

ARBORICULTURAL REPORT TO ACCOMPANY PLANNING APPLICATION AT

Nice Place
Compton Avenue
London
N6 4LH



PRESENTED TO:

London Borough of Haringey



November 2022

Report For

Yuhong Tang
Nice Place
Compton Avenue
London
N6 4LH

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Ecology

Ecological factors not present at the time of our or any third party ecological inspections, but found prior to and/ or during works can necessitate changes in the project methods, proposed works schedules, timescales and budgets in, order to ensure compliancy with UK law.

IMPORTANT NOTE FOR ALL SITE CONTRACTORS

PLEASE NOTE THERE ARE SPECIFIC REQUIREMENTS AT THIS SITE FOR THE SUPERVISION OF WORKS BY A SUITABLY QUALIFIED ARBORICULTURAL CONSULTANT AND INSTALLATION OF TREE PROTECTION MEASURES. THIS SHOULD BE INCLUDED WITHIN ANY PROJECT COSTS AND MUST BE ADHERED TO IN ORDER TO ENSURE COMPLIANCE WITH THE TOWN & COUNTRY PLANNING ACT 1990

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1.0 The Site

- 1.1 The application site is comprised of the property known as Nice Place, Compton Avenue, London.
- 1.2 There are a number of trees of varying species, size, age and visual significance both on and adjacent to the site. All trees were surveyed from ground level in accordance with the requirements of BS 5837:2012 by suitably qualified and experienced personnel in September 2011 and August 2022.

2.0 Development Proposals

- 2.1 The drawings to be submitted to the Local Planning Authority show the proposal as:
 - Demolition of existing dwelling and erection of a replacement dwelling with rooms in the roof and basement
- 2.2 The proposed development requires the removal of a number of trees and shrubs. However, the trees to be removed and replaced are not significant within the context of the wider landscape and the loss in amenity can be suitably mitigated by replacement tree planting.
- 2.3 The trees that are to be retained, both at and adjacent to the site, are to be protected in accordance with BS5837:2012 (Trees in relation to design, demolition and construction–Recommendations).
- 2.4 **NOTE FOR TREE OFFICER** – the same trees are shown to be removed and retained within this planning application as within the previously approved planning application HGY/2020/1104.

3.0 Policy Context, Planning History and Current Stage in the Design Process

- 3.1 This report seeks to cover the requirements of the London Borough of Haringey policies and planning guidance and accompanies the application for development of the site.
- 3.2 We can confirm that this application for development, after consultation with a qualified Arboriculturalist, has been specifically altered/designed in order to ensure that trees both at and adjacent to the site can be retained and protected both during and post development of the site in accordance with the relevant British Standard (BS 5837:2012) and accepted best practice.
- 3.3 A site meeting was held with the Tree Officer for the London Borough of Haringey to obtain their advice regarding the proposals. Their comments regarding trees were carefully considered within the design of the previously approved development.
- 3.4 **NOTE FOR TREE OFFICER** - the proposals within this planning application are the same as the proposals within the previously approved planning application HGY/2020/1104.

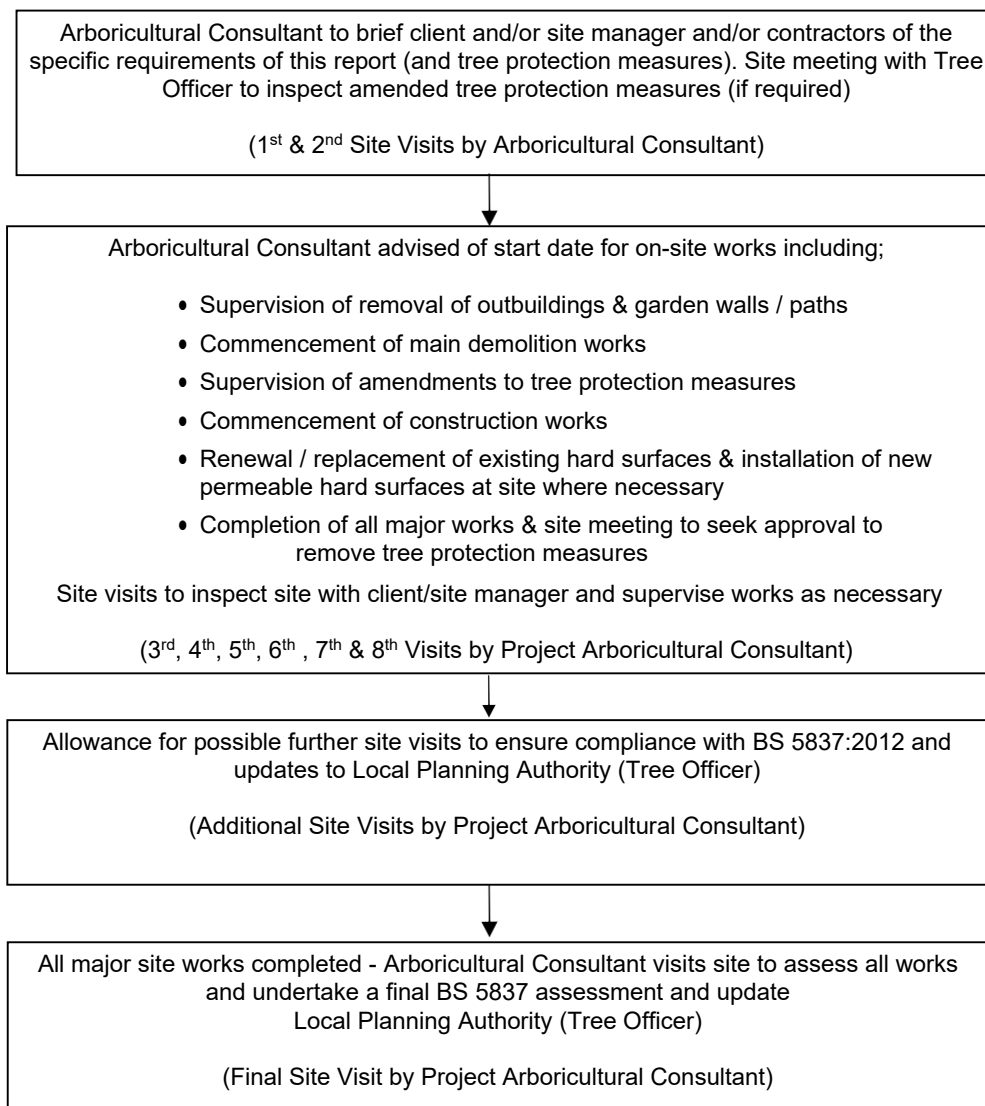
4.0 Tree Preservation Orders / Conservation Areas

- 4.1 All of the trees at the site are subject to an Area Tree Preservation Order. The site is also situated within the Highgate Conservation Area.

