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Butlers Trees LTD

TREE CONDITION SURVEY AND MANAGEMENT WORK RECOMMENDATIONS

SUNDAY, 28 SEPTEMBER 2025
M ARCHITECTURE PLANNING
SANTOS TIMBER
35 The Grove, Ickenham, Uxbridge UB10 8QJ

Tree Condi\on survey and

Management Work Recommenda\ons

For

M Architecture Planning

Santos Timber

Report by

Luke Butler

Cert Arb L4 (ABC)/Tech Cert (ArborA)

TechArborA

Butlers Trees LTD

Letchworth Garden City

HerSordshire

Company number **12650525**

Arboricultural Tree Survey

Survey Site Address	35 The Grove, Ickenham, Uxbridge UB10 8QJ
Client	M Architecture Planning
Date of Report	28/09/2025

Contact details

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London Borough of Hillingdon High St Uxbridge UB8 1UW		T: 01895 250111 E: planning@hillingdon.gov.uk

Issue and Revision Record

Descrip\on	Issue/Revision No.	Date	Author
Visual Tree Inspec\on	1	26th of September 2025	Luke Butler
Report	1	28th of September 2025	Luke Butler

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1. Statement of Instruc1on

1.1. Instruc\on was received from Edward Frexio on the 16th of September 2025 to undertake a tree survey in accordance with *Bri$sh Standard 5837:2012* in respect to an area of land at no.35 The Grove, Ickenham, Uxbridge UB10 8QJ.

1.2. The client's instruc\on allowed for the following;

1.2.1. Ajend site and undertake a survey and categorisa\on of trees there.

1.2.2. Iden\fy species of the trees present and describe the overall condi\on, age and safe life expectancy.

1.2.3. Produce a report of the site discussing the future management of the trees and produce a Tree Constraints Plan for the Client.

1.3. The purpose of this report is to give a tree condi\on assessment that are a poten\al risk to person or property.

2. Personal Qualifica1ons and Experience

2.1. Career details: I have been working in the Arboriculture sector since 2016 were I started at a small private company as a Ground Person. I then became a Second Climber and Team Leader the following year. In 2018 I moved to a larger company con\nuing my role as a Second Climber before being promoted to a Contract Manager in 2019. In 2020 I formed my own Arboricultural Company.

2.2. Qualifica\ons: In majers of tree safety and risk assessment I have undertaken and completed the LANTRA Awards Professional Tree Inspec\on Course and integrated assessment. I gained The Level 4 Cer\ficate in Arboriculture from the Skills and Educa\on Group at Myerscough College in 2020. I also hold Level 3 prac\cal qualifica\ons in Tree Surgery from NPTC and Lantra.

2.3. Professional Memberships: I am a registered Technical member of the Arboricultural Associa\on, member number TE7969.

2.4. Con\nued Professional Development: I am constantly maintaining and trying to improve my professional knowledge by being an ac\ve member in the industry. I do this by ajending a high number of seminars and annual conferences, both prac\cal and theore\cal.

3. Site Details

3.1 The site is situated on the south side of Ickenham in West London, just north of the A40.

3.2 The property has two roads adjacent to it. The Grove on its west side and The Chase on its south side.

3.3 The north and east are flanked by other residen\al proper\es.

3.4 The trees are located at the rear of the property and in the neighbouring property.

3.5 There are no public access rights through the property.

3.6 The site does not contain, reside in or have any Tree Preserva\on Orders.

3.7 The site does lie within a conserva\on area, reference: Ickenham Village CA-4

3.8 The approval of London Borough of Hillingdon Council will be needed before carrying out any work on the trees that are subject to a Tree preserva\on Order or in a Conserva\on Area.

3.9 Guidance can be found here.

4. Survey Method

4.1 A site visit was completed on the 26th of September 2025 by the report's author, Luke Butler.

4.2 Three trees were pointed out by the client to which a report needed to be undertaken.

4.3 The trees iden\fied have been assigned a reference number, T1, T2 and T3, which are referenced throughout the report.

4.4 A ground based visual assessment of the health and condi\on of the trees has been carried out with the use of an acous\c sounding hammer and a probe.

