Good	>40 yrs	Moderate	B	No works required

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	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T25	Leyland Cypress	*Cupressus x leylandii*	Early-mature	14	10	200	No	0	6	7	6	6	No visual defects	Twin stemmed at base. Vertical. Ivy covered. Tight unions. Partially included bark	Moderate dieback. Minor deadwood	Lamppost through south western crown. Significant dieback in crown. Unsuitably large for location.	Fair	Fair	10 to 20 yrs	Moderate	C	Pruning works required to facilitate development - Reduce crown from south as required to provide adequate clearance from proposed store
T26	Hawthorn	*Crataegus monogyna*	Early-mature	9	6	150	No	0.5	3	3.5	4	2.5	No visual defects	Multiple stemmed at base. Slight lean south east. Tight unions. Partially included bark. Ivy covered	Moderate dieback. Minor deadwood. Ivy covered	Very Ivy covered. Ivy prevented detailed inspection. North western crown is suppressed. Eastern crown in contact with sign.	Fair	Fair	10 to 20 yrs	Low	C	No works required
G27	Cypress	*Cupressus sp.*	Semi-mature	9	10	200	Yes	2	See plan				Limited access around base	Tight unions. Partially included bark. Old pruning wounds	Old pruning wounds. Minor deadwood. Minor dieback	Adjacent, no access. Row of individual Cypress, likely once hedge. Previously topped. Crowns significantly overhang site.	Fair	Fair	10 to 20 yrs	Moderate	C	No works required
G28	Ash. Elm.	*Fraxinus sp. Ulmus sp.*	Semi-mature	9	10	100	No	1	See plan				Exposed roots	Old pruning wounds. Bark damage. Tight unions. Partially included bark. Stubs. Ash Dieback symptoms. Dutch Elm Disease symptoms	Moderate dieback. Minor deadwood. Ash Dieback symptoms. Dutch Elm Disease symptoms	Linear group of young to semi mature trees. Situated between car park and boundary fence. Ash and Elm. Elms are dead or have significant dieback, likely due to Dutch Elm Disease. Ash have Ash Dieback symptoms. Crowns in contact with lamppost.	Poor	Fair	<10 yrs	Moderate	U	Removal recommended regardless of development
T29	Birch	*Betula utilis*	Semi-mature	10	4	80, 80, 130, 90	Yes	2.5	1	3	3	3	Limited access around base	Multiple stemmed at 1m. Vertical. Tight unions. Old pruning wounds	Minor deadwood	Adjacent, no access	Good	Good	20 to 40 yrs	Low	C	No works required

	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T30	Norway Maple	*Acer platanoides*	Early-mature	11	1	350	Yes	2.5	5.5	5.5	5.5	5.5	Limited access around base	Single stemmed. Vertical. Ivy covered	Minor deadwood. Ivy covered	Adjacent, no access	Good	Good	>40 yrs	Moderate	B	No works required
T31	Field Maple	*Acer campestre*	Semi-mature	9	1	150	Yes	5	1.5	4	1.5	0.5	Limited access around base	Single stemmed. Slight lean east. Ivy covered	Minor deadwood. Ivy covered	Very Ivy covered. Ivy prevented detailed inspection. Limited access due to dense undergrowth.	Fair	Fair	10 to 20 yrs	Low	C	No works required
T32	Hornbeam	*Carpinus betulus*	Semi-mature	8	1	180	No	0.5	3	2	2.5	3.5	No visual defects	Single stemmed. Vertical. Ivy covered	Minor deadwood		Good	Good	>40 yrs	Low	C	No works required
T33	Goat Willow	*Salix caprea*	Semi-mature	9	3	160, 150, 110	No	2	2.5	2.5	4	4.5	Exposed roots	Multiple stemmed at base. Slight lean south west. Tight unions. Rubbing stems	Minor deadwood	Significantly overhangs car park	Good	Fair	10 to 20 yrs	Low	U	Removal recommended regardless of development
G34	Elm. Ash. Hawthorn. Elder.	*Ulmus sp. Fraxinus sp. Crataegus sp. Sambucus sp.*	Semi-mature	9	100	100	No	0.5	See plan				Exposed roots	Old pruning wounds. Bark damage. Tight unions. Partially included bark. Stubs. Ash Dieback symptoms. Dutch Elm Disease symptoms	Moderate dieback. Minor deadwood. Ash Dieback symptoms. Dutch Elm Disease symptoms	Linear group of young to semi mature trees. Situated between car park and boundary fence. Ash and Elm with occasional shrubby Elder and Hawthorn. Elms are dead or have significant dieback, likely due to Dutch Elm Disease. Ash have Ash Dieback symptoms.	Poor	Fair	<10 yrs	Moderate	U	Removal recommended regardless of development

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	Tree Species			Measurements				Crown (m)					Tree Condition							Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T35	Cypress	*Cupressus sp.*	Semi-mature	8	1	120	No	0.5	1.5	1.5	1.5	1.5	No visual defects	Single stemmed. Slight lean east. Ivy covered	Minor dieback. Major dieback. Minor deadwood. Moderate dieback. Ivy covered	Significant dieback	Fair	Fair	10 to 20 yrs	Low	C	No works required