5.0 Arboricultural Supervision and Site Inspections

- 5.1 The applicant / site owner have confirmed that they will be appointing a suitably qualified and experienced Project Arboricultural Consultant to supervise and document the installation of all the tree protective measures and special precautions (BS 5837:2012) noted within this report.
- 5.2 The Project Arboricultural Consultant will also inspect the whole site on a regular basis and issue a Site Monitoring Report (including photographic records) to the site manager, the client, the Local Planning Authority (Tree Officer) to ensure the site is in compliance with BS 5837:2012 and the specific requirements of any conditions (Tree Protection) attached to any planning permission for the proposed development.
- 5.3 The timetable for the above site supervision and site inspections is included below (site visits will vary in accordance with the level and type of activity at the site):

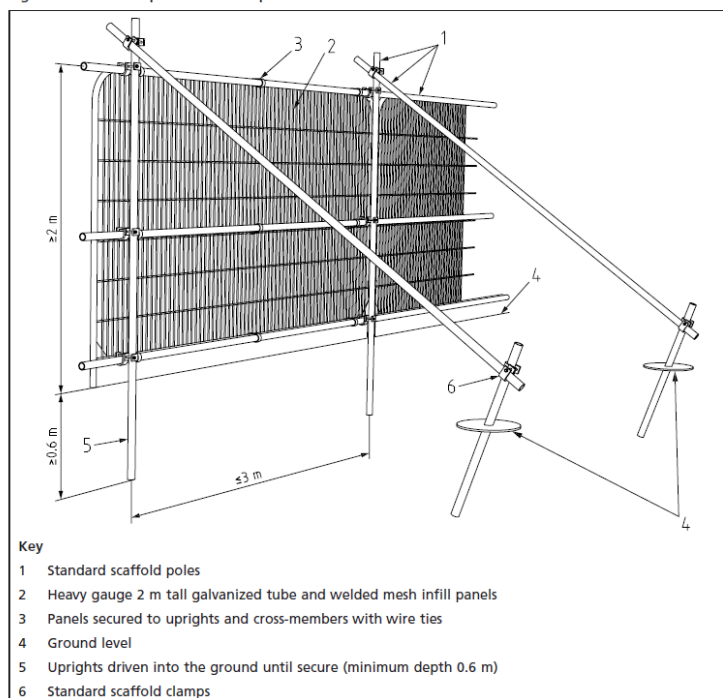
Proposed schedule / timetable of site supervision



6.0 Tree Constraints – Overview

- 6.1 Data on all trees at and adjacent to the site has been collected and is detailed on Drawing Number DPA-69635-01 and within the Tree Data Table within the appendices of this report.
- 6.2 All trees shown as retained within the tree tables and/or drawings that accompany this report, will be protected in accordance with British Standard BS 5837:2012 prior to the commencement of any development activity at the site. The type and proposed location of the tree protective measures are shown on Drawing Number DPA-69635-02 (for site preparation & demolition) and Drawing Number DPA-69635-03 (for construction) within the appendices of this report.
- 6.3 The tree protective fencing that will be utilised to exclude any construction activity within the Root Protection Areas at the site will be in accordance with Figure 2 of 6.2.2 of BS 5837:2012 or similar to be agreed with the Local Planning Authority (Tree Officer). All temporary protective surfaces are to be in accordance with 6.2.3 of BS 5837:2012.

Figure 2 Default specification for protective barrier



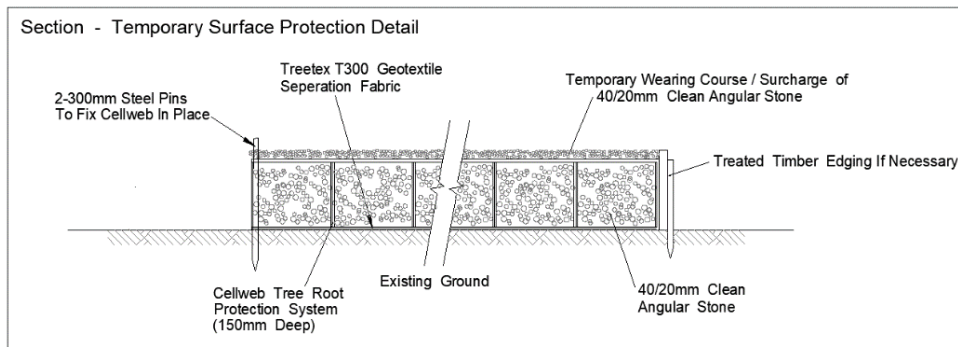
- 6.4 The Root Protection Areas detailed within this report will be considered as sacrosanct during the development of the site. The storing or preparation of any building materials and/or any changes in existing soil levels will be forbidden without prior consultation with the Project Arboricultural Consultant. Any changes to the agreed tree protective measures at the site will require the prior written permission of the Local Planning Authority (Tree Officer).
- 6.5 **NOTE FOR TREE OFFICER** – the tree protective fencing has already been installed at this site (and has been in situ for a number of years). The tree protection measures will be inspected again, and amended if necessary, prior to the commencement of the development.

7.0 Tree Constraints – Site Access & Demolition

- 7.1 Access to the site for site preparation, demolition and construction is to be routed via the existing site entrances (and associated hard surfaces) which are shown on Drawing Number DPA-69635-01 at Appendix 2 of this report.
- 7.2 Temporary ground protection should be installed within the Root Protection Areas for the trees to be retained to facilitate site preparation, demolition and construction activity. The use of this temporary protective surface will allow access at the site whilst avoiding the compaction and/or degradation of the existing soil structure within the Root Protection Areas.
- 7.3 The location of the temporary protective surfaces are shown on Drawing Number DPA-69635-02 (for site preparation & demolition) and Drawing Number DPA-69635-03 (for construction) within the appendices of this report.
- 7.4 The temporary ground protection to facilitate access within any Root Protection Areas will be in accordance with 6.2.3 of BS 5837:2012 and comprise and be constructed under the supervision of the Project Arboriculturalist as follows:

Cellweb Temporary Surface Protection

Permeable nonwoven polypropylene geotextile membrane (Fibretex F4M or Tree Tex T300 or similar) laid by hand, overlapping dry joints by 300mm. 150mm depth CellWeb or NeoWeb (or similar) cellular confinement system) expanded over the areas and held in place by 300mm steel pins. 20-40mm (Type 3 - no fines) washed angular stone (Series 1100 Clause 1105 BS4987) used to infill the cellular confinement system (with overfill of 50-75mm to facilitate access during site works).



