



HALLWOOD
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ARBORICULTURAL AND WOODLAND CONSULTANTS

TITLE:

**Arboricultural Method
Statement & Tree
Protection Plan:**
807 High Road, Tottenham

DATE:

02/11/2022

PREPARED BY:

Dominic Poston

REF:

HWA10367.01-APIV



ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN (APIV)

807 High Road, Tottenham

**HWA10367.01-APIV
02/11/2022**

Prepared For:
F3 Architects LLP

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Report version control:

Version	Date	Author	Change description
1.0	02/11/2022	Dominic Poston	First Issue

Summary

This report should be read in conjunction with the Hallwood Associates (HWA) Arboricultural Impact assessment (Ref: HWA10367_APIII-2.0-11.03.20) and is required to specifically discharge Condition 9 of planning approval HGY/2021/0441 at 807 High Road, Tottenham and worded as follows:

“Tree retention

9. (a) No development shall commence (including demolition), until a scheme for the protection of the existing Common Ash tree (T1 in the Arboricultural Impact Assessment, March 2020) immediately adjacent to the sited trees, in accordance with BS 5837:2012, including a tree protection plan (TPP) and an arboricultural method statement (AMS) has been submitted to and approved in writing by the Local Planning Authority. Specific issues to be dealt with in the TPP and AMS:

- i) Location and installation of services/ utilities/ drainage;*
 - ii) Methods of demolition within the Root Protection Area (RPA as defined in BS 5837: 2012) of the retained trees;*
 - iii) Details of construction within the RPA or that may impact on the retained trees;*
 - iv) a full specification for the installation of boundary treatment works;*
 - v) a specification for scaffolding and ground protection within tree protection zones;*
 - vi) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area;*
 - vii) Methodology and detailed assessment of root pruning;*
 - viii) Arboricultural supervision and inspection by a suitably qualified tree specialist*
 - ix) Reporting of inspection and supervision; and*
 - x) Methods to improve the rooting environment for retained and proposed trees and landscaping.*
- (b) The development thereafter shall be implemented in accordance with the approved details.”*

Its purpose is to explain how and when the protection measures should be installed/implemented, and how they will be maintained for the duration of development activity. All information provided is in accordance with BS 5837:2012 ‘Trees in relation to design, demolition and construction – Recommendations’.

The following explanations relate specifically to this site and they should be read in conjunction with the attached plan(s).

A copy of this report **must** be permanently available on site for the duration of development activity.



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Director

Hallwood Associates Ltd

November 22

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Part One: Introduction & Background

Part One Introduction

This report is formulated in accordance with the recommendations contained within BS 5837, providing appropriate and sufficient information to enable the relevant Local Planning Authority (LPA) to discharge the relevant arboricultural conditions relating to the extant consent. It includes a detailed **Arboricultural Method Statement** and a **Tree Protection Plan** detailing how retained trees may be successfully retained and protected throughout the approved development. It is fully in line with the BS 5837 advice relating to the reserved matters/planning conditions stage of the process highlighted in Table B1 reproduced below:

Table B.1 Delivery of tree-related information into the planning system		
Stage of process	Minimum detail	Additional information
Pre-application	Tree survey	Tree retention/removal plan (draft)
Planning application	Tree survey (in the absence of pre-application discussions) Tree retention/removal plan (finalized) Retained trees and RPAs shown on proposed layout Strategic hard and soft landscape design, including species and location of new tree planting Arboricultural impact assessment	Existing and proposed finished levels Tree protection plan Arboricultural method statement – heads of terms Details for all special engineering within the RPA and other relevant construction details
Reserved matters/ planning conditions	Alignment of utility apparatus (including drainage), where outside the RPA or where installed using a trenchless method Dimensioned tree protection plan Arboricultural method statement – detailed Schedule of works to retained trees, e.g. access facilitation pruning Detailed hard and soft landscape design	Arboricultural site monitoring schedule Tree and landscape management plan Post-construction remedial works Landscape maintenance schedule

1 Particulars of Instruction

- 1.1 Hallwood Associates Ltd (HWA) are instructed by F3 Architects LLP to prepare a bespoke Arboricultural Method Statement (AMS) for the approved development at 807 High Road, Tottenham.
- 2.1 This report provides supplementary and supporting detail to that submitted and approved with the original planning application (ref:HWA10367-APIII 2.0 11.03.20).

Part One: Introduction & Background

2 Authorship

- 2.1 Dominic Poston is a chartered arboriculturist and chartered environmentalist. He holds the Royal Forestry Society's Professional Diploma in Arboriculture, is a fellow member of the Arboricultural Association and a registered consultant with the Institute of Chartered Foresters. The findings in this report are reached through site observations and conclusions are made in light of his experience. Details are available upon request or at www.hallwoodassociates.com.

3 Report References

- 3.1 This Arboricultural Impact Appraisal is informed by reference material, including the following:
- BS 5837: (2012) *Trees in relation to Design, Demolition and Construction – Recommendations*
 - BS 3998: (2010) *Tree Works – Recommendations*
 - National Joint Utilities Group (2007) Volume 4, Issue 2: *Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees;*
 - DTLR (2001) *Principles of Tree Hazard Assessment and Management* – David Lonsdale
- 3.2 The following drawings and/or reports aided production of this Impact Assessment:
- I. Approved layout

4 Limitations

- 4.1 All rights in this report are reserved. Its content and format are for the exclusive use of the addressee in dealing with this site. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of Hallwood Associates Limited.
- 4.2 This report is restricted to those trees shown on the attached plans and described in the tree survey schedule. All plans and discussions within this report are based entirely on the drawings provided to Hallwood Associates and referenced above. Any material planning changes after the date of report issue will invalidate this report.
- 4.3 The statements, findings and recommendations made within this report do not take into account any effects of extreme climate and weather incidences, vandalism, changes in the natural and built environment around the tree(s) after the date of this report, nor any damage whether physical, chemical or otherwise. Hallwood Associates cannot accept any liability in connection with the above factors, nor where recommended tree management is not carried out in accordance with modern tree health care techniques, within any proposed timeline.