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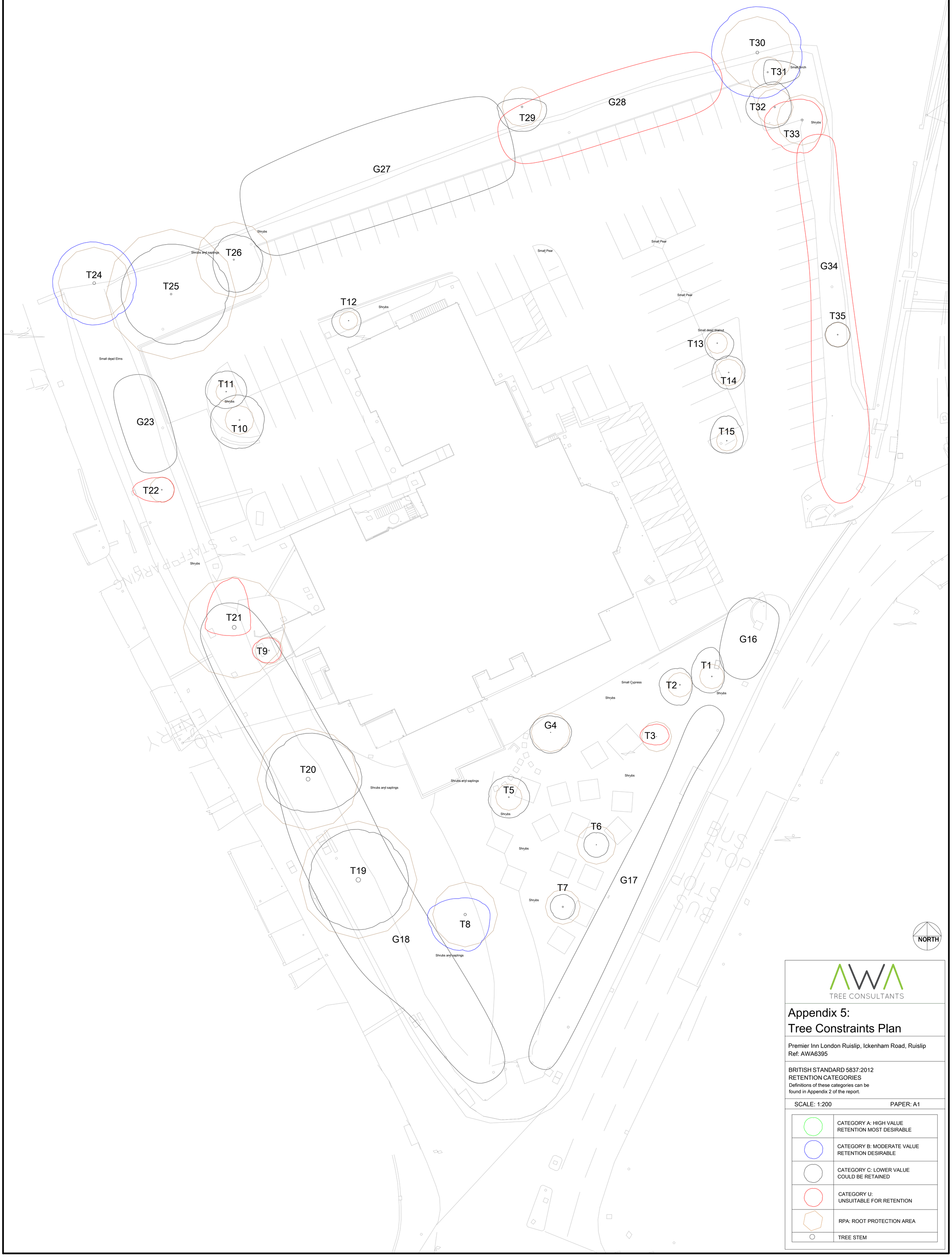

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Appendix 5:
Tree Constraints Plan

Premier Inn London Ruislip, Ickenham Road, Ruislip
Ref: AWA6395

BRITISH STANDARD 5837:2012
RETENTION CATEGORIES
Definitions of these categories can be found in Appendix 2 of the report.

SCALE: 1:200 PAPER: A1

	CATEGORY A: HIGH VALUE RETENTION MOST DESIRABLE
	CATEGORY B: MODERATE VALUE RETENTION DESIRABLE
	CATEGORY C: LOWER VALUE COULD BE RETAINED
	CATEGORY U: UNSUITABLE FOR RETENTION
	RPA: ROOT PROTECTION AREA
	TREE STEM

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Appendix 6:
Tree Impacts Plan

Premier Inn London Ruislip, Ickenham Road, Ruislip
Ref: AWA6395

BRITISH STANDARD 5837:2012

SCALE: 1:200 PAPER: A1

	TREE/ TREE GROUP/ HEDGE TO BE RETAINED
	TREE/ TREE GROUP/ HEDGE TO BE REMOVED
	RPA: ROOT PROTECTION AREA
	TREE STEM