



Arboricultural Report

for planning purposes

Alford House
Stanhope Road
Haringey
N6 5AL

January 2023

211122-PD-11

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1 EXECUTIVE SUMMARY

- 1.1 This *Arboricultural Report* ('the Report') has been instructed by *LonPro Highgate Ltd* ('the Client').
- 1.2 The proposed development at *Alford House* ('the Site') is for the construction of 2no. semi-detached dwellinghouses ('the Proposed Development'), within the area administrated by the *London Borough of Haringey* ('the LPA').
- 1.3 The Site was visited, and the trees and other vegetation surveyed, referring to the recommendations of BS5837, on the 11th of November 2021.
- 1.4 The Proposed Development does not specify the removal of any trees.
- 1.5 The Proposed Development specifies the pruning of 4no. trees (2no. *Category B* & 2no. *Category C*) and 1no. hedge (*Category C*). The pruning specifications are considered to be acceptable.
- 1.6 The Proposed Development is considered to relate acceptably to the surveyed trees. The provision of a detailed *Arboricultural Method Statement* will be required, in response to a pre-commencement planning condition.

2 INTRODUCTION

Instruction

- 2.1 This *Arboricultural Report* ('the Report') has been instructed by *LonPro Highgate Ltd* ('the Client').

Author

- 2.2 This Report was written by Christopher Wright ('the Author'). Christopher is an arboricultural consultant dealing with trees in relation to all forms of human activity including built development. He is a *Technician Member* of the *Arboricultural Association*, a member of the *Royal Forestry Society*, a member of the *Institute of Chartered Foresters*, holds the *Level 6 Diploma in Arboriculture (ABC)*, the *Professional Tree Inspection certificate (LANTRA)*, and has received a *BSc (Hons) Conservation and Environment (2:1)* from *Writtle University College*.

Proposed development

- 2.3 The proposed development at *Alford House* ('the Site') is for the construction of 2no. semi-detached dwellinghouses ('the Proposed Development'), within the area administrated by the *London Borough of Haringey* ('the LPA').

Scope

- 2.4 This Report has been provided to assist all parties involved in the planning process, in accordance with *British Standard 5837:2012 - Trees in relation to design demolition and construction - Recommendations* ('BS5837').

Site survey

Survey date

- 2.5 The Site was visited, and the trees and other vegetation surveyed, referring to the recommendations of BS5837, on the 11th of November 2021 by the Author. The details of this survey are found within the Report appendices.

Health and safety

- 2.6 The survey was not an assessment of the health and safety of the trees (i.e., the survey was not a thorough investigation of the condition of all of the trees).
- 2.7 In this instance, too much time elapsed since the Site survey to confirm any health and safety issues that may currently apply, though no obvious issues were identified at the time of the survey.



Map 1: Showing the area discussed in this Report within the indicative line and sourced from Google Maps (note: this is not the red line plan of the Proposed Development).

Report preparation

External documents

2.8 This Report has been prepared, with reference to the following supplied documents and information:

- *Location Plan & Block Plan (141_00_01_PL1);*
- *Site Plan Existing (141_00_03_PL1);*
- *Site Plan Proposed (141_00_13_PL1);*
- *Proposed Ground Floor (141_11_01_PL1);*
- *Proposed First Floor (141_11_02_PL1);*
- *Proposed Second Floor (141_11_03_PL1);*
- *Proposed Roof Plan (141_11_04_PL1);*
- *Proposed Section 1-1 (141_16_11_PL1);*
- *Proposed Section A-A (141_16_12_PL1);*
- *Topographical Survey (210835-01); and*
- *Pre-Application Planning Advice Note (PRE/2022/0003).*

Appendices

2.9 The appendices of this Report include:

- Appendix A (plans); and
- Appendix B (schedules).

Definition of terms

2.10 The following terms and abbreviations may be used within this Report. These terms are defined by BS5837 as follows, unless provided without quotation marks:

- **Arboricultural Method Statement ('AMS')** - *"methodology for the implementation of any aspect of development that is within the root protection area, or has the potential to result in loss of or damage to a tree to be retained"*.
- **Local Planning Authority ('LPA')** - the planning department of the borough, district, or metropolitan council.
- **Root Protection Area ('RPA')** - *"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"*.
- **Service(s)** - *"any above- or below-ground structure or apparatus required for utility provision"* that may for example include *"drainage, gas supplies, ground source heat pumps, CCTV and satellite communications"*.
- **Tree Protection Plan ('TPP')** - *"scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures"*.

3 SITE INFORMATION

Current Site use

- 3.1 The area of the Site affected by the Proposed Development currently comprises a communal lawn area and a car parking area (see Photo 1 & Photo 2 below). The wider Site comprises multiple apartment blocks with associated car parking and communal spaces.



Photo 1: Looking north-west towards the Site from the existing main entrance along Stanhope Road, showing T1 (left) and T3-T8 (right) as points of reference.

