



TRACY CLARKE
TREE CONSULTANCY

Arboricultural Impact Assessment and Method Statement

Client: Ms S Watkins

Site: 1A The Avenue
Muswell Hill
London
N10 2QE

Report by: Tracy Clarke MICFor. F.Arbor.A. CEnv

Date: June 2021

Reference: TCTC-18076

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Executive Summary

Tracy Clarke Tree Consultancy Ltd are instructed to provide an arboricultural survey and impact assessment of the proposal in accordance with BS5837 (2012), Trees in relation to design, demolition, and construction – Recommendations. The information provided to the client has helped to inform the site layout to ensure that the proposal is sustainable in respect of important arboricultural and landscape features and that it complies with national and local planning policies.

A total of five trees are included in the survey, two of which are street trees. Two trees within the site (T2 and T3) are proposed for removal to facilitate the proposed building, these are low value trees within limited public amenity. A small stature replacement tree to offset tree loss, will be located close to the Dukes Avenue boundary to bring a wider landscape benefit as it matures.

The proposal building is within the root protection area (RPA) of a retained pollarded purple beech (T1) and is designed to ensure that existing ground levels are retained, using sensitive foundation design.

The internal layout ensures that the proposed drainage and services will avoid the RPA of T1, and the building position ensures sufficient space between the crown of T1 and building elevation for practical construction and as the crown will be maintained at current dimensions will not cause any future conflict with the use of the building.

Provided the additional section of boundary wall along Dukes Avenue is constructed with sensitive foundation design (spanning roots) T1 can be safely retained, and the proposed development achieved without adverse impact.

My conclusions are that the proposed development is therefore acceptable in both arboricultural terms and in relation to planning policy as it relates to trees.

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1 Introduction

Terms of reference

1.1 Tracy Clarke Tree Consultancy Ltd are instructed by Ms S Watkins to:

- provide a BS 5837 (2012) tree survey of trees relevant to the site, with recommendations for works, and
- provide an arboricultural impact assessment report which addresses the impacts on trees from the proposed development for planning submission, and provides measures for their protection during construction

1.2 The proposal is for demolition of the existing garage and construction of a proposed garden room.

Method of assessment

1.3 This assessment follows best practice British Standard 5837: Trees in relation to design, demolition, and construction (2012) which provides a methodology for the assessment of trees and other significant vegetation on development sites and aims to guide decision making towards sustainable design and tree cover on all new developments.

1.4 This assessment also has regard to national and local planning policies in consideration of the arboricultural impacts from the development proposals since these policies will guide the decision-making process of the local planning authority.

Scope and limitations

1.5 The tree survey is of a preliminary nature only; all trees have only been inspected from ground level applying ¹Mattheck's (1994) visual tree assessment method (VTA). No detailed decay investigations of the trees or detailed site investigations have been carried out to inform this report.

¹ Mattheck, C, Broeler, H. (1994). The body language of trees. A handbook for failure analysis – Research for Amenity Trees No.4 Research for Amenity Trees

- 1.6 This report is not an assessment of tree condition and the risk they represent to people or property, however where defects trees have been noted as requiring works, recommendations are included in the tree schedule included with this report.
- 1.7 All recommendations are given in the context of the site's current use, or to facilitate the proposed development. Trees are dynamic living organisms, and subject to a change in their condition.
- 1.8 This report should not be considered as a full assessment of the health and safety of trees on and adjacent to the site, and where trees do have the potential to harm people or property, an inspection of their condition by the relevant owner on an annual basis is recommended.
- 1.9 The assessment of trees within this report is valid for two years from its date.
- 1.10 Due to the absence of a full topographical survey, tree positions are approximate only unless otherwise stated.

Background documents supplied

- 1.11 The following documents have been supplied by the client team and relied upon for this report:

Supplier	Name	Date
The DHaus Company Ltd	Existing ground floor plan 0129_PL_011 Existing roof plan 0129_PL_002 Existing elevations 0129_PL_003 Existing cross sections 0129_PL_004 Proposed ground floor plan 0129_PL_011 Proposed mezzanine plan 0129_PL_012 Proposed roof plan 0129_PL_013 Proposed elevations 0129_PL_014 Proposed cross sections 0129_PL_015	June 2021

