

Broadwater Farm Estate

Arboricultural Method Statement

Report for Willmott Dixon

Job Number	7522		
Author	Wesley Rawson FdSc BSc (Hons) MArborA		
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Executive Summary

Temple Ltd has been commissioned by Willmott Dixon Construction Limited to produce an Arboricultural Method Statement relevant to the construction of the Broadwater Farm Estate, London, N17 6ND, based upon the Arboricultural Impact Assessment (AIA) produced by Temple Ltd. A qualitative assessment of each tree has been carried out according to British Standard BS 5837:2012, Trees in Relation to Design, Demolition and Construction—Recommendations, focusing on arboricultural values (categories A1, B1, C1)¹, landscape values (categories A2, B2, C2) and cultural values (A3, B3, C3)².

The main findings of the survey are as follows:

- There were 101 individual trees, 28 groups³ and four hedges in and adjacent to the proposed development site each described in Appendix 1 of this report.
- Of the trees surveyed, 37 individuals, and 18 groups were attributed Category B status, 59 individuals, ten groups and four hedgerows were attributed Category C status and five individuals were attributed Category U status.
- A tree constraints check was carried out with The London Borough of Haringey, and it was confirmed that no trees located adjacent to or in the proposed development site were subject to Tree Preservation Order or Conservation Area restrictions.
- Of the Category B trees, 16 individuals and four groups will require removal to facilitate the development.
- Of the Category C trees, 19 individuals, five groups and four hedgerows will require removal to facilitate development.
- Five Category U trees are recommended for removal based on arboricultural best practise.
- The use of Tree Protection Fencing and the definition of Construction Exclusion Zones (CEZ) is significant in the tree protection strategy, as is a robust schedule of

¹ Categorisation grading in accordance with BS 5837 2012. Trees suitable for retention: - Category A. Trees of high quality with an estimated remaining life expectancy of at least 40 years.
Category B. Trees of moderate quality with an estimated life expectancy of at least 20 years.
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 150mm.

Category U. Trees of very low quality normally with a life expectancy of less than 10 years or requiring immediate removal due to health and safety concerns.

² British Standard BS 5837 2012 recommends that these categories may be further broken down into sub categories A1 A2 A3 pertaining to Arboricultural, Landscape or Cultural values respectively.

³ The term “group” is intended to identify trees that form cohesive arboricultural features either aerodynamically (e.g. trees that provide companion shelter), visually (e.g. avenues or screens) or culturally, including for biodiversity (e.g. parkland or wood pasture).

arboricultural supervision without which tree protection barriers must not be removed or reconfigured.

1 Introduction

BACKGROUND

- 1.1 Temple Ltd was commissioned on 24 January 2023 by Willmott Dixon Construction Ltd to produce an AMS in relation to the proposed redevelopment at Broadwater Farm Estate, London, N17 6BF. The AMS has been produced at the request of the client to inform on the tree protection strategy for the retained trees on the development site.

SCOPE OF REPORT

- 1.2 This report has been produced in accordance with British Standard BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations (hereafter referred to as BS 5837:2012) and is based on tree survey data contained in the Broadwater Farm Estate Arboricultural Impact Assessment (AIA) produced by Temple (2023).

SITE CONTEXT AND STATUS

- 1.3 The application site is approximately 3.4 hectares (ha) in size and is centred on Ordnance Survey National Grid reference TQ 32976 90155. The site lies within the Broadwater Farm housing estate in Tottenham with the local area dominated by multi-storey housing blocks, associated commercial properties and areas of green open space. The site is bound by Adams Road to the north and comprises educational facilities, with the residential streets of Mount Pleasant Road and the Avenue to the east and south.

DESCRIPTION OF THE PROPOSALS

- 1.4 The proposal comprises the re-development of public realm areas, including new streets and hard and soft landscaped areas.

LIMITATIONS

- 1.5 This AMS does not encompass any demolition works associated with the project. It is understood that these have been dealt with under a separate Planning Consent.

