OAKWOOD TREE SURGERY LTD

BS 5837 Tree Survey and Arboricultural Impact Assessment

Arboricultural Method Statement and Replacement Tree Planting Strategy

23 Cowley Crescent, Cowley, Uxbridge, UB8 2HE

Document information	Details
Site	23 Cowley Crescent, Cowley, Uxbridge, UB8 2HE
Application	11257/APP/2025/2371
Tree Preservation Order	Area Order 790
Compiled for	Bluebead Architects Ltd
Appointed arboricultural contractor	Oakwood Tree Surgery Ltd
Document date	21 September 2026
Update record	Neighbouring-tree clarification incorporated 23 September 2026

Tree status and assessment

The 4-6 m tree shown west of the red application line on P009 is a **retained neighbouring tree**. It has a privacy function. The arboriculturist has confirmed that the proposal has no effect on this tree and requires no tree protection line. Separately, the former protected Horse Chestnut RT1 and the former on-site hedges have been removed.

Contents

1 Instruction and planning issue

2 Site and development basis

3 Source evidence and its limits

4 Provisional feature schedule

5 BS 5837 field method and outstanding records

6 Tree constraints plan

7 Arboricultural impact of development

8 Design conclusion

9 Construction method statement

10 Replacement obligation and correspondence

11 Replacement tree planting schedule

12 Establishment and replacement

13 Source and drawing coordination

Appendix A1 Tree Constraints Plan

Appendix A2 Arboricultural Impact Plan

Appendix A3 Tree Protection Plan

Appendix A4 Landscape and Tree Planting Plan

Appendix B Site photographs and council correspondence

Appendix C Oakwood 2023 historic Tree Risk Assessment

1. Instruction and planning issue

Hillingdon refused application 11257/APP/2025/2371 on 22 January 2026. Reason 2 states that, without a Tree Survey and Arboricultural Implication Assessment to BS 5837:2012, the proposal failed to show safeguarding, protection and long-term retention of existing trees. The delegated report also considers the former protected Horse Chestnut and replacement planting. This report addresses that arboricultural issue only; it does not claim to resolve the other reasons for refusal.

2. Site and development basis

The site is the residential corner plot at 23 Cowley Crescent. Bluebead drawing P009 (23 July 2025) shows a 4-6 m tree west of the red application boundary. This tree belongs to the neighbour and remains in place, providing privacy. The former protected Horse Chestnut RT1 is a different tree: it was removed for safety reasons and its trunk and roots have been removed. The on-site hedges previously shown are also removed. P090-1 and P090-2 retain historic tree/hedge labels that should be reconciled on future architectural revisions. The arboriculturist has confirmed that the retained neighbouring tree has no effect on the proposal and no protection line is required.

3. Source evidence and its limits

Evidence	What it establishes / limitation
2023 Oakwood Tree Risk Assessment	Records inspection of the former Horse Chestnut on 28 May 2023 and historic dimensions: height 14.3 m, diameter 820 mm. It is a risk report, not a current development survey.
Hillingdon delegated report	Records the former Horse Chestnut within TPO Area Order 790, its safety-related removal with council knowledge, and the outstanding replacement issue.
Council email image, 5 June 2025	Visible message from Jono Sandilands approves Hornbeam as replacement species and asks for a picture after planting. The cropped image does not establish size, precise position or an agreed planting deadline.
Site photographs IMG_8327, 8332, 8338	Show clearance/stump and vegetation. They do not establish the neighbour tree’s exact stem position, diameter or crown spread.
Current arboricultural conclusion	T1 is a retained neighbouring privacy tree and has no effect on the proposal. The former Horse Chestnut RT1 and on-site hedges have been removed. No tree protection line is needed.
Replacement arrangement	Hornbeam species approved in council email. Planting is scheduled for March/April 2027 at a suitable position within the owned site; as-planted location and photograph to follow.

Survey schedule and constraints

4. Provisional feature schedule

This schedule separates the retained neighbouring tree T1 from the removed protected Horse Chestnut RT1. No RPA is assigned to the removed RT1. A measured stem diameter and RPA for the retained T1 have not been supplied, so a numerical RPA is not invented; the arboriculturist's no-effect conclusion is recorded separately.

ID	Feature / status	Next verification
RT1	Former protected Horse Chestnut (Aesculus hippocastanum); historic 2023 dimensions 14.3 m and 820 mm stem diameter. Removed for safety, including trunk/roots.	Former position to be identified from historic records; no current RPA. Replacement obligation remains.
T1	Neighbour-owned 4-6 m tree west of application red line. Retained and contributing privacy; no effect on scheme confirmed by arboriculturist.	Show as retained on A1-A4. Preserve tree; no protection line needed for proposed works.
H1/H2	Two former hedge positions shown on P009; removed.	Former positions on A1. Reconcile proposed hedging on architectural base.
T2+	No further living tree identified as a constraint to the scheme.	Recheck if the design or site conditions change.
RP1	Hornbeam replacement; species approved, not yet planted.	Choose suitable position within owned site when planting; record position and send photograph.

5. BS 5837 field method and outstanding records

The assessment distinguishes the retained neighbouring T1 from removed RT1 and hedges. The arboriculturist has concluded that T1 has no effect on the proposed works and needs no protection line. The supplied plans label T1 as 4-6 m high but do not give a current stem diameter, crown spread, category or calculated RPA. Those values are therefore not fabricated in this report. Historic 2023 Horse Chestnut measurements are identified as historic only.

6. Tree constraints plan

Sheet A1 overlays Bluebead's P009 plan. T1 is shown as a **retained neighbour-owned tree** beyond the application red line; H1/H2 are former removed hedges. No numeric RPA for T1 is plotted because measured diameter data are unavailable. The arboriculturist has determined there is no effect on the scheme. The former RT1 Horse Chestnut location is not dimensioned on this base.

Arboricultural impact assessment

7. Impact of the proposed development

Sheet A2 overlays the retained neighbouring T1, removed on-site hedges and proposed scheme. The development does not remove or prune T1. The arboriculturist has confirmed no effect on it and no tree protection line. A quantified RPA incursion cannot be calculated without stem measurements; no incursion is asserted. Check that later revisions to foundations, drainage, services or access do not change this conclusion.

Work / feature	Current evidence	Required resolution
Former Horse Chestnut RT1	Historic safety-related removal; not a proposed tree removal for this development.	Show former position and council correspondence separately from existing features.
Neighbouring tree T1	Retained outside application red line; provides privacy. No effect from scheme.	No development removal/pruning. Preserve existing privacy tree.
Hedges H1/H2	Former on-site hedges removed.	Update historic labels on final drawings.
Roots / crown of T1	No protection-line requirement confirmed by arboriculturist.	No RPA dimensions invented; recheck if design changes.
Drainage and utilities	Final route drawings not supplied for a tree-specific assessment.	No tree-specific route restriction is shown; keep future Hornbeam planting space viable.
Replacement Hornbeam	Species approval visible in 5 June 2025 email; location to be chosen in planting season.	Record suitable on-site position and send as-planted photograph to council.