2 Planning Policy Context

National and Local Planning Policy

- 2.1 National Planning policy is set out in the government's National Planning Policy Framework (NPPF) 2019, is a material consideration in any planning application and provides a framework for locally prepared plans for housing and other development. This framework policy promotes a presumption in favour of sustainable development, delivering good quality design and change for the better in our built and natural environment over the lifetime of the development. The NPPF recognises that the natural environment is an essential component of the health and wellbeing of society and looks to the planning system to contribute to and enhance the natural environment by protecting and enhancing it, recognizing the wider benefits of ecosystem services in supporting society's needs; minimising impacts on biodiversity and providing net gains in places affected by development proposals; establishing coherent and resilient ecological networks; and preventing and mitigating pollution.
- 2.2 Growth for communities delivered by the planning system requires the careful consideration of our natural environment during the design and development process to achieve sustainable development and this report considers how the development complies with the NPPF and how it achieves sustainable development.
- 2.3 The London Plan adopted March 2021 informs decisions on planning applications across the capital and replaces all previous versions of the London Plan. The Plan marks a step-change in the approach to the future development and sustainable, inclusive growth of London, promoting the concept of Good Growth – growth that is socially, economically inclusive, and environmentally sustainable. Chapter 8 sets out the strategic approach to green infrastructure within London which is considered an integral element of all development proposals. Policy G7 in particular requires that where possible existing trees of value are retained and if planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed.
- 2.4 The All London Green Grid supplementary planning guidance adopted in 2012 provides guidance on the implementation of the London Plan policies and in respect of trees and vegetation notes:

"Trees and vegetation in the open spaces, streets and civic spaces within the central area can provide green links through the urban area.... Urban greening of streets and buildings will assist in adapting to the effects of climate change, for example street trees will provide shade and help to alleviate the urban heat island effect through cooling and green roofs can slow down the rate of rainwater run-off into drain and sewers."

- 2.5 The London Environment Strategy (2018) chapter 5 (Green Infrastructure) policy 5.1.1 aims to protect, enhance, and increase green areas in the city, to provide green infrastructure services and benefits that London needs now and in the future; New development proposals should avoid reducing the overall amount of green cover and where possible seek to enhance a wider green infrastructure.
- 2.6 Local Planning Authorities are governed in their decision-making process by the principle of sustainable development.
- 2.7 The relevant policies of the London Borough of Haringey are within the Local Plan that include how the council will consider the impact of development on trees are found within the following relevant Strategic Policies (with Alterations) and Development Management Policies both adopted on 24 July 2017:
- 2.8 **SP11 Design** – Development should enhance and enrich the built environment and create places and buildings that are high quality, attractive, sustainable, safe, and easy to use, including ensuring impacts on natural resources and biodiversity are minimised.
- 2.9 **DM1 Delivering High Quality Design** – The Council will support design led development proposals which meet certain criteria including demonstrating how trees on and close to the site are integrated into the development

3 Observations and Tree Information

The Site

- 3.1 The site was visited on 29 April 2021 to carry out a BS5837 (2012) survey and assessment of trees.
- 3.2 The development site is 1A The Avenue Muswell Hill, London, N10 2QE



Fig. 1 Google Earth 2021 – site location

Tree data

- 3.3 The data on the trees surveyed can be found in the tree schedule at Appendix A1. A total of five trees have been assessed, tree works are identified at Appendix A2.
- 3.4 The surveyed trees and their assessment of quality and value are indicated on the tree survey plan at Appendix B1.
- 3.5 The proposed layout and where relevant, trees for removal are shown at Appendix B2.
- 3.6 The tree protection plan is provided at Appendix B3.
- 3.7 An analysis of the tree quality and value, species mix and age diversity relevant to this proposal is included at Appendix C, which helps to understand the sustainability of the existing tree population on site.

Site soils and influence on rooting

3.8 Soil conditions will have a significant effect upon tree growth and will influence:

- The species that will grow successfully.
- Rooting depths for different species.
- The available soil volume that can be used by roots and therefore the likely tolerance of trees and other vegetation to soil disturbance

3.9 As a guide, ²Cranfield University Soilscape map describes the soils at the site as **Soilscape 18**: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. It will be important for the safe retention of T1, that the tree protection measures to protect surround soil structure are adhered to due to the soils being prone to compaction.

Legal status of trees / woodlands

3.10 According to the Haringey interactive on line mapping system the site does not have any trees protected by a tree preservation (see below), however trees are generally protected by virtue of being within the Alexandra Palace and Park conservation area.