4.5 All tree inspec\ons were carried out in accordance with current best prac\ce (Visual Tree Assessment) to give a systema\c, consistent and transparent evalua\on method.

4.6 No specialist decay diagnos\c equipment such as decay micro drilling or tomography was used during the inspec\on.

4.7 Assessment of the health of the trees detailed in this report were arrived at from visual indicators such as crown dieback, previous wounds, cracked or flaking bark etc.

4.8 Stem diameter measurements were taken with a girth tape.

4.9 Height measurements were taken with a clinometer.

5. Survey Limita1ons

5.1 This survey details the condi\on of the trees when the assessment was undertaken. Inevitably their condi\on will change over \me. Accordingly, the client is advised that they should have trees in their ownership or for which they are responsible rou\nely inspected by a competent person so their condi\on can be regularly assessed.

5.2 Other than the enquiries made on the Bri\sh Geological Society's website, no assessment of the site's soil or its composi\on was undertaken.

5.3 No assessment was made of whether the trees detailed in the survey have or have the poten\al to cause indirect damage through subsidence or heave to adjacent buildings.

5.4 No specialist decay diagnos\c equipment was used during the survey.

5.5 The survey was undertaken from ground level. No aerial inspec\on of the trees surveyed was undertaken. If such an inves\ga\on has been iden\fied as being required, this will have been detailed as a Preliminary Recommenda\on.

5.6 No soil or tree samples were taken for this report.

5.7 The Tree Preserva\on officer from the Local Planning Authority should be consulted before any work is carried out on site.

5.8 Before any work is carried out on site, the trees should be inspected for any ac\vity of any protected species and a wrijen record kept. Under the Wildlife and Countryside Act 1981 it is an offence to destroy or disturb nes\ng birds, if nes\ng birds are discovered or suspected no works can proceed and the Local Planning Authority (LPA) and Local Wildlife Trust must be no\fied for advice as to how to proceed.

6. Observa1ons

6.1 Within the proposed inspec\on area, three significant trees have been iden\fied. (Significant trees are trees with a diameter of more than 75 millimetres at 1.5 metres from ground level).

6.2 T1 is located in the neighbouring property of no.33 The Grove. It is a species of Thuja, *Thuja spp.*

The crown appears sparse, more so towards the top, but this is normal for the species.

There are small brown patches of foliage in the crown, but again this is normal. It has been slightly reduced on the south side where it over hangs the garden of no35 The Grove a few years ago as the pruning cuts have darkened in colour.

There is a co-dominant stem on the south side of the crown at approx. 10m from ground level, growing to approx. 8m tall.

6.3 T2 is a Common Yew, *Taxus baccata,* and is in the south east corner of the rear garden of no.35 The Grove.

The base of the tree is growing on a small raised earth bank.

It has been trimmed back on occasion, likely with hedge cujers.

The crown hangs over the footpath with a clearance just under 2m.

6.4 T3 is a Silver Birch, *Betula pendula,* and is growing on the street to the south of the property, along the northside of The Chase.

It is quite tall and narrow for its species, which could mean it is a Fas\giata variant.

The is a large secondary branch on the south side of west side of the crown. There is a climbing vine, possibly honey suckle, growing over from the adjacent property of no.1 The Chase, up to a height of approx. 9m into the crown.

A branch has snapped off or been removed on the south side/road side of the crown, low down on the stem. It is s\ll lightly coloured so has happened recently. The pruning wound is not clean cut which suggests a snap out.

7. Discussion

7.1 All trees appear to be in good health with no serious defects.

7.2 The proposal of a 'summer house' style building at the back of the rear garden has been suggested. Due to the size of the root system from T1, which covers approx. 2/3^{rds} of the east side of the rear garden, with T2 making up the final 1/3rd, the op\ons for founda\ons are limited.

7.3 The standard choice for founda\ons is strip founda\ons. This is where a trench is dug, either mechanically or by hand, then filled with concrete. Due to the presence of roots, the founda\ons for this project will have to be hand dug so root damage is limited. This is outlined in BS:5837 sec\on 7.2. Where possible roots over 25mm should be les in place unless otherwise signed off by the Project Arboculturist. Exposed roots should be covered to prevent prolonged exposure to the elements, mostly from drying out or sudden temperature drops. IF roots over 25mm need to be severed, the Project Arboculturist should be consulted.