Part One: Introduction & Background

- 4.4 Due to the above statements, this report remains valid for two years from the date of issue only.
- 4.5 The Wildlife and Countryside Act 1981, as amended, The Conservation of Habitats and Species Regulations 2010 and the Countryside and Rights of Way Act 2000, provide statutory protection to species of flora and fauna including birds, bats and other species that are associated with trees. These could impose significant constraints on the use and timing of access to the site. It is the responsibility of the main contractor and tree surgery contractor to ensure that no protected species are harmed whilst carrying out site clearance or tree surgery works. Unless competent to do so, the advice of an ecologist must be sought.

5 Summary of Arboricultural Impact

- 5.1 The proposed developments impact upon the trees has been assessed according to tree loss, RPA encroachment, disturbance and any post development considerations. Details are summarised in table 1 below.

British Standard 5837 Category			Impact
A (High Value)	B (Moderate value)	C (Low value)	
None	None	None	Trees to be removed
None	None	T1	Trees to be pruned
None	None	None	RPA disturbance
None	None	T1	Post development considerations

Table 1: Arboricultural Implications (T= Tree, G = Group, H = Hedge)

- 5.2 A lateral crown reduction of up to 3.5m from the northern crown aspect is required to remove site encroachment, facilitate construction and reduce shading post occupancy. T1 has previously been managed through an adhoc regime of topping, reduction and limb removal in the past. The proposed lateral reduction, whilst not ideal, manages this low value tree in relation to my client's site. Furthermore, discussions are ongoing with eth tree owner with regard potential tree removal or pollarding.
- 5.3 The notional Root protection Area (RPA) for T1 has been adjusted owing to the existing brick-built boundary wall immediately to the north. Trial pit investigations indicate a continuous concrete trench fill type foundation at approximately 900mm below existing ground level. See extract from ground & water investigation report at Fig 1 below:

Part One: Introduction & Background

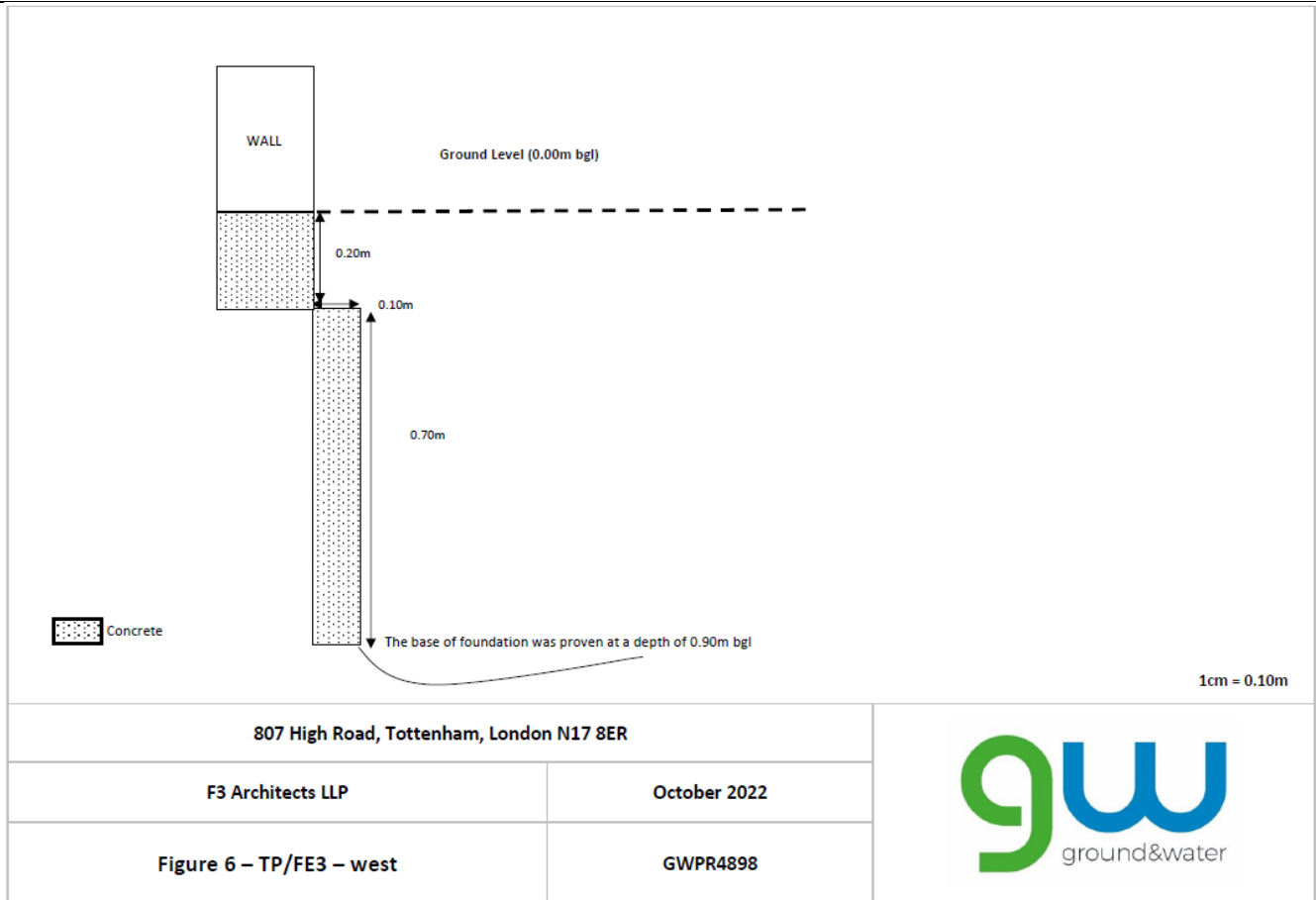


Figure 1: Extract from Ground and Water ground investigation report (ref: GWPR4898)

Part Two: Arboricultural Method Statement

Part Two

Arboricultural Method Statement

This arboricultural method statement has taken account of the recommendations set out in section 6.1 of BS 5837, as reproduced below:

6.1 Arboricultural method statement

6.1.1 A precautionary approach towards tree protection should be adopted and any operations, including access, proposed within the RPA (or crown spread where this is greater) should be described within an arboricultural method statement, in order to demonstrate that the operations can be undertaken with minimal risk of adverse impact on trees to be retained.