- 1.6 This AMS only considers the footprint of the proposed construction and does not include associated works for the proposed development. No services proposals were assessed as part of the AMS.

SUPPORTING DOCUMENTS

- 1.7 Drawing Reference: TS18-077T1-2D.dwg & N10005-Topo-R0.dwg topographical plans (Terrain Land and Architectural Surveys Ltd., 2020), 474-KCA-XX-RF-DR-A-1004 Site Overview Roof Plan (Karakusevic-Carson Architects, 2022) and BFR-TML-ZZ-ZZ-RP-L-100002 P03 (Turkington Martin, 2023) were provided for the purposes of compiling this report. They included the layout of existing site features and the site proposals.

PERSONNEL

- 1.8 This report was produced by Wesley Rawson FdSc BSc (Hons) MArborA, an Arboriculturist with over 8 years' industry experience working as both a consultant and private contractor. He is a professional member of the Arboricultural Association, an Associate Member of the Institute of Chartered Foresters and is a Quantified Tree Risk Assessment (QTRA) registered user.

2 Arboricultural Method Statement

- 2.1 This Arboricultural Method Statement details how trees to be retained should be protected during the construction phase of site development. The advice is specific to this site and should be read in conjunction with the Tree Protection Plan in Appendix 1.

SITE MONITORING AND SUPERVISION

- 2.2 An arboricultural consultant must be appointed to advise on tree protection implementation for the site.

SUGGESTED SEQUENCING OF ARBORICULTURAL INPUT

- 2.3 It is recommended that the following arboricultural input regarding on site management of retained trees is required. Table 5 below will form the basis of an auditable schedule of inspection and reporting.

Table 5: Sequencing of arboricultural input.

Activity	Level of arboricultural input
Pre-commencement site meeting with site manager and representatives from project management (if the latter is required).	Induction site meeting including review of tree protection measures. Site setting out at key locations (if required). Agree any improvements to tree protection measures (if required).
Tree works including removals.	Discuss and review works schedule with contractor.
Erection of protective barriers and ground protection measures.	Signing off of tree protection fencing location and fitness for purpose. On-going discussion and advice during installation until fencing is fixed and braced.
Removal of protective fencing and after completion of construction works.	Pre-commencement on site briefing with contractor and ongoing site supervision at agreed intervals until completion.
Carrying out of mitigation tree planting and soft and hard landscaping.	Pre-commencement on site briefing with landscape contractor check and agree planting specification. Site meeting with contractor following completion of works to check compliance with agreed specifications, maintenance, and aftercare.

GENERAL PRECAUTIONS TO BE TAKEN ON SITE**2.4 The following precautions must be taken at all times:**

- All retained trees must be protected by the erection of protective barriers prior to the commencement of any works and such barriers will remain in place during the entire course of the development.
- No fires can be lit within 10m of the canopies of trees to be retained.
- Designated Construction Exclusion Zones (CEZ) identified in the Tree Protection Plan (Temple, 2023) must be maintained to ensure that trees remain protected. Storage or stockpiling areas, temporary road access, accommodation and other facilities are to be located outside of RPAs, inside designated sites away from retained trees and all care must be taken to prevent the leakage or spilling of harmful materials into the soil.
- No excavations or soil stripping or general disturbance and compaction of the existing soil strata is permitted within the RPA of any tree to be retained.
- All scheduled tree works must be carried out prior to the commencement of any site works and before the erection of tree protection measures.
- A copy of the Method Statement and accompanying Tree Protection Plan will be made available and retained on site at all times and will be included in the site

induction for all contractors and visiting personnel so that they are familiar with its content and requirements.

EXCEPTIONS

- 2.5 Access is granted into the CEZ along the access road at the north of the site using the existing school drop off point. The CEZ includes the RPAs of trees T1, T6 and T14. While no construction works are permitted construction traffic may use the existing road surfacing.