7.4 Another op\on for the founda\ons would be piling. Tradi\onally this is carried out with steel and concrete, but \mber can also be used in smaller builds and this is probably the most suitable founda\on type for this build. A main considera\on regarding \mber piles is that they should be protected from rotng above groundwater level. Timber will last for a long \me below the groundwater level. For \mber to rot, two elements are needed: water and oxygen. Below the groundwater level, dissolved oxygen is lacking even though there is ample water. An example is Venice, which has had \mber pilings since its beginning. Timber that is to be used above the water table can be protected from decay and insects by numerous forms of wood preserva\on using pressure treatment.

Depending in the technique used for piling, compac\on of the roots may take place if heavy machinery is to be employed. To mi\gate this, ground protec\on will need to be incorporated, though this can be made clear in ana Impact Assessment once the building design and posi\on has been confirmed.

7.5 The last op\on is ras founda\ons. Ras founda\ons are rela\vely shallow slabs of reinforced concrete. They are osen uniformly thick and tend to cover the en\re area of a building's footprint. The structural loads ac\ng on the founda\on are spread, as evenly as possible, through the concrete into the ground below. The founda\on itself can therefore be thought of as floa\ng like a ras would on water. If the area beneath the founda\on hasn't been prepared correctly, or if the founda\on has not been specified properly, then sejlement is a risk and the slab might even start to sink. Reinforcement is provided steel rods set within the concrete. This helps deal with the downward and upward bending forces preven\ng the slab from cracking. The steelwork is built in situ and needs to be inspected by the structural engineer prior to the concrete being poured. Areas where structural loadings are most intense, such as around columns or load bearing walls, will usually require stronger reinforcement.

7.6 T2 may need to be removed for construc\on to take place, so replan\ng within the property will need to be undertaken due to the development taking place in a conserva\on area.

8. Conclusions

8.1. No tree work needs to be undertaken at this \me.

8.2. There are a number of op\ons for the founda\ons as outlined above. Once the final design and placement of the building is agreed, then the founda\on design can be finalised as well.

8.3. If T2 is to be removed, replan\ng will need to take place. This would ideally be the same or similar species or at minimum a Bri\sh na\ve tree to help maintain the natural food chain.

9. Recommenda1ons

9.1. Due to the large root areas and ini\al placement of the 'summer house', piling of the founda\ons would be the preferred op\on to reduce the amount of digging through the root area and thus the amount of stress on the trees.

9.2. All works should be carried out as per the recommenda\ons in *BS3998 Tree work – 2011.*

10. Appendix

Appendix A – Tree Data

Tree No.	Species	Age	Stem		Height (m)	Crown (m)			Root Protec\on		Physiological Condi\on	Structural condi\on		Comments and recommenda\ons	Category, Life Expectancy, Work comple\on date
			No.	Diameter (mm)			Spread	Clearance	Radius (m)	Area (m^2)					
T1	Japanese Thuja *Thuja standishii*	M	3	495 790 315	20	N E S W	6 6 4 5	1.5	11.8	437	G	C S B	G G G	Crown appears sparse but normal for species. Slight reduc\on on south west side of crown back to boundary around 3 years ago. Small yew at the base. Small raise on north side. Co dominant stem at 10m on larger stem. Small patches of brown throughout crown. Normal for species.	A2 40+
T2	Common Yew *Taxus baccata*	M	1	300	5	N E S W	3 3 3 4	n/a	3.6	41	G	C S B	G G G	South east corner On small raised earth bank Stem measurement taken at approx. 1m from ground level due to scaffold branches and stem divergence.	B1 20+
T3	Silver Birch *Betula pendula*	M	1	250	12.5	N E S W	3 2.5 3.5 4	2	3	28	G	C S B	G G G	Street tree. Tall and narrow for species. Large secondary branch on south side. Climber such as honey suckle growing up east side of tree into mid crown at around 9m. Branch snapped or removed on south side/road side.	B3 20+

Appendix B – Explanatory notes

Tree No. - Sequen(al reference number give to each tree or tree group iden(fied in the survey.

