

**Arboricultural Report and Tree Condition Survey for
Proposed New Dwelling
at
Land adjacent to 175 Nightingale Lane,
London.
N8 7LJ**

Prepared for JKA Property Ltd



A trading name of RG
Consultancy Ltd

**Prepared by
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Our Ref 0923-100555
September 2023**

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1.0 Introduction

- 1.1 Acting on instructions received from Office S&M Architects, the property was visited on 4th of October 2021 to undertake a Tree Condition Survey. Following submission of our initial report the proposed dwelling has been redesigned and this report and attached drawings have been amended to reflect the revised proposed development which is for the construction of a single- storey dwelling plus basement on land adjacent to 175 Nightingale Lane, London. N8 7LJ.
- 1.2 As a result of the revised design the separation distance between the retained trees and the basement excavation have increased and this has removed the requirement for any excavation within the Root Protection Area of the retained trees.
- 1.3 The proposed works are described in detail in other documents submitted with the planning application including the Design and Access Statement. We have been provided with a full set of the proposed drawings which have been prepared by Office S&M.
- 1.4 The tree numbers used in this report refer to the tree numbers used in our Tree Condition Survey. Within this report we will comment on the arboricultural impact of the proposed works on the existing tree resource and any measures necessary to ensure the long-term health of the retained trees.
- 1.5 If the recommendations contained within this document are acceptable to the Local Planning Authority then we suggest that they be controlled by planning conditions.

2.0 Site Description and Description of Proposed Works

- 2.1 The existing property and proposed works are described in detail elsewhere in this application. In summary the subject property is an end of terrace , 2-storey property estimated to date from the 1900s. To the flank of the property is part of the garden which extends to the rear of the property beyond which is Alexandra Park
- 2.2 Within the rear garden is mature apple tree T3 and a plum tree T4, to the flank boundary growing against the boundary fence is a sycamore T2, beyond the boundary fence within Alexandra Park is a semi-mature London plane T1. There is dense ivy growth over the front and flank boundary fence some of which has been removed since our first site visit.
- 2.3 The proposed works consist of the construction of an attached single-storey plus basement house to the northern flank of the property.

3.0 Statutory Protection

- 3.1 The property is located in the Campsbourne Cottage Estate Conservation Area. Therefore all the trees (unless exempt) with a stem diameter in excess of 75mm are subject to protection under the Conservation Area. Notwithstanding specific exemptions in general terms, a Conservation Area (CA) prevents the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees or woodlands without submitting 6 weeks prior notification to the local planning authority.
- 3.2 Once the notification is submitted to the LPA, If the LPA wish to stop works from proceeding then a Tree Preservation Order (TPO) must be served, if 6 weeks pass from submission of the CA tree works notification then providing a TPO has not been served the treeworks can be undertaken.
- 3.3 We have undertaken an online search on the London Borough of Haringey Tree Preservation Order mapping service and no TPOs are shown in proximity to the subject property.

4.0 Arboricultural Background Information

- 4.1 Trees provide numerous benefits including visual amenity, bio-diversity value and providing shade and shelter. In urban areas trees are often growing in sub-optimum conditions and under pressure from a number of factors which may impact on their health, longevity and or result in management works.
- 4.2 The two main possibilities for damage to trees in urban areas and also during and following the construction process are from direct and indirect damage.
- Direct Damage: can be defined as injury resulting from physical contact including contact with machinery or fire, and excavation of the root area.
 - Indirect Damage: can be defined as injury resulting from activities that take place near the tree such as level changes, compaction of the soil, or contamination by chemical spillage in proximity to the root plate.
- 4.3 The risk of damage to the above ground parts of the tree can be addressed through use of physical barriers, restricting working areas and control of the activities near trees. The risk of damage and protection of the largely unseen rooting environment and root system of trees is more difficult to address. For all trees but particularly those growing in urban areas, root growth is not predictable.
- 4.4 Tree roots are opportunistic they grow most prolifically in areas where conditions are favourable and will be deflected by natural features and man-made structures, when hostile conditions are encountered root growth will be limited. If growing conditions are uniform this would result in relatively even circular root system. Roots grow within the spaces in the soil and when they encounter stones or rocks, or foundations they are deflected, where conditions are hostile roots may stop growing or continue growing more slowly than in better conditions only dividing and proliferating if conditions encountered improve.