Geotechnical information

British Geological Survey

- 3.2 The *British Geological Survey* ('BGS') provides on-line information, regarding the general soil properties of an area, including the underlying bedrock and any superficial deposits that overlay the bedrock. This information indicates that the Site is situated upon a bedrock of *London Clay Formation* (comprised of clays, sands, and silts), over which no superficial deposits are recorded.

- 3.3 There are no publicly available borehole logs within or adjacent to the Site that are provided by the BGS.

Root morphology

- 3.4 Soils where the clay content is significant will tend to encourage tree root growth at shallower depths - often, within the upper 600mm of soil¹. Where other soil components are present to greater extents, root morphology may differ, though impermeable layers of heavy compacted clay may restrict penetrative root growth, which may influence how far roots radiate from the stem of the tree to acquire nutrients.



***Photo 2:** Looking south-east towards the Site from adjacent to T1 (front right - almost out of view), showing T11 (far right) as a point of reference.*

1 - Forestry Commission. (2005) Information Note FCN078 - The influence of soils and species on tree root depth.

4 TECHNICAL ARBORICULTURAL DETAILS

Landscape details

Distribution

- 4.1 The surveyed trees and other forms of vegetation are located around the edges of the Site area affected by the Proposed Development.
- 4.2 Predominantly, trees and vegetation are located along the northern boundary that separates the Site from the properties along *Shepherd's Hill* to the north (see Photo 3 below), though T1 sits within the communal lawn area to the west of the Site, G12 is located by the existing entrance to the east along *Stanhope Road*, and T11 is located south of the same entrance from *Stanhope Road*.



Photo 3: Looking north towards the trees along the northern boundary of the Site (including T3-T9 & G13).

Visibility

- 4.3 The surveyed trees and other forms of vegetation are generally visible from the public realm, considering that they are all located to the front of apartment blocks and other buildings (i.e., road-side of them).

- 4.4 It is considered that the value of the trees is not necessarily in their individual value but in their presence as part of a wider number of trees (for example where T3-T9 form one combined canopy area that is visible from *Stanhope Road* to the east - see Photo 4 below), which generally affords a verdant feel to the locality.

BS5837 details

Survey criteria

- 4.5 The surveyed trees and vegetation items have been generally categorised, in terms of the landscape criterion as defined in BS5837, which focusses on the wider value afforded in contributing to the character of the landscape, in place of the individual merits of each item.



Photo 4: Looking north-west towards the Site from the eastern side of Stanhope Road, showing T3-T9 (far right) as points of reference.

BS5837 categorisation

- 4.6 In BS5837 terms, the surveyed trees and other forms of vegetation comprise:
- *Category B* (i.e., moderate-quality): 8no. trees; and
 - *Category C* (i.e., low-quality): 2no. trees, 1no. tree group, 1no. shrub group, & 1no. hedge.

Root Protection Areas

- 4.7 Based on the ground conditions of the Site that includes the known or foreseeable presence of buried structures, in addition to the context within which the surveyed trees and other vegetation items are growing, the standardised circular RPAs have not been amended.

Statutory protections

Conservation Areas

- 4.8 The LPA publishes details of its *Conservation Areas* ('CAs') online. According to this information, the Site is within the *Highgate* CA, which affords a baseline level of protection to the surveyed trees, under the relevant provisions of *The Town and Country Planning (Tree Preservation)(England) Regulations 2012*.

Tree Preservation Orders

- 4.9 The LPA publishes details of its *Tree Preservation Orders* ('TPOs') online. According to this information, no TPOs apply to any of the surveyed trees. However, this information is indicative and should not therefore be relied upon as definitive.
- 4.10 For clarity, *TPO/2014/0730* and *TPO/2014/0731* affect the neighbouring land to the north of the Site referred to as *36 Shepherds Hill*, though these TPOs respectively affect a silver birch and horse chestnut (of which neither are recorded as part of the survey and therefore are assumed to be located elsewhere within this adjacent site).

5 PLANNING POLICY AND GUIDANCE

National

Background information

- 5.1 Planning policy at national level is set out in the government's *National Planning Policy Framework* (the 'NPPF')², published in July 2021.
- 5.2 At this level, policy addresses the key principles of development. At its core, there is a presumption in favour of sustainable development incorporating good and durable design, by combining economic, social, and environmental strands in a balanced manner. Trees comprise an element of green infrastructure, which is one aspect of the environmental strand of sustainability.

National Planning Policy Framework 2021

- 5.3 In the context of the Proposed Development, the NPPF provides the following guidance that is relevant in terms of the surveyed trees:
- **Paragraph 174** - *"Planning policies and decisions should contribute to and enhance the natural and local environment by: ... b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services including the economic and other benefits of ... trees and woodland".*

Greater London

Background information

- 5.4 Planning policy at the *Greater London* level is currently set out in *The London Plan* (the 'LP'). The current iteration of the LP was published, in March 2021.