8. Design conclusion at current evidence stage

The former Horse Chestnut and hedges are removed. The neighbour’s T1 remains and has a minor visual/privacy role, but the arboriculturist has confirmed no effect from the proposal and no protection-line requirement. Materially changed drawings require another check.

9. Project-specific construction method

Sheet A3 shows T1 retained beyond the application red line and records that no fencing, ground protection or exclusion line is required for the scheme. No tree-protection barrier is drawn. Keep the plan with construction drawings. If works are changed toward T1 or unexpected roots are encountered, pause affected works and seek arboricultural advice. Maintain viable uncompacted soil for the replacement Hornbeam when its position is chosen.

Hornbeam planting and aftercare

10. Replacement obligation and correspondence

The 5 June 2025 cropped council email approves Hornbeam as the replacement species and requests a picture once planted. The exact planting location is to be selected within the owned site in March/April 2027. The council's position on flexible location and timing is not visible in that cropped email; the full correspondence or written confirmation should be attached on issue. The January 2026 delegated report says that the small Hornbeam drawn on the old proposal had not been agreed. The species approval and final planting arrangement should be presented together to clarify this discrepancy. The replacement is Hornbeam, rather than the Lime proposed in the superseded P03 text.

11. Proposed planting schedule

Item	Specification / approval point
Species	Hornbeam (Carpinus betulus); final stock and any cultivar to be agreed in writing with Hillingdon.
Location	Select a suitable position within the owned site in the planting period. Sheet A4 records location deferred pending planting. Avoid foundations, services, parking and future crown conflict; issue as-planted location and photo.
Nursery size	Confirm girth, height and form with Tree Manager before purchase; no approved size is established by the cropped email.
Timing	March/April 2027. Retain written council acknowledgement of the deferred timetable; choose stock and aftercare suitable for the actual date.
Planting and evidence	Confirm underground services, plant at root flare level in suitable soil, mulch without touching stem, support only as necessary, water on planting, and send dated photograph and plan reference to council.

12. Establishment and replacement

Arrange watering according to stock size, soil moisture and weather through at least the first two growing seasons. Keep a weed-free mulched circle, inspect supports and guards, and keep a dated maintenance log. Inspect at least monthly in the first two growing seasons and quarterly thereafter through year five. Replace a failed or seriously damaged tree in the next appropriate planting season with a council-agreed equivalent. Retain the tree to maturity, consistent with the correspondence supplied.

13. Source and drawing coordination

Bluebead should update historic tree and hedge labels on final architectural drawings. Retain written council confirmation that the Hornbeam position can be chosen within the site at planting, its required stock size and the March/April 2027 timetable. A current measured BS 5837 survey record for the neighbouring tree has not been supplied with the material used for this report.

Source record

Hillingdon refusal notice and delegated report for 11257/APP/2025/2371 (22 January 2026); Bluebead P009, P090-1, P090-2 (23 July 2025); Oakwood Tree Risk Assessment OTS-TPO790-2023 (28 May 2023); site photos IMG_8327, IMG_8332, IMG_8338; cropped email screenshots IMG_3405 and IMG_3406; subsequent site clarification incorporated 23 September 2026. Original relevant images and historic report follow as appendices.

Arboricultural Planning Report

Tree survey information, arboricultural impact assessment, construction method statement and replacement planting strategy

23 Cowley Crescent, Cowley, Uxbridge, UB8 2HE

Document control	Details
Revision	P06 - consistency and drawing coordination update
Issue date	12 October 2026
Application reference	11257/APP/2025/2371 (historic refused application)
Tree Preservation Order	Area Order 790
Current architectural base	Bluebead 0040-P090-1, Proposed Site Plan, 21 September 2026; issue B / revision B1
Superseded report	Tree Survey V2, P04, dated 21 September 2026; clarification incorporated 23 September 2026

Purpose and status

This revision replaces the former appendix drawing bases with the latest supplied proposed site plan and updates the report to match it. The evidence, photographs, council email images and historic Oakwood report from V2 are retained. This is a document coordination revision; it does not record a new site inspection or new professional certification by Oakwood Tree Surgery Ltd.

The former protected Horse Chestnut RT1 and former on-site hedges are recorded in V2 as removed. The neighbouring 4-6 m tree T1 is retained. A replacement Hornbeam is now shown on the current architectural plan. The owner confirmed on 12 October 2026 that T1 has no effect on the current proposal. No tree-specific protection measures are required for the submitted layout, consistent with the conclusion recorded in V2.

Contents and drawing register

1. Instruction and development basis

2. Source evidence and limitations

3. Feature schedule and constraints

4. Arboricultural impact assessment

5. Construction method statement

6. Replacement planting and aftercare

7. Drawing coordination and records

Appendix A1: Tree Constraints Plan - current proposal base

Appendix A2: Arboricultural Impact Plan

Appendix A3: Tree Protection Plan

Appendix A4: Landscape and Tree Planting Plan

Appendix B1-B3: Retained site photographs

Appendix B4-B5: Retained council email images

Appendix C: Oakwood 2023 historic Tree Risk Assessment

Current drawing information

All four Appendix A sheets use the complete latest supplied Bluebead 0040-P090-1 sheet, including its title block, north arrow and scale bar. Two hedge-status labels are neutralised within the report overlays to distinguish the landscape layout from former removed hedges. The source PDF is preserved at its original page dimensions. Its title block states 1:200 at ISO A2; use the graphic scale and verify print size before taking measurements. Arboricultural annotations are additions to the architectural base, not a revised architectural issue.

The current plan states total site area 482 sqm (0.0482 ha), 23A front garden 40.2 sqm, 23A rear garden 70 sqm and 23CC garden 100 sqm. These are architectural drawing labels, not independently remeasured areas. The plan includes parking, cycle storage, permeable entrance paving, retained/new fences, boundary planting and the replacement Hornbeam.

1. Instruction and development basis

V2 records that Hillingdon refused application 11257/APP/2025/2371 on 22 January 2026, including an arboricultural reason concerning the absence of a Tree Survey and Arboricultural Implication Assessment to BS 5837:2012. This report addresses tree information and drawing coordination only; it does not resolve the other refusal reasons or imply approval of a revised application.

The development basis is now Bluebead 0040-P090-1 dated 21 September 2026, supplied by the owner as the latest drawing. It shows proposed dwelling 23A beside the host dwelling 23, a neighbouring 4-6 m tree outside the application boundary, a replacement Hornbeam within the proposed rear garden and new boundary hedging.