- **T** – Individual Tree.
- **G** – Group of trees (a group of similar trees of similar condi(on).
- **R** – Row of trees.
- **H** – Hedgerow.

Species - Species of tree shown as its common name with its scien(fic name in italics below.

Age - The point in its life span at which the tree is es(mated to be

- **Y -** Young – First 10 years of growth.
- **SM -** Semi Mature - Less than 1/5 of life completed.
- **M -** Mature – 2/5 – 5/5 of life completed.
- **OM -** Over Mature - more than 5/5 of life completed and declining.
- **V -** Veteran – Veteran trees have no precise defini(on but are trees considered to be of biological aesthe(c or ecological value because of their age.

No. of stems - Number of stems measured at 1.5 metres above ground level.

Stem diameter - Measured at 1.5 metres above ground level in accordance with the conven(ons detailed in Bri(sh Standard 5837:2012 and recorded in millimetres.

Crown Spread - The spread of the tree's crown as measured at the points of the compass and expressed in metres.

Crown clearance - The distance from crown level to the base of the crown expressed in metres.

Height - Es(mated height of tree expressed in metres.

Physiological CondiCon - The physiological condi(on of the tree/s. -

- **G -** Good.
- **F -** Fair.
- **P -** Poor.
- **D -** Dead.

Structural CondiCon - The structural condi(on of the tree/s -

- **G -** Good.
- **F -** Fair.
- **P -** Poor.
- **VP –** Very poor.

RecommendaCons and comments - Recommenda(ons for ac(ons required and comments on physical a[ributes of the tree/s.

This following secCon is coloured with a traffic light system to visually show which is most urgent, red being the most urgent and requiring immediate aMenCon, yellow requiring aMenCon in the short term and green requiring no immediate aMenCon.

Category - A category ascribed to the tree based on the defini(ons outlined in BS5837:2012.

Category (A): Trees whose reten(on is most desirable and are of high quality and value. These trees are considered to be in such a condi(on as to be able to make a las(ng contribu(on and may comprise:

1. Trees which are par(cularly good examples of their species especially rare or unusual, or essen(al components of groups or of formal or semi-formal arboricultural features.
2. Trees, or groups of trees which provide a definite screening or so_ening effect to the locality in rela(on to views into or out of the site, or those of par(cular visual importance.
3. Trees or groups of significant conserva(on, historical, commemora(ve or other value (e.g., Veteran or wood-pasture trees).

Category (B): Trees whose reten(on is considered desirable and are of moderate quality and value. These trees are considered to be in such a condi(on as to make a significant contribu(on and may comprise:

1. Trees that might be included in the high category but because of their numbers or slightly impaired condi(on, are downgraded in favour of the best individuals;
2. Trees present in numbers such that they form dis(nct landscape features and a[ract a higher collec(ve ra(ng than they would as individuals. Individually these trees are not essen(al components of formal or semi-formal arboricultural features, or trees situated mainly internally to the site and have li[le visual impact beyond the site;
3. Trees with clearly iden(fiable conserva(on or other cultural benefits.

Category (C): Trees that could be retained and are considered to be of low quality and value. These trees are in an adequate condi(on to remain un(l new plan(ng could be established or are young trees with a stem diameter below 150 mm and may comprise:

1. Trees not qualifying in higher categories;
2. Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value and or trees offering low or only temporary screening benefit;
3. Trees with very limited conserva(on or other cultural benefits.