London Plan 2021

- 5.5 In the context of the Proposed Development the LP provides the following guidance that is relevant in terms of the surveyed trees:
- **Policy G7 Trees and Woodlands** - *"Development proposals should ensure that, wherever possible, existing trees of value are retained. 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, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy".*

Local

Background information

- 5.6 Planning policy at the local level is currently set out in the LPA's *Local Plan: Strategic Policies 2013 (with alterations 2017)* and *Development Management DPD* documents (the 'LDP'), published respectively in 2013 and 2017 (with the former being altered in 2017 also).

Strategic Policies & Development Management DPD 2017

- 5.7 In the context of the Proposed Development, the current LDP provides the following guidance that is relevant in terms of the surveyed trees:
- **Policy SP13: Open Space and Biodiversity** - "*All development shall protect and improve sites of biodiversity and nature conservation, including private gardens through its: ... Protection, management and maintenance of existing trees and the planting of new trees where appropriate*".
 - **Policy DM1: Delivering High Quality Design** - "*C. Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to: ... c. Trees on and close to the site*".
 - **Policy DM9: Management of the Historic Environment** - "*D. Subject to (A-C) above the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area*".

Highgate Conservation Area Character Appraisal and Management Plan 2013

- 5.8 The CA within which the Site is located was appraised by the LPA during 2013 within the *Highgate Conservation Area Character Appraisal and Management Plan* ('the CAA').
- 5.9 Within the CAA, it identifies the Site as being within *Sub-Area 5 for Shepherd's Hill*, which is covered by *Chapter 8* of the CAA. Within this chapter, it does not have anything specific to say on the trees at the Site, though it does state at *Paragraph 8.6.1* that *Sub-Area 5* is "*characterised by the ... tree lined streets and gap views towards rear gardens between buildings*" (i.e., that glimpsed views of trees are valuable).

Neighbourhood

Background information

- 5.10 The Site is located within the *Highgate Neighbourhood Area*. Planning policy at the neighbourhood level is currently set out in the *Highgate Neighbourhood Plan* ('the NDP'), published in 2017.

Highgate Neighbourhood Plan 2017

- 5.11 In the context of the Proposed Development, the current NDP provides the following guidance that is relevant in terms of the surveyed trees:
- **Policy OS2: Protection of Trees and Mature Vegetation** - *"I. Within the conservation areas or when protected by a TPO, specimen, veteran and mature trees and mature vegetation, which have townscape, ecological or amenity value should be retained where possible. ... II. Developments will be expected to preserve or enhance the character of Highgate's conservation areas There should be no net loss of trees of as a result of development, and pro rata replacement will be expected."*
 - **Policy DH10: Garden Land and Backland Development** - *"I. Existing mature trees and landscaping shall be retained wherever possible. Development proposals should allow sufficient space above and below ground to prevent damage to root systems and to facilitate future growth".*

6 ARBORICULTURAL IMPACT ASSESSMENT

Removals

Numerical data

- 6.1 The Proposed Development requires the removal of 1no. shrub group, which in BS5837 terms comprises:

- *Category C* (i.e., low-quality): G12 (comprising shrubs only).

Reasons for removals

- 6.2 The removal of G12 is required, in order to facilitate the implementation of the Proposed Development.

Impacts of removals

- 6.3 The loss of G12 is not considered to be a significant issue. Whilst this group is visible from the public realm, it comprises shrubs and therein there is not any arboricultural impact in the strict sense.

Mitigation greening

- 6.4 At this stage of the planning process, the Proposed Development has not provided details regarding the planting of new trees and other forms of vegetation. However, as the development has such limited impact on trees and vegetation this is not considered a strict requirement of the application. It is considered that there is sufficient capacity for new tree planting located within the Site, should this be required.
- 6.5 Details relating to the provision of a landscape specification can be provided, in response to a suitable planning condition if required.

Pruning

Numerical data

- 6.6 The Proposed Development requires the pruning of 4no. trees and 1no. hedge, which in BS5837 terms comprises:

- *Category B* (i.e., moderate-quality): T3 & T4; and
- *Category C* (i.e., low-quality): T1, H10, & G13.

Specifications of pruning

- 6.7 All specifications for tree pruning are provided on the *Tree Work Schedule* that is located at Appendix B of this Report. Where appropriate, the specified pruning works are also shown on the relevant plans that are located at Appendix A.

Reasons for pruning

- 6.8 The specified pruning works are required, in order to facilitate the implementation of the Proposed Development this includes providing the necessary working space to implement it.
- 6.9 For clarity, whilst it is in theory possible for only select areas of the crowns of T1 and T4 to be pruned to establish what is considered to be the required working space, the fact that both are already managed by way of full crown reductions justifies a repeat of the established management regime (as both will require a repeat crown reduction in the coming years under any and all realistic circumstances – it is generally considered the best-practice approach to maintain an established management regime).

Impacts of pruning

- 6.10 The impact of the specified pruning works are in all instances not considered to be significant. The visual qualities of the affected trees will not be significantly undermined and the condition of the affected trees (in structural and physiological terms) will be maintained.

Retained tree juxtapositions

- 6.11 In relation to the retained trees and vegetation (including any outside of the Site), the Proposed Development is not considered to place any increased pressure upon these items that may result in inappropriate management (e.g., major branch removal or heavy pruning). The Proposed Development is therefore considered to be acceptable, regarding its juxtaposition to the retained trees and vegetation.

