

Technical Note

20th January 2021

ref: tf1123/TN/AR1.2

OSTERLEY PLACE, TESCO OSTERLEY, ISLEWORTH, TW7 5NZ (ENGLISH OAK – T81)

1. Introduction

We are instructed by St Edward Homes Ltd to respond to a holding objection submitted by the Woodland Trust in comment on the above outline planning application.

The holding objection relates to English Oak (T81) as follows;

“likely detrimental impact to T81, a veteran oak tree recorded on the Ancient Tree Inventory (ATI no: 97848).’ References hardstanding and a ramp within the root protection area. Natural England’s Standing Advice recommends the following: “A buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5m from the edge of the tree’s canopy if that area is larger than 15 times the tree’s diameter”

This technical note provides an addendum to the Arboricultural Development Report and outlines the proposed design response as follows;

- To increase the RPA to x15 times stem diameter (this being a greater distance than separation to the crown of 5m). This results in a minimum RPA of 14.4m (dbh 960mm x 15 = 14.4m).
- To set back the basement and ground floor of Block F to accord with the increased RPA.
- To remove access and movement within the RPA by relocating the proposed ramp and hard surfacing to the north and south elevations of Block F.
- To remove the existing hard surfacing (commercial car park), between the tree and proposed Block F and following amelioration, reinstate to the area to soft ground improving both the trees setting and enhancing the trees root environment over and above the existing situation.

2. Background

English Oak (T81) is located to the west of the site and situated within a narrow soft ground strip directly adjacent to the existing Tesco car park. The tree is mature and of fair health and condition displaying good extension growth with no obvious visual signs of crown die-back or retrenchment. The tree is currently heavily ivy clad and has been subject to previous tree surgery including removal of major branches and minor crown reduction. This has led to scattered decay pockets at points of previous branch loss. The tree has responded well to these events. The tree possibly marks a former boundary and located within an urban environment is considered to form a notable tree of local significance.

The tree is identified for retention within the proposed outline planning application.

3. Design Response

Following design review and re-assessment by tree:fabrik, it is considered that tree (T81) can be integrated within the parameters of the outline planning application as outlined above.

The setting back of ground and basement floors within Block F and relocation of access and movement together with reinstatement of the existing hard surfacing to soft ground will improve the setting of the tree and enhance its root environment.

The placement of 'controls' within the design and access statement and parameter plans submitted in respect of the outline planning application will ensure recognition of the tree's significance and the continuity of protection measures within future detailed design.

These amendments are illustrated within the plan; English Oak (T81) – Parameter Plan [TF1123/AIA/201] attached.

An overlay of the illustrative plan; English Oak (T81) – Illustrative Plan [TF1123/AIA/202] is also attached for completeness. However, as an outline planning application, the Illustrative plan is indicative and outlines the design principles and therefore is not fixed.

Whilst it is noted that the illustrative block located to the north of MacFarlane Lane encroaches within the modified RPA, it is considered that roots within this area are likely to be limited due to the influence of the existing highway and being located within partially disturbed ground. The encroachment is therefore considered marginal and can be controlled.

