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**BS5837:2012 Arboricultural Report
Tree Survey | Arboricultural Impact Assessment | Tree Protection Plan |
Arboricultural Method Statement**

Site address – 28 Wood Lane London N6 5UB

Project – Proposed Rear Extension and Annexe

Client – Mr & Mrs Hamilton-Foyn

Report Ref – SLM TS-AIA-TPP-AMS 205

Status – for planning

Date – 19.12.2025

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1.0 Introduction

- 1.1 This report and associated survey work has been prepared by David Sykes. David is director and arboricultural consultant for Sykes Land Management Ltd and has provided land management services for over 20 years including advice on trees and construction for highway authorities, local authorities, schools and private individuals. David possesses extensive experience in arboriculture together with academic qualifications as listed on the title page of this document and Professional Tree Inspection (Lantra Awards).

2.0 Site description

- 2.1 28 Wood lane – comprising a detached dwelling with attractive landscaped front garden and associated driveway parking; an attractive landscaped rear garden and associated paved terrace abutting the rear elevation of the dwelling with land beyond sloping down to the south together with a triangular parcel of ancillary land to the south.
- 2.2 Existing access from Wood lane is via a driveway and narrow pedestrian route to the rear garden adjacent to the east side of the dwelling.
- 2.3 Pedestrian access is available connecting the rear garden with ancillary land via an existing gate. Vehicular access to the ancillary land is provided by an alley way connecting to Priory Gardens.
- 2.4 The ancillary land contains garage/garden annexe recently lost due to storm damage with retaining walls and floor slab left in situ.
- 2.5 The red line boundary is included on Cooke Fawcett Architects drawing No CF-225-DR-1010-A.

3.0 Background / instruction / report scope

- 3.1 Our clients seek to enlarge the living area of the existing dwelling and re-construct the existing garage/annexe.
- 3.2 Pre application advice has been obtained by the client from LPA Haringey London to guide / assist with the design ref PRE-APPLICATION ADVICE NOTE - PRE/2025/0053 with point 5.10 of this document noting the requirement for an arboricultural survey and impact assessment in support of a full planning application.
- 3.3 The design process has been co-ordinated by Cooke Fawcett Architects with arboricultural support provided by Sykes Land Management Ltd. This support has included a site visit, tree survey and initial appraisal of tree constraints which was provided as a guidance document to our client and scheme architect to assist the design process.
- 3.4 Sykes Land Management Ltd provided a fee proposal dated 04.12.2025 to provide arboricultural reporting necessary for a full planning application to include the following:
- Arboricultural information prepared with ref to BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.
 - Provide a summary report suitable for planning application submission. It should be noted that the level of detail provided in this report is intended to be

suitable and sufficient for planning purposes. Where additional detail may be required it is expected that this can be subsequently provided under reserved matters.

- 3.5 This report will consider survey and assessment of significant trees likely to be affected by the scheme. It will provide tree survey information, an arboricultural impact assessment (AIA), arboricultural method statement (AMS) and tree protection plan (TPP) together with a synopsis of the proposals, description of the site and relevant supporting information.

4.0 Limitations

- 4.1 The assessment/evaluation of tree condition detailed in this report is solely intended for the purposes of trees in relation to construction and is NOT intended nor should be relied upon as a survey/assessment of the health and safety or management of trees.
- 4.2 This report is client specific prepared with reference to Sykes Land Management Ltd terms and conditions and fee proposal.
- 4.3 Site assessment and tree survey has been carried out from within the boundaries of properties 28 & 30 Wood lane and areas open to public access.
- 4.4 Sykes Land Management Ltd was provided with Maltby Surveys Ltd topographic land survey drawing no 25/076/100 which identifies tree position(s). Tree positions have not been verified/checked and must therefore be treated as indicative with all matters of tree protection resolved by site measurement only.

5.0 Legal restrictions relating to trees.

- 5.1 Conservation Area (CA). Checks on the Haringey council Interactive planning map carried out on 25.10.25 indicates that the site is located within the Highgate Conservation Area.
All trees with a stem/trunk diameter of 75mm or more at a height of 1.5m from the ground are protected in a Conservation Area.
- 5.2 Checks on the Haringey council Interactive planning map carried out on 25.10.25 indicate that trees on land adjacent to the site are subject to protection by Tree Preservation Order (Properties 30 & 32 Wood lane / Even Nos 98 – 106 Priory Gardens).
James Argles of Haringey Planning Support has provided additional information (email of 04 September 2025 09:32) “The Area TPO shown on the map (A.3) is listed on p.7/10 of the Haringey Tree Preservation Order No 4 1967” – this area overlays the triangular piece of land registered to No 28 Wood lane in the location identified for the proposed annexe.
Further comment from Haringey Planning Support “I cannot locate any map entry for the Sycamore (TPO/2014/0933)”, as such the TPO detail for other adjacent land has yet to be fully obtained and requires further clarification with Haringey Council LPA.

A TPO makes it a criminal offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy a tree protected by that order, or to cause or permit such actions, without the authority's permission. Obtaining a copy of the TPO is recommended to clarify the scope of these constraints.

5.3 Checks have NOT been made to ascertain if trees on or adjacent to the site are subject to restrictive covenants.

5.4 **Information** - trees protected by a TPO or Conservation Area benefit from statutory protection. It should be noted that an application/notification must be made to the Local Planning Authority and their written consent obtained prior to the pruning or felling of live trees protected under a TPO or lapse of the 6 week notice period for a CA. Restriction for tree work operations relate to all tree parts above and below ground including tree roots. Exemptions may be applicable for the removal of deadwood, or the management of tree as necessary to address an imminent risk of serious harm.

5.5 **Information** - In the event that full planning permission consent is granted for the project this may override the protection afforded by a TPO or Conservation Area, permitting only the scope of work necessary to facilitate development and this to be undertaken within the relevant time limit specified in the grant of consent.

5.6 **Information** - in the case that trees subject to protected by a TPO or CA are assessed as being of poor structural or physiological condition they may not be suitable for retention/worthy of imposing a material constraint on the project.

5.7 **Information** - tree work may only be carried out subject to obtaining all necessary permissions.

Common Law: While pruning of tree parts "trespassing" onto land under your ownership is permissible under common law, additional permission / notification may first be required (see preceding points in this report section 5.0) . In addition, in the case that trees are located on boundaries and ownership is unclear it may be necessary to clarify ownership and responsibility prior to carrying out tree work

In the case tree removal is proposed from any third party land, prior consent must be obtained from the landowner on which the tree stands. Arisings from trees in third party ownership remain the property of the landowner. In the case that tree removal/pruning overgrowth is carried out the treatment of the resultant arisings should be agreed with the tree owner before start of works.

5.8 It is an offence under the Wildlife and Countryside Act 1981 and the Rights of Way Act 2000 to disturb nesting birds or roosting/breeding bats. Tree removal/tree work may risk disturbance of birds/bats and or damage to their habitat. Tree work must be carried out with due care and planning to avoid disturbance; in all cases it is recommended that advice is sought from a qualified Ecologist to assess the direct and in-direct impact of the project.

6.0 Development proposals

6.1 Rear extension to the existing dwelling and re construction of the existing garage/annexe.

Assessment and comment contained within this report is based upon the following Cooke Fawcett Architects drawing drawings as listed below.

CF-225-DR-0005-A	Existing Location Plan
CF-225-DR-0010-A	Existing Site Plan
CF-225-DR-0100-A	Main House Existing Lower Ground Floor
CF-225-DR-0101-A	Main House Existing Upper Ground Floor
CF-225-DR-0102-A	Main House Existing First Floor
CF-225-DR-0200-A	Existing Site Sections
CF-225-DR-0300-A	Main House Existing Elevations
CF-225-DR-0400-A	Main House Existing Rear Context and Section

CF-225-DR-1010-A	Proposed Site Plan
CF-225-DR-1100-A	Main House Proposed Lower Ground Floor
CF-225-DR-1101-A	Main House Proposed Upper Ground Floor
CF-225-DR-1102-A	Main House Proposed First Floor

CF-225-DR-1200-A	Proposed Site Sections
CF-225-DR-1300-A	Main House Proposed Elevations
CF-225-DR-1400-A	Main House Proposed Rear Context and Section
CF-225-DR-1500-A	Main House Proposed Staircase Sections

Annexe Application Drawing List:

CF-225-DR-0005-A	Existing Location Plan
CF-225-DR-0010-A	Existing Site Plan
CF-225-DR-0150-A	Annexe Existing Ground Floor Plan
CF-225-DR-0151-A	Annexe Existing Roof Plan
CF-225-DR-1010-A	Proposed Site Plan
CF-225-DR-1150-A	Annexe Proposed Ground Floor Plan
CF-225-DR-1151-A	Annexe Proposed Roof Plan
CF-225-DR-1301-A	Annexe Proposed Elevations and Sections

7.0 Soil assessment

7.1 This is required to inform design and layout decisions which may need to consider the properties of the site soil and geology. Soils with clay or peat content may have significant potential for volume change when exposed to drying and rehydration – changes in soil volume may be further affected by persistent/seasonal extraction of moisture by tree roots and other woody vegetation. In the case that new structures are proposed close to trees or in areas from which trees have recently been removed specialist advice must first be obtained from both the scheme designer and structural engineer to understand the risk associated with subsidence/heave; in order that building/foundation specifications are appropriate to withstand the risk of damage/deflection. Further information is available from the National House Building Council's Standards Chapter 4.2 Building near trees.