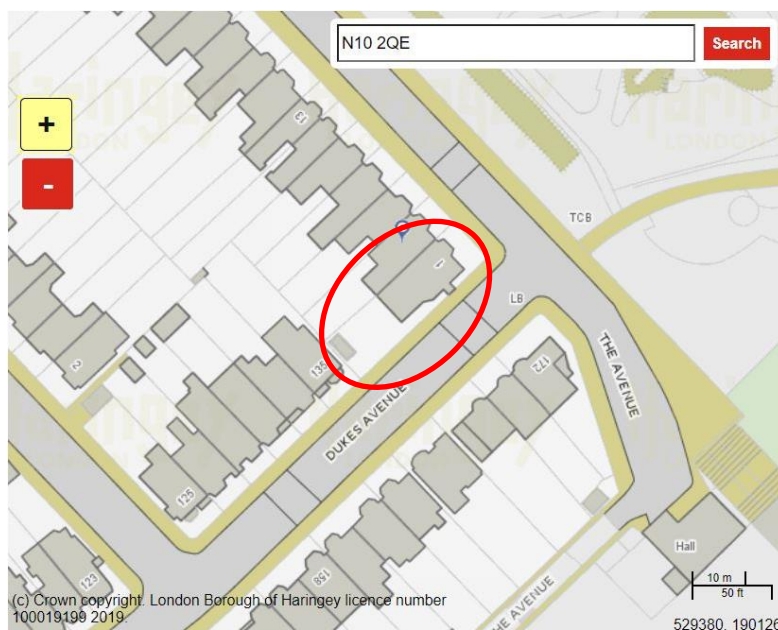


Fig. 2 Extract of Haringey Council Interactive TPO Check Mapping

² <http://www.landis.org.uk>

- 3.11 Proposed removal of trees within the conservation area can be dealt with through a full and detailed planning consent where the works have been clearly specified and agreed as necessary to implement that consent.

4 Discussion

Key arboricultural impacts

4.1 The following arboricultural impacts have been identified in relation to the proposed development:

Activity	Potential Impact			
Tree Loss for Development	Category A	Category B	Category C	Category U
	0	0	T2, T3	0
	T2 is a mature pear tree that has been historically managed as a pollard, T3 is an early mature laburnum. Neither tree have significant public amenity value due to their location and restricted views to them due to the presence of retained tree T1 and street trees nearby (see photographs below).			
Tree Loss for Arboricultural Reasons	No trees are proposed for removal for arboricultural reasons.			
³ RPA and tree crown Impact	The general impacts on retained trees can be managed by following the requirements of the tree protection plan and method statement at Appendix B3.			
RPA incursion: Demolition	Provided the tree protection plan is used as a guide for demolition operations, this should ensure that any works will not harm retained trees.			
RPA incursion: Construction	The proposed garden room and new brick piers, pedestrian gate, and section of boundary wall along Dukes Avenue will fall within the RPA of a retained, pollarded purple beech tree (T1). To avoid adverse indirect impact to use of the proposed garden room, there is a separation distance of 1m provided between the building elevation and the furthest crown extents of the pollarded crown of T1, this will also allow suitable space for construction. To avoid adverse direct impact on the RPA of T1, the proposed building will be constructed above existing ground levels, this is indicated on the architects proposed site cross section drawing 0129_PL_015, accommodating the existing site levels within the design of the building so that this can be achieved.			

³ RPA Section 3.7 of BS5837 (2012): layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