4. Conclusion

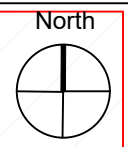
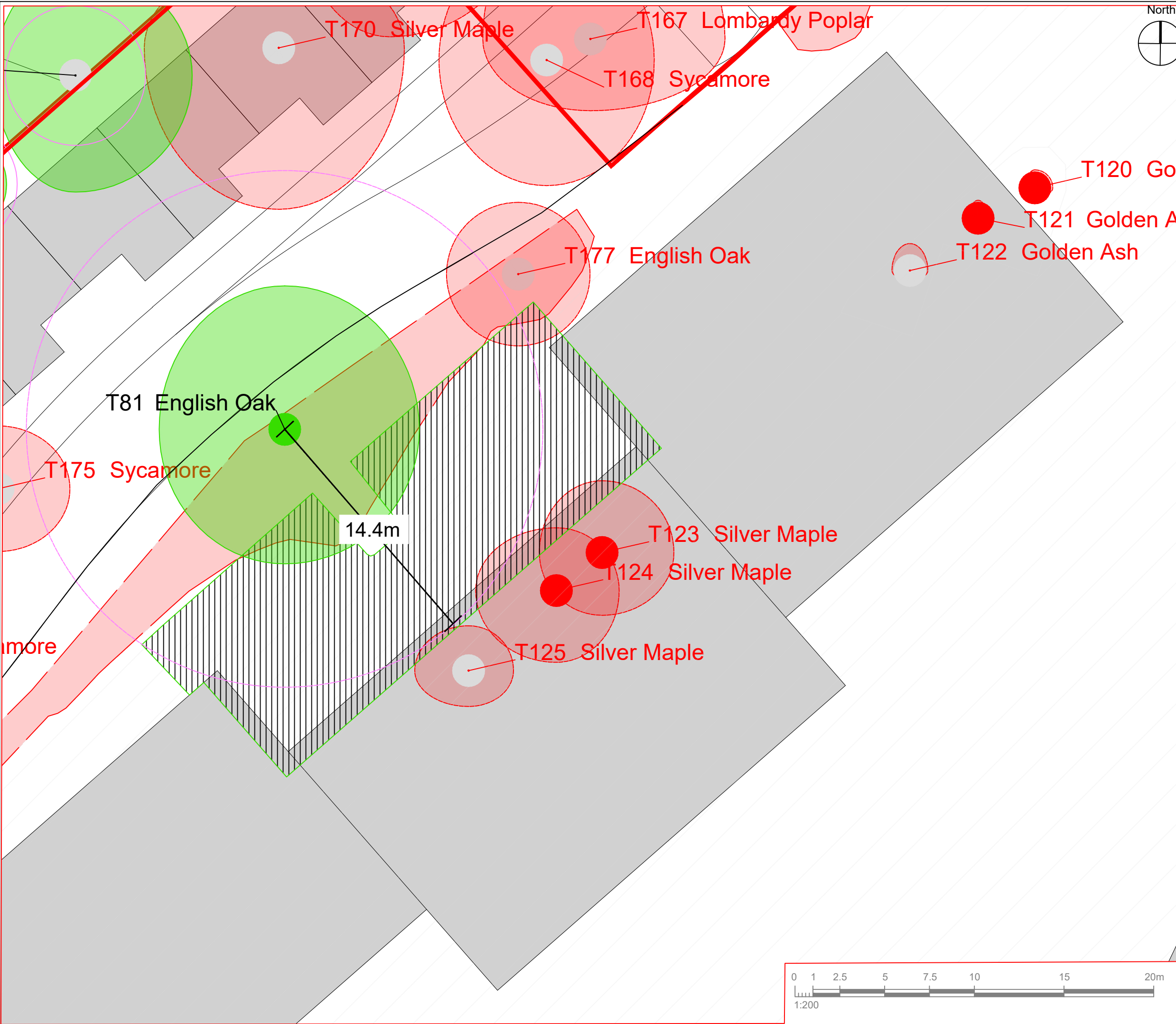
The proposed design response recognises the trees importance and respects the protection and precautionary measures to be adopted to minimise the potential negative impact of development. 'Controls' are placed within the revised drawings within the outline planning application.

The proposal therefore enhances the trees setting and root environment over and above the existing situation and addresses the concerns raised by the Woodland Trust.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Alan Richardson', with a stylized flourish at the end.

Alan Richardson
For and on behalf of *tree:fabrik* Limited



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- Key**
- Crown spread (extent of current crown)
 - T81 RPA increased to x15 stem diameter (960mm x 15 = 14.40m)
 - Illustrative block plan
 - Existing hard surfacing (car park) to be re-instated to soft ground

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Project
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Drawing
ENGLISH OAK (T81)
ILLUSTRATIVE PLAN

Scale	Date	Drawn
1:200	JAN '21	AR

Drawing No.	Revision
tf 1123/AIA/202	.

- Preliminary
- Issued for Planning Approval
- Issued for Construction
- Issued for Design/Information
- Issued for Tender
- As Built

Drawing sheet size - A3

