

9 Sheldon Avenue. Highgate. N6 4JS.

145. Tree survey and arboricultural method statement. February 2026.

British Standard 5837 2012 "Trees in relation to Design, Demolition and Construction – Recommendations" (**BS**) is used as the criterion for tree submissions to the local planning authority (**LPA**) the London Borough of Haringey.

The owners have commissioned Christopher Tredway Architects (**CTA**) to draw up plans to refurbish the house with extensions and a carriage drive. Please refer to CTA sheet set **145**.

The owners have received positive preapp advice from both the LPAs case officer and arboricultural officer.

As part of the preapp PRE/2025/0298 the LPAs arboricultural officer met with the applicants in January 2026.

Please refer to the 9 Sheldon Avenue. 145. Tree protection plan. February 2026. (**TPP**)

## Tree catalogues

### Front garden catalogue

| No | Common name of tree | Estimated height in metres | Stem diameter in mm @ 1.5m from base | Estimated radial crown spread in metres | Height of crown clearance estimated in metres | Estimated remaining contribution.<br>Category Rating as per table 1 BS 5837 (2012).<br>Comments                   |
|----|---------------------|----------------------------|--------------------------------------|-----------------------------------------|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| T1 | Purple Plum         | 6                          | 570                                  | N 5<br>E 4<br>S 2<br>W 2                | 2.5 over pavement                             | 10 C<br>Some damage on stem from cutting ivy. Included wire. On boundary. Unable to inspect fully because of ivy. |
| T2 | Laburnum            | 6                          | 110<br>70                            | N 2<br>E 1<br>S 0<br>W 2                | 1.5                                           | 20 C<br>Swept base. Leaning into garden.                                                                          |
| T3 | Ornamental Shrub    | 4                          | 160<br>150                           | N 4<br>E 2<br>S 0<br>W 2                | 0                                             | 10 C<br>Failed to north.                                                                                          |
| T4 | Maple spp           | 6                          | 210                                  | N 2<br>E 1<br>S 5<br>W 2                | 2                                             | 20 B                                                                                                              |
| T5 | Ornamental          | 5                          | 120<br>@ base                        | RCS 1                                   | 0                                             | 20 C                                                                                                              |
| T6 | Ginkgo              | 4.5                        | 80                                   | RCS 0.5                                 | 0                                             | 40 C<br>Street tree.                                                                                              |
| T7 | Birch               | 9                          | 230                                  | N 4<br>E 4<br>S 3<br>W 2                | 3                                             | 40 B<br>Street tree.                                                                                              |

## Rear garden catalogue

|     |              |     |                            |                               |                     |                                                                |
|-----|--------------|-----|----------------------------|-------------------------------|---------------------|----------------------------------------------------------------|
| T8  | Oak          | 23  | 890                        | N 6<br>E 10<br>S 9<br>W 7     | 5                   | 40 A<br>Some epicormic growth.<br>Historic reduce and reshape. |
| T9  | Lawsons      | 10  | 320<br>est                 | RCS 2                         | 1                   | 20 B<br>offsite in garden of 7 Sheldon                         |
| T10 | Cherry       | 16  | 150<br>180<br>20           | N 4<br>E 5<br>S 2<br>W 0      | 2                   | 20 C                                                           |
| T11 | Lawsons      | 20  | 420<br>Est                 | RCS 2                         | 0.5                 | 20 B<br>offsite in garden of 7 Sheldon                         |
| T12 | Cherry       | 8   | 100                        | N 2<br>E 1<br>S 0<br>W 1      | 2                   | 20 C<br>Root graft.                                            |
| T13 | Cherry       | 5   | 150                        | N 2<br>E 3<br>S 1<br>W 1      | 3                   | 20 C                                                           |
| T14 | Cherry       | 5   | 160                        | N 0<br>E 1<br>S 1<br>W 1      | 1                   | 20 C                                                           |
| T15 | Birch        | 14  | 220<br>260                 | N 1<br>E 5<br>S 3<br>W 2      | 3                   | 0 U<br>Sounds hollow. Moribund.<br>Starting to lose twigs.     |
| T16 | Yew          | 3.5 | 120                        | RCS 2                         | 0.5                 | 40 C                                                           |
| T17 | Magnolia     | 6   | 130<br>120                 | RCS<br>2.5                    | 1                   | 20 C                                                           |
| T18 | 2x Yew       | 4   | 120<br>110                 | RCS 2                         | 0.5                 | 40 C                                                           |
| T19 | Beech        | 19  | 840                        | N 7 est<br>E 7<br>S 10<br>W 4 | 2<br>Over<br>garden | 40 B<br>Offsite in garden of 11<br>Sheldon.                    |
| T20 | Bay<br>shrub | 10  | 4x<br>Max<br>240<br>3x 150 | RCS 3                         | 0                   | 20 C                                                           |