2. Source evidence and limitations

Evidence	Use and limitation
Latest proposed site plan	0040-P090-1, 21 September 2026, issue B / B1. Controls proposed layout and all revised Appendix A bases.
V2 report and clarification	Carries forward removal status and the previously recorded arboriculturist conclusion that T1 is unaffected and needs no protection line. The owner reconfirmed on 12 October 2026 that this conclusion applies to the current proposal.
Oakwood historic report	Inspection dated 28 May 2023; former Horse Chestnut height 14.3 m and stem diameter 820 mm. Historic risk evidence, not a current T1 development survey.
Council email image	5 June 2025 message approves Hornbeam species and requests a photograph after planting. Does not establish agreed size, precise position or March/April 2027 deadline.
Site photographs	Retained from V2. Do not establish measured T1 stem position, diameter, crown spread, retention category or RPA.
Planning history	Refusal/delegated-report information is carried forward from V2; the original decision documents are not reproduced in the supplied attachments.

No new tree inspection, species identification for T1, measured root protection area (RPA) or quantitative root-incursion assessment has been undertaken for this revision. No missing measurements have been invented.

3. Feature schedule and constraints

ID	Feature / status	Drawing treatment
RT1	Former protected Horse Chestnut (Aesculus hippocastanum), removed including trunk/roots as recorded in V2.	Historic only; no current RPA. Former stem position is not dimensioned on latest plan.
T1	Neighbour-owned tree labelled 4-6 m high; retained west of application boundary and unaffected by the current proposal, as confirmed by the owner.	Existing tree symbol retained; identified as T1. No protection line required for the current proposal.
H1/H2	Former on-site hedges recorded in V2 as removed.	Historical IDs only; no exact historic hedge extents transferred onto proposed base.
RP1	Replacement Hornbeam (Carpinus betulus), not yet planted according to V2.	Latest plan position shown as proposed / indicative, pending final coordination.
LH	New boundary hedging shown on current plan.	Proposed landscape feature; species, stock size and establishment details not supplied.

Tree constraints basis

The former RT1 is not a living development constraint. The neighbouring T1 remains a retained feature with a privacy role. V2 records a professional no-effect/no-protection-line conclusion. The owner has confirmed that this conclusion applies to the latest proposal. T1 is retained and unaffected; no tree protection line is required for this layout.

Appendix A1 identifies T1 as retained and unaffected. No numerical RPA is plotted, and no new tree measurements are claimed. The latest drawing is a proposed site plan, not a replacement measured existing-site survey.

Hedge reconciliation

The former on-site hedges H1/H2 are recorded as removed. Boundary hedging depicted on the latest architectural layout is treated as landscape layout information, not evidence that those former hedges remain. In the report appendix overlays, the two existing/retained hedge labels are replaced with neutral boundary-hedging labels. New boundary hedging remains proposed planting. The original supplied architectural file has not been altered.

4. Arboricultural impact assessment

T1 is retained. No removal or pruning is proposed, and the owner confirms no effect from the current development. The existing no-effect conclusion is carried through this narrative and all four appendix sheets. No tree-specific protection line is required for the current layout.

The conclusion relates to Bluebead 0040-P090-1 dated 21 September 2026. It does not authorise changes to the neighbouring tree. If the proposal materially changes towards T1, review the changed works rather than treating this conclusion as applying to a different layout.

RP1 is shown in the 23A rear garden near the western boundary. Treat its position as indicative until planting space, underground services, future crown growth and proximity to buildings/fences are checked. The landscaping shown on the source plan is proposed, not evidence that replacement planting has occurred.

5. Construction method statement

Keep this report and latest plan with the construction documents. Brief the contractor on retained and unaffected T1, the proposed boundary landscape layout and RP1 planting space.

No tree-specific protective barrier or ground-protection arrangement is required for T1 under the current proposal. Keep construction operations within the agreed site and layout.

Do not prune, damage or remove the neighbouring tree as part of the scheme. Keep materials, spoil, washout and plant operations away from it; no numerical exclusion distance is asserted here.

If unexpected roots are encountered, or works change towards T1, pause the affected operation and obtain arboricultural advice before cutting roots or continuing excavation.

Keep the proposed Hornbeam planting area free from avoidable compaction, contaminated material and construction storage. Locate services before planting and coordinate final soil preparation and drainage.

Design conclusion

T1 is retained and unaffected by the current proposal, as confirmed by the owner and consistent with the conclusion recorded in V2. The former Horse Chestnut and former on-site hedges are removed. Replacement Hornbeam and proposed boundary planting are shown on the latest layout. This revision does not claim a new field survey or professional certification.

6. Replacement planting and aftercare

The council email image retained in Appendix B4 approves Hornbeam species and requests a photograph when planted. V2 records planting planned for March/April 2027 following weather-related delay. Council acceptance of that timetable, the final location and stock size is not demonstrated by the cropped email; retain written confirmation of those details.

Item	Proposed arrangement / confirmation
Species	Hornbeam (Carpinus betulus). Confirm nursery form and any cultivar with Hillingdon before purchase.
Location	RP1 symbol on latest plan is indicative. Confirm suitable position within owned land, coordinated with building, fences, services and long-term crown growth.
Stock size	No approved girth, height or form established in supplied council image; obtain agreement before ordering.
Timing	March/April 2027 as carried forward from V2; council acknowledgement remains to be evidenced.
Planting	Locate services; provide suitable soil and drainage; plant at root flare; mulch clear of stem; support/guard as required; water after planting.
Evidence	Record dated as-planted photograph, tree specification and position on a plan; send evidence to council as requested.
Aftercare	Water according to soil moisture/weather and stock needs for at least two growing seasons; maintain weed-free mulch and inspect ties/guards. Monthly checks in first two growing seasons; quarterly thereafter through year five, as proposed in V2.
Failure	Replace failed or seriously damaged stock in the next appropriate planting season with a council-agreed equivalent; maintain a dated log.