- 4.5 It is generally agreed that the majority of tree roots, even for a mature tree are found in the top 90cm of the soil and these roots are vulnerable to sudden changes in the rooting environment. These roots absorb the moisture and nutrients needed for growth and contrary to popular belief mature trees in the UK do not have a deep taproot that obtains moisture from great depth.
- 4.6 An ideal soil for tree root growth is about 50% pore space (in urban areas this is often significantly reduced), these pores, the spaces between soil particles, are filled with water and air. Construction activity can compact the soil and can dramatically reduce the amount of pore space. This not only inhibits root growth and penetration but also decreases oxygen levels within the soil and reduces the available soil moisture that is essential to the growth and function of the existing roots.
- 4.7 For retained trees it is essential that the structurally important roots will remain undisturbed, these important larger roots radiate outwards from the trunk, they are characterised by being relatively few in number and tapering rapidly from the base of the tree. Even for mature trees they are only 2-3m in length, at this length they are likely to be 2-5cm in diameter and they have lost their rigidity and physical strength. (See Tree Root Systems AAIS 1995).
- 4.8 To assist with the retention and protection of trees during the planning and construction process the British Standards Institute publish BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. This document gives clear and current best practice recommendations and guidance on the principles to be applied to achieve a satisfactory juxtaposition of trees with structures. Where development is proposed, the standard provides guidance on how to assess the value and quality of trees and to decide which trees are appropriate for retention.
- 4.9 The BS Categories referred to in this report are described in detail in Appendix 1. In summary the quality of the trees resource is assessed, and the trees are divided into 4 categories based a number of factors including their condition, remaining life-expectancy, landscape, arboricultural and cultural/conservation value,
- | | |
|-------------|---|
| Category U: | Those in such a poor condition that they cannot realistically be retained |
| Category A: | Trees of high quality |
| Category B: | Trees of moderate quality |
| Category C | Trees of low quality |
- 4.10 The BS5837 (2012) also provides information on the protection of trees during the development process. It includes a calculator for Root Protection Areas (RPA) which aims to ensure a sufficient volume of soil and proportion of the root system is protected to maintain the health and vigour and ensure the longevity of the trees.
- 4.11 The Root Protection Area is not related to the canopy spread of the tree; in simple terms it is an area calculated as a multiple of the trunk diameter. For trees with a trunk diameter in excess of 1250mm the Root Protection Area is capped at a total area of 707m². See Attached Tree Survey Plan in Appendix 1 for further details.

- 4.12 The RPA can be adjusted to reflect growing condition of trees. The British Standard 5837 Chapter 4.6.2 states *"Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon or equivalent area should be produced, modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of the likely root distribution"*).
- 4.13 When adjusting the Root Protection Area of trees, the Arboricultural Consultant needs to consider a number of factors, Paragraph 4.6.3 of BS5837 (2012) states that:
- Any deviation in the RPA from the simple circle should take full account of the following factors whilst still providing adequate protection for the root system:*
- a) *the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus);*
 - b) *topography and drainage;*
 - c) *the soil type and structure;*
 - d) *the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.*
- 4.14 The RPA is in effect a theoretical area that if all the soil and roots around the periphery of the RPA were removed, there would be sufficient area around the tree to maintain the tree in a healthy condition. The RPA does not show the expected extent of root growth but indicates an area of ground considered necessary to support the tree both at the time of surveying but into the future.
- 4.15 The relative sensitivity of different species of trees to development works is well known and acknowledged within BS5837 (2012) but the RPA formula in BS5837 does not give any weight to different tree species. The RPA is based on the trunk diameter and would be the same for all trees of the same trunk size regardless of species.
- 4.16 Damage to trees (including their root systems) may impact on their health, stability and or vitality. Damage may result in the partial or complete structural failure of the tree and increases the risk of personal injury. Appropriate tree protection measures and appropriately specified, supervised and implemented works can significantly reduce the risk of damage to the retained trees. It is therefore essential that if development is permitted this report is read by all parties and the guidelines are followed by the site agent and all contractors, particularly those undertaking groundworks on site.