	The proposed new boundary wall section and brick piers to the west of the stem of T1 will need to be constructed using piles or similar with the ground beam / footing sitting on existing ground levels, so that construction can span over any roots from T1 and the street tree T5 that may be present here. Provided this approach is taken and that the works are made subject of an arboricultural method statement which incorporates site supervision of its implementation the possible impact from the works (root severance) will be avoided. The proposed cycle store will be constructed above existing ground levels to avoid potential risk of root damage to T1.
RPA Incursion: Soil levels change	No soil level changes are anticipated within the root protection area of retained trees.
RPA Incursion: Underground services and drainage	No information is currently available relating to detailed underground services or drainage for the proposal, however the design has located all facilities dependent on this to the north-west of the proposed building to avoid the RPA of T1. If it is essential to locate any other underground drainage or services runs within the RPAs of retained trees these operations should follow the recommendations in the NJUG guidelines ⁴ . In addition, it is also recommended that these works are carried out under arboricultural supervision when being installed.
RPA Incursion Landscape operations	Provided the tree protection plan is used as a guide for landscape operations, this should ensure that any works for improving the hard and soft landscaping features will not harm trees. Any landscaping works within the tree protection areas should be undertaken by hand only avoiding using machinery. Where machinery is unavoidable this should be tracked and light weight only (max of 2 tonnes). Temporary ground protection should always be installed beforehand as follows: • <i>Pedestrian</i> – single thickness scaffold boards placed on top of a compressible resistant layer of 100mm of woodchip laid onto a geotextile membrane. • <i>Pedestrian operated plant</i> – gross weight of 2tonne, proprietary inter-linked ground protection boards placed on top of a compressible resistant layer of 150mm of woodchip laid onto a geotextile membrane.
Pruning to facilitate development	No pruning of retained trees will be required because of the development proposal.
Future growth of retained trees	This is not considered to be an issue as the layout is well designed away from trees and tree crowns, and T1, a managed pollard will be maintained at current dimensions such that there will be no future conflict with the proposed building.

⁴ National Joint Utilities Group (NJUG) *Guidelines for the planning, installation, and maintenance of utility apparatus in proximity to trees*. Volume 4 Issue 2. London: NJUG, 2007

Daylight and sunlight	This is not considered to be an issue as the layout is well designed away from trees and tree crowns. Trees are an asset when it comes to the provision of shade and welcome cooling and can provide a natural alternative to the reliance on air conditioning (for example) to mitigate the effects of climate change resulting in warmer temperatures generally in the UK.
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Photographs of existing trees and street scene



TC1.(29.04.21) View of T1 and T3 from Dukes Avenue (to be removed)



TC2.(29.04.21) View across the street showing existing access to garage (wall and gate to be installed).

Changes from the proposal

- 4.2 The loss of two rear garden trees will not have a significant impact on wider public amenity, and the significant trees of landscape value will be retained with the proposal (T1 and T4).

Mitigation

- 4.3 There is limited available space on site to provide replacement tree planting, although a small replacement may be possible as indicated on the tree protection plan. Appropriate species of trees may include *Malus trilobata*, *Magnolia stellata* or a tree of similar small stature, appropriate to clay soils. This will assist with ensuring the proposal is sustainable in terms of making a positive contribution to maintaining tree cover in the immediate locality.

5 Conclusions

- 5.1 This report demonstrates that trees have been considered properly in accordance with best practice, impacts identified, and mitigation suggested to ensure risks from demolition and construction operations associated with the proposal can be reasonably managed and implemented where necessary.
- 5.2 A total of five trees are included in the survey, two of which are street trees. Two trees within the site (T2 and T3) are proposed for removal to facilitate the proposed building, these are low value trees within limited public amenity.
- 5.3 The garden area is quite small but could accommodate a small stature replacement tree to offset the tree loss, this is indicated on the tree protection plan provided with this report and will be located close to the Dukes Avenue boundary with the intention of bringing a wider landscape benefit as it matures and will ensure policy SP11 is met.
- 5.4 The proposal is carefully designed to minimise any impact on retained trees, and subject to adopting the tree protection measures recommended within this report, potential impacts can be avoided or reasonably minimised.
- 5.5 Subject to adopting the approaches and best practice recommendations within this report and associated drawings it is possible to conclude the proposal has demonstrated how trees can be integrated into the development sustainably and that policy DM11 and the national planning policies are met.