Arboricultural oversight during works

- 6.12 The implementation of the Proposed Development is considered to require a continued presence of the arboriculturist, to ensure that the principles of protection as are outlined in this Report are adhered to (that are discussed from the following sub-section within this Report).
- 6.13 In order to ensure that the risk of significant harm that may occur to any of the retained trees is as low a probability as possible, it is considered that a Site visit by the arboriculturist will occur at least at the following points, with the findings of each visit being summarised in written format and issued to at least the Client, main contractor, and LPA tree officer:
- a pre-commencement meeting at Site with at least the main appointed contractor to discuss the details of tree protection and works;

- to sign-off the tree protection measures prior to the commencement of any works to implement the Proposed Development (except in the case of specified tree works that can occur prior to this point);
- monthly throughout the process of implementing the Proposed Development (wherein visits will align with activities that may require oversight as identified from the following sub-section and within the TPP at Appendix A); and
- upon the completion of works to implement the Proposed Development.

Construction and landscaping works

General protection details

- 6.14 The indicative TPP at Appendix A sets out the specifications for tree protection that are associated with the implementation of this phase of the Proposed Development, based on the details that are currently available. This TPP includes an outline AMS (i.e., indicative of the basic principles of works), which provides some baseline information relating to the installation, implementation, and management of the specified tree protection measures.
- 6.15 For clarity, it will need to be the case that a detailed AMS is provided, once matters pertaining to construction logistics and confirmed and the designs for the Proposed Development are developed to *RIBA Stage 4*, to ensure that the means by which the trees are to be protected is not undermined. It is considered that this AMS ought to be provided in response to a pre-commencement planning condition.

Access and logistics

- 6.16 The means by which the Proposed Development will be implemented are not at this stage confirmed for example, there are no logistical details that indicate the extent of the working area (i.e., the hoarded-off area). Therefore, this Report operates on an at-principle basis whereby the TPP provides an indication of where tree protection will need to be installed to provide sufficient space for working operations.
- 6.17 Based on the assumptions made in this Report, it is considered that any residual risk of harm to trees as associated with the general means of implementing the Proposed Development will be low, though this matter will require articulation within a detailed AMS that ought to be provided in response to a pre-commencement planning condition (and will need to include construction logistics information provided by an appropriate consultant or contractor).

Alterations to the existing car parking area by T4

- 6.18 The existing car parking surface immediately adjacent to T4 (see Photo 5 below), as part of the Proposed Development, is to be partially demolished and likely also partially resurfaced.
- 6.19 Currently, the car parking area extends almost up to the stem of T4 and the area affected by the Proposed Development amounts to approximately 23% of the total RPA of T4.



Photo 5: Showing the existing edge of the car parking area adjacent to the stem of T4 (front right).

- 6.20 Approximately 16% of the affected RPA will remain as car parking and therefore will likely require re-surfacing as part of the Proposed Development. The principles to which works will need to adhere are articulated within the TPP at Appendix A. For clarity, this includes limiting work to strict re-surfacing only that leaves the existing sub-base intact, in addition to the potential requirement for the arboriculturist to oversee works once further details regarding the scope of works to this area are ascertained. Nominally, the residual risk of harm to T4 as associated with this aspect of the Proposed Development is considered to be low.
- 6.21 Additionally, approximately 7% of the affected RPA will have the car parking area removed of which some will revert to soft landscaping and some will comprise the air-

source heat pump enclosure. The TPP also includes the principles to which works will need to adhere (including manual working and no disturbance to the soil beneath the existing sub-base layer), to ensure that the residual risk of harm to T4 is low.

Construction of the dwellinghouses

- 6.22 The position of the northern proposed dwellinghouse slightly encroaches into the RPA of T4, amounting to approximately 5% of its RPA at its southern-most periphery.
- 6.23 This is not considered to be a significant issue and no particular methods of construction are considered to be necessary to reduce the risk of harm to T4 specifically, because it is considered that the risk of harm to T4 even if employing conventional construction methods is low. Special design methods are in turn considered to be unnecessary.
- 6.24 However, this low risk of harm is reliant upon the principles of protection for T4 as associated with other aspects of the Proposed Development being adhered to. Otherwise, there is a risk of compound pressures adversely effecting its condition, which needs to be avoided.

Installation of the air-source heat pump enclosure by T4

- 6.25 The position of the proposed air-source heat pump enclosure is within the RPA of T4 and affects approximately 5% of its RPA.
- 6.26 The principles to which works will need to adhere are articulated within the TPP at Appendix A. For clarity, this requires works to install the foundation element to be undertaken manually with all roots in excess of 25mm being retained; it may therefore be the case that works need to be overseen by the arboriculturist, depending on the final specifications of this enclosure (and such matters will need to be further articulated within a detailed AMS). Nominally, the residual risk of harm to T4 as associated with this aspect of the Proposed Development is considered to be low.