5.0 Arboricultural Discussion

- 5.1 No trees are to be removed to facilitate the proposed works.
- 5.2 The off-site semi-mature London plane T1, the sycamore T2 growing against the concrete post and rail fence to the northern flank boundary and the apple T3 and plum T4 to the rear of the neighbouring property are located a sufficient distance from the site to be unaffected by the proposed works.
- 5.3 To the rear of the neighbouring property is a mature apple tree T3 which is to be retained. There are no works proposed in the garden of 175 Nightingale Lane. There is no excavation proposed within the Root Protection Area of the retained trees.
- 5.4 All the existing trees can be protected during the proposed works, they are protected by virtue of their age, size, off-site location and distance from the proposed works. T2-T4 will be protected by following the tree protection guidance outlined in BS5837 (2012) and in section 6 of this report.
- 5.5 Subject to planning a detailed site-set-up drawing showing all temporary works and a detailed construction methodology will be prepared by the appointed contractors, this will be reviewed by the Arboricultural Clerk of Works to ensure the works do not impact on the retained trees. Section 6 of this report gives an outline of the proposed Arboricultural Method Statement (AMS) a detailed AMS can be secured by use of Standard Planning Conditions.

6.0 Summary of Tree Protection Measures

6.1 As recommended in BS5837 (2012) it is proposed that subject to planning, the guidelines and parameters outlined in this section of the report will be revisited and addressed in detail prior to site works commencing. This section aims to give the basic guidelines for the successful retention of the retained trees within the proposed development. Prior to any works commencing on site a detailed construction methodology will be prepared by the appointed contractor and this will be reviewed by the Arboricultural Clerk of Works. In addition a detailed Arboricultural Method Statement will be prepared; this will address the tree protection measures during the enabling works, groundworks, construction and landscape phases of the works including details of all underground services and temporary site works.

6.2 The main points of note regarding the tree protection measures during the proposed works are listed below:

- **An Arboricultural Clerk of Works (ACoW) will be appointed to ensure that the retained trees are considered during the preparation of the construction methodology and are successfully protected during the proposed works.**
- **Prior to any works commencing on site a meeting will be held with the site agent, client representative, main contractor and ground-workers to discuss the Tree Protection Measures associated with this project.**
- **The Tree Protection Fencing will be installed prior to enabling works, groundworks, demolition or construction works commencing and will remain in situ during the construction programme. No works will be undertaken until the Tree Protection measures have been inspected by the ACoW.**
- **No Machinery will overhang or pass over the line of the Tree Protection Fencing.**
- **The Tree Protection Plan will be on display in the site agent's office.**
- **Any variations to the agreed construction methodology that may impact on the retained trees or the ground around the retained trees will be reviewed by the ACoW**
- **The removal or movement of Tree Protection Fencing will only be undertaken following discussion with, and receipt of written confirmation from the ACoW.**
- **All works (including Landscaping works) within the fenced-off Tree Protection / Construction Exclusion Zone and as identified on the Tree Protection Plan will be specified to avoid excavation, level changes and damage to the root system of the retained trees.**

6.3 Arboricultural Site Supervision

6.4 To ensure that the construction process is undertaken with minimal disturbance to the retained tree stock, an Arboricultural Clerk of Works (ACoW) as recommended within BS5837 will be appointed to undertake regular inspections of the site.

6.6 The Arboricultural Clerk of Works role shall be to:

- a. To assess the specification and methodology of the proposed works and ensure these works have the minimum impact on the retained trees.
- b. Brief the workers on the necessity to protect the retained trees.
- c. To ensure the agreed methodology is followed by direct on-site supervision.
- d. To prune roots using clean sharp pruning tools during manual excavation (if necessary).
- e. To provide direction on tree protection issues as they arise.
- f. To monitor and photograph the works undertaken.

6.7 Prior to works commencing a site meeting will be held with the site manager and the Arboricultural Clerk of Works (ACoW). The purpose of this meeting is to brief the site manager on the arboricultural issues to be considered, agree the programme of work and the location tree protection fencing, temporary ground protection and review specification and working methodologies in proximity to retained trees.