Appendix A1 – BS 5837 Tree Data Schedule



1a The Avenue

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	Bat Potential	Life stage	Condition Notes Recommendations	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T1	1 Fagus sylvatica f. purpurea (Purple Beech)	8.0	56	1		3.0		3.5		3.5		3.7	3.0	L	Mature	Structural condition Fair. Physiological condition Good. Pruning wounds - Decayed. Pollarded at 2.7m and again at 7m Value in street scene, not a particularly good example of species C1 individual	04/05/2021	141.9	6.7	20-40	B2
Tree T2	1 Pyrus communis (Garden Pear)	8.0	36	1		2.5		2.5		2.8		3.5	3.0	L	Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Restricted / obscured. Deadwood - Minor. Ivy or climbing plant. Pollard - Regrown. Ground levels raised around base of stem (historic) Low public amenity value, some biodiversity value for wildlife Pollarded at 3m, and again at 7m	04/05/2021	58.6	4.3	20-40	C1
Tree T3	1 Laburnum anagyroides (Common Laburnum (Golden Chain))	7.0	19 COM	2		2.0		2.8		2.8		2.3	3.0	L	Early Mature	Structural condition Poor. Physiological condition Fair. Access to inspect base - Restricted / obscured. Base / stems obscured - Structure. Base / stems obscured - Vegetation. Fork - Weak with included bark. Smothered in ivy Forks from base	04/05/2021	16.7	2.3	20-40	C1
Tree T4	1 Sorbus aucuparia (Rowan/Mountain Ash)	8.0	15	1		1.8		1.8		1.8		1.8	2.5	L	Semi Mature	Structural condition Poor. Physiological condition Dead. Dead tree / trees.	04/05/2021	10.2	1.8	0-10	U
Tree T5	1 Acer sp. (Maple sp.)	11.0	27	1	0.5		4.2		5.0		4.8		4.0	L	Early Mature	Structural condition Fair. Physiological condition Good. Bark wound - Mechanical. Girdling roots - Major. Suppressed crown - Major. Poor form, adds generally to local greening	04/05/2021	33.0	3.2	20-40	C1

Stem **green** Estimated valueStem **AVE** Average stem diameter for tree groupsStem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Table 1 of BS5837 (2012)

Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	* Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) * Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline * Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7	RED		
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Tree that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	GREY