7.2 Site soil assessment/sampling has NOT been undertaken. However, a check on the Geology of Britain viewer provides the following information.

Bedrock geology. London Clay Formation - Clay, silt and sand. Sedimentary bedrock.

Superficial deposits. Claygate Member.

London clay may be variable in its composition but is known for its typically high plasticity Index (PI).

Map extract below:



Contains British Geological Survey materials © UKRI [2023] Source: BGS Geology Viewer.

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Source: Airbus,USGS,NGA,NASA,CGIAR,NLS,OS,NMA,Geodatastyrelsen,GSA,GSI and the GIS User Community

No reliance on information - (BGS) site content is provided for general information only. It is not intended to amount to advice on which you should rely. You must obtain professional or specialist advice before taking, or refraining from, any action on the basis of the content.

8.0 Tree survey

Please refer to **Appendix 1** for the following information;

- Survey data.
 - Explanation terms - tree survey & quality assessment
- 8.1 Survey work was based upon a visual assessment carried out from ground level on 11.10.2025.
- 8.2 Survey dimensions required to calculate root protection areas have been measured with a diameter tape in accordance with BS 5837 – 2012 Annex C (normative) measurement of tree stems; where this has not been possible due to access restrictions etc dimensions have been estimated and are noted as such.
- 8.3 Root protection area (RPA) for single stem trees have been calculated as an area equivalent to a circle with a radius 12 times the stem diameter. For trees with more than one stem the recommended calculation methods have been adopted with RPAs capped to 707 m² for all trees. In cases where tree rooting may have occurred asymmetrically, modification to the shape of the RPA may be appropriate when justified by a soundly based arboricultural assessment of likely root distribution.
- 8.4 Survey dimensions including tree height and canopy spread have been estimated unless stated otherwise.
- 8.5 No tree tags were fixed on site.

9.0 Significance of the trees.

Please refer to **Appendix 1** for the following information;

- Survey data.
 - Explanation terms - tree survey & quality assessment
- 9.1 Survey has included 14 x individual trees, 1 x group and 1 x hedge. These have been allocated ref Nos T1 – T14, G1 and H1 respectively.
- 9.2 The surveyed trees, have been categorised in accordance with British Standard 5837:2012 Table 1 with findings summarised in the table below.

Summary table – BS5837:2012 tree categorisation / quality assessment for the current landscape context.

BS Category	Category-A	Category-B	Category-C	Category-U	Dead trees
Value	High quality	Moderate quality	Low quality	For removal	
Quantity	0	2 x trees	7 x trees 1 x group 1 x hedge	5 x trees inc 1 x stump	0

- 9.3 Trees on/and adjacent to the site are subject to statutory legal protection by vertu of Conservation Area designation (for trees with a stem diameter >75mm diameter), and subject to tree preservation order (s) for those located on triangular parcel of ancillary land to the south (T10 Horse chestnut stump) / located within adjacent neighbouring gardens. See further information point 5.0 of this report.
- 9.4 Category U trees identified as unsuitable for retention with <10 years life expectancy - T2 Golden false acacia, T7 Sycamore, T9 Sycamore, T10 Horse chestnut and T11 Common holly. All are in poor structural condition and/or are unsuitable for retention in their current context, position or surroundings. It should be noted that several of these trees are located on neighbouring land close to the annexe – removal would therefore require prior agreement of the landowner in addition to consent required due to statutory legal protection.
- 9.5 Survey has included assessment of two trees identified as category B, trees of moderate quality - Maidenhair tree T4 and Sycamore T5. Both specimens are located within the grounds of neighbouring garden No 30 and are considered to be of local prominence in the landscape.
- 9.6 Trees T1 cherry & T3 Yew located within the front garden of No 28 wood lane and trees T13 Magnolia, T14 cherry located within gardens adjacent to the alleyway access from priory gardens. All have been identified as Category C trees of low quality due to their relatively small size and limited amenity contribution to the wider landscape.
- 9.7 Trees T6 Elderberry, T8 Yew, T12 Cherry, G1 mixed species – all are located within neighbouring gardens to the north and east sides of the annexe site and have been identified as Category C trees of low quality due to their relatively small size and limited amenity contribution to the wider landscape. However the potential for group G1 to contribute to screen between grounds of No. 30 Wood Lane and the annexe site / properties on Priory Gardens is acknowledged.
- 9.8 Firethorn hedge H1 located adjacent to the existing retaining wall along the south side of the triangular parcel of ancillary land is assessed as Category C (low quality) with minimal landscape significance.

10.0 Arboricultural implications Assessment. (AIA)

The arboricultural impact assessment considers the direct and indirect effects of the proposed project on trees that are growing or adjacent to the site. It identifies trees to be removed and trees to be retained/protected. It considers the impact of retained trees on the scheme build, the requirement for pruning, protection and special measures or procedures that may be required for their accommodation together with space restrictions imposed by trees which may affect working room/scheme buildability.

In order to minimise tree related impacts, scheme development has included co-ordination between disciplines' (including scheme architect, structural engineers, arboriculturalist and consultation with neighbouring landowners) This approach aims to consider as far as reasonably practical the constraints posed by trees and practical solutions to tree management/ protection and scheme buildability.

10.1 Summary table – BS5837:2012 Arboricultural Impact Assessment

BS Category	Category-A Trees of high quality	Category-B Trees of moderate quality	Category-C Trees of low quality	Category-U Trees unsuitable for retention
Trees identified for removal – considered unsuitable in the current landscape context	0	0	0	3 x trees
Quantity of trees to be removed to facilitate development proposals	0	0	1 x tree 1 x hedge	2 x trees
Quantity of trees to be pruned to facilitate development proposals	0	0	4 x trees 1 x tree group	0

10.2 Rear extension to the existing dwelling:

Trees are not present in the vicinity of the proposed new rear extension. No trees will therefore be lost due to this part of the scheme and no direct consideration of tree constraint / protection is required with the exception that due consideration be given to underlying geology /soils ref section 7 of this report.

10.3 Tree loss associated with development proposal for the Annexe:

Three (3) trees and One (1) section of ornamental hedge are to be removed to accommodate the development proposals. All are located within or very close to the footprint of works and therefore cannot be practically retained.

Of these features, 1 x cherry T12 and 1 x firethorn hedge H1 are identified as Category-C features of low quality and 2 x category-U trees unsuitable for retention - a young holly located between fences T11 and a horse chestnut stump T10.

Cherry T12 (proposed for removal) is located on neighbouring land in third party ownership however we understand that our client has discussed the matter with the landowner and obtained agreement in principal to remove the tree.

10.4 General mitigation for tree loss:

Tree loss associated with the annexe development is restricted to only a few low quality features / unsuitable trees. It is therefore anticipated that this loss will not have any significant landscape impact. Mitigation may be achieved by favour / prudent management of the remaining trees together with additional appropriate small scale amenity landscape planting around the annexe.

10.5 Consideration of above/below ground implications by tree/tree group:

T1 cherry and T3 Yew located within garden areas to the front of No 28 Wood land.

No impact is anticipated on RPAs providing construction access / material storage etc is restricted to existing hard surfaced areas only.

Construction exclusion from tree RPAs / garden areas may be achieved by instillation of appropriate temporary barriers.

Consideration must be given to avoid construction related conflict with above ground tree parts – this should be reviewed prior to the start of work to identify any requirements for access facilitation pruning.

T2 Golden false acacia - identified for removal due to poor structural condition and unsuitable for retention in its current context.

T4 Maidenhair tree located on neighbouring land (grounds of No 30 Wood lane). The tree canopy does not overgrow the footprint of construction work and the minimum required BS 5837 root protection area can be fully accommodated without incursion. No adverse impact is therefore anticipated.

Sycamore Ref T5 located on neighbouring land (grounds of No 30 Wood lane). The minimum BS 5837 2012 root protection area (RPA) is amended to favour protection of garden areas in preference to areas beyond existing brick retaining wall to the south.

Both the default circular RPA and amended RPA include the western half of the triangular parcel of ancillary land identified for location of the new annexe proposal / new access steps. The footprint of the new annex/steps overlays a small area of the circular RPA (c 6m²) which equates to <2.5% of the total RPA; work in this area will likely result in encounter with trees roots during ground excavation and construction. However, Sycamore as a species (when displaying reasonable vitality) is likely to be tolerant of small scale root removal / disturbance without significant risk of adverse impact. Mitigation for this incursion is provided by additional available undisturbed rooting areas to the north and west together with the proposed adoption of precautions to manage encounter with tree roots including arboricultural site supervision and appropriate timing of root pruning work together with the use of temporary ground protection where access is required for construction and instillation of temporary protective barriers to restrict access to wider areas of the site.