Ground Guard Panels (Pedestrian Access Only)

Ground guard panels, which can be joined / bolted together and able to withstand individual wheel loads of up to 6 tonnes (i.e. overall vehicle weights of up to 32 tonnes), such as MultiTrack™ or similar installed (if over open ground to be underlain by a geotextile membrane such as Fibretex F4M or Tree Tex T300 or similar).

8.0 Tree Constraints – Proposed Hard Surfaces

- 8.1 The proposed new and replacement hard surfaces at the site have been reviewed by a qualified and experienced Arboriculturalist and amended to limit the potential for any damage to the trees which are to be retained both at and adjacent to the site.
- 8.2 Once all site preparation works (and construction activity to be detailed within the Construction Programme) has been completed using the existing hard surfaces (and temporary ground protection) the existing hard surfaces are either to be removed and returned to soft landscape or removed and replaced with a new permeable hard surface (within any Root Protection Areas).
- 8.3 Any areas of the new and/or replacement hard surfaces (including footpaths or other hard surfaces) which are situated within any of the Root Protection Areas for the retained trees must be constructed by hand under the supervision of the Project Arboriculturalist in accordance with Section 7.4 (& 8.6) of BS 5837:2012 as follows:
- Existing hard surfaces, associated made ground and/or turf layer removed by hand within Root Protection Areas (back to the existing soil level below - but no further)
 - Permeable nonwoven polypropylene geotextile membrane (Fibretext F4M or Tree Tex T300 or similar) laid by hand, overlapping dry joints by 300mm. 150mm depth CellWeb or NeoWeb (or similar cellular confinement system) expanded over the areas and held in place by 300mm steel pins.
 - Base Course - 20-40mm (Type 3 - no fines) washed angular stone (Series 1100 Clause 1105 BS4987) used to infill the cellular confinement system.
 - Wearing Course – permeable small brick paving or resin bound gravel (or equivalent alternative permeable product) laid on the recommended granular material on a second layer of geotextile separation fabric laid over the cellular confinement system sections.
 - Edge Treatment – Pre-cast concrete kerbs and/or Corten Steel Edging with graduated topsoil (BS 3882) with turf and/or composted bark mulch to be used to infill from existing ground/lawn level to the top edge of the edge treatment (N.B. no wet cement will be allowed to come into contact with the surrounding soil within any of the Root Protection Areas).

9.0 Tree Constraints -Construction

- 9.1 The footprint of the proposed replacement dwelling and associated basement has been specifically designed to be situated outside (or on the very outer edge) of the root protection areas of the trees that are to be retained both at and adjacent to the site.
- 9.2 Particular attention has been given to the design and construction methods for the proposed Garden Pavilion shown within the drawings that accompany the application. The footprint of this outbuilding is situated within the outer edges of the required root protection areas (BS 5837:2012) for trees which are to be retained at the site. However, a beam support and above ground concrete slab foundation system (on piles situated both outside and within the root protection areas) can and will be utilised to ensure compliance with the requirements of BS 5837:2012. It is possible to construct the proposed Garden Pavilion and retain and protect the adjacent trees in accordance with BS 5837:2012 and accepted best practice providing the works are undertaken by hand and/or utilising mechanised equipment under the direct supervision of the Project Arboricultural Consultant. A detailed and site specific Arboricultural Method Statement will need to be prepared (as part of the discharge of any conditions attached to any consent for development) with respect to this element of the proposed development.
- 9.3 **NOTE FOR TREE OFFICER** - the proposals within this planning application, including the Garden Pavilion building, are the same as the proposals within the previously approved planning application HGY/2020/1104.
- 9.4 As previously noted, tree protective fencing in accordance with Figure 2 at page 20 of BS 5837:2012 (or similar) and temporary ground protection will be installed to safeguard the trees to be retained. The location and type of the proposed tree protective measures are shown on Drawing Number DPA-69635-02 (for site preparation & demolition) and Drawing Number DPA-69635-03 (for construction) within the appendices of this report.
- 9.5 The Project Arboricultural Consultant will, as previously noted, supervise the initial installation of all the tree protection measures (and any subsequent amendments) to ensure the tree protection at the site is to the required standards and is located in the positions detailed on the drawings that accompany this report, prior to the commencement of any development activity.
- 9.6 Any site preparation works to facilitate the installation of the tree protective measures (including the removal of existing garden structures, hard surfaces and any tree works detailed on the drawings that accompany this report) will be carried out by hand and be supervised by the Project Arboricultural Consultant.
- 9.7 The Local Planning Authority (Tree Officer) will be advised when the protective measures have been installed (and/or amended) to allow for inspection prior to the commencement of development works at the site.

10.0 Juxtaposition of the Proposed Buildings to Trees & Light & Shade Issues

- 10.1 Trees will not require any initial or detrimental on-going management due to their proximity to the proposed replacement dwelling or garden building. The retained trees will not dominate the proposed private amenity spaces and will not significantly obstruct sunlight to any of the proposed habitable rooms.

11.0 Proposed Tree Planting

- 11.1 The applicant has confirmed that in order to ensure continued tree cover and enhancement of the landscape, new trees, shrubs and/or hedges are to be planted, with an appropriate aftercare contract to ensure successful establishment.
- 11.2 Details of the new and replacement trees which are to be planted at this site can be agreed with the Local Planning Authority (Tree Officer) during the discharge of planning conditions.

12.0 Underground Services

- 12.1 The placement and implementation of services has been considered to ensure that none of the trees identified for retention and protection will be detrimentally affected by the construction of service trenches.
- 12.2 It is proposed to install services and drainage in accordance with BS 5837:2012 and the NJUG 4 guidelines i.e. wherever possible utilise existing services or route any new services outside of Root Protection Areas and/or hand dig service trenches, under the supervision of a qualified Arboriculturalist within any Root Protection Areas.

13.0 Scope of Brief

- 13.1 Carry out a survey of the trees within and adjacent to the site in accordance with BS 5837:2012 and collect data in order to advise the development team of the key issues relating to trees, with options and risk strategies.
- 13.2 Prepare a report, with associated tabulated data and site plans, in order to facilitate consideration of the tree issues by the Local Planning Authority.
- 13.3 Provide advice as to whether tree issues are likely to be a significant consideration in obtaining a planning permission, identify key areas of the proposed development where problems may occur and where special measures or method statements may be required during the implementation of the proposed development.

14.0 Terms of Reference

- 14.1 Topographical site survey and architects drawings submitted to accompany the application.

15.0 Conclusions

15.1 *It is concluded that:*

- Trees should not present a planning constraint to the development of this site. The current proposals for development are the same as the previously approved proposals within planning application HGY/2020/1104.
- The trees to be removed to facilitate the proposed development are not significant within either the local or wider landscape. Permission has already been granted for the removal and replacement of the trees in question at this site within the previous planning permission HGY/2020/1104.
- It is considered possible to retain and protect trees identified as being in good condition both at and adjacent to the site, providing the recommendations and methods noted within this report are adhered to.