Category (U): Trees that are considered to have no significant landscape value, but it is not presumed that there is any overriding need to remove them unless stated otherwise in the descrip(on and recommenda(ons. Trees within this category are:

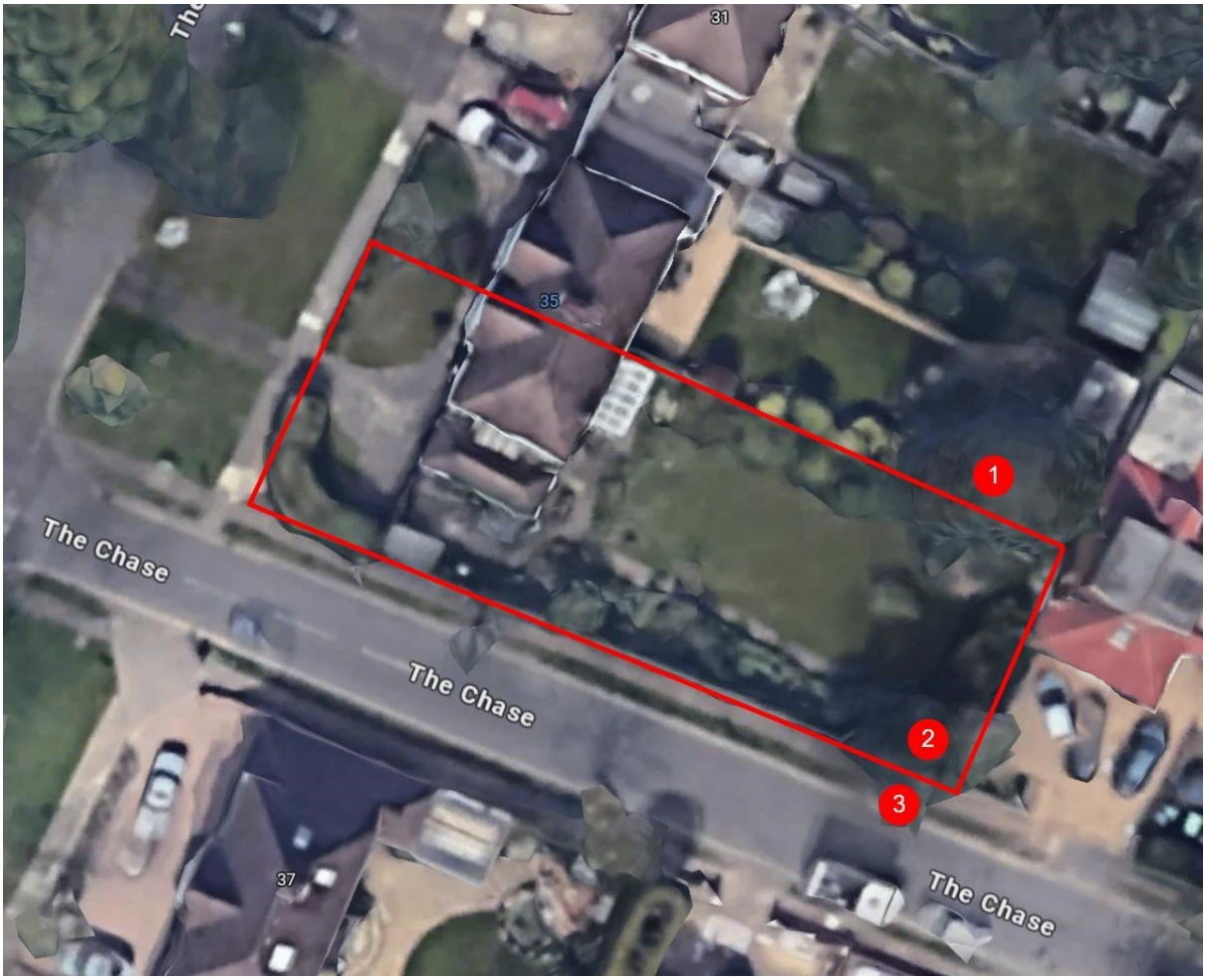
1. Trees that have a serious irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable a_er removal of other category U trees;
2. Trees that are dead or are showing signs of significant, immediate or irreversible overall decline; Trees infected with pathogens of significance to the health and or/safety of other trees nearby, or very low-quality trees suppressing adjacent trees of be[er quality

Life expectancy - an es(mate based on the tree's condi(on as to how long the tree is likely to be able to be retained and expressed in years (<10, 10+, 20+, 40+).

