

2024

Tree Report

Land at Blackmore Way, Uxbridge.

W J Macleod Architects



Tree Report

Proposed Residential Development:

Land at Blackmore Way, Uxbridge

**Local Planning Authority:
London Borough of Hillingdon**

July 2024

**W J Macleod Architects
70b High Street
Northwood
Middx HA6 1BL**

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Introduction

This Report details W E Black Ltd's management of the issues raised in constructing 6 No. flats at land off Blackmore Way, Uxbridge in respect of trees.

The following issues have been identified for careful consideration in order to address issues raised by existing trees on the site.

This Statement is to be read in conjunction with Drawing No. 23/3541/51 together with the Construction Management Report.

It seeks to address the issues set out in Condition 13 of the Planning Consent Ref:- 2097/APP/2023/3002 date 10th July 2024.

1.0 Existing trees

The site formed the garage court of the adjacent residential development and dates from the late 1970's. It is made up of two garage blocks. Block A abuts the south west boundary and Block B abuts the north east boundary. The site is practically 100% hardstanding. There is a retaining wall along the north east boundary of approximately 1.5m in height, with the adjacent land and building sitting at a higher level. There is a retaining wall along the north west boundary with a drop of approximately 1.2m to the adjacent access road and car park.

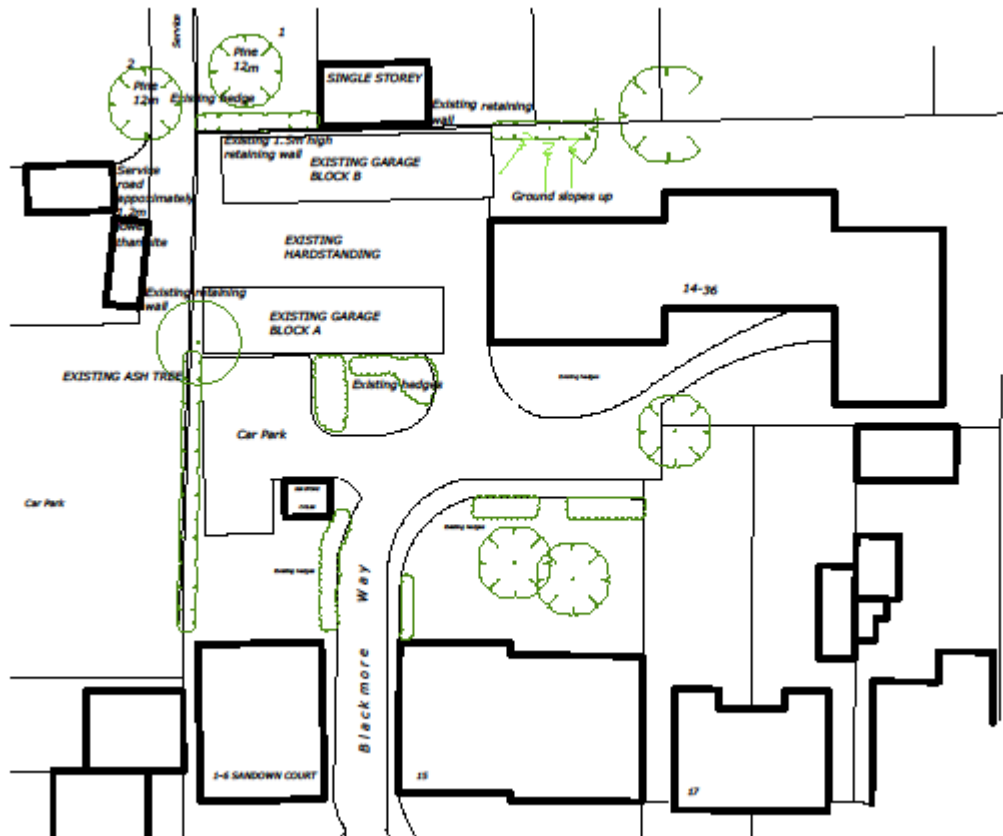
There is one existing tree on the site (which is not subject to a TPO), this being a self seeding Ash tree that is wedged between the north west flank of garage block A and the boundary wall in a space no wider than 800mm.

It has caused damage to both the garage floor slab and end wall and also is putting pressure on the retaining wall.

This tree will be removed as part of the demolition of the garages.

Off site there are two pine trees. No.1 is located in the garden of 39 Fairfield Road. This is approximately 1.5m above the site level and is separated by a retaining wall. This retaining wall is to remain untouched.

No.2 is located in the garden of 41 Fairfield Road, separated from the site by the access road to the adjacent car park and set approximately 1.2m down from the site level.



Existing site plan



Ash tree viewed from access road to car park, showing retaining wall and buttresses.



Ash tree viewed from car park to Sandown Court.



Ash tree viewed from garage court.



Damage to retaining wall.

2.0 Protective fencing

Given the location of the adjacent trees, the difference in ground levels and the fact that the retaining structures will remain in place, mean no tree protective fencing is required.

3.0 Monitoring

No monitoring will be required.

4.0 Conclusion

The requirements of Condition 13 are satisfied.