The proposed annexe footprint is largely located outside the canopy extent of T5 with sufficient canopy clearance above ground to accommodate work / temporary barrier installation beneath the canopy without conflict – see shade comment.

Development proposals include the removal/replacement of the brick retaining wall between the annexe site and alley way to the south; whilst significant excavation is not likely to be required for re building the wall on its existing line the scope of this work should be reviewed when engineering details are available to clarify impact on tree roots (T5) and allow adoption of appropriate mitigation as may be necessary.

A new air source heat pump (ASHP) is proposed for location within the RPA of T5 (footprint of c2.4m²). This is a small scale light weight feature; it is assessed that it may be accommodated without adverse impact on the tree using above ground construction techniques for the base together with above ground cable and pipe runs for connection to the annexe. Access for construction of the ASHP would require the use of temporary ground protection to safeguard roots beneath the work area.

Landscape work within the RPA of T5 should retain ground levels as existing adopting the current position for ground retaining features. Any surfacing within this area should be minimised and be specified to allow water / gaseous exchange to underlying roots.

T6 Elderberry & G1 mixed species located on neighbouring land (grounds of No 30 Wood lane). All are located beyond the footprint of proposed construction work with sufficient space available to ensure the minimum required BS 5837 root protection areas can be fully respected – construction exclusion may be achieved with retention of the existing boundary fence in situ together with temporary barriers positioned for the protection of adjacent tree Sycamore T5. Canopies do not overgrow the area identified for construction to any significant extent – the pruning of overgrowth back to the boundary would be appropriate to achieve necessary working room for construction.

T7 Sycamore located on neighbouring land (grounds of No 30 Wood lane). Identified for removal due to poor suppressed form and considered unsuitable for retention. Removal would require prior agreement/consent from the landowner in addition to LPA approval. Should tree removal not be agreed with the landowner, scope exists to carry out pruning to achieve necessary clearance for construction operations.

T8 Yew and T9 Sycamore both located on neighbouring land to the east of the annexe site. The minimum required BS 5837 root protection area can be fully accommodated on neighbouring land / beyond the footprint of work for both trees - no adverse impact is therefore anticipated providing the existing boundary fence remains in situ.

T9 is however is suggested for removal due to poor condition and considered unsuitable for retention. Removal would require prior agreement/consent from the landowner in addition to LPA approval.

T8 overgrows the eastern boundary of the annexe site to a limited extent – pruning overgrowth back to the boundary would be appropriate to achieve necessary working room for construction.

T13 Magnolia & T14 cherry located adjacent to the alley way from Priory Gardens

While both trees are separated from the alley way by masonry walls, these walls may be relatively light structures with potential for roots extending beneath into the alley way – circular RPAs have therefore not been amended in shape.

Temporary ground protection is proposed for the protection of RPAs overlaying the alley way and may be also appropriate for other areas of alley way to protect surfaces from damage by construction traffic.

Consideration must be given to avoid construction related conflict with above ground tree parts – this should be reviewed prior to the start of work to identify any requirements for access facilitation pruning.

10.6 Consideration of tree shade – annexe site.

The area proposed for the new annexe benefits from an open aspect to south, with no significant shading impact associated.

The deciduous Sycamore T5 located to the west of proposed new annexe will contribute to cast shade year round in PM while whilst the degree of shading will be reduced in winter months when leaves are not present in the canopy. The tree has previously been subject to crown reduction with repeat management of this type/scale considered acceptable in arboricultural terms to maintain an appropriate canopy size for the new context, this however would be subject to obtaining tree owner agreement and all necessary permissions.

10.7 Inconvenience associated with close relationship between trees and structures – annexe site.

Some exposure and impact is to be expected, associated with leaf / seed / twig / fruit fall however this may be considered to be largely similar to that experienced by the former annexe / garage present in this part of the site.

Mitigation for this inconvenience would be largely dependent upon the appropriate management of young trees immediately to the north (G1, T8) and continued management of the canopy size of the sycamore T5. Impact may be further reduced with adoption of appropriate building design/specification to accommodate these constraints and allow ease of access for routine building maintenance operations.

10.8 Site access and location for storage/delivery/welfare:

Access route for rear extension - via the existing hard surfaced driveway from Wood lane/pedestrian access to the east of No 28.

Access route for Annexe – via the existing alley way from Priory Gardens.

Site access is relatively “tight” and space for site storage is limited, consideration should therefore be given to adoption of just in time type deliveries where possible.

Accommodation of temporary storage/delivery and welfare facilities for construction activities has been identified in areas away from trees (proposed as within existing hard surfaced driveway / alley way). The areas identified are indicative at this stage and would be subject to agreement between interested parties.

10.9 Service connection/new service routes:

Rear extension – connection to services within the existing dwelling - no adverse impact is anticipated for trees.

New Annex - connection to services within the alley way from Priory Gardens. Matters are understood to be indicative at this stage and should therefore be subject to review when further detail has been established to ensure consideration for tree protection including trees T13 & T14.

10.10 Crane use:

Not proposed.

10.11 Foundations on shrinkable soils with clay or peat content:

New structures close to trees or in areas from which trees have recently been removed require specialist advice from both the scheme designer and structural engineer to understand the risk associated with subsidence/heave, in order that foundations of proposed buildings/structures are appropriate to withstand the risk of damage/defection. Ref Point 7.0 soil assessment.

10.12 General building work precautions to avoid damage to trees:

Conflict between general building activities and trees is not anticipated. Construction activities should be carried out only from approved areas. All trees to be retained are to be protected with temporary protective barriers to exclude activity from tree root protection areas/construction exclusion zones. Where pedestrian access for working room will be necessary within areas identified for tree root protection instillation of temporary protective measures will first be required to exclude construction activity from the immediate vicinity of trees and protect underlying ground from compaction/contamination.

10.13 Landscape reinstatement:

Where landscape reinstatement is required within areas identified for tree root protection best practice methods must be adopted to avoid risk of damage to above and below ground tree parts. Landscape design and work methods should be specified to avoid physical damage to roots, avoid ground compaction/contamination/changes in level and allow water/gaseous exchange to underlying soil.

11.0 Arboricultural method statement & tree protection - Recommendations

Construction activities close to trees may risk physical damage to above ground tree parts (trunk, limbs, branches etc) leading to wounds, broken branches, structural defects etc. Construction activities may also risk physical damage to below ground tree parts (roots) or lead to compaction/contamination damage to surrounding soil on which the tree relies for the uptake of water/nutrients and which is essential for its survival. The effect of construction damage may lead to poor tree health, tree instability or premature tree death. The following recommendations are proposed in order to minimise adverse effects on trees to be retained.

To be in accordance with work sequence points 11.1 to 11.19 inclusive and the following;

Appendix 3 TREE PROTECTION PLAN (SLM – TPP - 205)

Appendix 3 Sign for temporary barriers: Construction Exclusion Zone

Appendix 3 GENERAL NOTES – tree work / foundations / tree protection

Appendix 4 INFORMATION FOR CLIENTS / CONTRACTORS

11.1 PROCEDURE / SCOPE

Specification, work sequence and methodology to be approved in writing by the Local Planning Authority (LPA) prior to commencement.

In the event that consent is granted for this scheme compliance with this Arboricultural method statement will be enforced by the Local planning Authority. Should any changes be considered necessary by an appointed building contractor for operational reasons, all such changes must be first approved in writing by the Local planning Authority and Sykes Land Management Ltd.

11.2 APPOINTMENT OF ARBORICULTURALIST

The client shall appoint (prior to the start of work on site / for the duration of works) a qualified arboriculturalist to oversee / supervise all operations which may affect trees on or adjacent to the site. The client will be responsible for timely notification of all parties (including the appointed arboriculturalist / LPA tree officer) to ensure necessary arboricultural site supervision is in place.

The appointed arboriculturalist will be responsible for keeping the LPA informed / updated on issues relating to site meetings and reporting to the LPA on compliance with the approved specifications / plans / methods.

11.3 PLANNING OPERATIONS ON SITE

A pre start meeting to be held attended by all interested parties (including client, landowner, principal contractor, appointed arboriculturalist and LPA tree officer) in order to review/clarify any matters arising regarding tree protection issues.

The planning and implementation of all operations will require due consideration of the limitations of clearance imposed by the presence of all trees on / adjacent to the site.

All setting out to be agreed on site between interested parties - critical dimensions / levels relating to tree protection to be resolved by site measurement.

Necessary precautions and protective measures must be clearly communicated by the principal contractor to all site personnel throughout the duration of the project.