16.0 Recommendations

16.1 *It is recommended that:*

- The recommendations for tree protection and supervision of works by the retained Project Arboricultural Consultant within this report are adhered to.
- That the Local Planning Authority (Tree Officer) should consider approval of the application, subject to a landscape and/or replacement tree planting planning condition(s).

APPENDIX 1

Tree Data Tables

Tree No	Species	Ht (m)	Crown Spread (m)	Base of Crown (m)	Stem DBH (mm)	RPA/Radius/Max Offset	Condition	Age Class	Structural Condition & Comments	Preliminary Management Recommendations	Est. (yrs)	Cat Grade
T1	Lime	3	Shown on Plan	1	95	4.08	G	Y	Recently planted relatively small tree	Remove & replace as part of the landscape proposals for the site	>10	A
						1.14	F					B
						0.23	P					C
							D					U
T2	Maple	4	Shown on Plan	1	60	1.63	G	Y	Recently planted relatively small tree	Remove & replace as part of the landscape proposals for the site	>10	A
						0.72	F					B
						0.14	P					C
							D					U
T3	Oak	20	Shown on Plan	6	1125	397.61	G	M	Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>20	A
						11.25	F					B
						2.25	P					C
							D					U
T4	Birch	16	Shown on Plan	5	550	136.85	G	MA	Sparsely foliated and in decline. Being suppressed by T3	Remove & replace for reasons of sound arboricultural management	<20	A
						6.60	F					B
						1.32	P					C
							D					U
T5	Sycamore	8	Shown on Plan	2.5	290	38.05	G	MA	Self-seeded tree with poor form	Remove & replace as part of the landscape proposals for the site	>20	A
						3.48	F					B
						0.70	P					C
							D					U
T6	Hornbeam	15	Shown on Plan	4	545	134.37	G	MA	Previous pruning wounds with associated decay present	Retain & protect in accordance with BS5837:2005	>10	A
						6.54	F					B
						1.31	P					C
							D					U
T7	Hornbeam	14	Shown on Plan	4	400	72.38	G	MA	Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>10	A
						4.80	F					B
						0.96	P					C
							D					U
T8	Oak	14	Shown on Plan	2	600	162.86	G	M	Previous major limb loss / storm damage with extensive decay & major deadwood within crown	Remove & replace for reasons of sound arboricultural management	<10	A
						7.20	F					B
						1.44	P					C
							D					U
T9	Oak	20	Shown on Plan	3.5	725	237.79	G	M	Situated within a neighbouring property	Retain & protect in accordance with BS5837:2005	>20	A
						8.70	F					B
						1.74	P					C
							D					R
T10	Oak	15	Shown on Plan	5	635	182.41	G	M	Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>10	A
						7.62	F					B
						1.52	P					C
							D					U

Tree No	Species	Ht (m)	Crown Spread (m)	Base of Crown (m)	Stem DBH (mm)	RPA/Radius/Max Offset	Condition	Age Class	Structural Condition & Comments	Preliminary Management Recommendations	Est. (yrs)	Cat Grade
T11	Oak	14	Shown on Plan	5.5	590	157.48	G	MA	Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>10	A
						7.08	F					B
						1.42	P					C
							D					U
T12	Oak	19	Shown on Plan	5	800	289.53	G	M	1/3 of the main stem of T12 is situated within a neighbouring property. Minor deadwood within crown	Retain & protect in accordance with BS5837:2005	>20	A
						9.60	F					B
						1.92	P					C
							D					U
T13	Oak	18	Shown on Plan	4	790	282.34	G	M	Situated within a neighbouring property	Retain & protect in accordance with BS5837:2005	>20	A
						9.48	F					B
						1.90	P					C
							D					U
T14	Oak	15	Shown on Plan	5	585	154.82	G	MA	Poor form / one sided crown. Major deadwood within crown	Remove & replace as part of the landscape proposals for the site	>10	A
						7.02	F					B
						1.40	P					C
							D					U
T15	Oak	19	Shown on Plan	6	865	338.49	G	M	Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>20	A
						10.38	F					B
						2.08	P					C
							D					U
T16	Oak	15	Shown on Plan	5	735	244.39	G	M	Surrounded by concrete hard surfaces. Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>10	A
						8.82	F					B
						1.76	P					C
							D					U
T17	Oak	17	Shown on Plan	2	1315	707.00	G	M	Acute angle on major limb & evidence of recent major limb removals with associated decay. Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>10	A
						15.00	F					B
						3.00	P					C
							D					U
T18	Maple	5	Shown on Plan	1.5	285	36.75	G	MA	Dead / dying tree	Remove & replace for reasons of sound arboricultural management	N/A	A
						3.42	F					B
						0.68	P					C
							D					U
T19	Oak	18	Shown on Plan	4	770	268.22	G	M	Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>20	A
						9.24	F					B
						1.85	P					C
							D					U
T20	Oak	15	Shown on Plan	5	690	215.38	G	M	Dead tree	Remove & replace for reasons of sound arboricultural management	N/A	A
						8.28	F					B
						1.66	P					C
							D					U