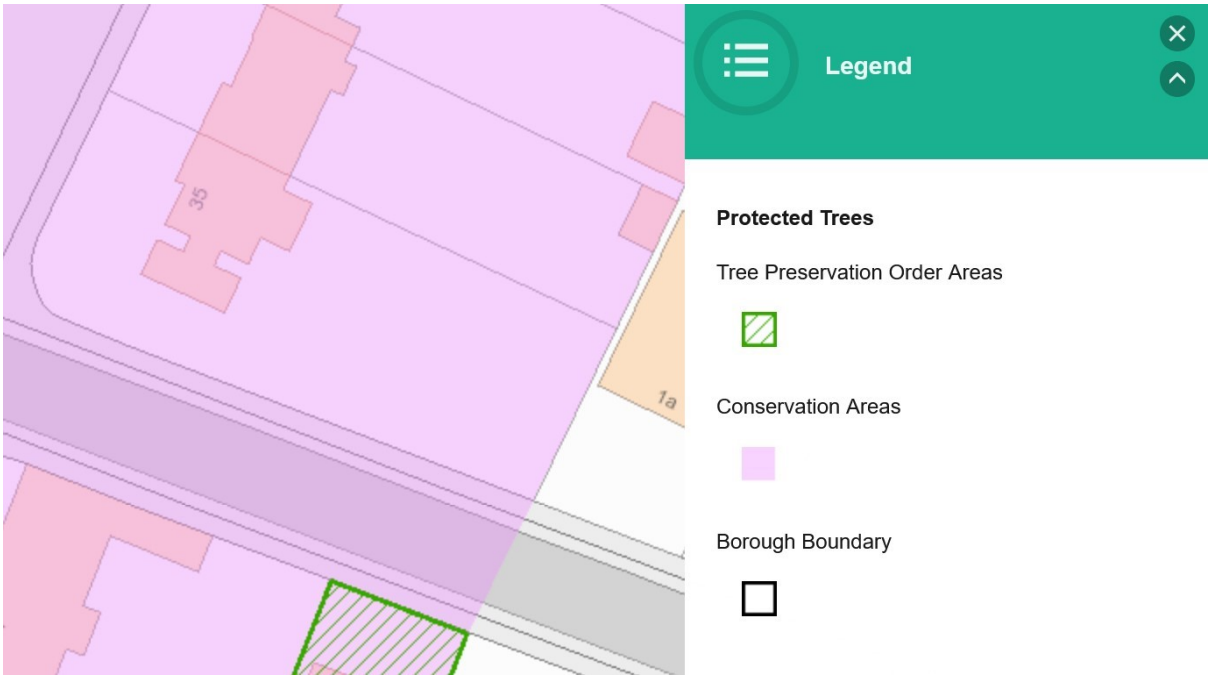
Work CompleCon date – The date by which work that has been recommended should be completed by.