6.1.2 The arboricultural method statement should be appropriate to the proposals and might typically address some or all of the following, incorporating relevant information from other specialists as required:

- a) removal of existing structures and hard surfacing;
- b) installation of temporary ground protection (see **6.2.3**);
- c) excavations and the requirement for specialized trenchless techniques (see **7.7.2**);
- d) installation of new hard surfacing – materials, design constraints and implications for levels;
- e) specialist foundations – installation techniques and effect on finished floor levels and overall height;
- f) retaining structures to facilitate changes in ground levels;
- g) preparatory works for new landscaping;
- h) auditable/audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision.

6.1.3 The arboricultural method statement should also include a list of contact details for the relevant parties.

Part Two: Arboricultural Method Statement

6 General Principals

- 6.1 An arboricultural consultant will be appointed by the developer to advise on tree management for the site and to attend:

The pre-commencement meeting before any works start; and

As needed to oversee any specific works which could affect trees.

- 6.2 Additionally, the consultant will have a supervisory role in the following operations:

Site preparation, including tree works

- 6.3 To ensure that the Local Planning Authority Tree Officer has an opportunity to visit the site, the Local Authority is to be given notice in writing 5 full working days prior to the date of commencement of development to check all physical tree protection.
- 6.4 Equally as important as the physical measures of tree protection are the links of communication. The section below should include the details of the relevant parties and individuals that are important in the process of tree preservation at this development site. Such details should be retained by all relevant parties and available on site at all times. It is an undertaking that the relevant parties are advised of any changes in personnel or contractor during the development process. The Contact details are to be updated prior to commencement of any works in connection with the planning permission.

Site Contact: *TBA*

LPA Tree Officer: *TBA*

Arboricultural Consultant: *Dominic Poston, Hallwood Associates (07946 938906)*

Part Two: Arboricultural Method Statement

7 Sequence of Events

7.1 **Before demolitions, soil stripping and construction work starts (including bringing of plant and materials on site):**

- **A pre-commencement site meeting** shall be held prior to the commencement of any works associated with the proposed development. This is required in order for the Local Planning Authority, the retained Arboricultural Consultant and construction personnel to agree all approved site processes. This meeting could be used to formally agree the methods of work, position of site offices, material storage, compounds, parking and tree protection measures prior to commencement of the development and the associated clearance work. If an LPA representative is unavailable, the retained arboricultural consultant will inform the LPA in writing of the details of the meeting.
- **Tree works to be completed**

7.2 **During construction:**

- **Arboricultural supervision** will be provided as and when necessary throughout development process.

7.3 **Post construction works and following removal of all plant and materials from site:**

- **A post-completion site meeting** shall be held to review the condition of T1 and agree any remedial or formative tree surgery works required.

8 Tree Surgery Works

8.1 All tree works will be undertaken prior to the commencement of site preparation and construction works.

8.2 All permitted or approved tree work should be carried out in accordance with the British Standard "Recommendations for Tree Work" BS3998:2010, by suitably qualified and experienced professional arborists. Under no circumstances shall site personnel undertake any tree pruning

Part Two: Arboricultural Method Statement

operations. All tree surgery works should be carried out prior to the development of the site, and erection of protective barriers.

8.3 Facilitative Crown Pruning.

Tabulated below is a final list of all tree works required to facilitate the approved development. All works should be implemented in line with Clause 7.6 of British Standard 3998: *Tree work - Recommendations*.

Tree No('s).	Species	Schedule of works prior to Development
T1	Common ash	1 – Lateral reduction of up to 3.5m on northern crown.

Table 2: Tree works specification

- 8.4 Consideration should be given to the timing of the proposed tree works to avoid the active growing period of trees. Therefore, all tree work should ideally be carried out during the dormant period from November through to February and then again from June to August.
- 8.5 Due to the official bird nesting season considered to be from 1st March through to the 31st July (Natural England) depending on weather conditions, consideration must also be given to the potential for nesting birds. Therefore, if tree work is to be carried out within June, July or August the project ecologist must be consulted to:
- 8.6 Complete or advise on a pre-works survey which needs to be carried out by a suitably competent person. As a general rule, it should be assumed that birds will be nesting in trees, and it is down to contactors to assess, record and confirm that any works carried out in the management of trees and other vegetation has not disturbed actively nesting birds.
- 8.7 Should additional tree works become apparent during the construction process; written consent will be required from the LPA prior to these additional works being undertaken.

9 Mitigation

9.1 Tree Planting.

New central tree planting is proposed and has been detailed within Tim Moya Associates landscape plans.

Part Two: Arboricultural Method Statement

10 Interpretation

- 10.1 A copy of this method statement including the final tree protection plan (ref:HWA10367_TPP2) will be provided to all relevant parties.

11 Site Monitoring and Supervision

- 11.1 Once the site is active, the arboricultural consultant will visit at an interval agreed at the pre-commencement meeting.
- 11.2 The supervision arrangement will be sufficiently flexible to allow the supervision of all sensitive works as they occur. The arboricultural consultant's initial role is to liaise with the developer and the LPA to ensure protective measures are fit for purpose and in place before works commence. That role will switch to compliance monitoring when development begins.
- 11.3 All supervisory visits will be formally confirmed in writing and circulated to all relevant parties, including the LPA. The purpose of these written records is to firstly provide proof of compliance that will allow the developer to robustly demonstrate adherence to best practice in the event of disputes, and secondly to help the LPA efficiently discharge the relevant planning conditions.
- 11.4 Results will be recorded and available for scrutiny by the LPA and Developer. Any defects requiring remediation or rectification shall be notified to the site foreman/manager and the client.
- 11.5 Should damage occur to any of the retained trees for whatever reason, the damage should be reported to the site foreman/manager immediately. The site foreman/manager will then report to the retained arboricultural consultant to enable remediation to be implemented as necessary and agreed with the LPA.
- 11.6 The LPA Tree Officer (or appropriate representative) will have agreed access to the site, and will report on any problem areas directly to the developer's retained arboriculturist, who will then visit the site and make recommendations to the developer on how best to rectify the situation and ensure the implementation.
- 11.7 Upon completion of all development works the retained Arboricultural Consultant, the client and a representative from the LPA will meet on site to discuss any remedial works required.