Tree No	Species	Ht (m)	Crown Spread (m)	Base of Crown (m)	Stem DBH (mm)	RPA/Radius/Max Offset	Condition	Age Class	Structural Condition & Comments	Preliminary Management Recommendations	Est. (yrs)	Cat Grade
T21	Oak	15	Shown on Plan	5	630	179.55	G	M	Cavity with associated decay at main crown break	Remove & replace as part of the landscape proposals for the site	>10	A
						7.56	F					B
						1.51	P					C
							D					U
T22	Hornbeam	16	Shown on Plan	4	800	289.53	G	M	Cavities with associated decay at previous branch removal points & cavity at base with associated decay	Retain & protect in accordance with BS5837:2005	>10	A
						9.60	F					B
						1.92	P					C
							D					U
T23	Oak	17	Shown on Plan	6	800	289.53	G	M	Surrounded by concrete hard surfaces. Minor deadwood in crown	Retain & protect in accordance with BS5837:2005	>10	A
						9.60	F					B
						1.92	P					C
							D					U
T24	Oak	16	Shown on Plan	4.5	850	326.85	G	M	Situated within raised planting bed. Bottling of main stem indicative of internal decay	Retain & protect in accordance with BS5837:2005	>10	A
						10.20	F					B
						2.04	P					C
							D					U
T25	Oak	16	Shown on Plan	5	1075	522.79	G	M	Situated within raised planting bed. Minor damage with associated decay to main buttress roots	Retain & protect in accordance with BS5837:2005	>10	A
						12.90	F					B
						2.58	P					C
							D					U
T26	Oak	14	Shown on Plan	5	550	136.85	G	MA	Situated on adjacent Golf Course	Retain & protect in accordance with BS5837:2005	>10	A
						6.60	F					B
						1.32	P					C
							D					U
T27	Hornbeam	15	Shown on Plan	4	370	61.93	G		T27 is comprised of 3 main stems. Poor form / included union at base	Remove & replace as part of the landscape proposals for the site	>10	A
						4.44	F					B
						0.89	P					C
							D					U
T28		18	Shown on Plan	3.5	960	416.92	G	M	Poor form / sparse crown. Decay fungi <i>Ganoderma spp.</i> in several locations at base of main stem	Remove & replace for reasons of sound arboricultural management	<10	A
						11.52	F					B
						2.30	P					C
							D					U
T29	Hornbeam	14	Shown on Plan	3	550	136.85	G	MA	Situated on adjacent Golf Course	Retain & protect in accordance with BS5837:2005	>10	A
						6.60	F					B
						1.32	P					C
							D					U
T30	Sycamore	10	Shown on Plan	2.5	450	91.61	G	MA	Situated on adjacent Golf Course	Reduce back overhanging branches to site boundary. Retain & protect in accordance with BS5837:2005	>10	A
						5.40	F					B
						1.08	P					C
							D					U

Tree No	Species	Ht (m)	Crown Spread (m)	Base of Crown (m)	Stem DBH (mm)	RPA/Radius/Max Offset	Condition	Age Class	Structural Condition & Comments	Preliminary Management Recommendations	Est. (yrs)	Cat Grade
T31	Sycamore	10	Shown on Plan	2.5	370	61.93	G	MA	Situating on adjacent Golf Course	Reduce back overhanging branches to site boundary. Retain & protect in accordance with BS5837:2005	>10	A
						4.44	F					B
						0.89	P					C
							D					U
T32	Sycamore	7	Shown on Plan	1	150	10.18	G	Y	Situating on adjacent Golf Course	Retain & protect in accordance with BS5837:2005	>10	A
						1.80	F					B
						0.36	P					C
							D					U
T33	Holly	4	Shown on Plan	N/A	105	4.99	G	MA	Situating on adjacent Golf Course	Retain & protect in accordance with BS5837:2005	>10	A
						1.26	F					B
						0.25	P					C
							D					U
T34	Sycamore	10	Shown on Plan	3	600	162.86	G	MA	Situating on adjacent Golf Course	Reduce back overhanging branches to site boundary. Retain & protect in accordance with BS5837:2005	>10	A
						7.20	F					B
						1.44	P					C
							D					U
T35	Sycamore	8	Shown on Plan	2	215	20.91	G	MA	Situating on adjacent Golf Course	Retain & protect in accordance with BS5837:2005	>10	A
						2.58	F					B
						0.52	P					C
							D					U
T36	Sycamore	8	Shown on Plan	2	250	28.27	G	MA	Situating on adjacent Golf Course	Retain & protect in accordance with BS5837:2005	>10	A
						3.00	F					B
						0.60	P					C
							D					U
G1	Cypress x4	6 to 10	Shown on Plan	1.5	90 to 310	43.47	G	MA	G1 is comprised of x4 trees which form a hedge	Remove & replace as part of the landscape proposals for the site	>10	A
						3.72	F					B
						0.74	P					C
							D					U
G2	Apple, Cypress, Laburnum, Magnolia, Tree of Heaven & Yew	6 to 10	Shown on Plan	1.5	90 to 310	43.47	G	MA	G2 is comprised of x8 trees which are situated off-site and are not significant within the local landscape	Retain & protect in accordance with BS5837:2005	>10	A
						3.72	F					B
						0.74	P					C
							D					U

Key to Tree Data

1.1 Tree Number (T No.)

- T = Individual tree detailed on the drawings which accompany the tree report
- G = Group of trees detailed on the drawings which accompany the tree report
- W = Woodland areas detailed on the drawings which accompany the tree report
- S = Individual shrub detailed on the drawings which accompany the tree report

2.1 Species

- Tree or vegetation detailed within the tree data table using common name (UK)

3.1 Tree Height (Ht)

- Tree or other vegetation height measured from ground level and detailed within the data table in metres

4.1 Crown Spread (Cs)

- Tree crown spread radius from the main stem, either detailed within the tree data tables or on the drawings in metres. Where tree crown spreads are not shown to scale on the drawings which accompany the tree report, measurements will be recorded and detailed within the tree data tables for North, East, South and West directions

5.1 Crown Clearance (Cc)

- Clearance from existing ground level to first significant lowest branch and/or average for canopy in metres. If applicable and/or if access is required directly under tree canopies additional notes and observations may also be recorded within the tree data table

6.1 Stem Diameter (Stem DBH)

- Stem diameter measured at 1.5m above ground level for single stemmed trees (and average diameter utilised for multi-stemmed trees) and other vegetation and detailed within the tree data table in millimetres. All measurements taken in accordance with Annex C of BS5837:2012

7.1 Root Protection Area (RPA)

- The root protection areas are calculated in accordance with the equations contained within BS5837:2012
- The highest/top figure within the tree data table represents the overall recommended root protection area in metres squared
- The second highest/middle figure within the tree data table represents the radius of a nominal circle centred on the main stem of the tree in question in linear metres (which contains the required root protection area in metres squared and is shown on the drawings which accompany the tree report). Specific and/or amended root protection areas may be shown for trees that are not open grown

Key to Tree Data

8.1 Physiological Condition (Condition)

- G = Good, F = Fair, P = Poor, D = Dead

(Note: if applicable observations are also recorded within the tree data table)

9.1 Age Class

- Y = Young
- MA = Middle Aged
- M = Mature
- OM = OverMature
- V = Veteran

10.1 Structural Condition & Comments

- Notes regarding structural condition (e.g. physical defects) and, if applicable, overall condition

11.1 Preliminary Management Recommendations

- Preliminary management recommendations including tree works, tree protection requirements, obvious ecological factors, further investigations of suspected defects etc.