11.4 DELIVERY/STORAGE OF MATERIALS / POSITIONING OF SKIPS, WELFARE & TEMPORARY BUILDINGS.

Permitted only in a pre-approved area away from trees (proposed as within existing hard surfaced areas driveway from Wood Lane, garden terrace & alley way from Priory Gardens). The areas identified are indicative at this stage and would be subject to agreement between interested parties prior to the start of works on site.

Adoption of "just in time" type deliveries are to be encouraged.

Waste materials to be removed on a regular basis.

11.5 LOCATION/REQUIREMENTS FOR CRANE POSITION & LIFT OPERATIONS
None proposed.

11.6 SITE ACCESS

Access & egress for works identified as follows:

Rear extension - via the existing hard surfaced driveway from Wood lane/pedestrian access to the east of No 28.

Annexe – via the existing alley way from Priory Gardens.

Construction traffic and personal shall be restricted to existing hard surfaced areas only- access will not be permitted on surrounding soft landscape areas.

11.7 TREE WORK

Shall be carried out subject to obtaining all necessary permissions prior to the start of tree work including landowner consent in the case trees for removal are located on third party land.

Treatment of arisings from tree work to be agreed between interested parties.

Tree work to be carried out in accordance with BS 3998 (2010) "Recommendations for tree work" and current arboricultural best practice.

FOR CONSTRUCTION

Prior to the start of work on site; review canopy constraints imposed by trees in relation to project specific equipment/plant proposed for use in order that the scope of pruning work may be adjusted as necessary to address additional growth which may have occurred since the time of initial survey.

Ref T1 cherry T3 Yew, T13 Magnolia & T14 cherry - review canopy constraints relating to site access, agree scope of appropriate pruning with interested parties - carry out access facilitation pruning.

Ref G1 mixed species located on neighbouring land (grounds of No 30 Wood lane) – prune back overgrowth of the annexe site back to the boundary.

Ref T7 Sycamore located on neighbouring land (grounds of No 30 Wood lane) - crown lift/prune back overgrowth of the annex site as appropriate to allow construction activity / to achieve circa 2.5m vertical clearance above ground as necessary for instillation of temporary protective barriers. Note: This tree is identified for alternatively treatment (fell) under trees for management however this course of action would require the landowners' agreement.

Ref T8 Yew located on neighbouring land to the east of the annexe site – prune back overgrowth of the annexe site back to the boundary.

Ref T10 horse chestnut stump – grub out stump and associated roots as part of excavation work see point 11.12.

Ref T11 holly – fell to ground level, treat stump to prevent regrowth.

Ref T12 cherry located on neighbouring land to the east of the annexe site – fell.

Ref H1 firethorn hedge – fell and grub out roots as part of excavation work see point 11.12.

All trees, but specifically Ref T5 Sycamore – should excavation work result in encounter with tree roots, carry out root pruning/prune back exposed roots on face of excavations and protect from drying – specification as point 11.13 care and management of tree roots.

FOR MANAGEMENT

The following tree work is identified for management purposes and may be carried out as part of the project work subject to landowner agreement/landowners discretion.

Ref T2 Golden false acacia – fell, plant replacement tree.

Ref T7 Sycamore located on neighbouring land (grounds of No 30 Wood lane) - fell.

Ref T9 Sycamore located on neighbouring land to the east of the annexe site - fell.

11.8 INSTILATION OF PROTECTIVE MEASURES

Prior to the commencement of any further work on site; erect temporary protective measures in accordance with Local Planning Authority (LPA) approved plans and specifications.

INSTILATION OF TEMPORARY PROTECTIVE BARRIERS.

Barriers to form a Construction Exclusion Zone / Root Protection Area (RPA) in accordance with the approved plans, setting out to be agreed on site with the Client, LPA tree officer and scheme arboriculturalist.

TEMPORARY GROUND PROTECTION

Access for working room will be permitted in pre-approved areas which may contain underlying trees roots but only following the instillation of appropriate temporary ground protection. Ref BS5837 6.2.3.2 specification capable of supporting any traffic using the area without risk of causing compaction of underlying soil.

11.9 NOTICE TO THE LOCAL PLANNING AUTHORITY

Appointed arboriculturalist to confirm/notify the Local Planning Authority in writing that protective measures have been installed in accordance with the approved plans.

11.10 DEMOLITION.

Operations may encounter roots from protected trees therefore work shall be carried out under supervision of the appointed scheme arboriculturalist.

Existing garage/annexe retaining walls, associated steps and floor slab – demolition to be carried out in an overhand fashion with machinery and plant restricted to the floor slab and arisings regularly removed during the course of work.

Existing brick retaining wall along southern boundary of the annexe site - demolition to be carried out in an overhand fashion with machinery and plant restricted to the alleyway and arisings regularly removed during the course of work.

Ref to specification as point 11.13 care and management of tree roots.

11.11 BELOW GROUND DUCTS / SERVICE ROUTE

For connections to the Annexe – proposed via the existing alley way from Priory Gardens. Matters are understood to be indicative at this stage and should therefore be subject to review when further detail has been established to ensure due consideration for tree protection including trees Ref T13 & T14.

11.12 FOUNDATIONS / EXCAVATIONS & GROUND WORK

The specification for proposed new foundation/structures shall be reviewed and approved by the scheme structural engineer to confirm suitability for site specific geology/soils in relation to risks of subsidence/ heave and the influence of trees. Ref to Appendix 3 GENERAL NOTES – tree work / foundations / tree protection.

The footprint of excavation for the Annexe/new steps/southern boundary retaining wall overlays an area likely to contain tree roots arising from adjacent Sycamore tree ref T5. Encounter with protected tree roots is therefore expected - initial excavation work shall be carried out under supervision from the appointed arboriculturalist as outlined below in order to avoid adverse impact to the retained trees.

Excavation work shall proceed in a systematic and controlled manner with levels reduced in appropriate stages to allow identification of underlying tree roots.

Work to be carried out by hand, or in an overhand fashion with machinery and plant required to work from within the footprint of the existing garage slab.

Where the use of mechanical excavation is approved the machine to use a toothless bucket in order to reduce the risk of “ripping” tree roots.

In the event tree roots are encountered follow point 11.13.

Measures that may be necessary for the temporary support of excavations have not been identified at this stage of the design process. The appointed arboriculturalist shall be provided with details of temporary support measures/methods prior to work being carried out to allow an assessment of impact on trees and identify/implement necessary mitigation/tree protection measures.

Concrete pour/pumping operations shall be subject to an appropriate (pre-approved) site specific risk/method to minimise risk of ground contamination which may adversely affect surrounding trees.

Should tree roots be present in areas adjacent to concrete pour they shall be first protected from damaging effects of liquid concrete with the use of an appropriate impermeable separation membrane.

11.13 CARE AND MANAGEMENT OF TREE ROOTS

Root pruning shall be carried out with consideration for tree phenology avoiding spring/autumn where possible.

In general all roots with a diameter of greater than 25mm shall be retained. The removal of roots greater than 25mm in diameter may only be carried out following consultation and approval from the appointed arboriculturalist.

Removal of fine roots must be kept to a minimum. Damaged / severed roots to be cut back using sharp secateurs to a side root leaving the smallest wound possible.

Directly following excavation all exposed roots shall be covered and wrapped in damp hessian to prevent desiccation until back filling with excavated soil is carried out. Back filling shall be carried out as soon as possible.

11.14 SPECIFICATION FOR RETAINING WALL ALONG SOUTHERN BOUNDARY & ASHP.

Retaining wall along the southern boundary of the annexe site – scope/specification for instillation of this feature has yet to be confirmed – detail to be reviewed by the scheme arboriculturalist to clarify potential for impact on tree roots from Sycamore ref T5 and allow adoption of appropriate mitigation as may be necessary.

Air source heat pump (ASHP) for location within the RPA of T5 - to utilise a “no dig” type of construction to form an above ground base in accordance with BS 5837:2012 point 7.5.3 or elevated plinth and together with above ground cable/pipe runs for connection to the annexe. Access & installation work to be carried out from temporary ground protection in accordance with BS5837 6.2.3.2. to prevent risk of the compaction of underlying soil.

11.15 GENERAL BUILDING WORK

Conflict between general building operations and tree protection is not anticipated providing all work complies with general good practice Ref to Appendix 3 GENERAL NOTES – tree work / foundations / tree protection

11.16 NOTICE TO THE LOCAL PLANNING AUTHORITY - REMOVAL OF TEMPORARY PROTECTIVE MEASURES

Following the completion of all construction on site; the appointed arboriculturalist to notify the Local Planning Authority in writing of the intention and justification for removal of temporary protective measures.

11.17 LANDSCAPE - GENERAL

Ref to Appendix 3 GENERAL NOTES – tree work / foundations / tree protection landscape operations

Landscape work within the RPA of Sycamore T5 should retain ground levels as existing adopting the current position for ground retaining features; surfacing within this area should be minimised / to comply with BS 5837:2012 point 7.4.2 and be specified to allow water / gaseous exchange to underlying roots.