Part Two: Arboricultural Method Statement

12 Tree Protection

- 12.1 On this occasion, tree protection is formed by the existing, retained, brick built boundary wall located between the application site and the neighbour to the south.

13 Ground Protection

- 13.1 On this occasion, given the asymmetric root development of T1, no ground protection is required.

14 Demolition

- 14.1 Demolition of existing surface structures will be carried out so as to prevent damage to existing retained trees.
- 14.2 Demolition of the structures in close proximity to the retained trees must be done with due care and attention, in order to adequately respect the canopy of T1. To this end, the following rules will apply:
- 14.3 Site personnel are to undergo an induction session prior to being allowed to work on site. The induction will introduce the contractors to the requirements of the Protection Method Statement. A copy of the Method Statement will be made available as a point of reference in respect of tree protection requirements. In addition, a copy of the Tree Protection Plan will be provided or pinned up in the site hut. During the induction, trees which are to be retained and protected will be highlighted to the demolition personnel and they will be physically shown which trees are to be protected on site. In this way, it is hoped that unnecessary damage, by root disturbance and collision of machinery booms and operating arms with tree crowns can be avoided.
- 14.4 Where dust is created and deposited on adjacent retained trees, provision will be made to wash down the crowns of retained trees weekly to prevent excessive dust affecting the photosynthetic capacity of retained trees.

15 Avoiding Damage to Stems and Branches

- 15.1 Care shall be taken when planning site operations, to ensure that wide or tall loads, or plant with booms, jibs and counterweights can operate without coming into contact with retained trees. Such contact could result in serious damage to them, and might make their safe retention impossible. Consequently, any transit or traverse of plant in close proximity to trees, will be conducted under the supervision of a banksman, in order to ensure adequate clearance from trees is maintained at all times.

Part Two: Arboricultural Method Statement

16 Siting of Temporary Offices, Toilets and Material Storage Compounds

- 16.1 Given the proposed tree pruning and lack of onsite RPA, there is no (arboricultural) restriction with regard site access/storage etc.

17 General Considerations Within and Outside the Construction Exclusion Zone

- 17.1 Materials, which will contaminate the soil e.g. concrete mixing, diesel oil and vehicle washings, shall not be discharged within 10 metres of the tree stem. This should take into consideration the topography of the site and slopes, to avoid materials such as concrete washings running towards trees.
- 17.2 Fires shall not be lit in a position where their flames can extend to within 5 metres of foliage, branches or trunk. This will depend on the size of the fire and the wind direction.

18 Utility Service Connections

- 18.1 Owing to the proven lack of root encroachment, there is no anticipated conflict with regard utility or service installation.