6.8 All site operatives are briefed on the Tree Protection Issues as part of the induction process. Arboricultural monitoring site visits will be undertaken at regular intervals during the construction process.

6.9 During the 1st 3 months of works site the visits will be undertaken on a maximum of a fortnightly basis, as the construction programme progresses the intervals will increase with the maximum interval between site visits of 4 weeks.

6.10 Within 5 days of the visit, the Local Authority tree officer will be notified by email of all visits undertaken.

6.11 To deal with any issues involving trees, the Arboricultural Clerk of Works will provide a contact number that will be answered during all the hours of works on site. The London Borough of Haringey tree officer will be informed of any accidents, incidents or emergencies involving trees.

6.12 Tree Protection Measures

6.13 To prevent the proposals impacting on the health, stability or longevity of any of the retained trees the main requirement is the installation of suitable tree protection fencing, to protect the above ground part of the trees and to prevent compaction of the underlying subsoil in proximity to the retained trees.

6.14 The tree protection fencing will be installed as per the Tree Protection Plan which will be agreed with the Local Authority Tree Officer, we have provided a draft copy of this plan, See Appendix 1. The proposed fencing specification can be found in Appendix 2.

- 6.15 Tree protection fencing must be erected prior to any enabling works, demolition, or ground-works commencing, and remain in place throughout construction. The fencing should only be removed only after completion of the construction works.
- 6.16 Within the fenced off Tree Protection Area;
- No excavation by any means.
 - No level changes + or -
 - No storage of plant or materials.
 - No storage or handling of any chemicals including cement washings.
 - No Pedestrian, Machinery or Vehicular Access.
 - Underground service routes will be located outside the Fenced off area.
- 6.17 Clear notices are to be fixed to the outside of the fencing with words such as 'TREE PROTECTION AREA – NO ACCESS OR WORKING WITHIN THIS AREA'. See Appendix 3.
- 6.18 The site agent, all contractors and other relevant personnel are to be informed of the role of the Tree Protection Fencing and Temporary Ground Protection Measures and their importance. A copy of the Tree Protection Plan will be displayed on site at all times during construction.
- 6.19 Prior to any enabling or groundworks commencing on site the Tree Protection Fencing will be erected and the root system of the apple T3 will be isolated from the proposed works by the excavation of a short section of trench and installation of shuttering along the edge of the proposed steps.
- 6.20 The location of the site office, welfare facilities, storage area needs to be confirmed but this will be located outside the Root Protection Area (RPA). The Tree Protection Plan will be finalised when the site set-up /site logistics plan is available.
- 6.21 Any plant or vehicles engaged in the works will operate outside the fenced off Tree Protection Areas. The spoil will be removed via the side access to the front of the property. All works are to be undertaken outside the fenced-off Tree Protection Area of the retained trees and at no time will equipment overhang the tree protection fencing or the boundary of the site.
- 6.22 We have not been provided with any information relating to the proposed underground services and drainage. There is a clear route to the front of the property which avoids the RPA of any on or off-site trees
- 6.23 Underground services will be designed to avoid the root protection areas of retained trees. The underground services drawing will be reviewed by the ACoW. If underground services are located within the Root Protection Area of retained trees the works the works will follow the guidelines outlined in NJUG Volume 4 Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Issue 2. This guidance recommends works are undertaken following these rules; (with our additional comments in italics).