Appendix C – Pictures

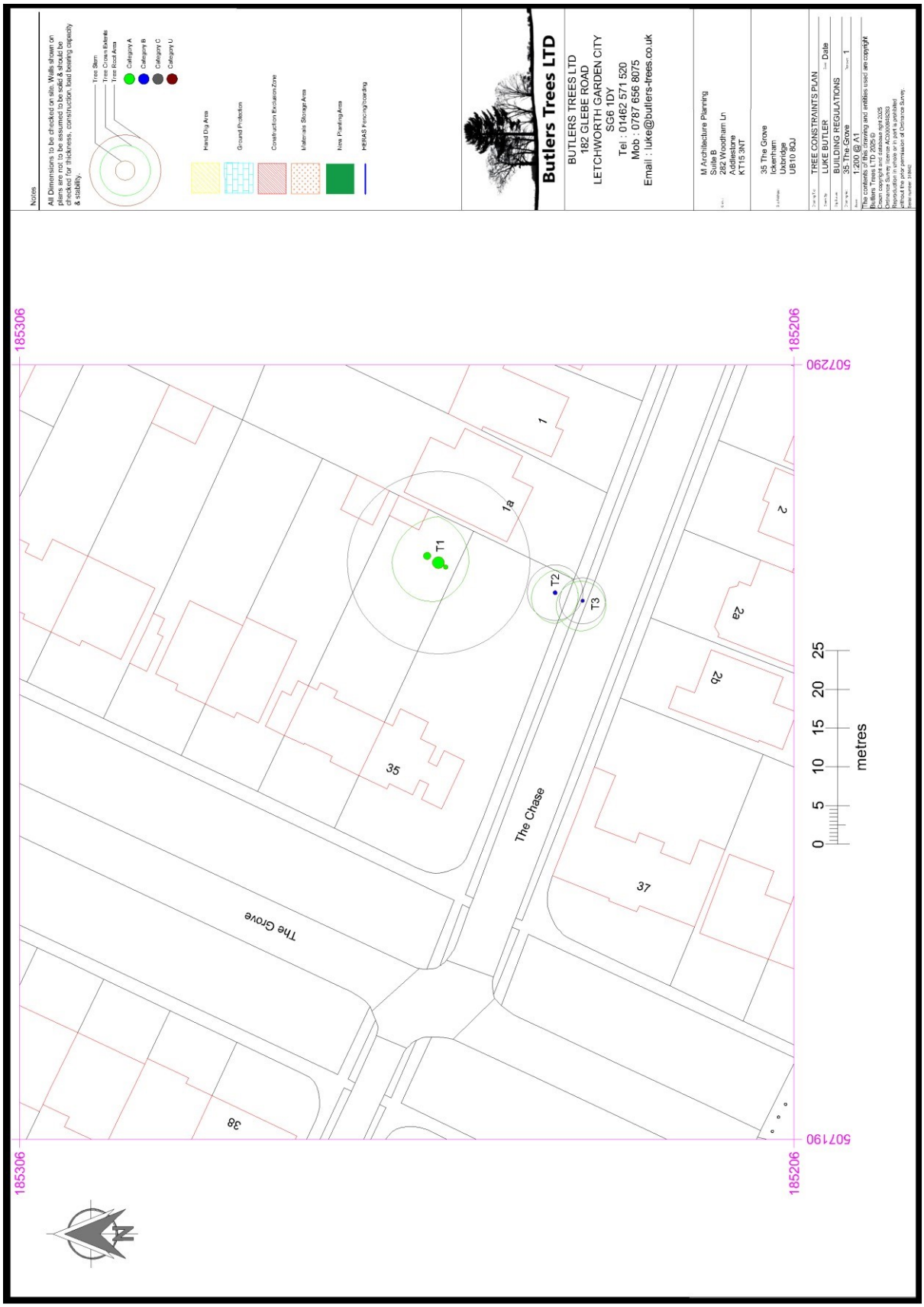
Site Plan – Circles are not to scale and shouldn't be used as such.



TPO and Conserva<on Area Map


35
1a
Legend
Protected Trees
Tree Preservation Order Areas
Conservation Areas
Borough Boundary