12.1 Estimated Years (Est. Years)

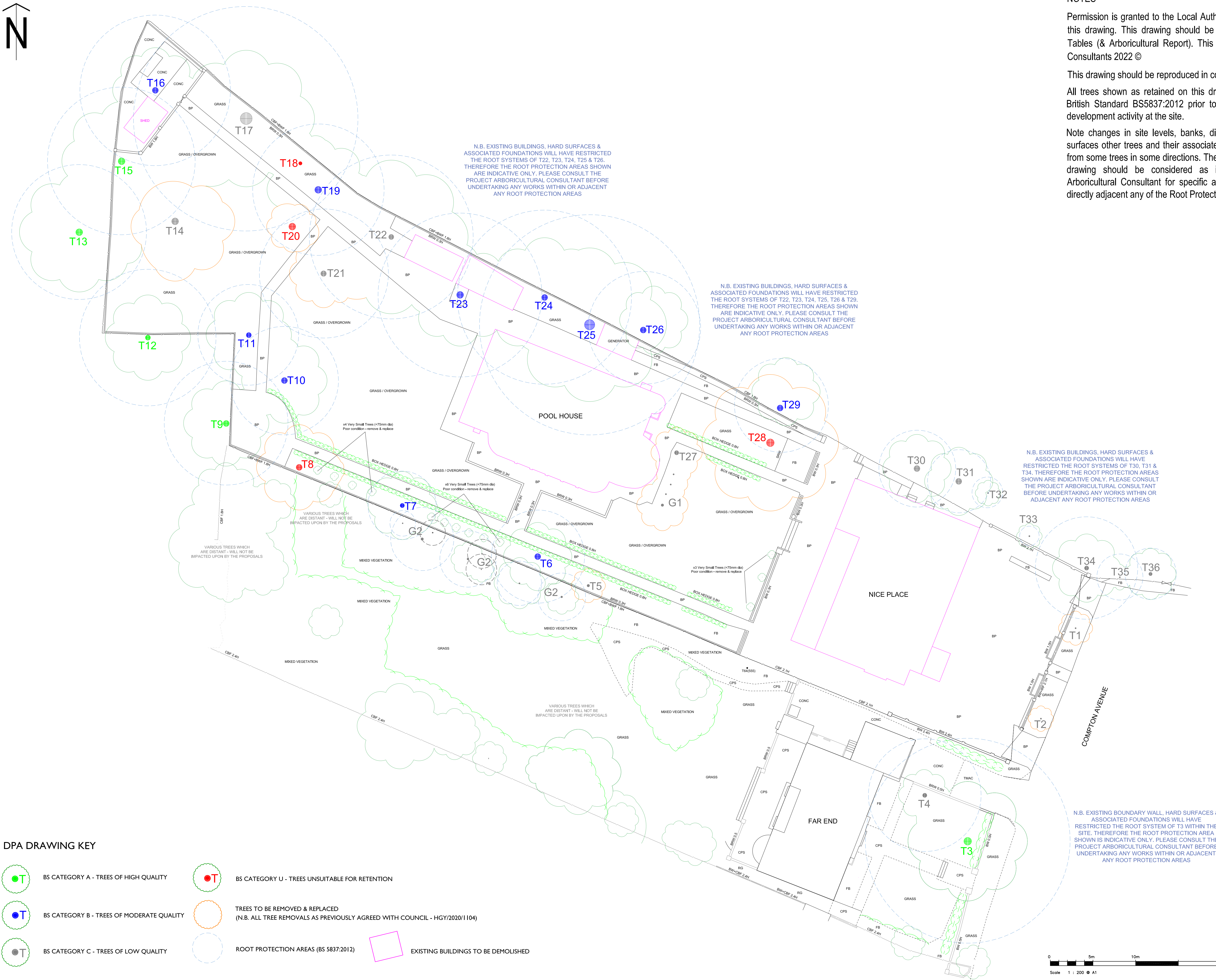
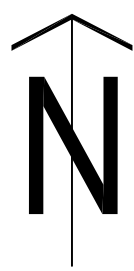
- Estimated remaining contribution to the local and/or wider landscape in years

13.1 BS5837:2012 Tree Quality Assessment (Cat Grade)

- **Category A** = trees of high quality and/or high landscape value in such a condition as to be able to make a substantial contribution to the local and/or wider landscape for the next 40 years or more
- **Category B** = trees of moderate quality and/or moderate landscape value in such a condition as to be able to make a significant contribution to the local and/or wider landscape for the next 20 years or more
- **Category C** = trees of relatively low quality and/or low landscape value in such a condition as to be able to provide an adequate contribution to the local and/or wider landscape for the next 10 years or more (or young and/or self-seeded trees with a stem diameter below 150mm)
- **Category U** = trees in such a poor condition that any existing landscape value would be lost within 10 years and/or trees that need to be removed for reasons of sound arboricultural management and/or health & safety

APPENDIX 2

Drawing Number DPA-69635-01



NOTES

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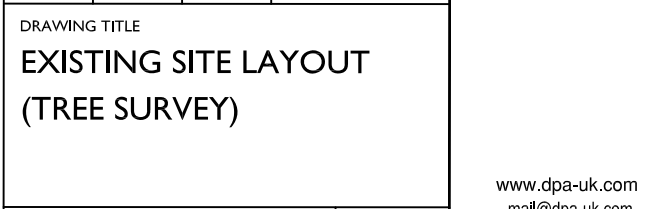
This drawing should be reproduced in colour only.

All trees shown as retained on this drawing are to be protected in accordance with British Standard BS5837:2012 prior to commencement and for the duration of any development activity at the site.

Note changes in site levels, banks, ditches, existing buildings, retaining walls, hard surfaces other trees and their associated root systems will have restricted root growth from some trees in some directions. Therefore the Root Protection Areas shown on this drawing should be considered as indicative only. Please consult the Project Arboricultural Consultant for specific advice before undertaking any works within or directly adjacent any of the Root Protection Areas shown.

DPA DRAWING KEY

- | | | | |
|--|---|---|--|
|  | BS CATEGORY A - TREES OF HIGH QUALITY |  | BS CATEGORY U - TREES UNSUITABLE FOR RETENTION |
|  | BS CATEGORY B - TREES OF MODERATE QUALITY |  | TREES TO BE REMOVED & REPLACED
(N.B. ALL TREE REMOVALS AS PREVIOUSLY AGREED WITH COUNCIL - HGY/2020/1104) |
|  | BS CATEGORY C - TREES OF LOW QUALITY |  | ROOT PROTECTION AREAS (BS 5837:2012) |
| | |  | EXISTING BUILDINGS TO BE DEMOLISHED |

DESIGNED FOR PLANNING				 arboricultural consultants Park House 73 Park Road Staines Upon Thames Surrey TW19 7NT
SITE ADDRESS NICE PLACE COMPTON AVENUE LONDON N6 4LH				
CLIENT YUHOANG TANG NICE PLACE COMPTON AVENUE LONDON N6 4LH				
SCALE	SHEET SIZE	DRAWN	DATE	
1:200	A1	DP	NOV 2022	
DRAWING TITLE EXISTING SITE LAYOUT (TREE SURVEY)				
DRAWING NUMBER		REVISION		www.dpa-uk.com mail@dpa-uk.com Company Reg. No. 7239976
DPA-69635-01		E		