PRE- COMMENCEMENT SITE MEETING

- 2.6 Prior to any site works being undertaken, a pre-commencement meeting on site between the Site Manager, Arboricultural Consultant and project management representatives (if the latter are required) will be carried out in order to understand and agree key stages for the implementation of tree protection measures and operations and to allow any aspect of the process to be discussed.
- 2.7 Details of discussions and agreements made in the meeting will be recorded by the arboricultural consultant and backed by photos. Written reports can be supplied to project management and/or the Local Planning Authority, should this be required.

ERECTION OF PROTECTIVE BARRIERS

- 2.8 The Tree Protection Plans show the location of tree protection fencing to be erected around the RPAs prior to the commencement of works. Protective barriers must remain in place through the entire course of the construction phase of the development and can only be moved in consultation with the appointed arboricultural consultant. The barrier will be a 2m high fence robust enough to withstand impact from plant machinery supported by a system of vertical and horizontal scaffold tubes and supporting back stays as specified in Figure 1 of BS 5837:2012.
- 2.9 Weatherproof signage will be attached to the barrier in locations clearly visible to contractors and site operatives. Examples of warning notices are provided in Appendix 2.
- 2.10 Once the barriers have been placed and fixed into position, they are not to be removed or altered in any way unless consented by the arboricultural consultant to allow for supervised works to be carried out within the RPA of a tree. The barriers are to remain in place until the conclusion of all site construction works but may be realigned, under

arboricultural supervision, to allow works specified below to be completed. All works within the RPAs of retained trees will be the subject of arboricultural supervision.

UNDERGROUND SERVICES

- 2.11 There can be no routing of underground services through the RPAs of retained trees.

FINAL REMOVAL OF PROTECTIVE FENCING AND GROUND PROTECTION MEASURES

- 2.12 Prior to the final removal of any protective fencing or ground protection, the arboricultural consultant to the project must be consulted. This ensures that tree protection is not removed prematurely, at a time when there may still be risk to trees and tree roots from construction or other activities.

CARRYING OUT OF MITIGATION TREE PLANTING AND SOFT AND HARD LANDSCAPING

- 2.13 A soft landscaping scheme including significant tree planting is required to mitigate tree losses on site which should be undertaken in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations.
- 2.14 The soft landscaping scheme must ensure adequate planting pit sizes and soil volume to accommodate specific tree species. Useful guidance can be found in the 'Soil Volume Guide (GreenBlue Urban, 2023).
- 2.15 The replanting scheme must include an aftercare plan with a watering schedule and replacement strategy that takes account of tree mortality rates.

CONTACT DETAILS

2.16 This method statement is accompanied by a list of known contact details for all relevant parties and is included in Table 6.

Table 6: List of contact details for all relevant parties

Contact	Name	Company or Local Authority name	Contact Number	Report Issued Yes/No
Client	Darryn Skinner	Willmott Dixon Construction Ltd	-	Yes
LPA Tree Officer	Planning	London Borough of Haringey	-	No
Arboricultural Consultant	Wesley Rawson	Temple Ltd	01273 813739	Yes

References

British Standard Institute (BSI) (2012). *BS 5837:2012 Trees in Relation to Design Demolition and Construction-Recommendations*. BSI, London.

British Standard Institute (BSI) (2010). *BS 3998:2010 Recommendation for Tree Works*. BSI, London.

British Standard Institute (BSI) (2014). *BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations*. BSI, London.

Department for Communities and Local Government (2014). *Planning Practice Guidance on Tree Preservation Orders and trees in conservation areas*.

Karakusevic-Carson Architects (2022) *474-KCA-XX-RF-DR-A-1004 Site Overview Roof Plan*.

Lonsdale, D. (1999). *Research for Amenity Trees No.7: Principles of Tree Hazard Assessment and Management*. HMSO

Mattheck and Breloer (1994). HMSO London. *Research for Amenity Trees No 4; The Body Language of Trees*.