Installation of new gated access from Stanhope Road by T11

- 6.27 The position of a new access gate for vehicles and pedestrians is proposed at the existing entrance to the Site that is adjacent to T11. The position of the southern gate post and structure is within the RPA of T11, within its northern peripheral area and affecting only a small area of approximately 1%.
- 6.28 At this distance from the tree, it is unlikely that there are significant roots (i.e., those in excess of 25mm diameter) that will be affected by works to install this structure, though it remains possible that roots of this size or above are present.

- 6.29 Consequently, as articulated on the TPP, this requires works to install the foundation element to be undertaken manually with all roots in excess of 25mm being retained (should they be present), and it may need to be the case that works are overseen by the arboriculturist. Such details will need to be further articulated within a detailed AMS, though nominally and subject to compliance with the above principles the residual risk of harm to T11 is considered to be low.

Hard landscaping works by T1

- 6.30 Works to install the new footpath that provides access to both proposed dwellinghouses does not affect the RPA of T1. Therefore, there is no direct risk of harm to this tree associated with this element of work.
- 6.31 However, it will need to be the case that the barrier protection as shown on the TPP remains in place until after this path is installed, to ensure that the RPA of T1 remains fully protected.

Soft landscaping works

- 6.32 Currently, soft landscaping details are not confirmed in detail and information is therefore largely indicative. However, it is almost certain that soft landscaping works will occur within the RPAs of most of the surveyed trees most notably T1 that has many surface roots (especially to the west of its stem - see Photo 6 below).
- 6.33 Principles of work to which soft landscaping works must adhere are provided on the TPP at Appendix A. For clarity, this includes manual working only with no plant or machinery being stored within RPAs, in addition to a threshold being applied to limit soil disturbance to the top 50mm, and the retention of all roots in excess of 25mm diameter.
- 6.34 Subject to compliance with the above principles (and the further articulation of working requirements within a detailed AMS) the residual risk of harm to the trees that surround the proposed dwellinghouse area is considered to be low.

Services and utilities

- 6.35 At this stage of the planning process, details pertaining to the location of new service runs and any required access to existing runs are not established. In this context, it is not possible to determine the level of impact of this element of the designs to the retained trees.
- 6.36 In the eventuality that access to existing service runs or to install new service runs involves work operations within the RPA of the retained trees, any impact to affected trees can be managed by following the recommendations of BS5837 (i.e., by working

in accordance with a detailed AMS and through the use of appropriate methods of work), which includes as a normative reference the *National Joint Utilities Guidance*³.



Photo 6: Showing the surface rooting of T1 (with the Site to the rear by the parked cars - i.e. to the east).

Planning policy considerations

National policies

6.37 With regard to the relevant planning policies at this spatial scale (as per paragraph 5.1), the Proposed Development is considered to respond to these policies in the following manners:

- **Paragraph 174** - The Proposed Development is considered to ensure that the character of the Site is sufficiently maintained, as regards the means by which trees serve to accentuate its character. The Proposed Development is also considered to not significantly obstruct views of the trees within the Site, which protects its existing character to an acceptable level.

Regional policies

6.38 With regard to the relevant planning policies at this spatial scale (as per paragraph 5.4), the Proposed Development is considered to respond to these policies in the following manners:

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

- **Policy G7** - The Proposed Development retains all trees that are considered to be of value.

Local policies

6.39 With regard to the relevant planning policies at this spatial scale (as per paragraph 5.6), the Proposed Development is considered to respond to these policies in the following manners:

- **Policy SP13** - The Proposed Development is considered to be able to protect all of the existing trees within and adjacent to the Site, with the general residual risk of harm to all trees being low, subject to compliance with the details of this Report (including the provision of a detailed AMS in response to what ought to be a pre-commencement planning condition).
- **Policy DM1** - The Proposed Development is considered to have been designed in a manner whereby the way in which it relates to the nearby trees is acceptable.
- **Policy DM9** - The Proposed Development is considered to ensure that the character of the *Highgate CA* is sufficiently maintained, as regards the means by which trees serve to accentuate its character. The Proposed Development is also considered to not significantly obstruct views of the trees within the Site, which protects the existing character of the CA to an acceptable level.

Neighbourhood policies

6.40 With regard to the relevant planning policies at this spatial scale (as per paragraph 5.10), the Proposed Development is considered to respond to these policies in the following manners:

- **Policy OS2** - The Proposed Development is considered to ensure that the character of the *Highgate CA* is sufficiently maintained, as regards the means by which trees serve to accentuate its character. No trees are specified for removal as part of the Proposed Development (with all removals being confined to shrubs) and therefore there is no net loss of trees at the Site.
- **Policy DH10** - The Proposed Development is considered to provide sufficient space both above and below ground for the existing trees to continue to function in a manner whereby they can remain as assets to the local area.