7. Drawing coordination and records

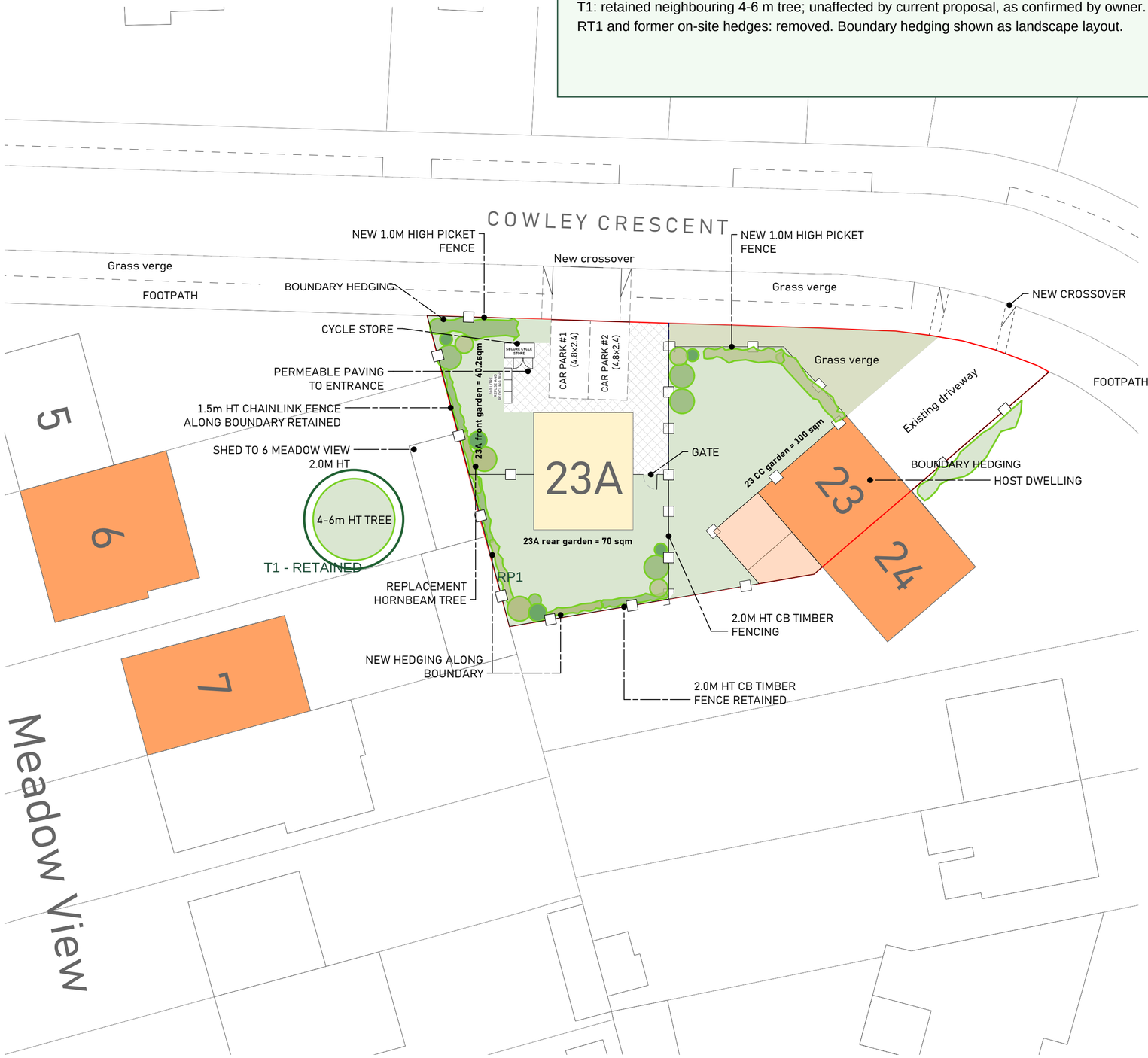
Retain all original evidence in Appendices B and C. Keep Hornbeam species approval separate from the proposed stock/location/timing and obtain written agreement to details not established in the supplied council email. Record as-planted evidence. T1 is recorded consistently as retained and unaffected; former removed hedges are distinguished from the current boundary landscape layout. No arboricultural signature or certification has been added to the revised narrative; the historic signed report is retained solely as historic evidence.

SITE TOTAL AREA = 482 sqm, 0.0482 ha

A1 Tree Constraints Plan

P06 | 12 October 2026 | Base: 0040-P090-1, 21 September 2026, B/B1

T1: retained neighbouring 4-6 m tree; unaffected by current proposal, as confirmed by owner. No protection line required.
RT1 and former on-site hedges: removed. Boundary hedging shown as landscape layout.



1 Proposed Site Plan
Scale: 1:200

0 4 6 8 10 12 14 16 18 20 M

N

DISCLAIMER

Drawings based on survey information provided by others. Use figured dimensions only. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request. Copyright to these drawings and the designs shown therein are retained by Bluebead Architects Ltd.

Date	No.	Revision Notes
21/09/26	B1	Initial Issue B1
12/12/25	A3	Cycle store, fencing
31/10/25	A2	Revision to parking
23/07/25	A1	Initial Issue A1