Soil Volume Guide (2023). GreenBlue Urban.

Terrain Land and Architectural Surveys Ltd (2020) *TS18-077T1-2D.dwg & N10005-Topo-R0.dwg topographical plans*.

Town and Country Planning Act 1990 (as amended).

Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Turkington Martin (2023) *BFR-TML-ZZ-ZZ-RP-L-100002 P03*. Current Plan.

Appendix 2: Tree Protection Plan

Job title
Broadwater Farm Estate, Haringey
Job no. 7522

Client
Willmott Dixon Construction Ltd.

Map title
Tree Protection Plan

Section:
1 of 5

Scale
(at A2) 1:500

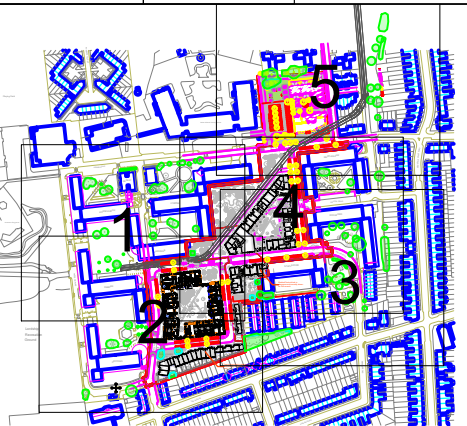
Date of survey
15/02/2021 & 02/02/2023

Surveyor
Callum Campbell

Drawn
WR

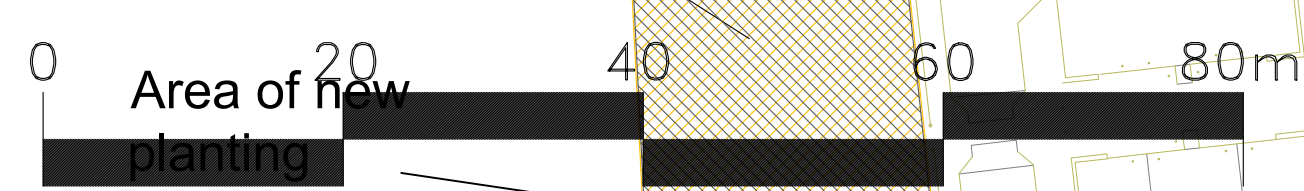
Approved
JW

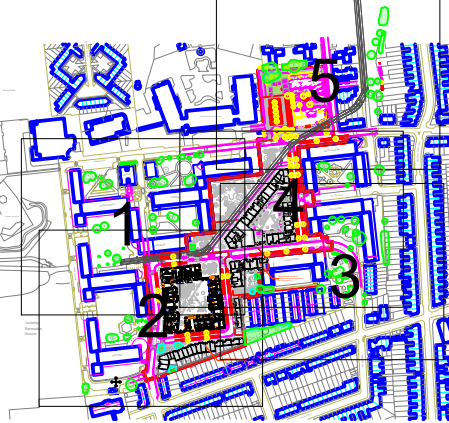
Date
27/02/2023



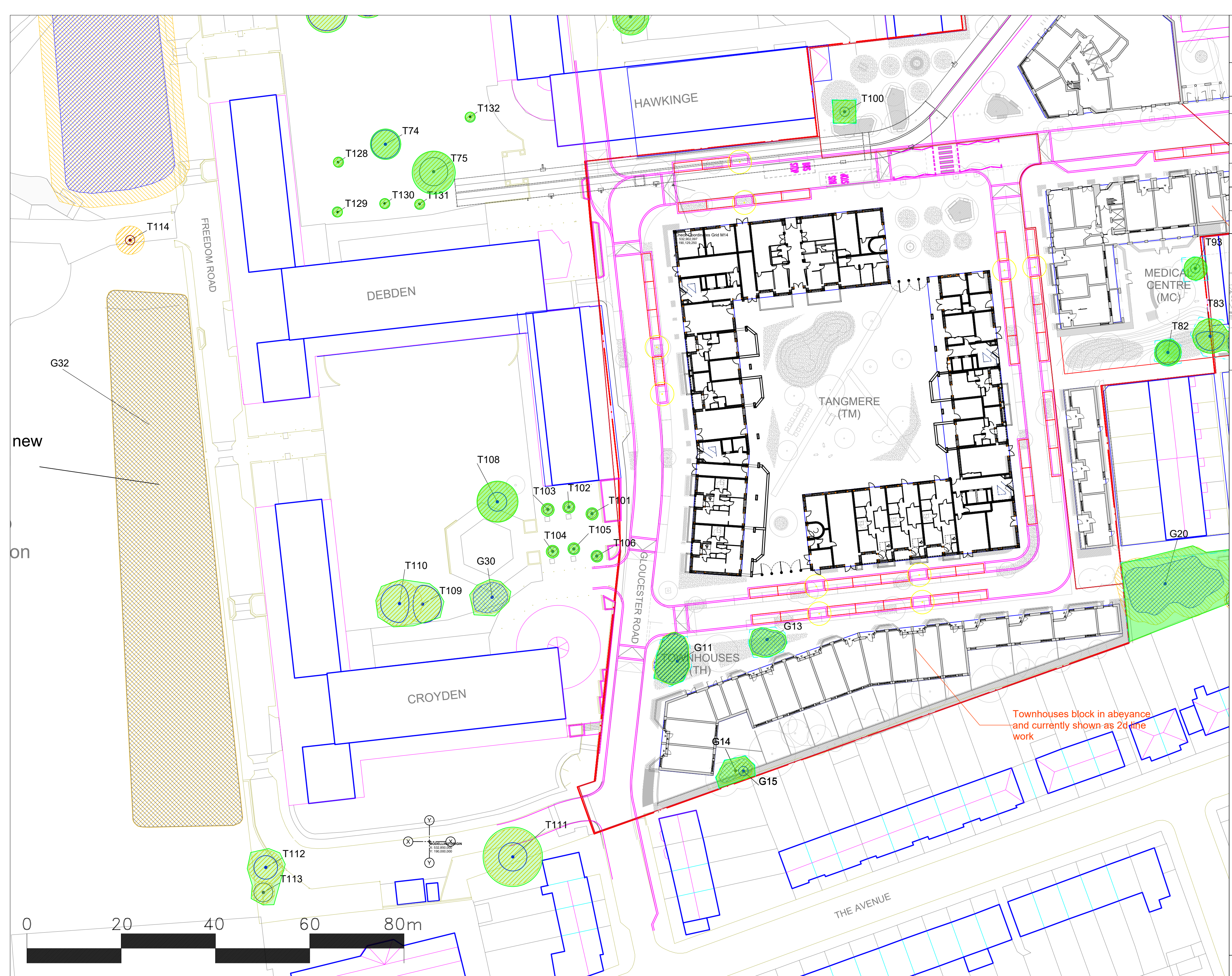
Legend

- Crown spread of category C - Trees with low quality and value
- Crown spread of category B - Trees with moderate quality and value
- Crown spread of category U - Trees of poor quality
- Root Protection Area (RPA)
- Crown spread of Category B groups
- Crown spread of Category C groups
- BS 5837:2012 Tree Protection Fencing
- Construction Exclusion Zones (CEZ)





- Legend
- Crown spread of category C - Trees with low quality and value
 - Crown spread of category B - Trees with moderate quality and value
 - Crown spread of category U - Trees of poor quality
 - Root Protection Area (RPA)
 - Crown spread of Category B groups
 - Crown spread of Category C groups
 - Trees for removal
 - BS 5837:2012 Tree Protection Fencing
 - Construction Exclusion Zones (CEZ)



Townhouses block in abeyance and currently shown as 2d line work