Appendices

APPENDIX A – Plans

Appendices

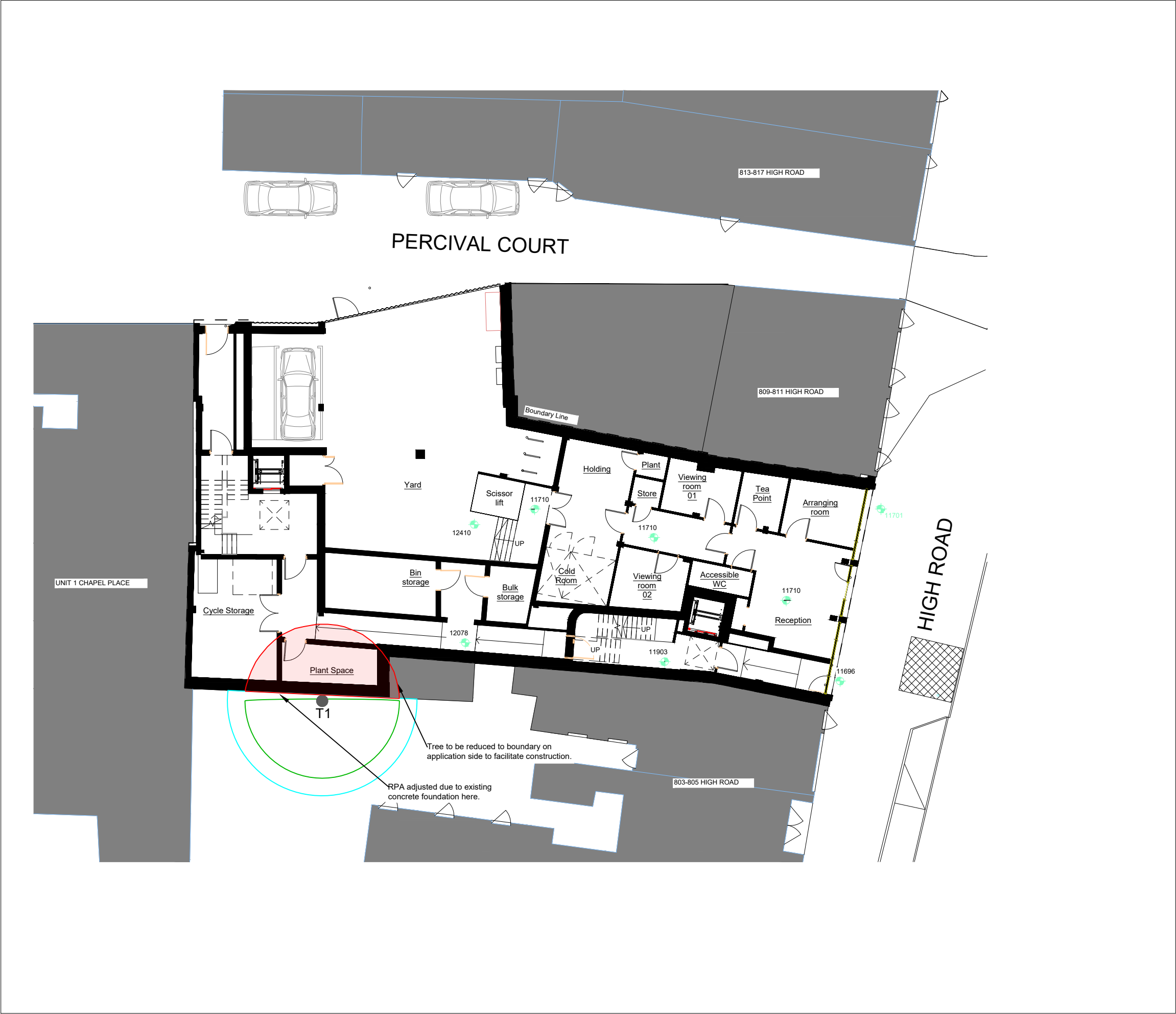
Appendix A

Plans

Figure 2: Tree Protection Plan

Appendices

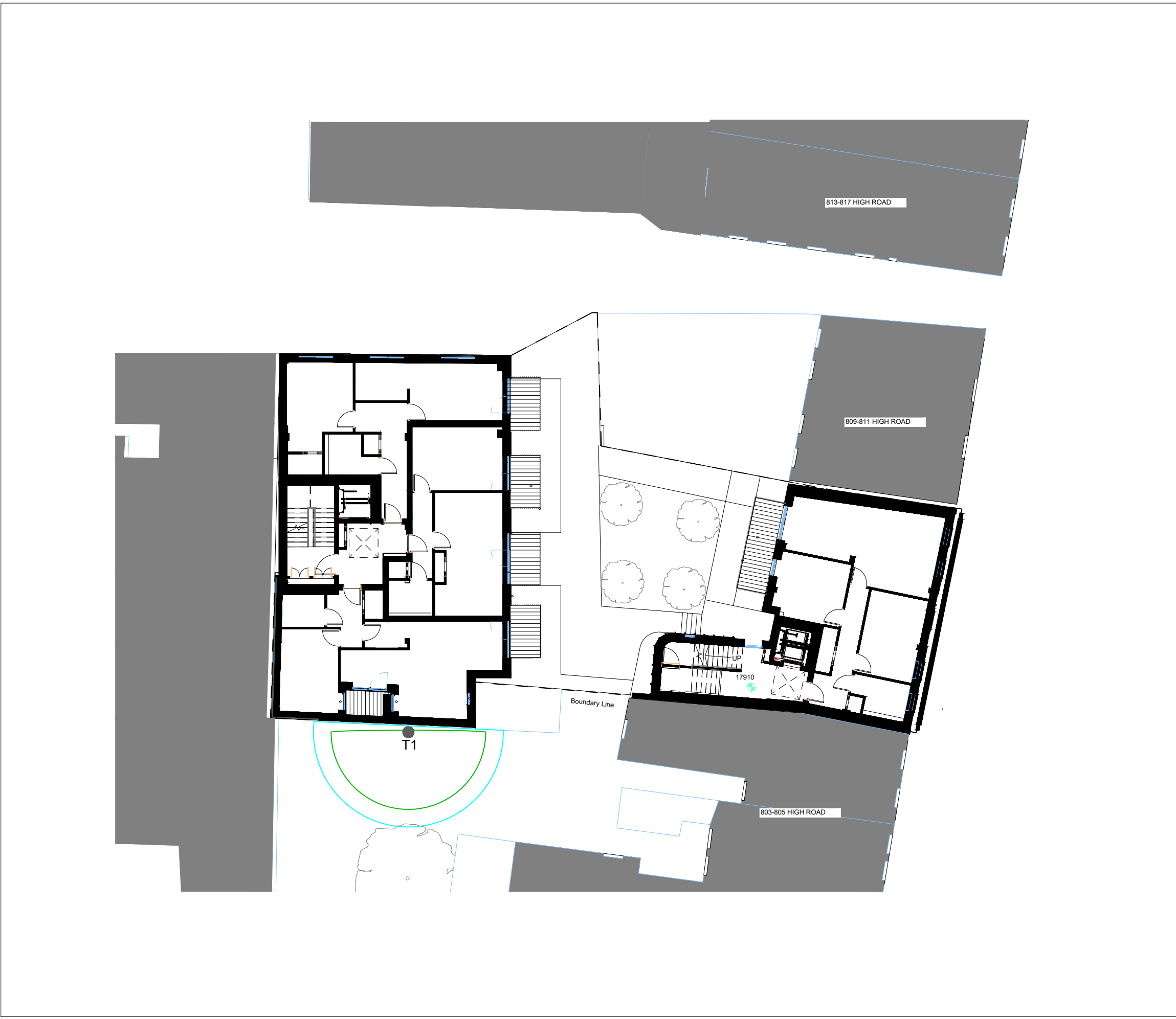