11.18. QUERIES

Any queries arising from the scheme of tree protection to be referred to Sykes Land Management Ltd (in writing and in a timely manner) to allow clarification of any issues arising.

11.19. ARBORICULTURAL INSPECTION

It is recommended that trees in the immediate vicinity of construction projects be inspected by a qualified arboriculturalist within 24 months of the completion of works in order to monitor tree vitality and identify any symptoms indicating deterioration in tree condition which may pose a significant health and safety risk.

12.0 Conclusion

Proposed rear extension: Trees are not present in the vicinity of the proposed extension to be located at the rear No 28 wood lane – no adverse impact on trees is therefore anticipated with this part of the scheme.

Proposed new annexe: The new annexe proposal is sited to include an overlay of the former annexe/garage footprint. Its location benefits from an open aspect to the south and only small/young trees present on neighbouring land to the north/east sides with appropriate options available for their management to complement the development proposal.

Tree removal necessary to accommodate the new proposal is restricted only to trees/features considered to be of low quality or unsuitable for the current landscape context.

A mature sycamore tree located close by, on neighbouring land to the north west is identified as a feature of moderate quality - above and below ground constraints associated with this tree have been duly considered.

Accommodation/protection of trees adjacent to the work area may be practically achieved by way of construction exclusion from root protection areas/or through the adoption of appropriate specification, methodology and work sequence outlined in this report.

Appendix 1 SURVEY

Tree survey data

Tree survey – tree location plan

EXPLANATION OF TERMS – TREE SURVEY & QUALITY
ASSESSMENT

Site: 28 Wood Lane London N6 5UB Project: Proposed Rear Extension and Annexe Client: Matthew & Natasha Hamilton-Foy
Schedule of tree survey data
Ref to BS 5837 2012 "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations"
Date of survey: 11.10.2025
Surveyor: D Sykes: BSc (Hons) HND Hort Tech Cert (ArborA) MCIEEM CEnv
Note - All dimensions are estimated unless stated otherwise

Ref no.	Species common name (Latin name)	Height (m)	Trunk diameter measured in mm at 1.5m. (* estimated)	Crown spread on cardinal points				General canopy height (m) & orientation cardinal point	1st primary branch height (m) & orientation cardinal point	Age class: Young Semi / early mature Mature Over mature Veteran Ancient	Physiological condition. (normal, reduced, poor, dead)	Structural Condition. (good, fair, poor, dead)	Condition & comments	Recommendations - subject to necessary permission's 1 - General Management 2 - For development	BS5837 category / quality assessment U - unsuitable for retention A - trees of high quality B - trees of moderate quality C - trees of low quality 1 - arboricultural qualities 2 - landscape qualities 3 - Cultural / conservation qualities	Estimated useful remaining life expectancy (years)	Root protection area - RPA. (radius in m / area m2)
				North	East	South	West										
T1	Ornamental cherry (Prunus autumnalis)	5	190	2	2	3	4	2.5s	2w	Semi / early mature	Reduced	Fair	Thinning canopy, minor dead wood. Overgrowth of driveway to the south east. RPA to favour protection of shrub bed area.	1 - Lift canopy to achieve 2.5m clearance over driveway. 2 - Access facilitation pruning TBC.	C	10 to 20	2.3 / 16
T2	Golden false acacia (Robinia pseudoacacia 'Frisia')	12	333	3.5	5	6	4	1.8s	4se	Semi / early mature	Normal	Poor	Bifurcated at 1.8. Week fork structure, wood fibre separation / increment strip. Canopy low over driveway. Canopy encroaching on neighbouring dwelling to east side.	1 - Remove tree and plant replacement. 2 - None.	U	<10	4.0 / 50
T3	Yew (Taxus baccata)	3	300	0.5	0.5	0.5	0.5			Semi / early mature	Normal	Good	Pruned as topiary feature. RPA to favour protection of shrub bed areas.	1 - None. 2 - Access facilitation pruning TBC.	C	20+	3.6 / 41
T4	Maidenhair tree (Ginkgo biloba)	20+	1020	5	5	5	5			Mature	Reduced	Fair	Located within neighbouring garden - grounds of No. 30 Wood Lane. Co dominant stems from bark included unions. Canopy previously subject to crown reduction. Offset at 5.1m from boundary of No 28. Canopy does not overgrow grounds of No 28. Tree with local prominence.	1 - None. 2 - None.	B2	20+	12.2 / 471
T5	Sycamore (Acer pseudoplatanus)	18	743	9	7.5	8	9	6s	6s	Mature	Reduced	Fair	Located within neighbouring garden - grounds of No. 30 Wood Lane. Basal growth. Open cavity at 3m,north east side at site of historic limb loss, now partly occluded. Canopy previously subject to crown reduction. Tree with local prominence.	1 - Tree owner - consider removal of basal growth. 2 - Root pruning.	B2	20+	8.9 / 250
T6	Elderberry (Sambucus nigra)	5	180, 140, 80							Mature	Poor	Poor	Located within neighbouring garden - grounds of No. 30 Wood Lane. Suppressed canopy. Canopy extent wholly within grounds of No 30.	1 - None. 2 - None.	C	<10	2.9 / 26
T7	Sycamore (Acer pseudoplatanus)	9	238	3	8	0	0	2e	2e	Semi / early mature	Reduced	Poor	Located within neighbouring garden - grounds of No. 30 Wood Lane. Suppressed, canopy extends over grounds of No 28. Squirrel damage.	1 - Tree owner - consider removal to favour development of adjacent shrub species. 2 - Tree removal desirable or prune back overgrowth of annexe site as required.	U	<10	2.9 / 26
G1	Mixed spp, inc Common holly (Ilex aquifolium), elderberry, Holm oak (Quercus ilex), Hawthorn (Crataegus monogyna), yew, horse chestnut (aesculus hippocastanum)	7	<150*			3		2s		Young	Normal	Fair	Located within neighbouring garden - grounds of No. 30 Wood Lane. Group contributes to screen between grounds of No. 30 Wood Lane and properties on Priory Gardens. Individuals of limited significance - group confers greater collective value. All stems located at >1m offset from boundary with grounds of No 28 Wood lane.	1 - Tree owner - consider removal of self set horse chestnut sapling close to boundary fence and favour development of evergreen shrub species. 2 - Prune back overgrowth of annexe site.	C2	10 to 20	1.8 / 10

T8	Yew	7	*130 est	3	3	3	3	1.8s		Young	Normal	Good	Located within neighbouring garden - grounds of No 32 Wood Lane. No access for survey, estimated dimensions. Canopy overgrowth c1m over corner of grounds of No 28 Wood lane.	1 - None. 2 - Prune back overgrowth of annexe site.	C2	40+	1.6 / 8
T9	Sycamore	7	*160 est			4		5s		Young	Poor	Poor	Located within neighbouring garden to the east. No access for survey, estimated dimensions. Canopy does not overgrow grounds of No 28. Lost leader, squirrel damage.	1 - Tree owner - consider tree removal. 2 - Tree removal desirable.	U	<10	1.9 / 12
T10	Horse chestnut (aesculus hippocastanum)												Horse chestnut stump. Sucker growth.	1 - Remove sucker growth, treat stump to prevent regrowth. 2 - Remove stump and associated roots.	U		
T11	Common holly (Ilex aquifolium),	7	120	3	2	1	1	2s		Young	Reduced	Fair	Located between fence lines. Considered likely to be in neighbour's ownership. Tree development risks future damage to boundary fences Dense ivy cover.	1 - Tree owner - consider removal. 2 - Remove tree.	U	<10	1.4 / 7
T12	Wild cherry (Prunus avium)	8	*200est	0	5	4	1	2s		Semi / early mature	Reduced		Located within neighbouring garden to the east. Originates from line of boundary fence. Leans to east with suppressed canopy. Dense ivy cover hinders assessment. No access for survey, estimated dimensions. Existing garage footprint & associated retaining wall within grounds of No 28 likely to restrict root spread to west - amend RPA to reflect.	1 - Review management / suitability for retention with tree owner. 2 - Remove tree.	C	10 to 20	2.4 / 18
T13	Southern magnolia (Magnolia grandiflora)	6	*180 est	3	2	3	2	2.5e	2e	Semi / early mature	Normal		Located within rear garden - No. 100 Priory Gardens. No access for survey, estimated dimensions. Canopy overgrows vehicle access. Vehicle impact damage to lower branches.	1 - Tree owner - consider formative pruning to remove damaged branches. 2 - TBC, review access facilitation pruning with tree owner.	C	10 to 20	2.2 / 15
T14	Weeping cherry (Prunus spp)	3.5	*250 est			4.5	2	1.8w	1.5	Mature	Normal	Fair	Located within front garden - No. 98 Priory Gardens. No access for survey, estimated dimensions. Canopy overgrows vehicle access. Branch structure pruned back beyond brick boundary wall, small dia overgrowth only.	1 - None. 2 - TBC, review access facilitation pruning with tree owner.	C	10 to 20	3.0 / 28
H1	Firethorn (Pyracantha spp)	6	<80	3		1		1.8n		Mature	Normal		Multi stem hedgerow. Pruned back along southern side. Lapsed management with overgrowth of garden areas on northern side.	1 - Prune to manage hedge to appropriate dimensions. 2 - Remove hedge.	C	10 to 20	1.0 / 3

EXPLANATION OF TERMS - TREE SURVEY & QUALITY ASSESSMENT

Tree survey:

All visual tree assessment undertaken from ground level, in broad accordance with British Standard 5837 – 2012 “Trees in relation to design, demolition and construction – Recommendations”. Please note - survey may include assessment of trees beyond the site boundary which are considered likely to be affected by development proposals.