Date	No.	Issue Notes
21/09/26	B	Initial Issue B
23/07/25	A	Initial Issue A

Bluebead Architects

studio@bluebeadarchitects.co.uk
48 Keith Park Road, Uxbridge, UB10 0FG

Project Title
Land Adjacent to 23 Cowley Crescent

Project Address
23 Cowley Crescent, Uxbridge, UB8 2HE

Sheet Title
Proposed Site Plan

Sheet Scale
1:200 @ ISO A2

Drawn By
JDT

Sheet Date
21/09/2026

Reviewed By

Sheet No.
0040-P090-1

Stage
Planning

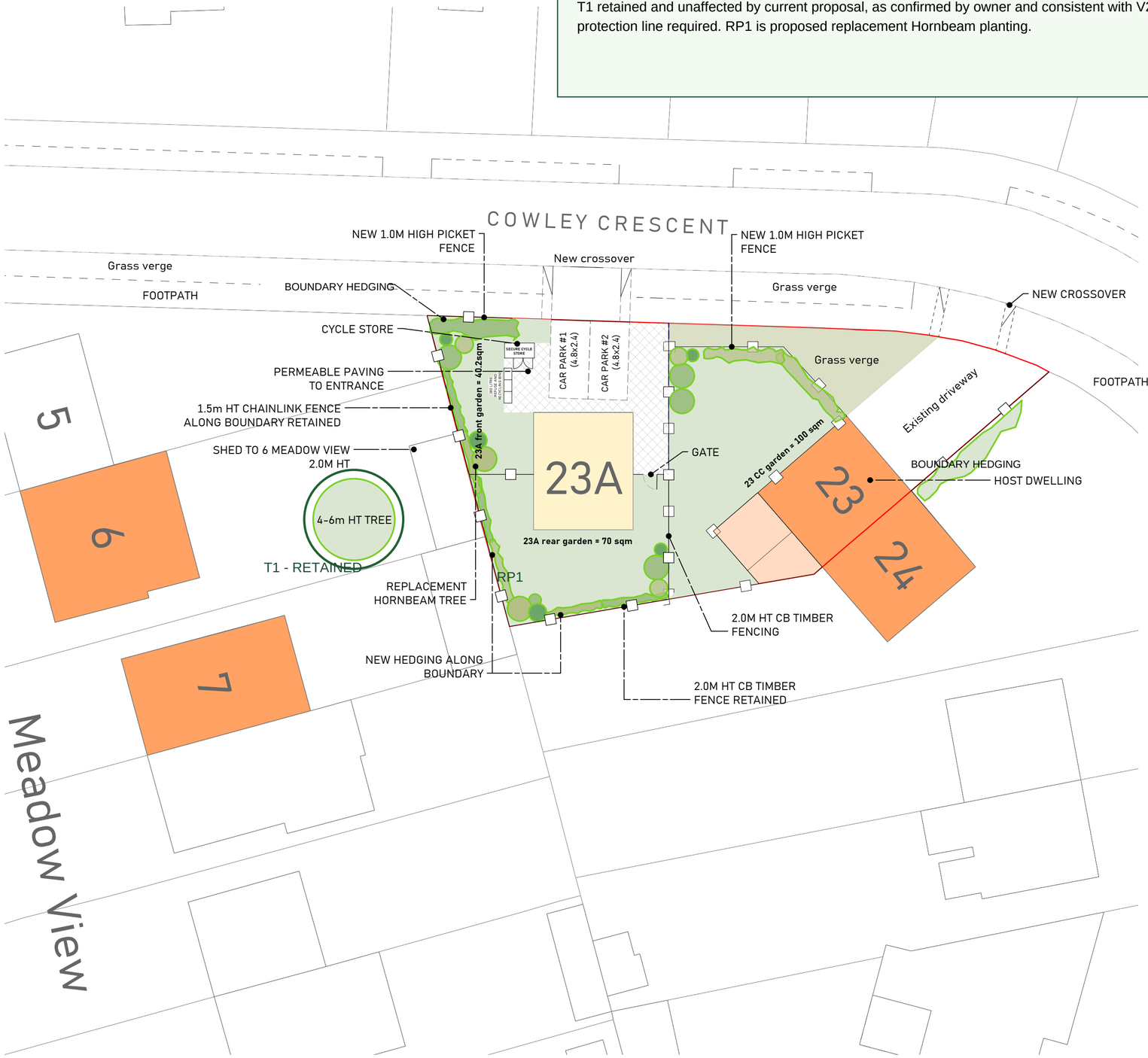
Suitability
Code - Description
S0 INITIAL STATUS

SITE TOTAL AREA = 482 sqm, 0.0482 ha

A2 Arboricultural Impact Plan

P06 | 12 October 2026 | Base: 0040-P090-1, 21 September 2026, B/B1

T1 retained and unaffected by current proposal, as confirmed by owner and consistent with V2. No removal/pruning or tree protection line required. RP1 is proposed replacement Hornbeam planting.



1 Proposed Site Plan
Scale: 1:200

0 4 6 8 10 12 14 16 18 20 M

N

DISCLAIMER

Drawings based on survey information provided by others. Use figured dimensions only. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request. Copyright to these drawings and the designs shown therein are retained by Bluebead Architects Ltd.

Date	No.	Revision Notes
21/09/26	B1	Initial Issue B1
12/12/25	A3	Cycle store, fencing
31/10/25	A2	Revision to parking
23/07/25	A1	Initial Issue A1

Date	No.	Issue Notes
21/09/26	B	Initial Issue B
23/07/25	A	Initial Issue A

Bluebead Architects
studio@bluebeadarchitects.co.uk
48 Keith Park Road, Uxbridge, UB10 0FG

Project Title
Land Adjacent to 23 Cowley Crescent

Project Address
23 Cowley Crescent, Uxbridge, UB8 2HE

Sheet Title
Proposed Site Plan

Sheet Scale
1:200 @ ISO A2

Drawn By
JDT

Sheet Date
21/09/2026

Reviewed By

Sheet No.
0040-P090-1

Stage
Planning

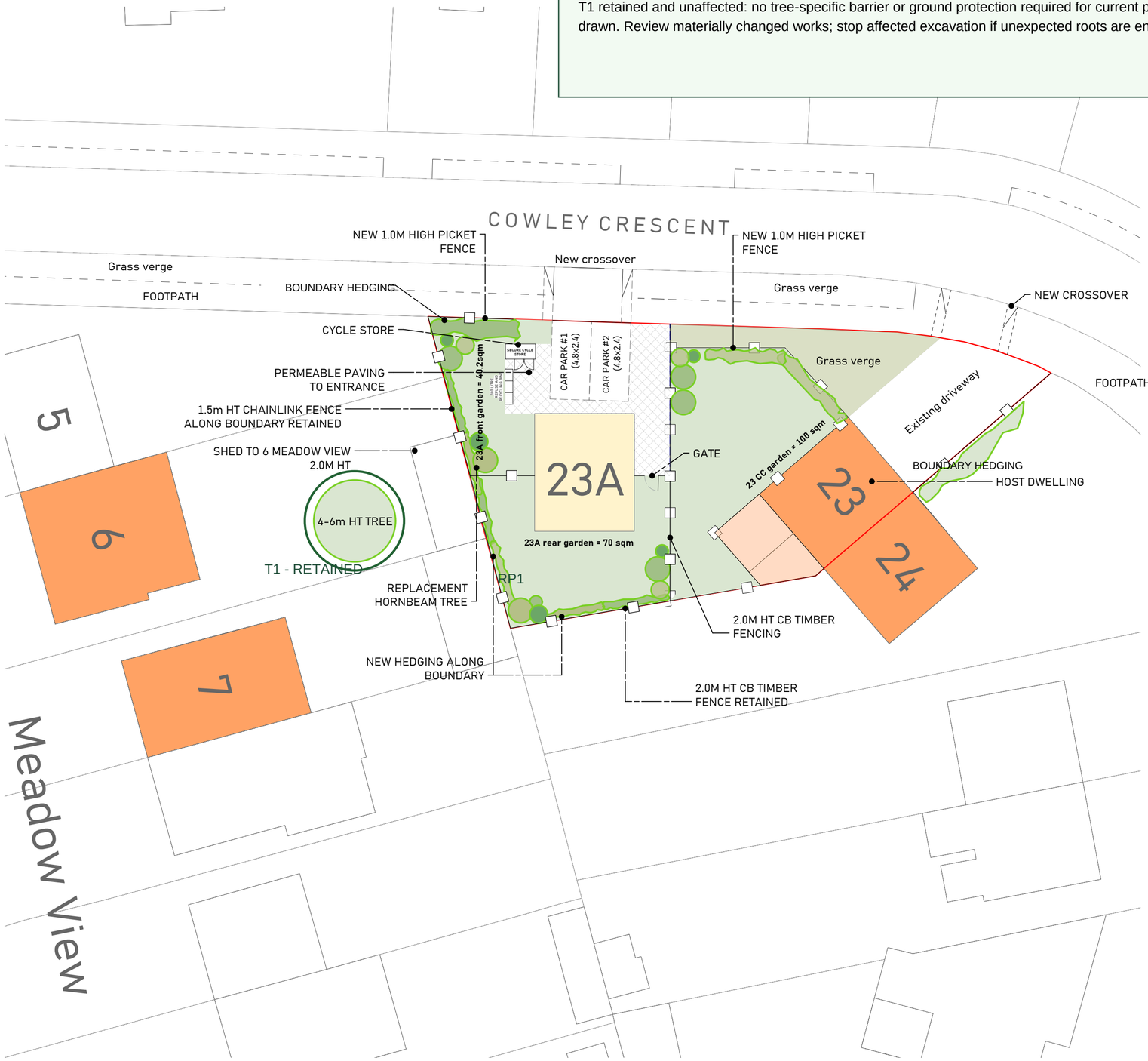
Suitability
Code - Description
S0 INITIAL STATUS