- **Don't** excavate with machinery. Where excavation is unavoidable within this zone excavate only by hand or use trenchless techniques. (*Preferably using an air-spade to excavate soil to determine the size, location and density of roots within the service route*).
 - **Don't** cut roots over 25mm in diameter, unless advice has been sought from the local authority tree officer. (or ACoW)
 - **Don't** move / use heavy mechanical plant except on hard standing.
 - **Don't** store spoil or building material, including chemicals and fuels, within this zone.
 - **Do** prune roots which have to be removed using a sharp tool (e.g. secateurs or handsaw). Make a clean cut and leave as small a wound as possible.
 - **Do** backfill the trench with an inert granular material and top soil mix. Compact the backfill with care around the retained roots. On non-highway sites backfill only with excavated soil.
 - **Do** protect any exposed roots with dry sacking ensuring this is removed before backfilling.
 - **Do** notify the local authority tree officer and the tree's owner of any damage.
- 6.24 Dismantling the protection barriers around retained trees may be required to allow completion of landscaping works. The removal of the Tree Protection Fencing is not an opportunity for machinery to access the previously fenced off area.
- 6.25 Within the RPA of retained trees the existing hardstanding will be retained during the enabling or groundworks / construction programme.
- 6.26 Within the Root Protection Areas where the new hardstanding will be specified and constructed to avoid excavation beneath the depth of the existing sub-base. The sub-base and surface finish will be specified to be both permeable and porous. Detailed site-specific specification for the permanent hardstanding will be prepared based on site investigations, soil characteristics and expected traffic prior to works commencing on this site, this specification will be reviewed and approved by the Arboricultural Clerk of Works.
- 6.27 The landscaping works will be subject to a detailed landscaping methodology which will be reviewed by the ACoW prior to any landscaping works commencing on-site.

7.0 Conclusion

- 7.1 No trees are to be removed to facilitate the proposed works.
- 7.2 The British Standard BS5837:2012 contains clear and current recommendations for a best practice approach to the assessment, retention and protection of trees on development sites. All the proposed excavation and construction works are outside the theoretical Root Protection Areas of the retained trees. The successful protection of retained trees during the proposed development works can be achieved by continuing to follow the recommendations in BS5837:2012 and by use of standard planning conditions.
- 7.3 Based on the guidelines contained in BS5837 (2012), the known tree species characteristics, the location of the trees and the amended design of the proposed development, provided the works are undertaken following the guidelines and advice as outlined in this report and as outlined in any subsequent Arboricultural Method Statement, it is my opinion that the proposed basement extension can be constructed without adversely impacting on the health and long-term future of the retained trees.
- 7.4 Prior to any works commencing on site the construction methodology will be reviewed by the Arboricultural Clerk of Works and a detailed site specific Arboricultural Method Statement will be prepared. The Arboricultural Method Statement will include details of the following:
- All tree protection measures
 - All temporary works (Site Facilities)
 - All Works within the Root Protection Areas of the retained trees
 - Provision of Arboricultural Site Supervision during proposed works

Peter Wilkins BA (Hons) MArborA. MEnv CEnv

Ruskins Tree Consultancy a trading name of R G Consultancy Limited

7th September 2023

Appendix 1

Tree Condition Survey

Tree Survey Plan

Tree Protection Plan

Tree Survey for Proposed New Dwelling at Land adjacent to 175 Nightingale Lane, London. N8 7LJ

Prepared for JKA Property Ltd



A trading name of RG Consultancy Limited

Prepared by
Peter Wilkins BA(Hons) MArborA MEnvSc CEnv
Our Ref 2109-9080
October 2021 Revised September 2023

Tree Survey for 175 Nightingale Lane, London. N8 7LJ

1.0 Introduction

This survey has been undertaken following instructions received from JKA Property Limited, we have been asked to assess the condition of trees located within and close to the boundary of the site. The site was visited in September 2021 and an assessment of the trees' condition was made in accordance with BS 5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations'.

2.0 Survey Methodology

We have surveyed all the individual trees and groups of trees located within and close to the boundary of the site. The objective of the survey is to collect tree data relevant to the proposed redevelopment of the site and to categorise individual trees or tree groups in accordance with BS 5837 (2012) 'Trees in relation to design, demolition and construction – Recommendations' based on their condition, quality and future potential.

The purpose of the categories within BS5837 2012, is not to determine whether retention of trees is desirable, *'The purpose of the tree categorization method, which should be applied by an arboriculturist, is to identify the quality and value (in a non-fiscal sense) of the existing tree stock, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.'* (BS5837 2012 Section 4.5.2). This survey should therefore be regarded as an initial appraisal and observations, assessments or recommendations relating to tree protection zones, remedial tree works, protective fencing, foundation design, material specification are beyond the scope of this report.

The location of the trees/ tree groups is shown on the attached drawing. A detailed inspection with respect to decay, defects and hazard is not included.