Tag Number / Tree Ref:

Unique number, identifying each tree on the accompanying plan and corresponding with tree tag numbers where use of tree tags is deemed necessary by Sykes Land Management Ltd. Where appropriate, individual trees / tree groups with the same or similar characteristics may be identified and numbered as a group and surveyed accordingly.

Species:

Tree species giving vernacular and full botanic name where applicable.

Estimated Height:

Tree top height expressed in metres -this is an estimated figure.

Trunk diameter

Stem Diameter Single stem trees: Tree trunk diameter measured at 1.5m above ground level (on sloping ground above highest ground level) & otherwise in accordance with BS 5837-2012 Annex C Measurement of tree stems. Expressed in millimetres.

Stem Diameter multi stem trees: Tree trunk diameter measured at 1.5m above ground level & otherwise in accordance with BS 5837-2012 Annex C Measurement of tree stems. Expressed in millimetres.

Estimated canopy spread:

Estimate dimensions of the tree canopy extent taken from centre of tree trunk to edge of general canopy line along the four principle points of the compass. Note this distance is to the general canopy line, in certain cases an exceptional or adventitious branch may extend beyond the stated figure.

Estimated branch / canopy height:

Estimate vertical distance between ground level and the tree canopy on relevant point (s) of the compass.

Age class:

Young: established juvenile trees / recently planted.

Semi-mature: trees yet to attain characteristic form with significant potential for growth in height and spread.

Early-mature: achieving characteristic form / growth progression towards their maximum height and crown size.

Mature: Trees of characteristic form nearing their expected height and crown size, with a slower increase in stem diameter.

Over-mature: senescent or declining tree towards the end of anticipated life expectancy

Veteran: Trees which show ancient characteristics (hollowing, deadwood, fungal associations etc) which may not just be due to age, but could result from natural damage, management, or the tree's environment.

Ancient: Trees which have reached a great age in comparison with others of the same species.

Condition

Summary description to identify the following where appropriate;

Crown - characteristics in relation to other trees in the locality.

Vitality – physiological condition of the tree with justification.

Structure – identification of the tree's principal form and presence / significance of visible defects.

Amenity – tree value considering factors including appearance, position in the landscape etc.

Habitat – suitability of the tree to support wildlife.

Recommendations for tree work 1.

Recommendations for tree surgery / further inspection following Visual tree inspection from ground level. Recommendations at this stage are based upon principals of general arboricultural management and are not specified to accommodate proposed development work.

Recommendations for tree work 2.

Recommendations for tree surgery specified to accommodate proposed development work.

BS Category: Tree quality assessment grading in broad accordance with British Standard 5837 2012 “Trees in relation to design, demolition and construction – Recommendations”. Table 1 - Cascade chart for tree quality assessment.

Numerical sub categories are included in brackets to support overall categorisation.

Summary of attributes Category A – Tree retention of High priority; trees of high quality and value likely to make a substantial contribution for 40 years plus.

Sub categories

1 – Individual of significant merit, dominant component of group or avenue.

2 – Visual importance, Landscape / screening value.

3 – High significance on grounds of historic / commemorative / veteran / conservation value.

Summary of attributes, Category B – Tree retention of moderate priority; trees of moderate quality and value likely to make a contribution for 20 years plus.

Sub categories

- 1 – Impaired condition when compared with trees in higher category.
- 2 – Moderate visual importance, one of many or internal to site.
- 3 – Conservation or cultural value.

Summary of attributes, Category C – Tree retention of low priority; trees of low quality and value in adequate condition and may be retained in the short term; young trees with a stem diameter of less than 150mm dia.

Sub categories

- 1 – Trees not qualifying for a higher category.
- 2 – Groups affording limited screening function / low landscape value.
- 3 – Minor conservation or cultural value.

Summary of attributes, Category U – Trees for removal; trees likely to be un viable within 10 years or trees to be removed on the grounds of sound arboricultural management

Remaining contribution:

Estimation of useful life expectancy of a tree in its current context expressed in years.

Minimum root protection

Minimum root protection area that should remain undisturbed around each retained tree necessary to maintain the trees vitality and avoid damage to above ground tree parts. Calculated in accordance with point 4.6 of BS 5837 2012 and may be adjusted in shape (but NOT decreased in area) by the arboriculturalist to take account of site specific features / root distribution.

Radius m – minimum radius in meters from the centre of the tree to remain undisturbed.

Area m² – minimum total area around the tree to remain undisturbed.

EXPLANATION OF TERMS - TREE ASSESSMENT

Ownership

Identification of whether the tree grows on land within the site or outside the site boundary together with land ownership information if available.

Conservation Area

Area designated under the Town and Country Planning Act 1990 which requires the Local Planning Authority to be provided with 6 weeks prior written notice of intent to carry out tree pruning work / tree felling.

Tree Preservation Order

Order served by the Local Planning Authority (LPA) under the Town and Country Planning Act 1990 to protect specific trees, tree groups and areas of trees. Application must be made to the LPA and their written consent obtained prior to the pruning or felling of live trees and all such trees subject to TPOs must be protected from damage.

Est of future height potential (m)

Estimation of likely ultimate tree height in meters; intended as guidance for development planners to enable accommodation of likely tree growth potential.

Est of future spread dia (m)

Likely ultimate crown spread estimated as a diameter in meters; intended as guidance for development planners to enable accommodation of likely tree growth potential.

Above ground constraints

Comment to illustrate likely constraints associated with above ground tree parts.

Below ground constraints

Comment to illustrate likely constraints associated with tree roots.

Foliage density (Low / medium / high)

Graded subjective assessment of the likely permeability of tree foliage / tree crown to the passage of sunlight; intended as guidance for development planners to assist in evaluation of tree shade.

Foliage persistence

Evergreen – leaves held throughout the year; Deciduous - leaves held from spring through to autumn. Intended as guidance for development planners to assist in evaluation of the seasonal impact of tree shade.

Bat potential – Preliminary assessment of suitability of observed features to support bats

Negligible - no features observed.

Low – features observed of limited / low suitability.

Medium – features observed with moderate suitability – **Obtain specialist ecological advice / all tree work operations must conform to Bat Conservation Trust Guidance for tree work.**

High – high value features identified likely to contain bats and or evidence of bats. **No tree work permitted without further specialist ecological advice & licensing of operations as necessary.**

Appendix 2 SITE CONDITION

Photos taken 11.10.2025

Below left – drive way access from wood Lane & Cherry Ref T1, in foreground.



Above right – pedestrian access to east side of No 28 Wood Lane



Above left – existing terrace rear No 28 Wood lane



Above right – sycamore ref T5 view south from Grounds of No 30 wood lane

Below left – View west from footprint of existing annexe/garage, Sycamore Ref T5 in background RHS



Above right – View north from footprint of existing annexe/garage

Below left – View east from footprint of existing annexe/garage trees Holl Ref T11 and Cherry Ref T12 in foreground



Above right – View along alleyway from Priory Gardens, with Cherry tree Ref T14 in foreground on RHS

Appendix 3 TREE PROTECTION & NOTES

Tree protection plan

Sign for temporary barriers: Construction Exclusion Zone

GENERAL NOTES – tree work / foundations / tree protection

Arboricultural Impact Assessment note:
Garden areas - review of stem diameters / RPA's / canopy spread suggest no foreseeable impact anticipated with construction scheme proposals.

NOTES

Drawing to be read in association
with Sykes Land Management Ltd
Terms and Conditions and client
specific report.

Drawing must only be used by the named client for the intended purpose (purpose as stated under drawing status).

Do not scale - all setting out to be resolved by site measurement and agreed with the Local Planning authority tree officer as appropriate

Plan must be viewed & reproduced
in colour.

For additional information on trees
please refer to schedule of tree
survey data - survey date 11.10.25

Base plan courtesy of Cooke
Fawcett Architects Drawing No
CF-225-DR-1010-A.
Project Wood Lane.
Proposed site plan.
Scale 1:200 at A1 size.
NOT FOR CONSTRUCTION

Point 6.2.3.3 – Specification for temporary ground protection.