7 CONCLUSIONS

- 7.1 The Proposed Development does not specify the removal of any trees. The only removals specified comprise those present within a shrub group.
- 7.2 The Proposed Development specifies the pruning of 4no. trees (2no. *Category B* & 2no. *Category C*) and 1no. hedge (*Category C*). The pruning specifications are considered to be acceptable, in arboricultural and visual (i.e., amenity) terms.
- 7.3 The Proposed Development is considered to relate acceptably to the surveyed trees that can be reasonably protected from harm during the process of implementation. However, this will require the provision of a detailed AMS that ought to be provided in response to a pre-commencement planning condition.

8 APPENDICES CONTENTS

APPENDIX A - Plans

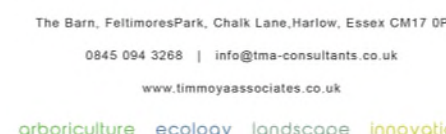
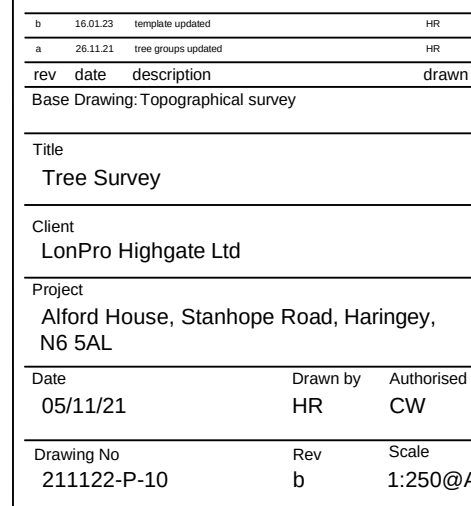
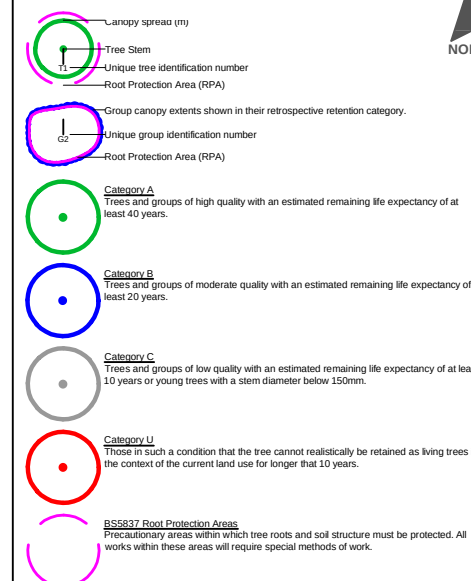
- 211122-P-10b Tree Survey
- 211122-P-11 Proposed Layout and Tree Works
- 211122-P-12 Tree Protection Plan

APPENDIX B - Schedules

- 211122-PD-10a Tree Schedule
- 211122-PD-12 Tree Work Schedule

APPENDIX A - Plans

- 211122-P-10b Tree Survey
- 211122-P-11 Proposed Layout and Tree Works
- 211122-P-12 Tree Protection Plan



General Arboricultural Method Statement

TREE WORKS

Only the tree works specified within this report may be undertaken, after the appropriate planning consents have been acquired and in order to implement the consent. In the event of any uncertainty regarding tree works, the arboriculturist will be consulted and where appropriate the Local Planning Authority.

All tree works will be undertaken, in accordance with the best-practice recommendations provided in BS 3998:2010. The statutory responsibilities as outlined in the Wildlife and Countryside Act 1981 (as amended) and the Habitat Regulations 2010 will also be complied with.

TREE PROTECTION FENCING

The tree protection fencing and (where appropriate) ground protection, will be installed as specified within this plan, prior to the commencement of any demolition and construction works. No plant or materials will be delivered to site prior to the construction of the tree protective fencing other than those required to install the tree protection fencing. On every third panel, a sign will be fixed that states "Tree Protection Zone (CEZ). Keep out. Any incursion into this area must be agreed in advance with the arboriculturist and Local Planning Authority." An example of this sign is provided within this plan.

The position of the tree protection fencing must not be amended and no individual panels will be uncoupled, without the agreement of the arboriculturist and/or Local Planning Authority.

SERVICES AND DRAINAGE

The installation of drainage runs, manholes, storage tanks, and utilities will be positioned outside the root protection areas of retained trees. If the installation of new services and drainage runs are required within the root protection areas (RPAs) of retained trees, all methods of working will follow the guidance within Table 3 of BS 5837 or the National Joint Utilities Group's (NJUG) Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees (volume 4, issue 2).

Excavation works within the RPAs of retained trees will be undertaken manually with the use of hand tools only (under the supervision of the arboriculturist), unless otherwise agreed in advance by the arboriculturist. It is recommended that an air lance - and if required a soil vacuum - is used, to excavate service trenches within RPAs. If soil conditions are not suitable for this method of excavation, alternative hand tools can be used once agreed in advance by the arboriculturist.

All roots greater than 25mm in diameter will be retained and will immediately be wrapped in hessian or another appropriate material, to prevent desiccation and temperature fluctuations. Roots will be pushed aside to allow for runs to be installed, where this is practical and without causing root damage.

No machinery will be permitted within the CEZ, at any time, unless agreed in advance with the arboriculturist.