TABLE 1

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (m)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Form	Condition	ER YC	Description	Proposed Works	BS Cat
T1	London plane	8	150	1	2.5	2.5	2.5	3	SM	A	A	40+	An off-site semi-mature tree growing within Alexandra Park beyond the northern boundary of the site.	No Works	C1
T2	Sycamore	9	150, 200, 200	3	4	4	3	4	SM	A	A	40+	A multi-stemmed, semi-mature sycamore tree growing against the concrete boundary fence.	No Works	C1
T3	Apple	5	200, 210, 240	3	2.5	3	3	2.5	M	A	A	20-39	A mature multi-stemmed fruit tree growing within the rear garden of the neighbouring property.	No Works	C1
T4	Plum	6	160, 110	2	3	3	3	3	SM	A	A	20-39	A semi-mature twin-stemmed tree growing within the rear garden of the neighbouring property.	No Works	C1

Table 2 Cascade chart for tree quality assessment

<u>Trees unsuitable for retention</u> (See Note)				
Category and definition	Criteria (including subcategories where appropriate			Stem Colour Identification on plan
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 the 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
<u>Trees to be considered for retention</u>				
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Category A Trees of high quality with an estimated remaining life-expectancy of at least 40 years.	Trees 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 See Table 2 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

From BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations

KEY

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (m)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Form	ER YC	Description	Proposed Works	BS Cat
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Tree No. Tree number identified on copy of Tree Survey Drawing

Species: Common/English name

Hgt (m) Height of tree (measured to nearest whole metre)

Dia @ 1.5m (mm) Diameter of stem/trunk measured at 1.5 metres above ground level (or immediately above the root flare for multi-stemmed trees).