APPENDIX 3

Drawing Number DPA-69635-02



DPA DRAWING KEY



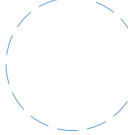
BS CATEGORY A - TREES OF HIGH QUALITY



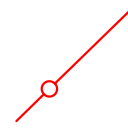
BS CATEGORY B - TREES OF MODERATE QUALITY



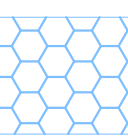
BS CATEGORY C - TREES OF LOW QUALITY



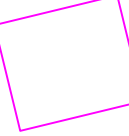
ROOT PROTECTION AREAS (BS 5837:2012)



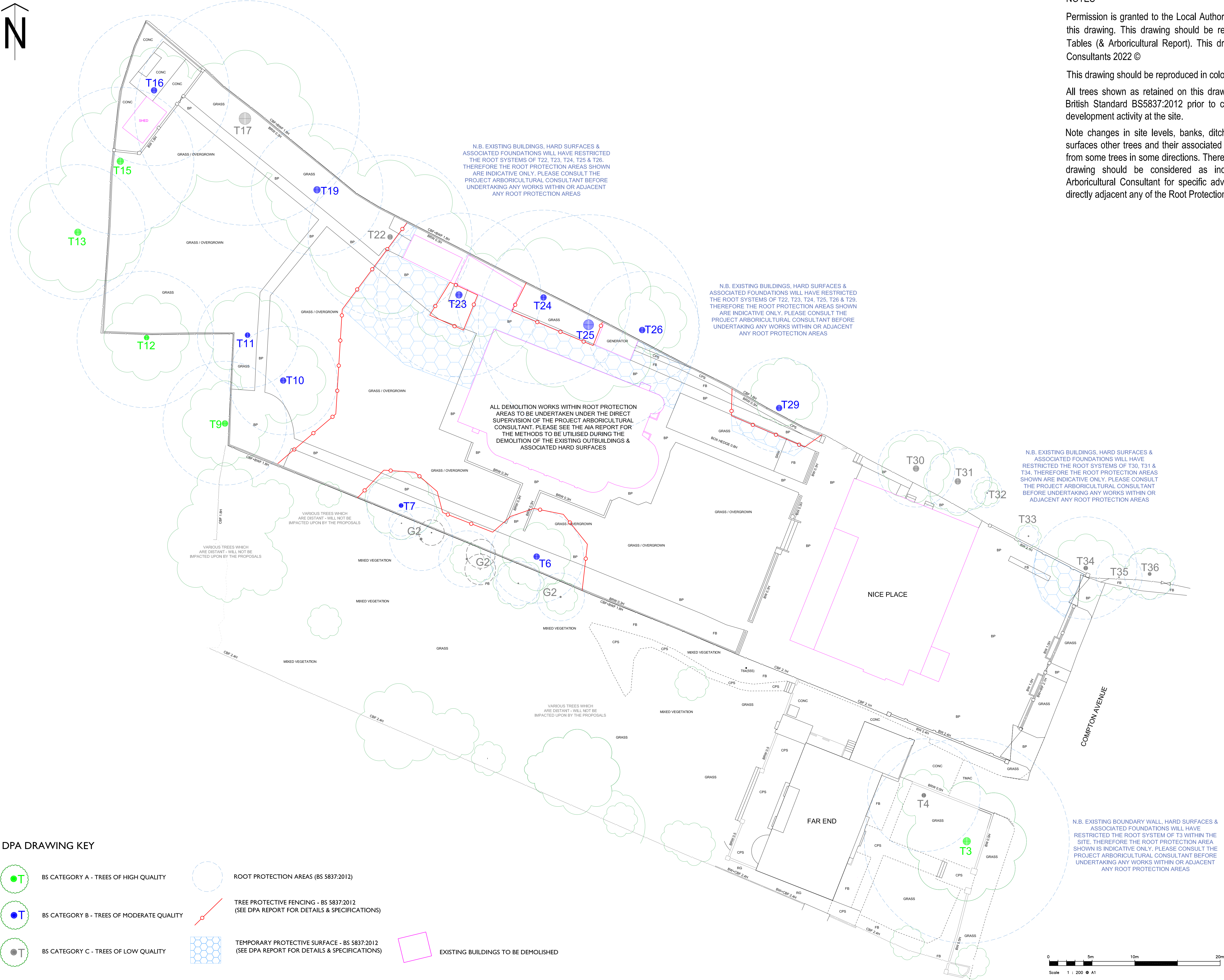
TREE PROTECTIVE FENCING - BS 5837:2012
(SEE DPA REPORT FOR DETAILS & SPECIFICATIONS)



TEMPORARY PROTECTIVE SURFACE - BS 5837:2012
(SEE DPA REPORT FOR DETAILS & SPECIFICATIONS)



EXISTING BUILDINGS TO BE DEMOLISHED



NOTES

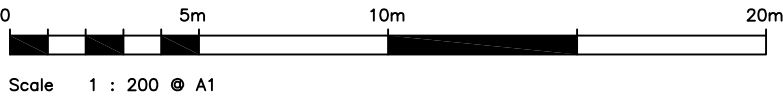
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All trees shown as retained on this drawing are to be protected in accordance with British Standard BS5837:2012 prior to commencement and for the duration of any development activity at the site.

Note changes in site levels, banks, ditches, existing buildings, retaining walls, hard surfaces other trees and their associated root systems will have restricted root growth from some trees in some directions. Therefore the Root Protection Areas shown on this drawing should be considered as indicative only. Please consult the Project Arboricultural Consultant for specific advice before undertaking any works within or directly adjacent any of the Root Protection Areas shown.