ARBORICULTURAL CLERK OF WORKS

Attendance by the arboriculturist on Site is required, as per the specifications outlined within the Report to which this plan is appended.

It will be the responsibility of the main contractor (or other managing individual or organisation) to confirm the date and time of attendance, providing at least five working days of notice so that the project arboriculturist can confirm attendance.

GENERAL PROTECTION METHODS

No fires will be permitted, within 20m of the crown of any tree or other area of vegetation that includes hedgerows and groups of trees.

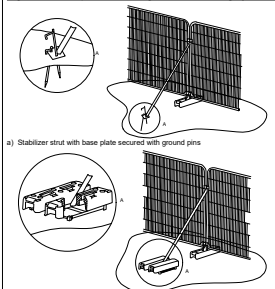
No changes in soil level will occur, within the CEZs and RPAs, without agreement in advance with the arboriculturist.

The CEZs will at all times remain free of liquids, materials, vehicles, plant, and personnel, without agreement in advance with the arboriculturist.

Any liquid materials spilled on site will immediately be cleared up. If liquids are spilled within 2m of any CEZ or RPA, the incident will immediately be reported to the arboriculturist, to determine the appropriate response.

All damage to trees and other vegetation will immediately be reported to the arboriculturist, to determine the appropriate response.

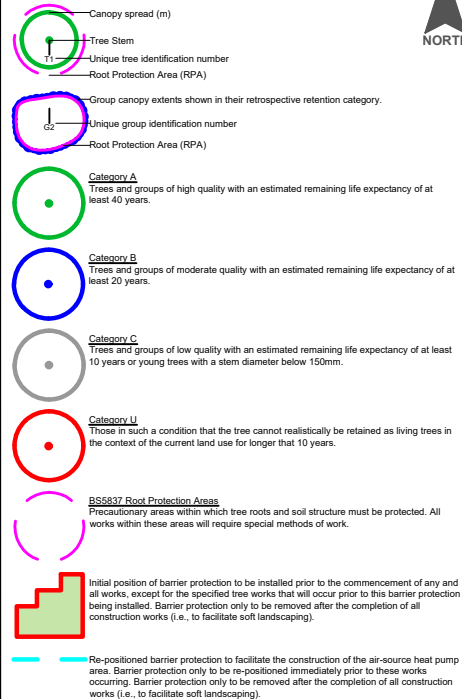
Figure 3 Examples of above-grounds stabilizing systems



0 5m 10m 15m



BS 5837:2012 TREE RETENTION CATEGORIES



rev	date	description	drawn by
Base Drawing:	141_01_01_PL1	Ground Floor	Existing 1_200

Title
Tree Protection Plan

Client
LonPro Highgate Ltd

Project
Alford House, Stanhope Road, Haringey, N6 5AL

Date	Drawn by	Authorised
16/01/23	HR	CW
Drawing No	Rev	Scale
211122-P-12	-	1:250@A3



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APPENDIX B - Schedules

- 211122-PD-10a Tree Schedule
- 211122-PD-12 Tree Work Schedule

211122-PD-10a Tree Schedule



TIM MOYA ASSOCIATES

211122 - Alford House

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T1	1 Acer negundo (Box Elder (Ash - Leaved) Maple)	12.0	39 COM	2		5.0		6.5		3.5		3.0	3.0		Mature	Structural condition Fair. Physiological condition Fair. Crown reduction - Recent. Decay / structural defect in crown limb / limbs - Localised. Decay / structural defect - Base. Decay / structural defect - Bole. Epicormic growth - Base / bole / principal stems. Pruning wounds - Decayed. Root damage - Evident / observed. Root plate movement - Historic (suspected stabilised). Raised surface roots.	11/11/2021	72.2	4.8	10-20	C2
Tree T2	1 Tilia x vulgaris (Common Lime)	10.0	35 COM	2		3.0		5.0		5.0		4.0	1.5		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Restricted / obscured. Base / stems obscured - Vegetation. Competition - Adjacent trees. Multi-stemmed. Position estimated - no topographical survey information.	11/11/2021	56.5	4.2	20-40	B2
Tree T3	1 Tilia x vulgaris (Common Lime)	10.0	30	1		4.0		6.5		2.0		2.0	1.5		Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Restricted / obscured. Base / stems obscured - Vegetation. Competition - Adjacent trees. Multi-stemmed. Position estimated - no topographical survey information.	04/11/2021	40.7	3.6	20-40	B2
Tree T4	1 Acer pseudoplatanus (Sycamore)	15.0	45	1	3.5		4.5		3.5		2.0		3.5	3.5 S	Mature	Structural condition Fair. Physiological condition Fair. Base / stems obscured - Vegetation. Crown reduction - Recent. Ivy or climbing plant. Raised surface roots.	11/11/2021	91.6	5.4	20-40	B1/B2
Tree T5	1 Tilia x vulgaris (Common Lime)	13.0	30	1	1.0		3.0		4.5		3.0		4.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Off-Site. Access not available to inspect. Position estimated - no topographical survey information.	04/11/2021	40.7	3.6	20-40	B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **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.

