

Compton Avenue, Highgate

R02_Arboricultural Note

- 1.1. This note has been prepared by Tyler Grange Group Limited on behalf of BUF Architecture to respond to comments received in relation to trees and the proposed redevelopment at Beaulieu House, Compton Avenue, Hornsey, London, N6 4LH.
- 1.2. A local conservation group has objected to the proposal stating the following:

"A number of trees are proposed to be removed from the front of the property. This will have a detrimental impact on the treed nature and overall context of the road."

In the case of the Yew tree, T7, this tree has a stem diameter of 432 mm, which indicates a likely age of around 190 years +/- 10% [<https://www.tree-guide.com/tree-age-calculator>]. Even with double that error margin, it seems likely that this tree was already present, and perhaps some 80-90 years old when the house was built. The life span of a yew is several hundred years and perhaps hundreds more. The reason stated for the proposed removal of the yew and several other trees at the front of the site, namely to increase the area of parking, is completely unjustifiable environmentally or in streetscape terms."
- 1.3. As the appointed Arboricultural Consultant on the project, I have been asked to respond to the comments and provide professional judgement as to whether they raised material issues from an arboricultural perspective.
- 1.4. The premise that the removal of the trees would have a detrimental impact on the treed nature and the overall context of the road should be disputed on the following grounds:
 - While there are five trees to be removed, there are five trees being retained along with the boundary hedgerow.
 - Three of the removed trees are set back from the immediate boundary and are smaller specimens.
 - The trees to be removed are of low arboricultural value (Category C) apart from the yew tree T7 which is of moderate value (Category B). Such trees are not of sufficient value to result in detrimental impacts to amenity should they be removed.
 - The more established tree cover (including the larger oak tree, and taller trees hornbeam trees T9 and T10) are to be retained at the front of the property. The magnitude of change resulting from the removal of smaller specimens present among these larger trees is not considered detrimental.
 - There will be four new trees planted at the front of the property to provide replacement tree cover directly to the street scene. These can be secured by planning conditions for new high-quality landscaping.
 - The hedgerow at the front of the property will also be retained to maintain lower-level greening of the street scene.
 - The completed development will have a total of 9 trees, along with hedgerow, present of the front of the property. This strongly suggests site frontage will remain well-treed. This also suggest the development will have a higher level of canopy cover along the street scene compared to others along Compton Avenue.
- 1.5. In relation to the yew tree, I dispute the basis of the objection which is centred around the age of the tree. The tree is not of a sufficient age to be classified as veteran or ancient and therefore



does not meet any special considerations from the age classification standpoint in the context of planning applications. I would also question the source of the information via the application / website used. This appears to be a basic website with no technical / research-based credentials. This is not something that would be used or referred to professionally within the industry.

- 1.6. It is acknowledged that the yew tree has maturity and may have been present when the house was originally built, however, this does not mean that it becomes more valuable in terms of contributing to the overall amenity of the street scene. As a moderate value specimen, which reflects its age appropriately, it is not of sufficient value to result in a detrimental impact to the amenity of the street scheme if it were to be removed.
- 1.7. The proposed removals will result in the loss of localised tree canopy components, that are partly visible amongst the larger specimens retained. The replacement tree planting will also reinstate lost canopy cover and provide additional benefits as it matures. The magnitude of change is therefore considered low and temporary.
- 1.8. The retention of the principal trees at the boundary and the proposed tree planting suggests that the development will retain its green feel at the street interface, and the tree losses result in a localised, temporary change. In turn, it is my view that there are no detrimental impacts towards the treed nature of the street scene.

Your Sincerely,

Jamie Pratt BSc (Hons), MArborA