Ref BRITISH STANDARD BS 5837:2012 point 6.2.3.3

New temporary ground protection shall be capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil and will comply with the principals of BS 5837:2012 point 6.2.3.3.

- a) for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or timber ply / OSB boards on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;
- b) for pedestrian-operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane;

FIGURE 2 – Specification for temporary protective barrier

Ref BRITISH STANDARD BS 5837:2012

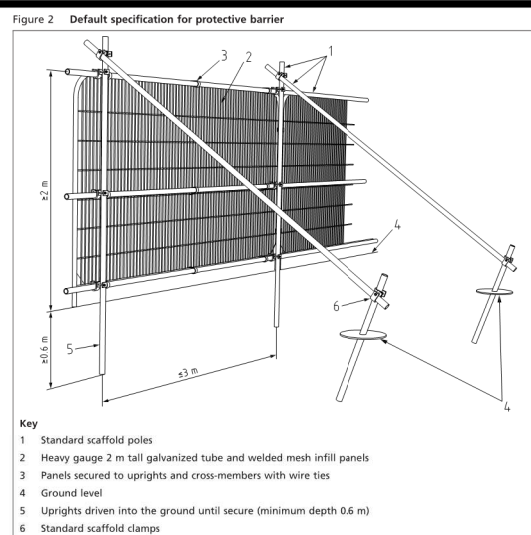
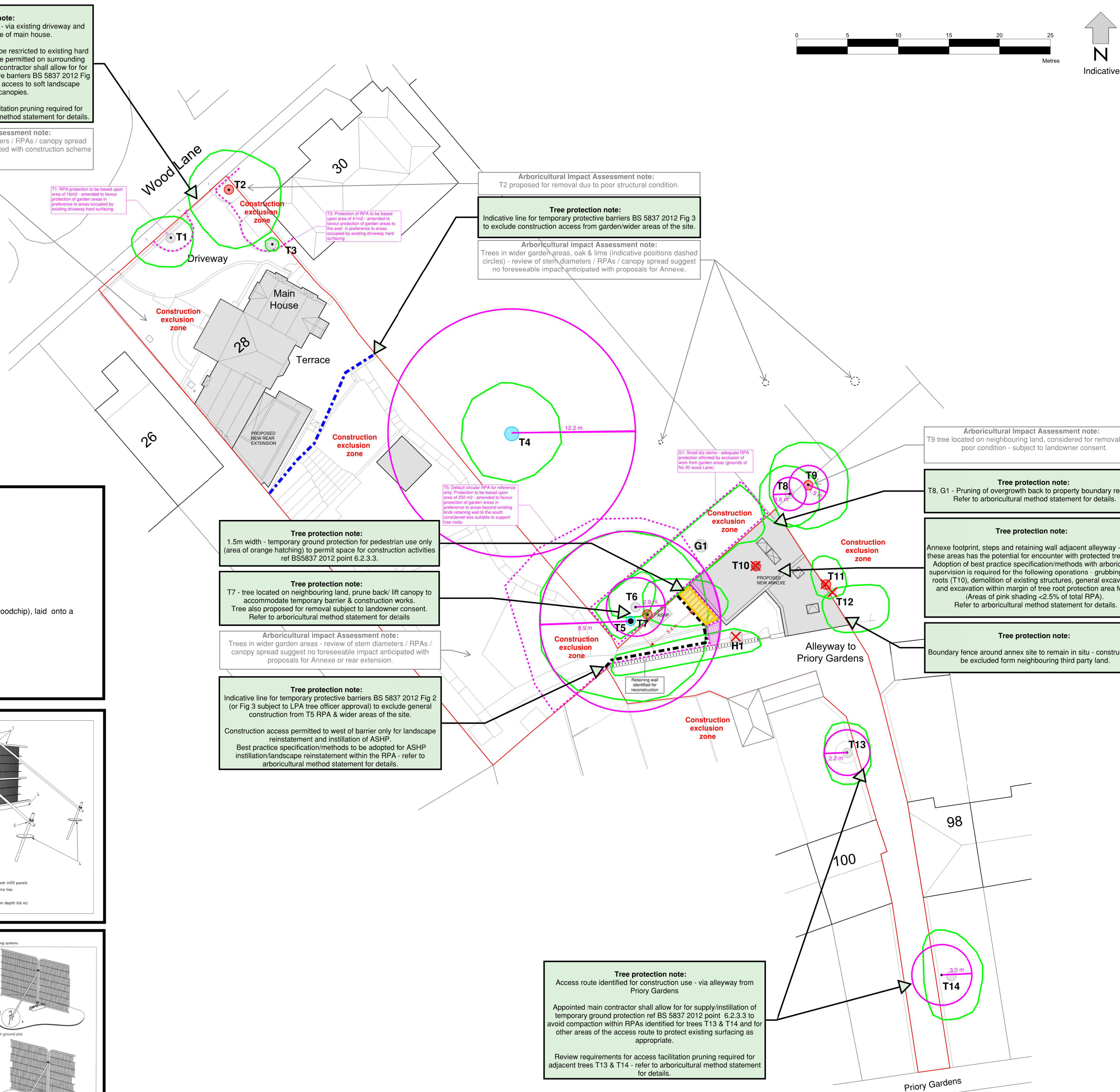
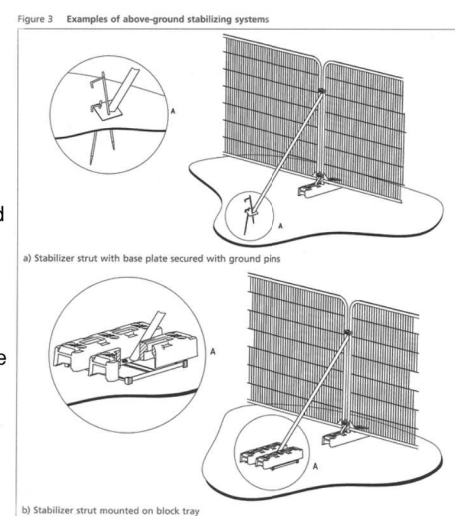


FIGURE 3 – Specification for temporary protective barrier

Ref BRITISH STANDARD BS 5837:2012

2m tall welded mesh panels on rubber or concrete feet. The fence panels should be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The distance between the fence couplers should be at least 1 m and should be uniform throughout the fence.

The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins (Figure 3a). Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray (Figure 3b).



Key.

- | | |
|----|-------------------------------|
| T1 | Survey reference (tree) |
| G1 | Survey reference (tree group) |
| H1 | Survey reference (hedge) |

-
- Tree position
- Indicative canopy spread (bold green)

Tree quality grading BS 5837:2012

-  Category A - high quality
-  Category B - moderate quality
-  Category C - low quality
-  Category U - tree to be removed

-  Tree/feature to be removed to facilitate development

Minimum BS 5837 Root

Protection Area radius (bold pink circle)

- Temporary protective barrier BS
5837 2012 Fig 2

- Temporary protective barrier B
5837 2012 Fig 3

Temporary ground protection

- 1.9 m ←
Setting out dimension for tree protection

Rev: Date: Drawing revision:

Client:
Matthew & Natasha Hamilton-Foy

Site:
28 Wood Lane London N6 5UB

Project:
Rear Extension and Annexe

Drawing Title:
Tree Protection Plan (TPP)

Drawing Status:
For PLANNING

Date:
19/12/25

Drawing No:
SLM - TPP - 205

Rev:



CONSTRUCTION EXCLUSION ZONE for TREE PROTECTION

KEEP OUT!

(TOWN AND COUNTRY PLANNING ACT 1990)

**TREES ENCLOSED BY, OR LOCATED BEYOND THIS BARRIER ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECT OF A TREE
PRESERVATION ORDER**

**CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL
PROSECUTION**

THE FOLLOWING CONDITIONS MUST BE OBAIED

- This protective barrier shall not be moved and must be maintained in accordance with the approved plans / drawings for this development
- No persons, machinery or plant shall enter the protected area
- No materials or spoil shall be deposited in the protected area
- No excavations shall be carried out in the protected area
- Any incursion into the protected area must be with the prior written permission of the Local Planning Authority

-This notice to be laminated to ensure all-weather durability and securely fixed to the barrier at 10m centres-

GENERAL NOTES

Tree work.

- Permissions may be required to carry out tree work - work must comply with all restrictions imposed by the Local Planning Authority and any other covenants / by laws relating to the area in question.
- Tree work to be carried out in accordance with BS 3998 (2010) "Recommendations for tree work" and current arboricultural best practice.