No. of stems Number of stems

CS (m) Crown Spread Maximum branch extent measured at the four compass points

Age Class

Y	Young
SM	Semi-mature
EM	Early mature
M	Mature
OM	Over Mature
V	Veteran

Form

G-Good
A-Average
P-Poor
Dead

Condition

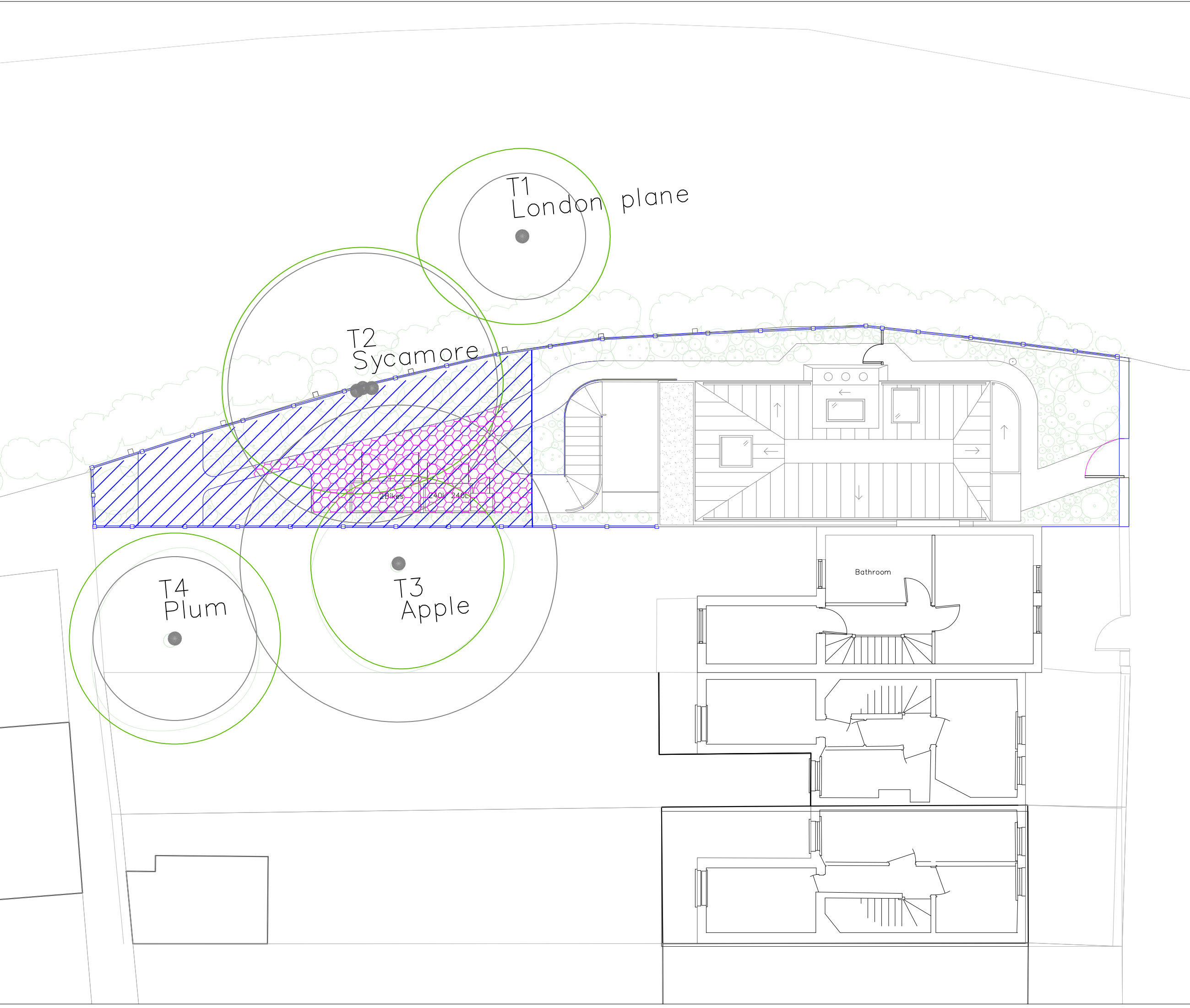
G-Good
A-Average
P-Poor
Dead

ERCY: Estimated Remaining Contribution in Years

BS Category See Table 1 Cascade chart for tree quality assessment
From BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations

Tree Survey Plan

Tree Protection Plan



Tree Protection Plan

 Tree Protection Area / Construction Exclusion Zone
Fence-off this area from the works site, prior to enabling or groundworks commencing, with a rigid and robust Tree Protection Barrier. The red line denotes the location of the Tree Protection Barrier. All works in this hatched area to be undertaken under direct supervision by the Arboricultural Clerk of Works (ACoW).

 Temporary Ground Protection
No-Dig Permeable and Porous Hardstanding
Hardstanding to be installed prior to groundworks commencing using a suitable sheet material or a cellular confinement system such as Geoweb as per manufacturers specification. Sub-base of clean angular stone and surface finish with permeable surface.
Specification and construction methodology to be approved by the Arboricultural Clerk of Works (ACoW) prior to installation. See the Arboricultural Report prepared by Ruskins Tree Consultancy for more details on these works. All installation works to be undertaken under direct supervision of the ACoW.

175 Nightingale Lane,
London. N8 7LJ

Tree Protection Plan
For
JKA Property Ltd

Ruskins Tree Consultancy
info@ruskins-tree-consultancy.co.uk
www.ruskins-tree-consultancy.co.uk