N.B. EXISTING BOUNDARY WALL, HARD SURFACES & ASSOCIATED FOUNDATIONS WILL HAVE RESTRICTED THE ROOT SYSTEM OF T3 WITHIN THE SITE. THEREFORE THE ROOT PROTECTION AREA SHOWN IS INDICATIVE ONLY. PLEASE CONSULT THE PROJECT ARBORICULTURAL CONSULTANT BEFORE UNDERTAKING ANY WORKS WITHIN OR ADJACENT ANY ROOT PROTECTION AREAS



ISSUED FOR PLANNING			
SITE ADDRESS NICE PLACE COMPTON AVENUE LONDON N6 4LH			
CLIENT YUHONG TANG NICE PLACE COMPTON AVENUE LONDON N6 4LH			
SCALE 1:200	SHEET SIZE A1	DRAWN DP	DATE NOV 2022
DRAWING TITLE EXISTING SITE LAYOUT (TREE PROTECTION PLAN - DEMOLITION)			
DRAWING NUMBER DPA-69635-02		REVISION E	



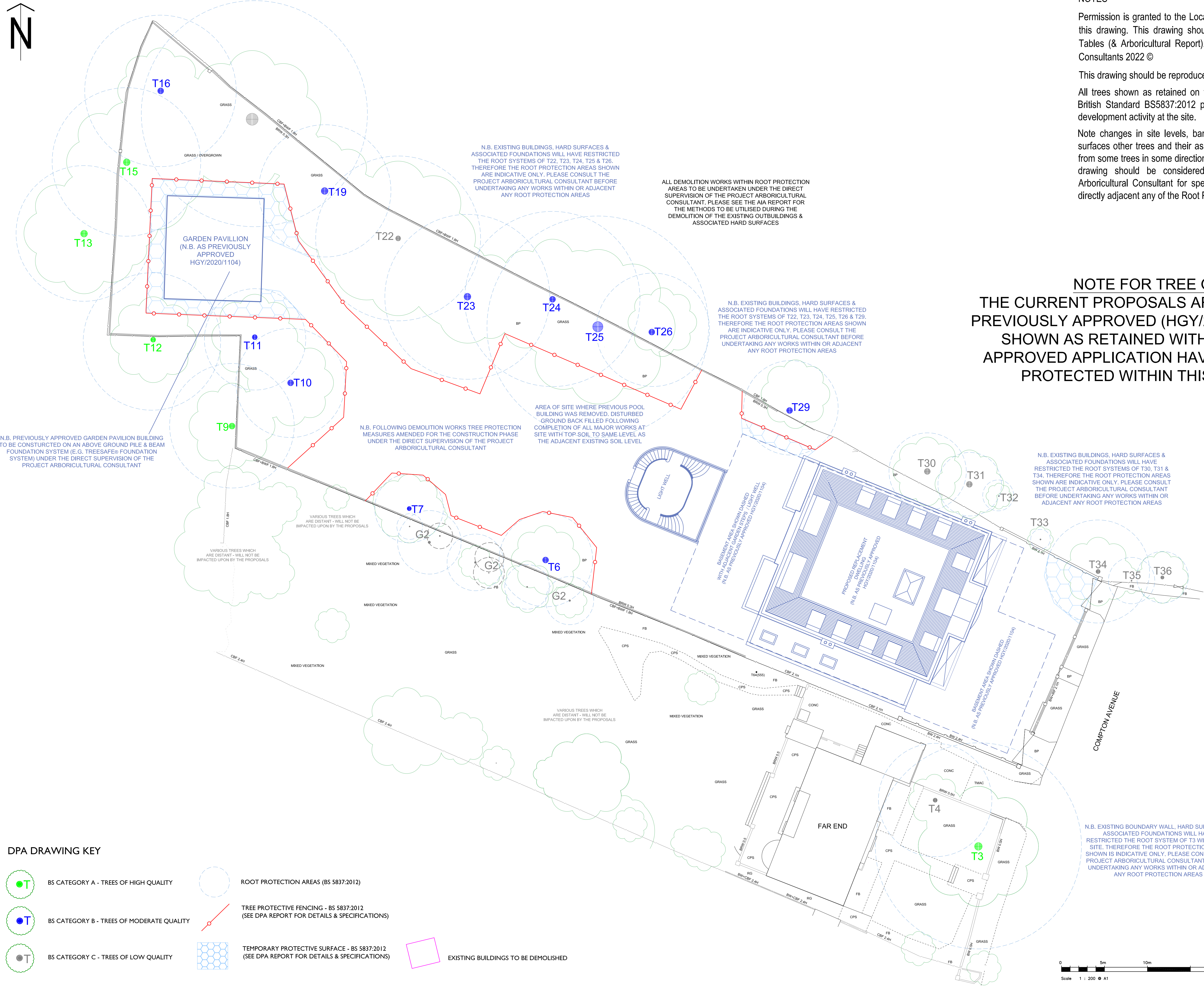
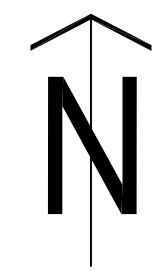
arboricultural consultants

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TW19 7NT

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info@dp-uk.com
Company Reg. No.
7239976

APPENDIX 4

Drawing Number DPA-69635-03



NOTES

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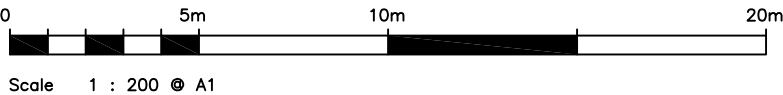
All trees shown as retained on this drawing are to be protected in accordance with British Standard BS5837:2012 prior to commencement and for the duration of any development activity at the site.

Note changes in site levels, banks, ditches, existing buildings, retaining walls, hard surfaces other trees and their associated root systems will have restricted root growth from some trees in some directions. Therefore the Root Protection Areas shown on this drawing should be considered as indicative only. Please consult the Project Arboricultural Consultant for specific advice before undertaking any works within or directly adjacent any of the Root Protection Areas shown.

NOTE FOR TREE OFFICER
THE CURRENT PROPOSALS ARE THE SAME AS THE PREVIOUSLY APPROVED (HGY/2020/1104). ALL TREES SHOWN AS RETAINED WITHIN THE PREVIOUS APPROVED APPLICATION HAVE BEEN RETAINED & PROTECTED WITHIN THIS APPLICATION.

DPA DRAWING KEY

- BS CATEGORY A - TREES OF HIGH QUALITY
- BS CATEGORY B - TREES OF MODERATE QUALITY
- BS CATEGORY C - TREES OF LOW QUALITY
- ROOT PROTECTION AREAS (BS 5837:2012)
- TREE PROTECTIVE FENCING - BS 5837:2012 (SEE DPA REPORT FOR DETAILS & SPECIFICATIONS)
- TEMPORARY PROTECTIVE SURFACE - BS 5837:2012 (SEE DPA REPORT FOR DETAILS & SPECIFICATIONS)
- EXISTING BUILDINGS TO BE DEMOLISHED



ISSUED FOR			
PLANNING			
SITE ADDRESS			
NICE PLACE COMPTON AVENUE LONDON N6 4LH			
CLIENT			
YUHONG TANG NICE PLACE COMPTON AVENUE LONDON N6 4LH			
SCALE	SHEET SIZE	DRAWN	DATE
1:200	A1	DP	NOV 2022
DRAWING TITLE			
PROPOSED SITE LAYOUT (TREE PROTECTION PLAN - CONSRUCTION)			
DRAWING NUMBER		REVISION	
DPA-69635-03		E	

arboricultural consultants

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