SITE TOTAL AREA = 482 sqm, 0.0482 ha

A3 Tree Protection Plan

P06 | 12 October 2026 | Base: 0040-P090-1, 21 September 2026, B/B1

T1 retained and unaffected: no tree-specific barrier or ground protection required for current proposal. No protection line drawn. Review materially changed works; stop affected excavation if unexpected roots are encountered.



1 Proposed Site Plan
Scale: 1:200

0 4 6 8 10 12 14 16 18 20 M

N

DISCLAIMER

Drawings based on survey information provided by others. Use figured dimensions only. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request. Copyright to these drawings and the designs shown therein are retained by Bluebead Architects Ltd.

Date	No.	Revision Notes
21/09/26	B1	Initial Issue B1
12/12/25	A3	Cycle store, fencing
31/10/25	A2	Revision to parking
23/07/25	A1	Initial Issue A1

Date	No.	Issue Notes
21/09/26	B	Initial Issue B
23/07/25	A	Initial Issue A

Bluebead Architects
studio@bluebeadarchitects.co.uk
48 Keith Park Road, Uxbridge, UB10 0FG

Project Title
Land Adjacent to 23 Cowley Crescent

Project Address
23 Cowley Crescent, Uxbridge, UB8 2HE

Sheet Title
Proposed Site Plan

Sheet Scale
1:200 @ ISO A2

Drawn By
JDT

Sheet Date
21/09/2026

Reviewed By

Sheet No.
0040-P090-1

Stage
Planning

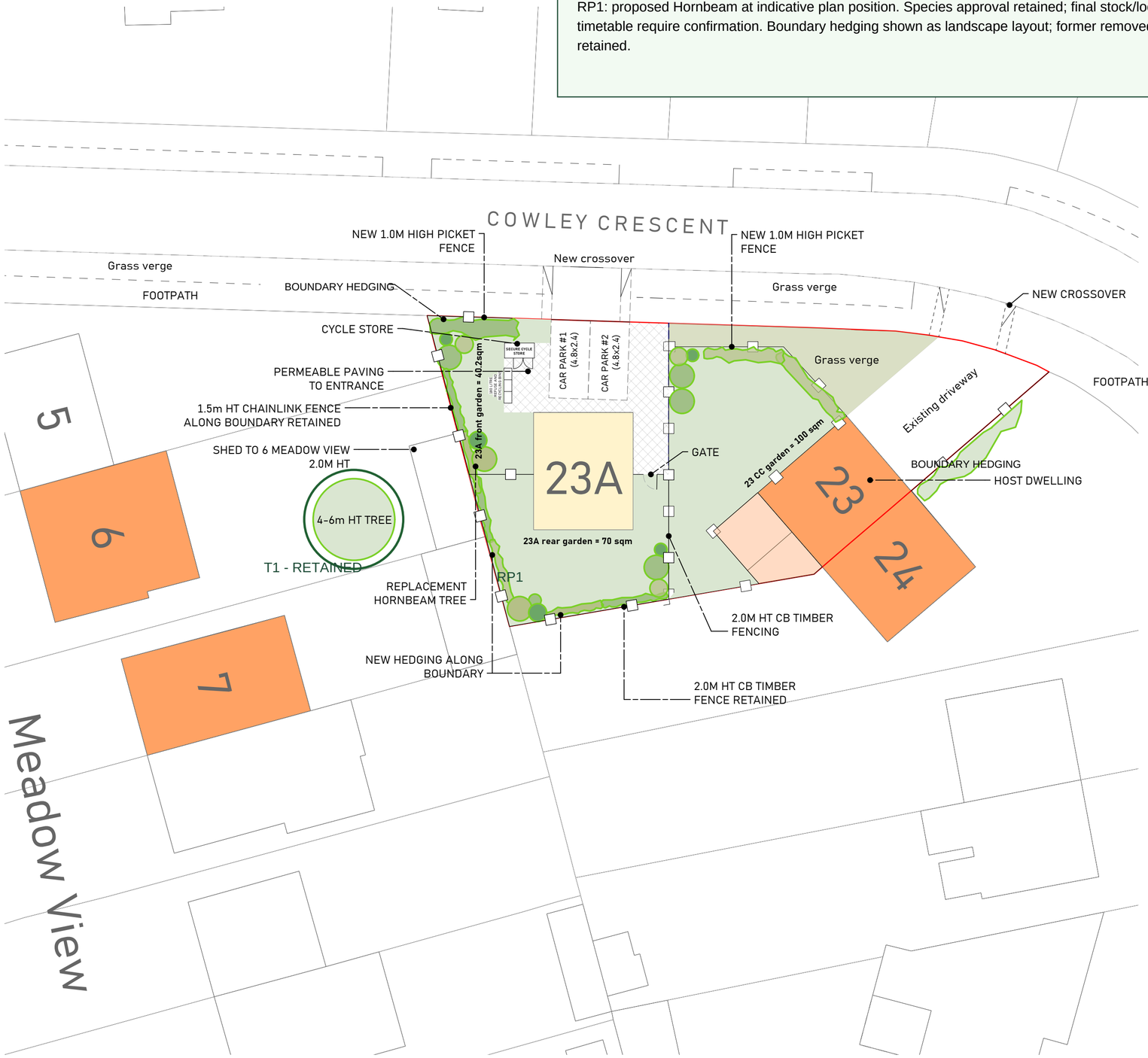
Suitability
Code - Description
S0 INITIAL STATUS

SITE TOTAL AREA = 482 sqm, 0.0482 ha

A4 Landscape and Tree Planting Plan

P06 | 12 October 2026 | Base: 0040-P090-1, 21 September 2026, B/B1

RP1: proposed Hornbeam at indicative plan position. Species approval retained; final stock/location and March-April 2027 timetable require confirmation. Boundary hedging shown as landscape layout; former removed hedges are not shown as retained.