Figure 2: Tree Protection Plan



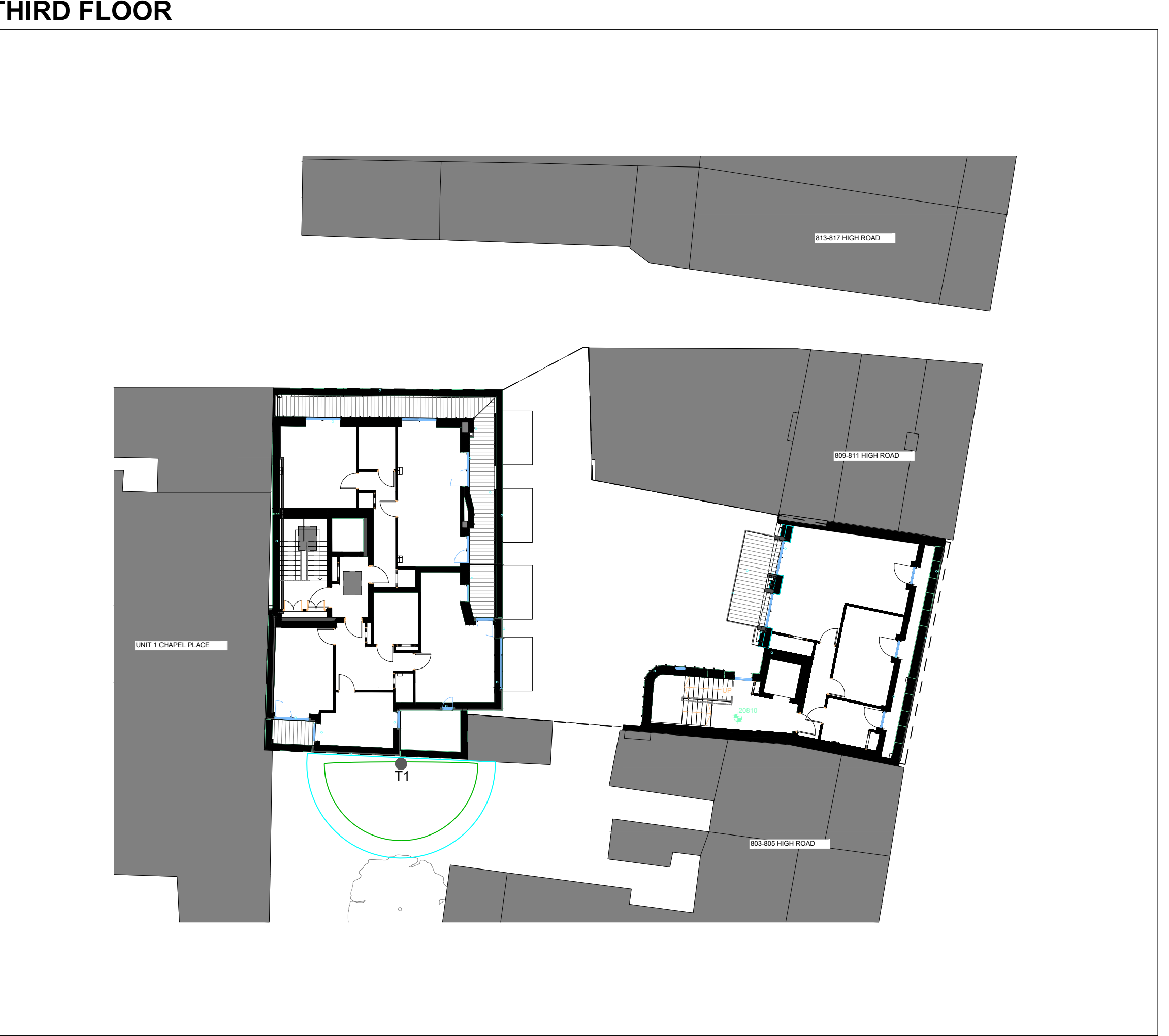
GROUND FLOOR



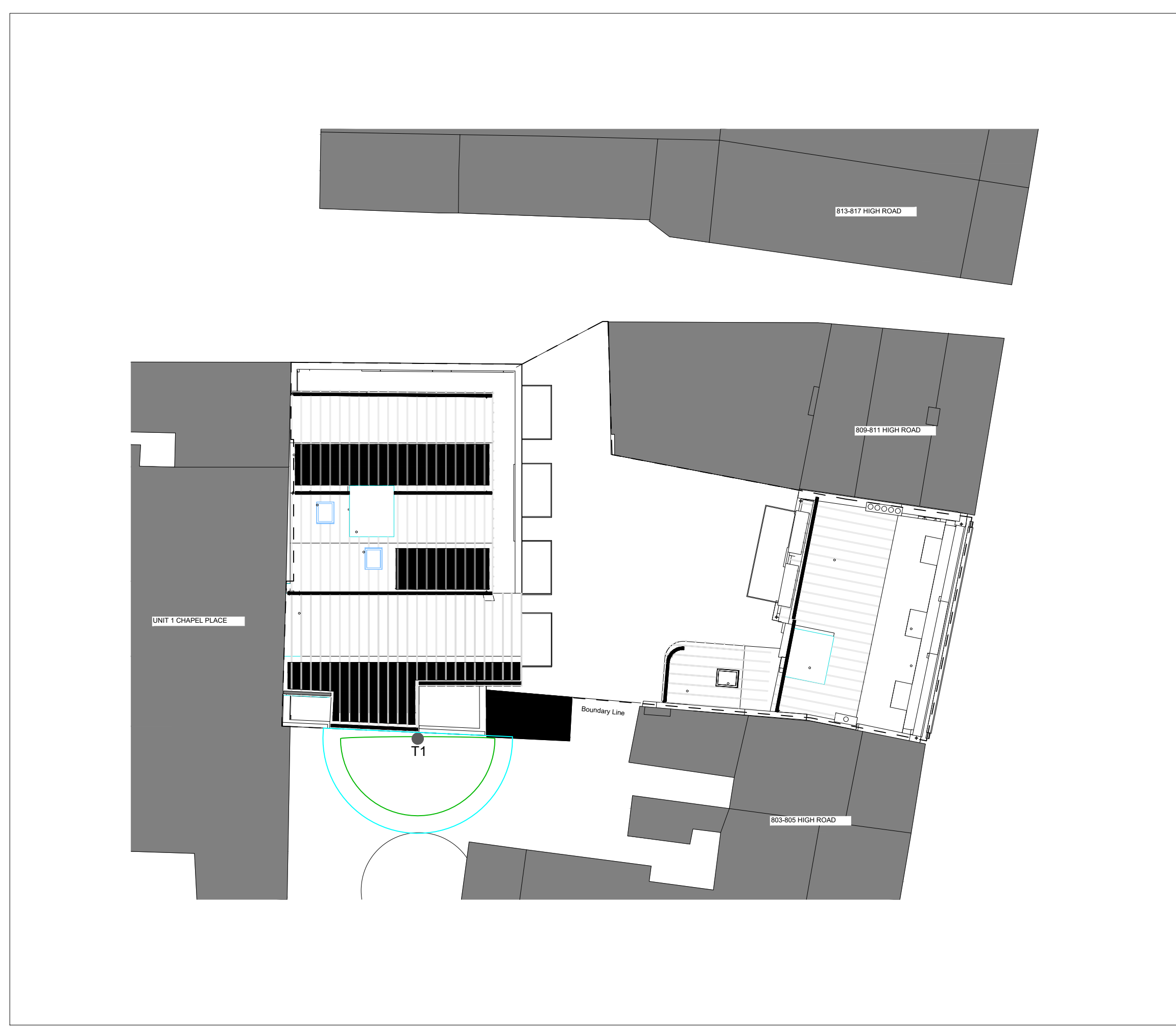
FIRST FLOOR



SECOND FLOOR