Bat Potential Roost Feature

N: Negligible potential

L: Low potential

M: Moderate potential

H: High potential

C: Confirmed Roost

Appendix A2 – Tree Work Schedule

Tree Work Schedule



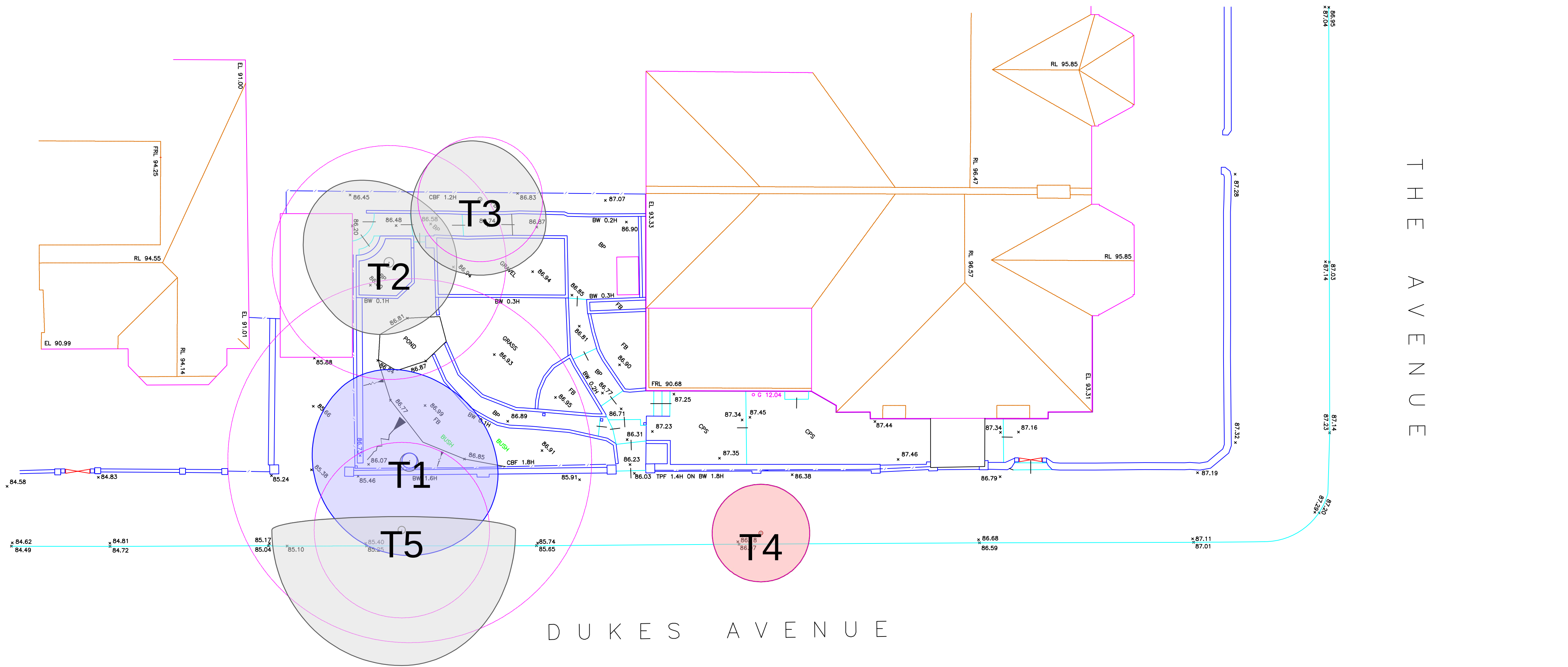
Site: 1A The Avenue

Date: June 2021

Tree / Group No.	Tag Number	Species	BS Category	Life Stage	Recommended works
T2		Pear	C1	Mature	Remove to facilitate the development proposal
T3		Laburnum	C1	Early mature	Remove to facilitate the development proposal

NOTE:
All tree works should comply with BS 3998 (2010) - Recommendations. If necessary, appropriate checks by a suitably qualified ecologist should be made before tree works are undertaken, and all works should only be carried out once planning permission has been granted and any pre-commencement planning conditions relating to tree work have been discharged

Appendix B1 – Tree Survey Plan



BS5837:2012 Tree Categorisation

- A Category**
Trees of high quality with an estimated remaining life expectancy of at least 40 years
- B Category**
Trees of moderate quality with an estimated life expectancy of at least 20 years
- C Category**
Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm
- U Category**
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Key

- Root Protection Area (RPA)**
The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability. Where the tree is ancient the RPA follows Natural England Standing Advice 2018.

Do not scale from this drawing, tree positions and dimensions should always be checked on site. The original of this drawing is in colour, do not rely on monochrome versions. This drawing is copyright Tracy Clarke Tree Consultancy Ltd. ©