Scale 1:100 @ A3
Date 07/09/2023
Project No. 0921-9080
Dwg. No. TPP 01 Rev1

Drawn by
PW
Checked by
*

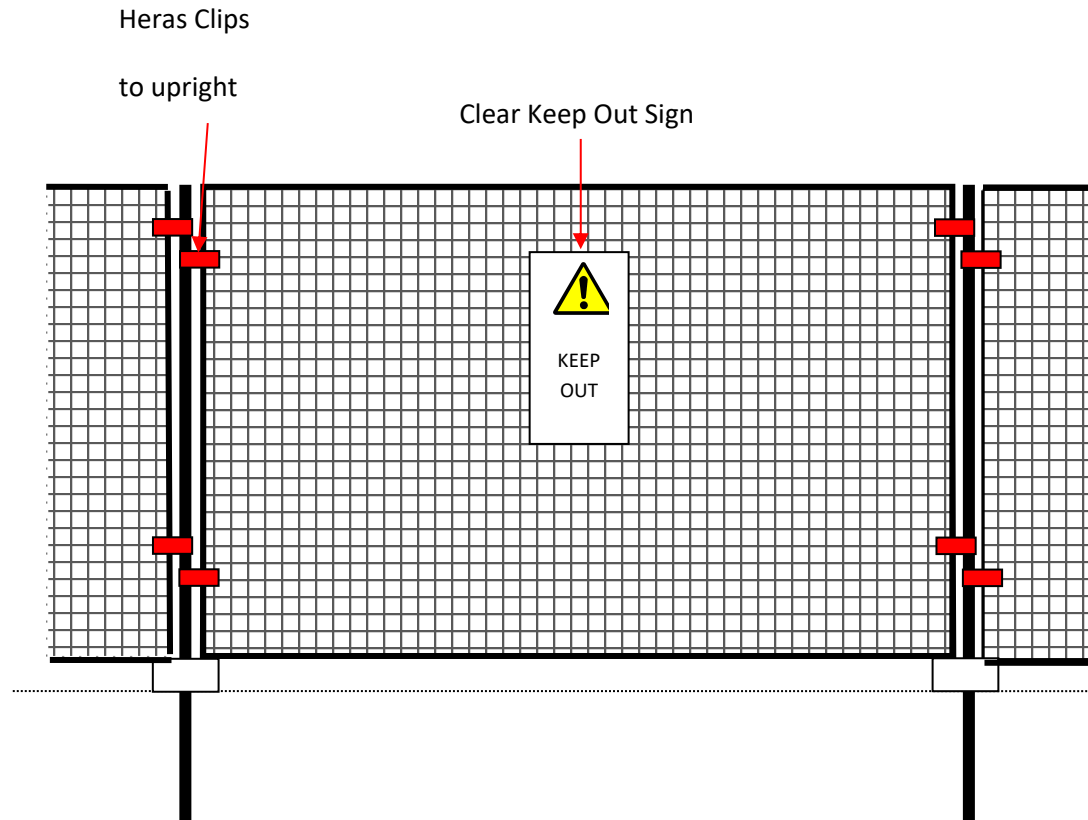
Appendix 2

Tree Protection Fencing Specification

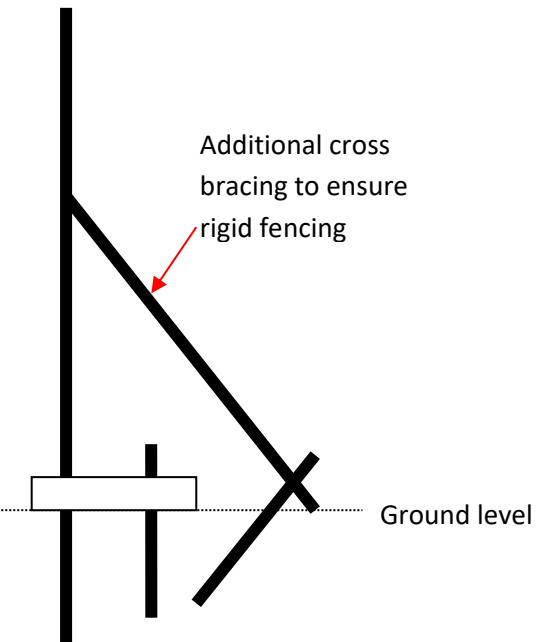
Tree Protection Fencing Notice

Tree Protection Fencing Specification

Elevation



Section



Tree Protection Fencing should be erected as per the Tree Protection Plan

With the fencing erected prior to any demolition or enabling works commencing or materials being delivered to site.

If concrete or rubber feet are used these must be pinned to the ground to prevent movement.

TREE PROTECTION AREA



PLEASE KEEP OUT

The trees in this area are protected by Statutory Protection and / or Planning Conditions. Any works in this fenced off area may result in damage to the above ground parts or root system of these trees.

Damage to these trees is a criminal offence and breach of the planning consent and may lead to a criminal prosecution. and / or enforcement action.

Any works in this area must be undertaken as per the Arboricultural Report.

Please contact info@ruskins-tree-consultancy.co.uk for further information.