1 Proposed Site Plan
Scale: 1:200

0 4 6 8 10 12 14 16 18 20 M

N

DISCLAIMER

Drawings based on survey information provided by others. Use figured dimensions only. Verify all dimensions on site. Drawing should be read in conjunction with information from all other design consultants and contractors. All drawings in digital format are for reference only, paper copies are available on request. Copyright to these drawings and the designs shown therein are retained by Bluebead Architects Ltd.

Date	No.	Revision Notes
21/09/26	B1	Initial Issue B1
12/12/25	A3	Cycle store, fencing
31/10/25	A2	Revision to parking
23/07/25	A1	Initial Issue A1

Date	No.	Issue Notes
21/09/26	B	Initial Issue B
23/07/25	A	Initial Issue A

Bluebead Architects
studio@bluebeadarchitects.co.uk
48 Keith Park Road, Uxbridge, UB10 0FG

Project Title
Land Adjacent to 23 Cowley Crescent

Project Address
23 Cowley Crescent, Uxbridge, UB8 2HE

Sheet Title
Proposed Site Plan

Sheet Scale
1:200 @ ISO A2

Drawn By
JDT

Sheet Date
21/09/2026

Reviewed By

Sheet No.
0040-P090-1

Stage
Planning

Suitability
Code - Description
S0 INITIAL STATUS

Appendix B1 - Site photograph IMG_8327

Original evidence retained from V2; image dates/viewpoints not independently verified.



Source image: IMG_8327.jpeg. Capture date and viewpoint not independently verified.

Appendix B2 - Site photograph IMG_8332

Original evidence retained from V2; image dates/viewpoints not independently verified.



Source image: IMG_8332.jpeg. Capture date and viewpoint not independently verified.

Appendix B3 - Stump/site photograph IMG_8338

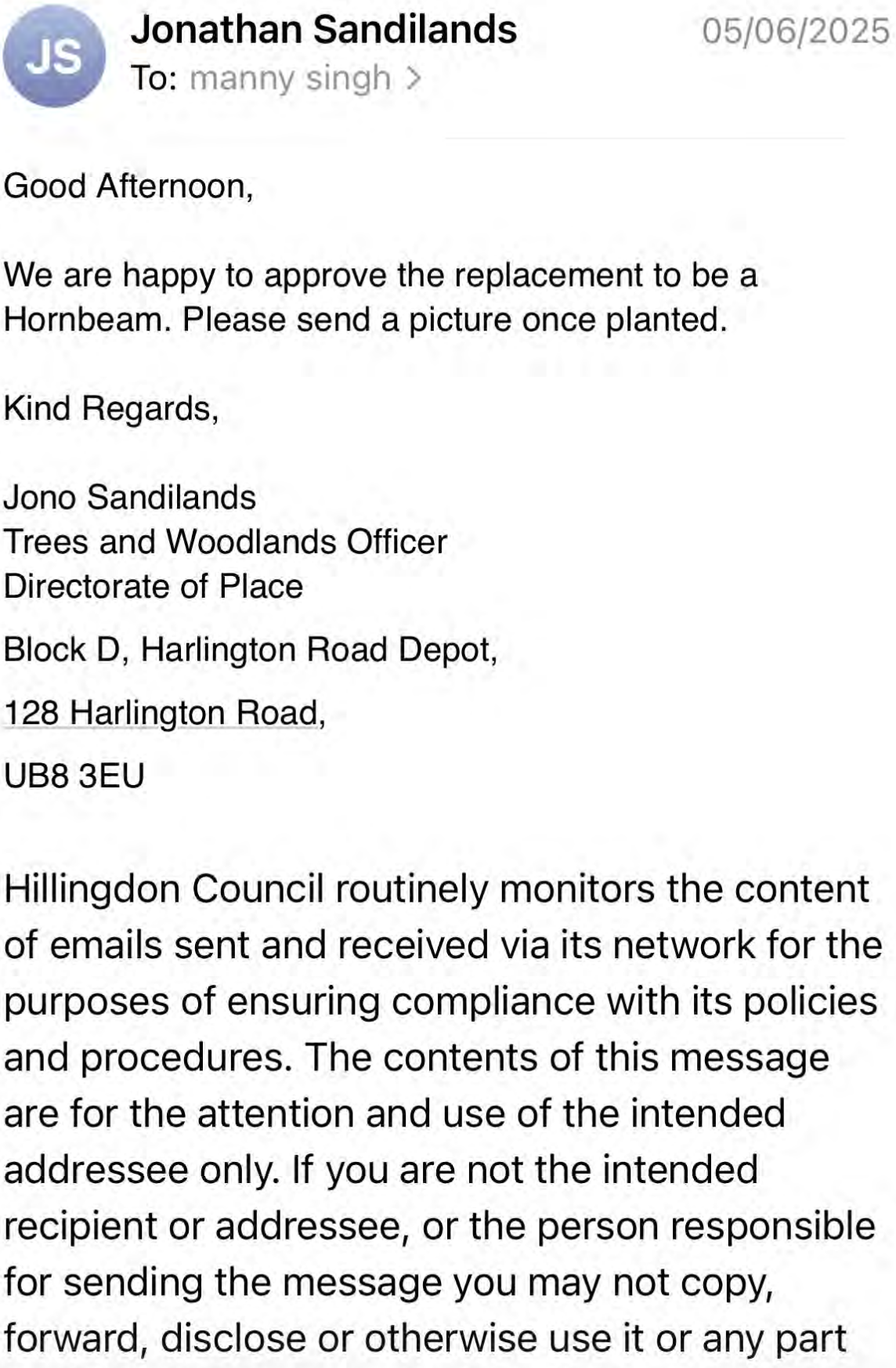
Original evidence retained from V2; image dates/viewpoints not independently verified.



Source image: IMG_8338.jpeg. Capture date and viewpoint not independently verified.

Appendix B4 - Hornbeam approval email image

Original evidence retained from V2; image dates/viewpoints not independently verified.



Jonathan Sandilands 05/06/2025

To: manny singh >

Good Afternoon,

We are happy to approve the replacement to be a Hornbeam. Please send a picture once planted.

