

186 Creighton Avenue. London. N2 9BJ

Tree survey and arboricultural method statement. July 2022.

The owners of number 186 have commissioned XUL Architects to draw up plans to demolish the existing and build a new dwelling. The proposal also removes a garden chalet in the rear garden in order to improve residents views of the neighbouring Coldfall Woods.

In the absence of adopted local supplementary planning guidance specific to trees British Standard 5837 2012

"Trees in relation to Design, Demolition and Construction – Recommendations" **(BS)** is used as the criterion for tree submissions to the Local Planning Authority **(LPA)**, the London Borough of Haringey.

Please refer to the Creighton Ave 186. Tree position and protection plan. July 2022. **(TPP)**

The TPP is submitted as a pdf which can be zoomed to any size to reveal fine detail including:

- Existing building footprints.
- Existing fences and boundary walls.
- Scale bar.
- Spot levels.
- Service covers
- Trees and shrubbery. (The positions of neighbours trees at 188 are estimated).
- The recommended position of tree protection fences.

Arboricultural Implications Assessment.

The proposal removes one Bay in the front garden. All other shrubbery and trees can be retained.

The TTP does not show normative root protection areas (**RPA**) as described in the BS as any proposed ingress into RPAS of retained trees is minimal and has generous permeable offset in all other directions.



The sole access to the site is via the existing vehicle gate.

This could be widened for demolition works by removing a section of concrete block wall arrowed left. Vegetation to the left of the arrow is a large Wisteria.

Arrowed right is a Bay which is the only item of woody vegetation that is needed to be removed in order to implement the proposal. Adjacent to the Bay is a well grown shrub with the characteristics of Big Leaf Rhododendron.



A well grown and attractive Magnolia Grandiflora at the entrance can be retained and enclosed by protective fencing as can the Rhododendron.

Logic dictates that the existing garden buildings (being fully serviced) are used for site welfare during demolition and possibly new construction works (or at least until new ground floor slabs are laid). The task here is to protect trees through this process and whilst the garden buildings are being demolished.



The garden annex is fully serviced.



Neighbours trees are overhanging the site. The Prunus to the right in the photograph has significant dead wood which could be removed possibly when the shed is demolished.



The Coldfall woods are to the immediate north of number 186.



Trees in Coldfall Woods are mainly Oak and Hornbeam. When the garden chalet is demolished the overhang from the woods has to be considered.



The rear boundary with Coldfall is demarcated by a low brick wall and fence.



Virtually all of the chalet and garden building area is hard paved.
Planters at either end of the chalet contain Plum trees which could be retained and fenced.



Tree protection fencing can be placed either side of the lawn to protect trees and shrubbery.

Both the existing house and garden buildings can be demolished within their own footprints.

Using the TPP and the simple method described below constructors can build out the XUL design within all of the aims and intentions of BS 5837 2012.

Arboricultural method statement

Prior to any building works constructors will appoint a site monitoring arboriculturalist to help them to set up and to advise on tree care.

client	site address	proposal	consent notice	LPA	visit date
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Check List

tree barrier in place Y N	tree barrier as approved	tree barrier breached	action requested
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ground protection in place	ground protection as approved	tree damage since last visit	action requested
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comments
signed date of next visit