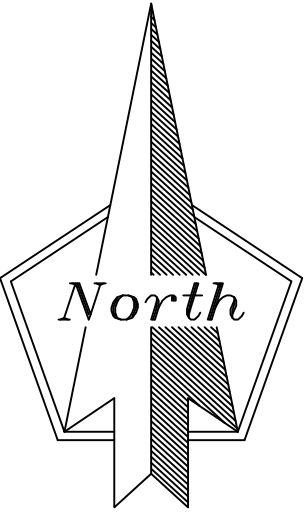
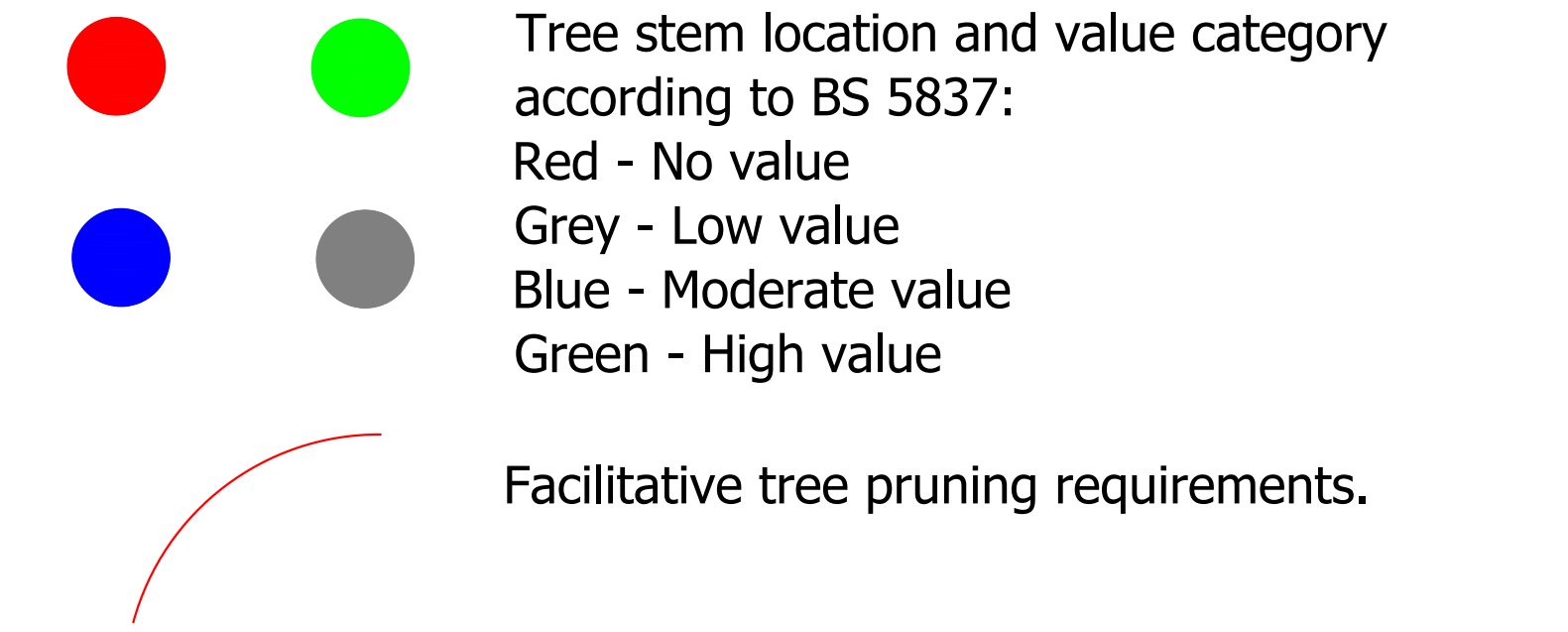
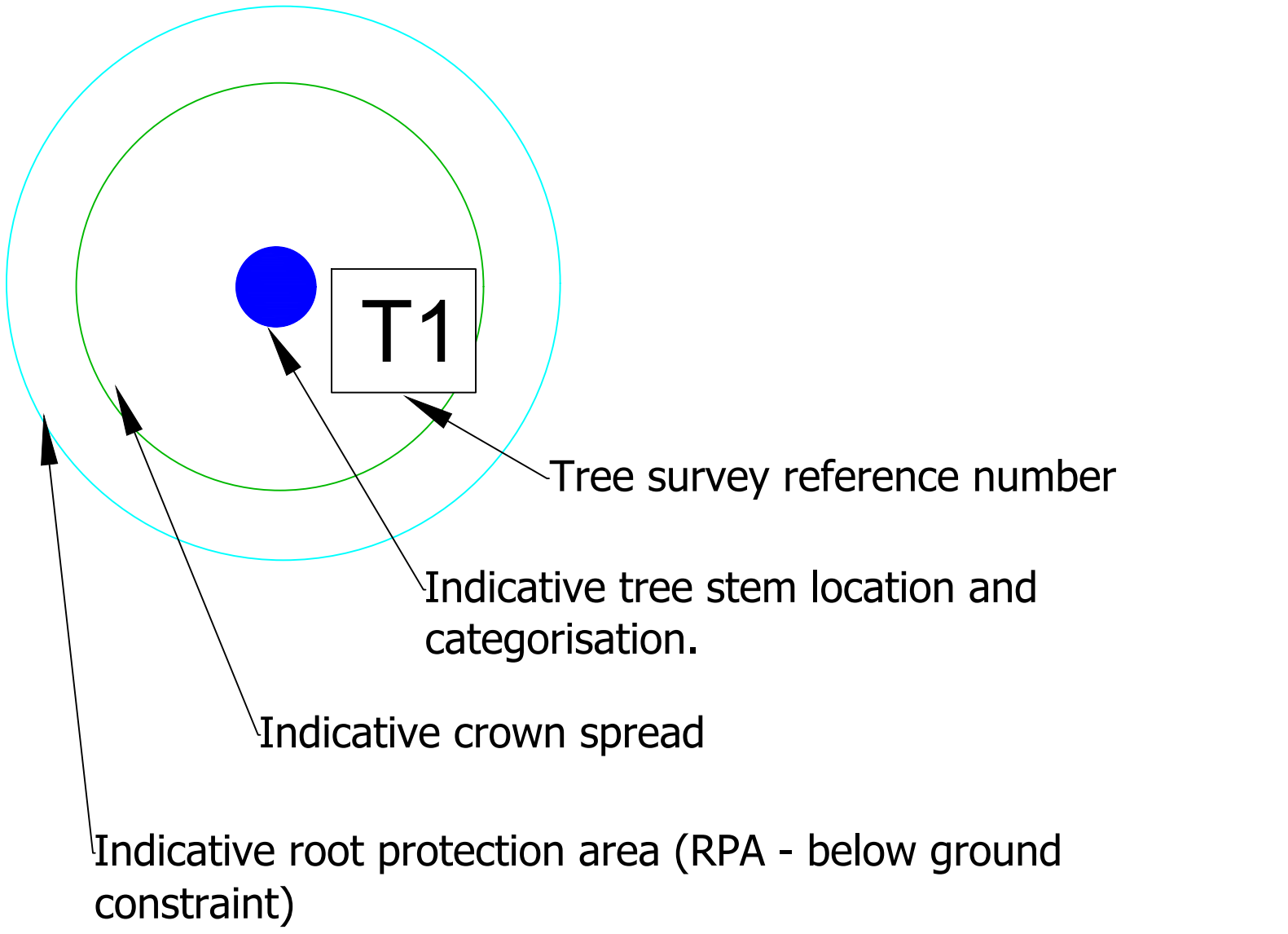
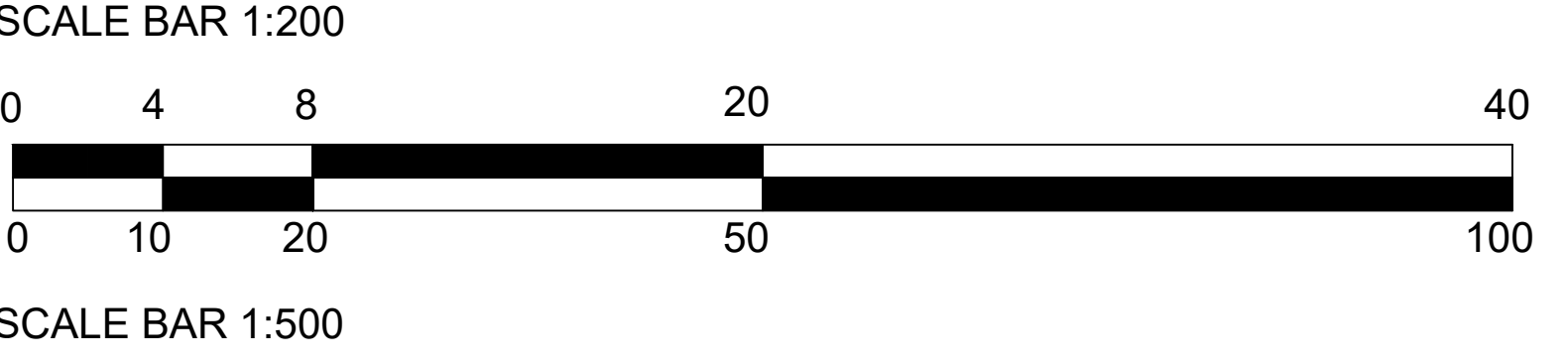
THIRD FLOOR