Date	Revision	Description

Title
Tree Survey

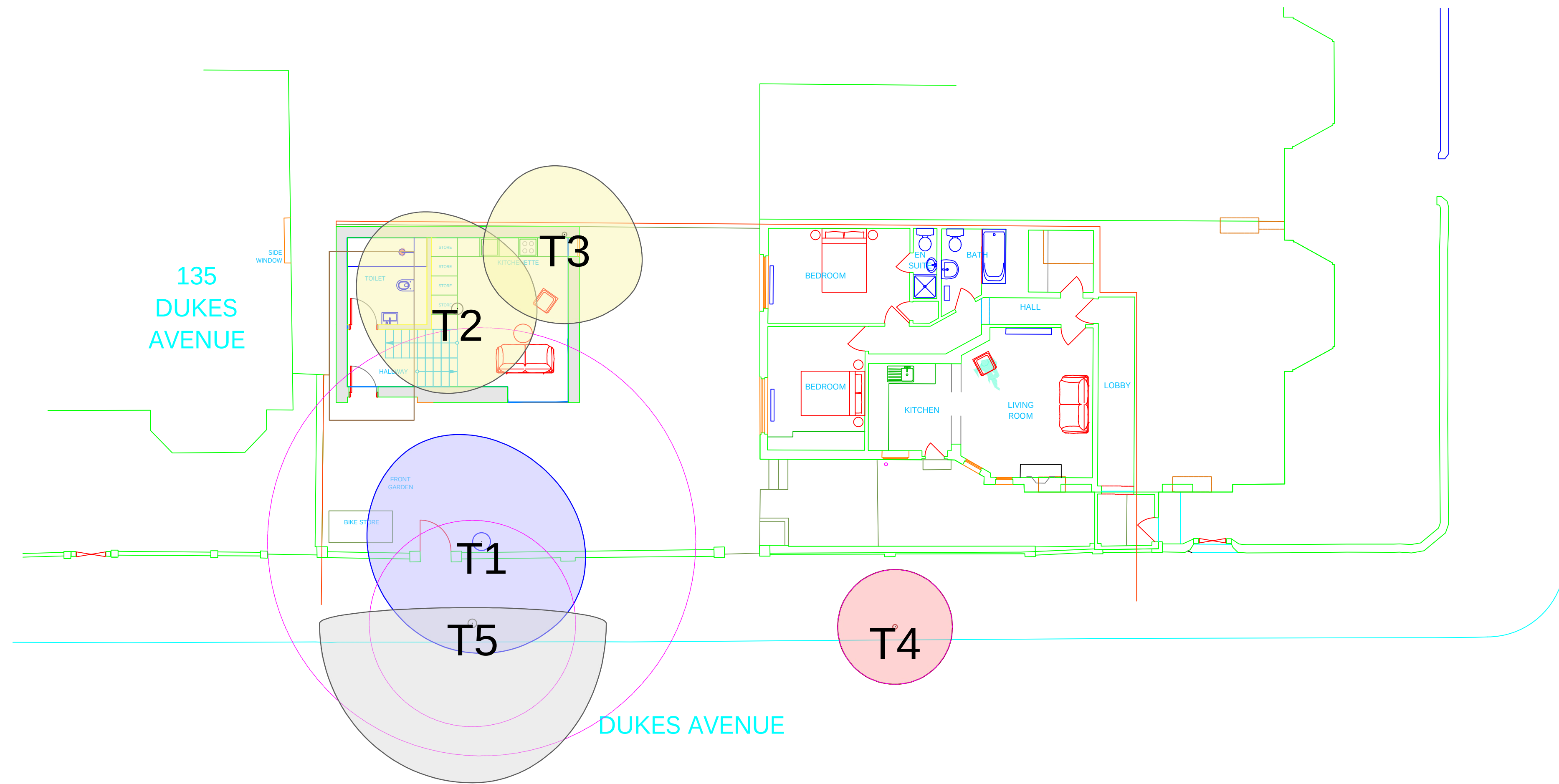
Client
Siobhan Watkins

Site
1a The Avenue, Muswell Hill, N10 2QE

Ref: TCTC-18076-PL-01	Rev: -	Scale: 1:100 @ A1
Status: Planning	Date: May 2021	Drawn By: AC



Appendix B2 – Proposal and Tree Work Plan



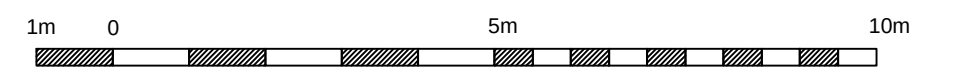
BS5837:2012 Tree Categorisation

- A Category**
Trees of high quality with an estimated remaining life expectancy of at least 40 years
- B Category**
Trees of moderate quality with an estimated life expectancy of at least 20 years
- C Category**
Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm
- U Category**
Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Key

- Root Protection Area (RPA)**
The minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability. Where the tree is ancient the RPA follows Natural England Standing Advice 2018.
- Trees to be removed / pruned for development

Do not scale from this drawing, tree positions and dimensions should always be checked on site. The original of this drawing is in colour, do not rely on monochrome versions. This drawing is copyright Tracy Clarke Tree Consultancy Ltd. ©



Date	Revision	Description

Title
Proposed Layout

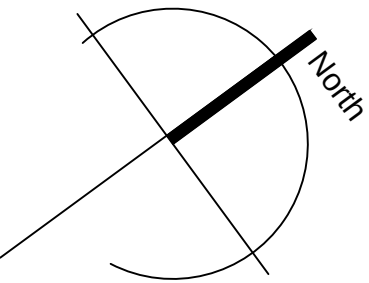
Client
Siobhan Watkins

Site
1a The Avenue, Muswell Hill, N10 2QE

Ref: TCTC-18076-PL-02	Rev: -	Scale: 1:100 @ A1
Status: Planning	Date: June 2021	Drawn By: AC