Foundations

- Architect and scheme structural engineer shall give due consideration to the position of structures / specifications of foundations to take account of matters relating to potential shrinkage and expansion of soils with clay content.
- The specification for proposed new foundation/structures shall be approved by the scheme structural engineer to confirm suitability for site specific geology/soils in relation to risks of subsidence/heave and the influence of trees removed/retained.
- In the case voids are specified to accommodate future root development, structures shall be specified by the scheme structural engineer to resist all likely vertical & lateral thrust associated with trees and to accommodate secondary thickening of roots without distortion / cracking of the structure.

Tree protection.

- Protective measures will be required to safeguard the health and vitality of all trees to be retained on site and for trees located off site which may be affected by development works. This includes protection of tree roots and the trees above ground structure.
Recommended RPA "Root protection Area" to be agreed with the Local Planning Authority OR to be in accordance with British Standard 5837 : – 2012 "Trees in relation to design, demolition and construction – Recommendations" and left undisturbed in order to prevent damage to tree roots. Soil levels to be retained as existing.
- Below ground services to be routed outside the RPA of all trees to be retained.
- Above ground services to be routed to avoid conflict with trees for retention taking account of anticipated tree height / crown spread.
- Protective fencing to be installed to effectively prevent unauthorised access to the RPA; and must be carried out in accordance with the agreed sequence of work OR prior to the start of any clearance / demolition / building / storage of materials on site; and should be maintained in good condition and retained for the duration of building works on site.
- Protective fencing type to be - "Herras" type fencing secured to a scaffolding type frame as detailed in figure 2 – protective barrier British Standard 5837 – 2012 OR similar approved barrier as appropriate for the site / scope of protection required e.g. figure 3 – British Standard 5837 – 2012. Barrier specification to ensure that the protective zone is not eroded by the intentional / unintentional movement of the fencing.
- Clear signage to be displayed to advise site workers of the purpose and restrictions implied by the protective barriers.
- The site agent / manager to be instructed to advise all site workers at their induction of the purpose and restrictions implied by the protective fencing. Site agent / manager to be responsible for the day to day prevention / exclusion of all actions / operations in the vicinity of protected trees that are likely to cause damage to retained / protected trees. E.g. Fires, use of cranes and excavators, use of hot bitumen etc.
- An area to be allocated for the mixing of concrete & cement / storage of diesel and other materials / storage of machinery in a location such that any spillage will be contained without risk of site contamination / damage to trees and or tree roots.
- No dumping, storage of materials or access within the RPA to be permitted.
- No fires permitted within 15m of any tree to be retained.

Tree protection – access & special conditions

- Where work within an RPA is unavoidable special specifications and methodology for excavation / construction will be required for services / walls / drives / parking areas / footways etc. - the nature of special protection measures and work methodology to be first agreed in writing with the Local Planning Authority (LPA) and consulting arboriculturalist prior to commencement.
- Protection to permit temporary pedestrian access to be in accordance with principals detailed in point 6.2 of British Standard 5837 2012 - existing surfaces should be retained and separated from protection measures with a Geo Textile membrane plus the addition of appropriate boards (scaffold boards or exterior grade ply Sheets) laid over a compressible layer.
- Protection to permit temporary Vehicle and machinery access to be in accordance with principals detailed in point 6.2 of British Standard 5837 2012. Where permanent access is required this will require measures specified by an engineer to account for anticipated loading - current best practice favours no dig methods utilising a Geoweb semi rigid slab.
- Where excavations are approved within an RPA work to be carried out in accordance with National Joint Utilities Group publication Volume 4 – "Guidance for the planning installation and maintenance of utility apparatus in proximity to trees".

Tree protection - landscape operations within Root Protection Areas

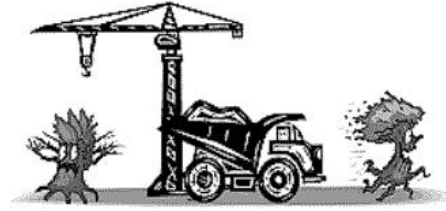
- Retention of soft landscape features "as existing" is usually considered desirable.
- Specification & implementation of all landscape work to avoid adjustment of ground levels, rotavation / deep cultivation, compaction and sealed surfacing.
- Extent and specification for hard landscape features (paving, paths etc) to be first agreed in writing with the Local Planning Authority (LPA) and consulting arboriculturalist prior to commencement.

Appendix 4 INFORMATION FOR CLIENTS AND CONTRACTORS

Poster: Construction and trees

Poster: Common causes of tree death

Construction and Trees

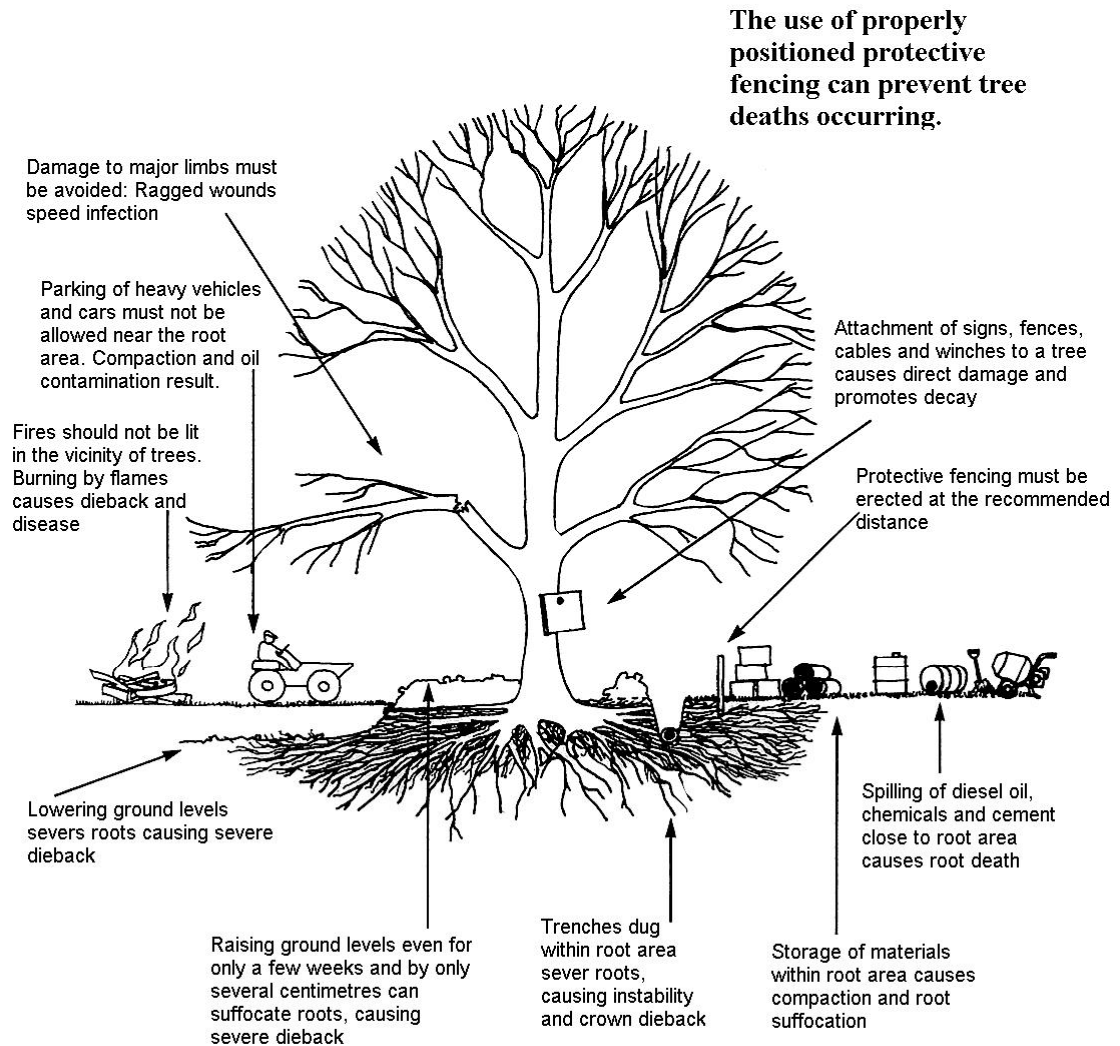


Why Is Fencing Erected Around Trees?

1. The major cause of damage to trees on construction sites is due to **soil compaction**.
 2. Roots use the spaces between soil particles to obtain Oxygen, Water and Nutrients.
 3. Heavy plant and machinery compresses (compacts) the soil, squashing out the air spaces and preventing root function.
 4. A compacted soil structure will stay compacted.
 5. Consequently the tree suffers and will show signs of branch die-back.
 6. Symptoms such as die-back may take several years to appear.
 7. Soil compaction over roots can be prevented by maintaining a fenced exclusion zone over the tree roots.
 8. The exclusion zone distance is calculated using British Standard 5837.
 9. Protective Fencing is installed at the calculated distance.
 10. Protective Fencing is a condition of planning approval, if it is removed or repositioned the construction firm is in breach of a condition and may be subjected to legal action.
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Common causes of Tree Death



Please use copies of this as an on-site poster for personnel



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