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211122 - Alford House

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T6	Robinia pseudoacacia (False Acacia sp./Black Locust)	21.0	50	1	N	NE	E	SE	S	SW	W	NW	5.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Vegetation. Ivy or climbing plant. Off-Site. Access not available to inspect. Position estimated - no topographical survey information.	04/11/2021	113.1	6.0	20-40	B1/B2
Tree T7	1 Acer pseudoplatanus (Sycamore)	19.0	50	1	N	NE	E	SE	S	SW	W	NW	8.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Vegetation. Ivy or climbing plant. Off-Site. Access not available to inspect. Position estimated - no topographical survey information.	04/11/2021	113.1	6.0	20-40	B1/B2
Tree T8	1 Acer pseudoplatanus (Sycamore)	20.0	69 COM	3	N	NE	E	SE	S	SW	W	NW	3.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Vegetation. Ivy or climbing plant. Off-Site. Access not available to inspect. Position estimated - no topographical survey information.	04/11/2021	217.1	8.3	20-40	B1/B2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **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.

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211122 - Alford House

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Group G9	1 Acer campestre (Field Maple)	7.0	10 AVE										0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent vegetation. Dimensions estimated. Numbers indicative of group. Position estimated - no topographical survey information.	11/11/2021			10-20	C2
	1 Acer pseudoplatanus (Sycamore)																				
	1 Aesculus hippocastanum (Horse Chestnut)																				
	1 Chamaecyparis lawsoniana (Lawson Cypress)																				
	5 Ilex aquifolium (Holly)																				
	1 Sambucus nigra (Elder)																				
Hedge H10	9 Ligustrum ovalifolium (Privet/Garden Privet)	5.0	10 AVE										0.0		Early Mature	Structural condition Fair. Physiological condition Good. Natural regeneration. Dimensions estimated. Numbers indicative of group. Position estimated - no topographical survey information.	04/11/2021			10-20	C2
	9 Laurocerasus officinalis (Cherry Laurel)																				
	1 Fraxinus excelsior (Ash)																				
	1 Buddleja sp. (Buddleja)																				

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **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.

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Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T11	1 Acer pseudoplatanus (Sycamore)	19.0	56 COM	2	N	NE	E	SE	S	SW	W	NW	4.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Vegetation. Crown reduction - Recent. Ivy or climbing plant. Root damage - Evident / observed. Raised surface roots.	04/11/2021	144.8	6.8	20-40	B2
Group G12	3 Buddleja sp. (Buddleja)	4.5	10 AVE										0.0		Early Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Restricted / obscured. Base / stems obscured - Vegetation. Dimensions estimated. Numbers indicative of group. Position estimated - no topographical survey information.	11/11/2021			20-40	C2
	2 Viburnum sp. (Viburnum sp.)																				
Tree T13	1 Acer pseudoplatanus (Sycamore)	6.0	10	1		1.0		4.5		2.5		1.0	2.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Recent. Competition - Adjacent trees. Suppressed crown - Major. Unbalanced crown - Major. Dimensions indicative. Position estimated - no topographical survey information.	11/11/2021	4.5	1.2	10-20	C2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **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.

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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

211122-PD-12 Tree Work Schedule

211122 - Alford House

ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
T1	1 <i>Acer negundo</i> Box Elder (Ash - Leaved) Maple	C2	Good arboricultural practice Reduce crown by - Specified extent. Undertake a crown reduction of the entire tree, by cutting back regrowth to the existing and established pruning points.	Proposed
T3	1 <i>Tilia x vulgaris</i> Common Lime	B2	To facilitate development Reduce crown by - Specified extent. Laterally prune back the south-eastern crown aspect of this tree by 2m.	Proposed
T4	1 <i>Acer pseudoplatanus</i> Sycamore	B1/B2	To facilitate development Reduce crown by - Specified extent. Undertake a crown reduction of the entire tree, by cutting back regrowth to the existing and established pruning points.	Proposed
H10	1 <i>Buddleja sp.</i> Buddleja 1 <i>Fraxinus excelsior</i> Ash 9 <i>Laurocerasus officinalis</i> Cherry Laurel 9 <i>Ligustrum ovalifolium</i> Privet/Garden Privet	C2	Landscape improvement Management objective. Clip the top and sides of this hedgerow so that it becomes box-shaped and generally has a formal appearance.	Proposed
G12	2 <i>Viburnum sp.</i> Viburnum sp. 3 <i>Buddleja sp.</i> Buddleja	C2	To facilitate development Fell - Ground level.	Proposed
T13	1 <i>Acer pseudoplatanus</i> Sycamore	C2	To facilitate development Reduce crown by - Specified extent. Laterally prune back the southern crown aspect of this tree by 2.5m.	Proposed

Tree work analysis (trees and trees in groups)

	Good arboricultural practice	Landscape improvement	To facilitate development	Total
Fell - Ground level	0	0	1	1
Management objective	0	1	0	1
Reduce crown by - Specified extent	1	0	3	4
Total	1	1	4	6



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