Appendix B3 – Tree Protection Plan and Heads of Terms Method Statement

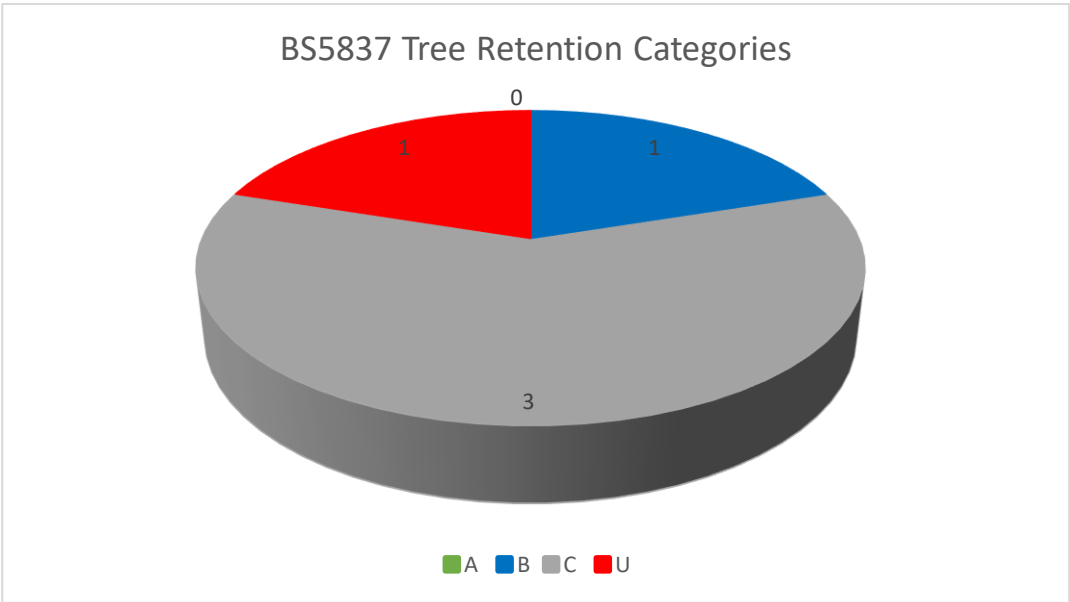


- | | |
|-----|--|
| Key | |
| 1 | Standard scaffold poles. |
| 2 | Heavy gauge 2m tall galvanized tube and welded mesh infill panels. |
| 3 | Panels secured to upright and cross-members with wire ties. |
| 4 | Ground level. |
| 5 | Uprights driven into the ground until secure (minimum depth 0.6m). |
| 6 | Standard scaffold clamps. |

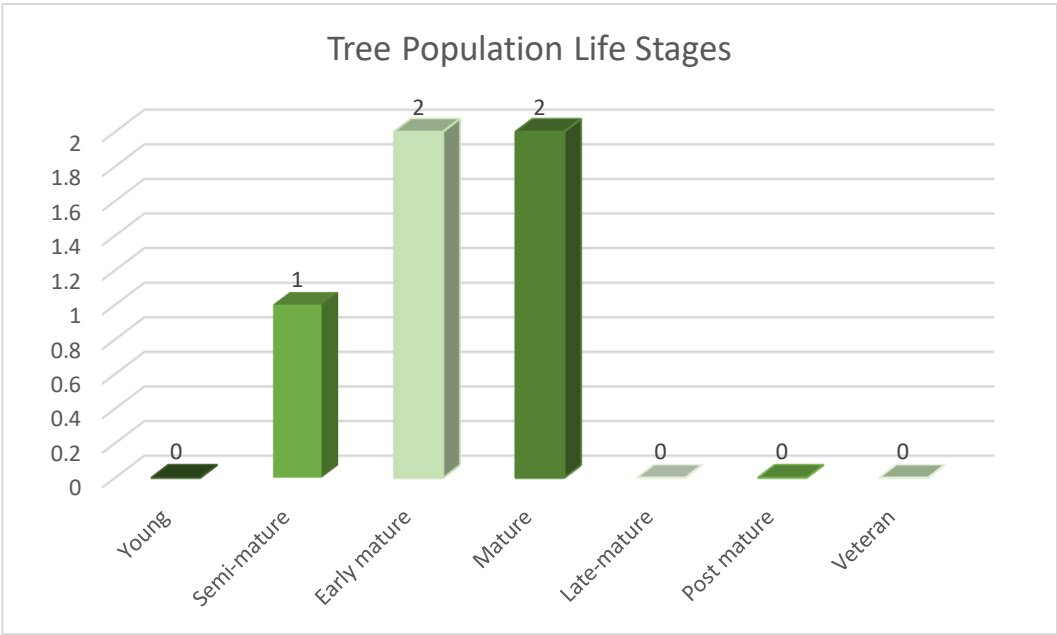
Appendix C – Tree Data Analysis

BS5837 (2012) quality and value of the tree population

A total of five trees are included in the survey:



Life Stage



Appendix D – Qualifications

I am a qualified arboriculturist with significant experience in dealing with trees in relation to the living environment.

I am a Registered Chartered arboriculturist with the Institute of Chartered Foresters, a Fellow of the Arboricultural Association, a Chartered Environmentalist, and I have a Postgraduate Diploma in arboriculture and community forest management from Middlesex University, and a Higher National Diploma in arboriculture and I have over twenty years' experience in the field of arboriculture.

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