Tree Constraints Map

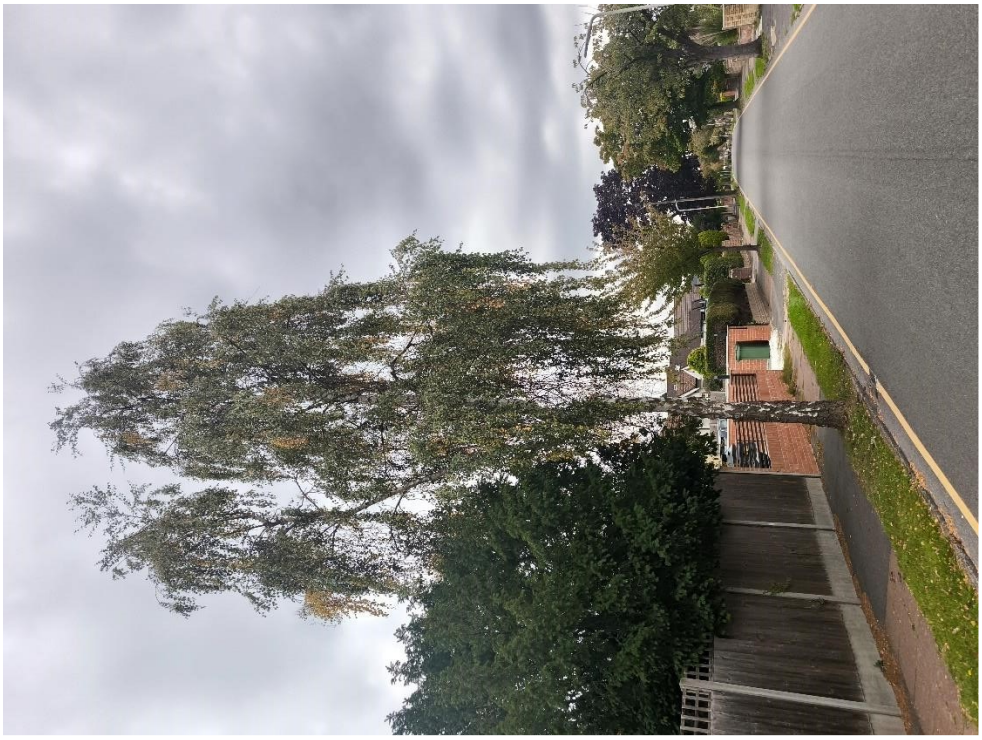


T1 – From no.35 and no.33 The Grove

Base of T1

T2

T3



Appendix D – Web Informa\on & Bibliography

TPO Guidance –
h/ps://www.gov.uk/guidance/tree-preserva=on-orders-and-trees-in-conserva=on-areas

Health and Safety Execu=ve - h/p://www.hse.gov.uk/foi/internalops/sims/ag_food/010705.htm

Arboricultural Associa=on – h/ps://www.trees.org.uk/

Bri=sh Geological Survey – h/ps://mapapps.bgs.ac.uk/geologyoNritain/home.html

UK Soil Observatory – h/p://mapapps2.bgs.ac.uk/ukso/home.html

TPO and Conserva=on Map –

Ivy control – h/ps://www.rhs.org.uk/weeds/ivy-on-trees-ground-cover-weed
h/ps://www.trees.org.uk/Help-Advice/Public/Should-Ivy-be-removed-from-trees

Bri=sh Standards 3998 (2010) *Tree Work - Recommenda/ons UK*; Bri=sh Standards Intui=on

Bri=sh Standards 5837 (2012) *Trees in rela/on to design, demoli/on and construc/on. Recommenda/ons;* Bri=sh Standards Intui=on

Lonsdale, D (1999) *Principle of Tree Hazard Assessment and Management* Edinburgh; Forestry Commission

Ma/heck, C (2007) *Field Guide for Visual Tree Assessment* Germany; Karlsruhe Research Centre

Shigo, A.L (1991) *Modern Arboriculture* USA; Shigo and Trees, Associa=on

Sterry, P (2007) *Collins Complete Bri/sh Trees* London; Collins

Strouts, R.G (2000) *Diagnosis of ill-health in trees* Edinburgh; Forestry Commis*sion*

Weber, K & Ma/heck, C (2003) *Manual of wood decay* UK; Arboricultural Associa=on

Schwartze, Engels and Ma/heck (2000) *Fungal Strategies of Wood Decay in Trees*

Christopher Luley (2005) *Wood decay fungi of living urban trees*

Lynne Boddy (2021) *Fungi and Trees, Their complex rela/onship*

Humpries and Wright (2021) *Fungi on Trees, A photographic reference*

Countryside and Rights of Way Act 2000.

Conserva=on of Habitats and Species Regula=ons 2017.

Health and Safety at Work Act 1974.

Management of Health and Safety at Work Regula=ons 1999.

The Town & Country Planning Act 1990, The Town and Country Planning (Trees)(England) Regula=ons 2012, The Planning (Listed Buildings & Conserva=on Areas) Act 1990.

Wildlife and Countryside Act 1981.

Appendix E – Qualifica\ons and Memberships

2020 - SEG Awards ABC Level 4 in Arboriculture

2019 – Lantra awards for Professional Tree Inspec=on

Prac=cal Arboriculture Qualifica=ons (NPTC) Level 3

Technical Member of the Arboricultural Associa=on – Member number – TE7969.