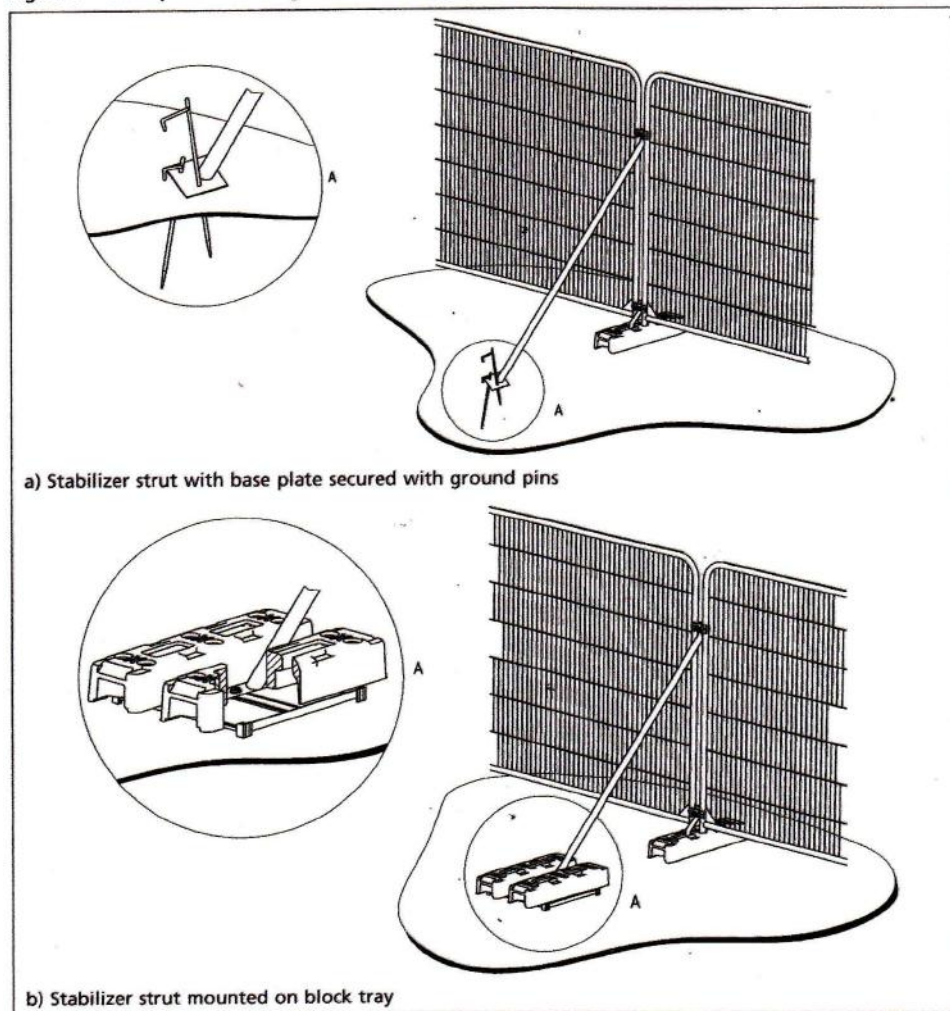
1. Front Garden

Fell Bay and remove stump by grinding to grade.

Rake out and remove all front garden debris and litter.

Assemble the tree protection fence in the position shown on the TPP. The fence follows clearly identifiable features. The fence will stay in place until all building works are complete.

Figure 3 Examples of above-ground stabilizing systems



When all building works are complete the tree fence can be dismantled.