Kind Regards,

Jono Sandilands
Trees and Woodlands Officer
Directorate of Place

Block D, Harlington Road Depot,

128 Harlington Road,

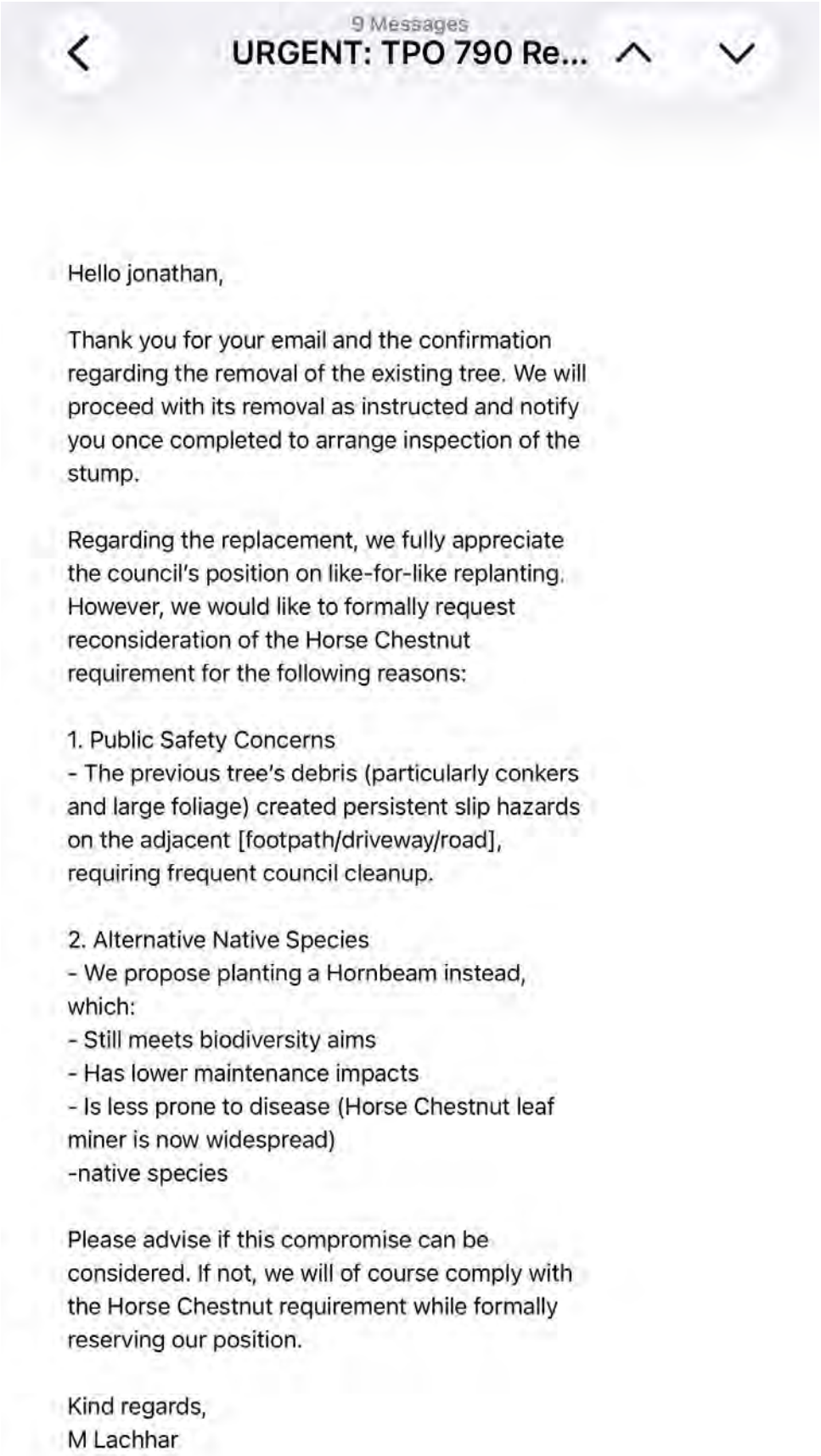
UB8 3EU

Hillingdon Council routinely monitors the content of emails sent and received via its network for the purposes of ensuring compliance with its policies and procedures. The contents of this message are for the attention and use of the intended addressee only. If you are not the intended recipient or addressee, or the person responsible for sending the message you may not copy, forward, disclose or otherwise use it or any part

Source image: IMG_3405.jpg. Capture date and viewpoint not independently verified.

Appendix B5 - Replacement request email image

Original evidence retained from V2; image dates/viewpoints not independently verified.



Source image: IMG_3406.jpg. Capture date and viewpoint not independently verified.

OAKWOOD TREE SURGERY LTD

I have been enquired by the resident as they are extremely concerned due to the problem the tree causes at TPO 790.

I conducted a full Tree inspection at the residence at the address:

23 Cowley Crescent, Uxbridge, UB8 2HE

I concluded that the Large Horse chestnut (Aesculus hippocastanum) has a large union of 2 limbs which impose a significant threat to the property and neighbouring properties.

At the base of the tree it has been previously drilled which risks the tree being exposed at the bottom which could result in decay and further exposure to pests, insects and fungus if left exposed in the future. See pictures attached.

These can lead to such problems such as and many more:

- • Wood rotting fungi
- • Guignardia leaf blotch
- • Horse chestnut scale

Hope this report helps and provides assistance in getting closure and help for the owners.
OAKWOOD TREE SURGERY LTD

OFFICIAL TREE RISK ASSESSMENT REPORT

Prepared for: Owner, 23 Cowley Crescent, UB8 2HE

Date of Inspection: 28th May 2023

Assessor: Morgan Hernandez, Lantra Professional Tree Inspector

Reference: OTS-TPO790-2023

1. Executive Summary

This report evaluates the structural integrity of a Aesculus hippocastanum (Horse Chestnut) subject to TPO 790. The tree exhibits multiple hazardous defects warranting removal under Section 198(6)(a) of the Town and Country Planning Act 1990.

2. Tree Details

Attribute	Measurement
Species	Aesculus hippocastanum
Height	14.3m
DBH	82cm

OAKWOOD TREE SURGERY LTD

TPO Reference	790

3. Identified Hazards

A. Structural Defects

• Co-Dominant Stems: Included bark with 4cm separation (Photo 1)

• Basal Decay:
- Drill-induced cavity (15cm diameter, Photo 2)
- Active Ganoderma applanatum infection (Photo 3)

B. Risk Classification

Factor	Rating
Likelihood of Failure	High (QTRA Score 6.8)
Impact Potential	Major (Residential Property + Footpath)
Overall Risk	Unacceptable (Category B, BS 3998:2010)

4. Legal Justification for Removal

Town and Country Planning Act 1990, S.198(6)(a)

Hillingdon TPO Guidelines (2023), Section 9.1 (Emergency Provisions)

Kerslake v. North Somerset Council [2021] EWHC 1987

5. Recommended Action

Immediate removal due to:

1. Irreversible structural compromise

2. Accelerated decay from anthropogenic damage

3. Public safety liability

6. Attachments

Photo 1: Co-dominant stem defect

Photo 2: Basal decay cavity

Photo 3: Ganoderma fruiting body

Appendix A: QTRA Methodology

Appendix B: Hillingdon Risk Matrix Comparison

OAKWOOD TREE SURGERY LTD

Declaration:
I confirm this assessment was conducted per BS 5837:2012 and National Tree Safety Group guidelines.

Best Regards

Morgan Hernandez

Oakwood Tree Surgery

Contact: Info@oakwoodtreesurgery.co.uk