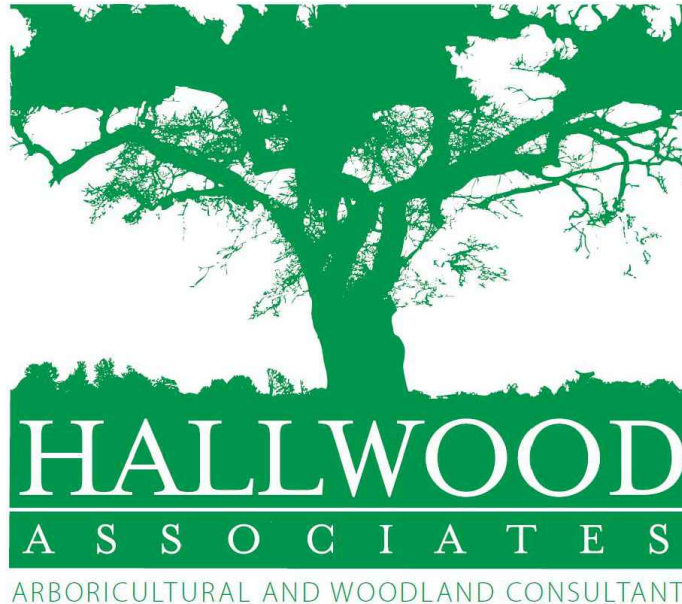


ROOF PLAN

NOTE:

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Rev.	Description.	Date.
 HALLWOOD ASSOCIATES LTD t: 01621 770168 e: enquiries@hallwoodassociates.com		
Client: F3 Architects LLP		
Site: 807 High Road, Tottenham		
Drawing Title: Tree Protection Plan 1 of 1		
Date:	02.11.22	Drawn By: DAP
Scale:	1:200 @ A0	Checked By: GLP
Drawing Number: HWA10367_TPP-2.0		Rev. 2.0