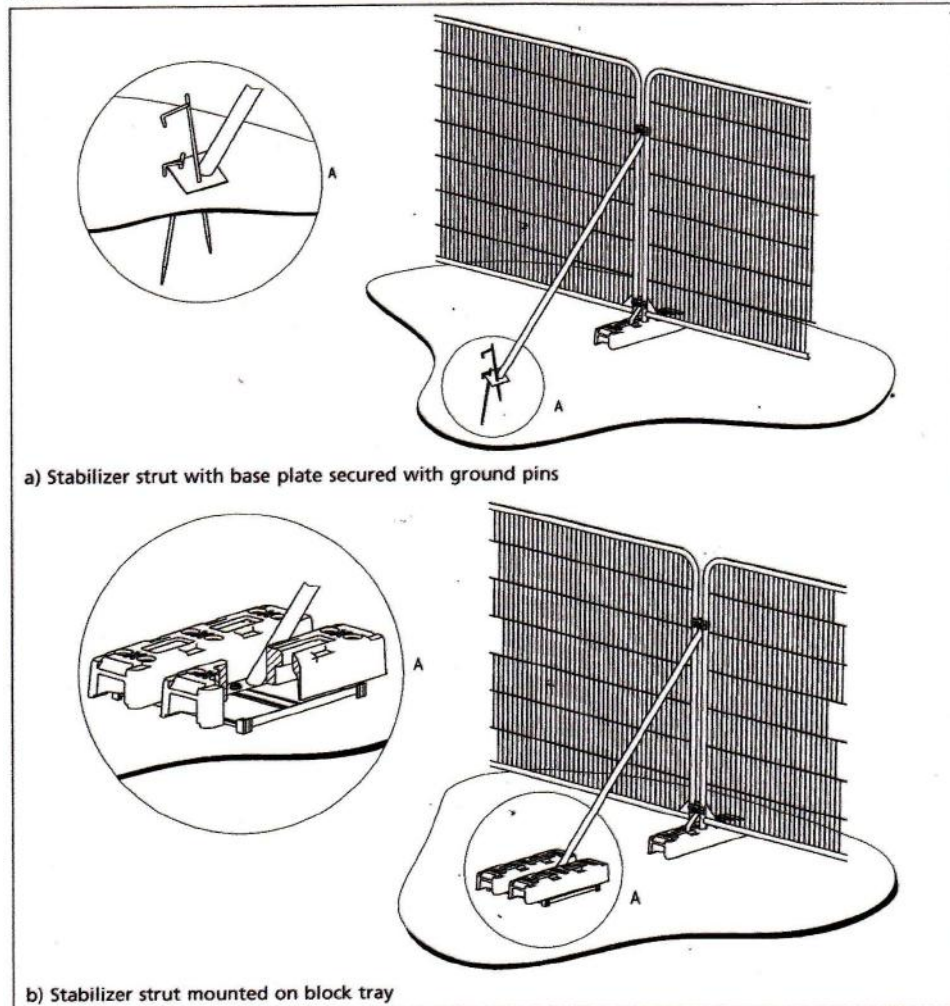
Landscaping the front garden can be done.

If the boundary wall adjacent to the Magnolia is to be rebuilt- the existing must be dismantled by hand. If they are good- existing foundations can be reused other wise they must be fragmented using hand held tools only and lifted by hand. New foundations will be set in the original foundation trench.

2. Rear Garden.

Assemble the tree protection fence in the position shown on the TPP. The fence follows clearly identifiable features. The fence will stay in place until all building works are complete.

Figure 3 Examples of above-ground stabilizing systems



The fencing leaves a wide corridor to allow machinery to the rear garden chalet in order to demolish. The adjacent wooden shed is best dismantled by hand . Constructors may choose to place ground reinforcement in the corridor. (eg evetrakway) Reinforcement can be set onto fresh woodchip and this will avoid winter compaction, rutting and waterlogging.

Of course constructors will choose the most cost effective time to demolish these buildings but they will be stripped out and folded back into their own foot prints. Care has to be taken to avoid any damage to overhanging branches caused by swing shovel booms.

Great care will be taken to fragment garden chalet foundations prior to lifting.

Existing paving slabs and retaining walls will be the last items removed and if these are within a fenced area they will be the very last items removed. If these are set on concrete-it will be fragmented and lifted by hand.

When all building works are completed the tree fence can be dismantled.

Landscaping the rear garden can be done.

Any new paving within an area previously fenced will be set on existing concrete. Or if on a new route will be set on washed sand. Joints will not be grouted.

Grass turfing should use a "waterwise mix" preferably rhizomatous tall fescue.

This grass should get down 1.5 metres into the ground and should never need irrigation once established.

Suitable trees for predicted unpredictable weather patterns include the splendid native, Wild Service, the hydraulic redistributor, Sugar Maple and as is well proven here, Hornbeam and native Oak.

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