|     |          |    |                          |                                    |           |                                                                                                                                   |
|-----|----------|----|--------------------------|------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------|
| T21 | Oak      | 23 | 1000                     | N 10<br>E 11<br>S 9<br>W 8         | 2<br>To E | 20 B<br>Exposed wood on w side.<br>Extending from base up<br>mainstem.<br>Historic reduce and reshape.<br>Poss lightening strike. |
| T22 | Oak      | 20 | 750                      | N 7<br>E 3<br>S 2<br>W 3           | 15        | 20 C<br>Exposed wood on eastern<br>side. Extends all the way the<br>up the stem.<br>Rot holes in main stem.<br>Tree in decline.   |
| T23 | Sycamore | 18 | M/S<br>350<br>310<br>290 | N 5<br>E 7<br>S 3<br>W 8           | 2         | 20 C                                                                                                                              |
| T24 | Leyland  | 8  | 190                      | N 1<br>E 2<br>S 3<br>W 2           | 0         | 20 C                                                                                                                              |
| T25 | Oak      | 24 | 1640<br>@<br>base        | N 8<br>E 13<br>S 13<br>W 11<br>Est | 4         | 40 B<br>Breaks onto 3 major stems.<br>Southern most stem topped.<br>Breaks put into 3 major<br>stems at circa 1m.                 |
| T26 | Hornbeam | 6  | 120                      | N 3<br>E 2<br>S 2<br>W 1           | 2         | 10 C<br>Squirrel damage                                                                                                           |
| T27 | Apple    | 5  | 220                      | N 2<br>E 2<br>S 1<br>W 0           | 1         | 20 C                                                                                                                              |
| T28 | Yew      | 3  | 80                       | RCS 2                              | 0         | 40 C                                                                                                                              |
| T29 | Yew      | 5  | 100                      | RCS 2                              | 0         | 40 C                                                                                                                              |
| T30 | Lawsons  | 12 | 300<br>est               | RCS 2                              | 1         | 20 B offsite in garden of 7<br>Sheldon                                                                                            |

## Arboricultural Implications Assessment

### Front Garden.

The proposal removes one category B tree in the front garden – it is an unusually shaped T5-Maple. A category C T2-Laburnum will be removed and category C T3 & T5-shrubby trees.

The proposal plants two Wild Service and one Field Maple “Elegant” in the front garden adjacent to the pavement. These are chosen as they will not out grow their location or require pruning (except perhaps for minor formative pruning) for very many years. There is scope for further planting adjacent to neighbour boundaries in the front garden.

The proposal relocates a street T6-Ginkgo and plants a further one to give a matched pair at the kerbside. The Ginkgo will be lifted and crated for storage by specialists. The two Ginkgos will be planted in purpose constructed pits with the consent and advice from the LPAs Arboricultural officers in order to give a full useful life for the trees. This will be carried out when the new driveway has been constructed. The new drive way will be permeable. The proposal removes trees of poor shape and form and replaces them with trees which will withstand extreme weather.

Root protection area (**RPA**) is described in the BS. RPA is in square metres and is proportionate to the diameter of the tree stem at 1.5 metres from ground level.

**Normative** RPA is shown on the TPP as a circle showing the desired area to have minimal disturbance.

The BS does allow for RPA to be polygonal, offset and to have engineered construction built within.

T1- Purple Plum is retained despite heavy Ivy preventing a proper inspection.

The contour allows the construction of a minimal dig driveway within the normative RPA of the Plum. This will be constructed at the very end of building. The trees RPA will be protected by site cabins on bearers until all major construction works are complete.

### Rear Garden.

The proposal removes Ts 13 -17. These are mainly small trees which do not ever have the potential to give a public visual amenity. The only one visible from the road is a dead T15- Birch.

Although not part of this application the rear garden contains many shrubs and trees which would benefit greatly by being brought back into management. Cherry Laurel seems to have stolen the march and removal of this would virtually double the size of visible garden. There are mature Oaks here which look to be components of the Bishops forest- these need a bit of care to reinvigorate them into longer life.

Section 7.5 of the BS gives guidance to foundations within the RPA and a suspended slab is proposed here using sections 7.5.4 and 7.5.5 as the criterion.

The TPP shows an Oak with a stem diameter of 890mm. This tree most likely predates all building here and is a component of the Bishops Forest. It is proposed to build an extension on a suspended slab adjacent to the tree.

Please refer to CTA plan number **145/SK04**.

It is known that tree roots are opportunistic, take the line of least resistance and can extend to over 2 times the height of the tree. Logic dictates that the most accessible land here will be the anthropogenic topsoil. It is unlikely that roots that are essential to the normal function of a tree are found under a structure unless of course it is engineered for that purpose.

It is also known that the structural supporting roots of trees are normally found within 2 metres of the base thereafter rapidly subdividing into smaller and more fibrous roots.

Roots can be located by radar surveys and piling diagrams can be drawn up to avoid any roots that look to be substantial.

The intention at number 9 is to set 5 number 450mm diameter piles (as per structural engineers specification).

The void former proposed at 9 Sheldon is raw woodchip which decomposes to a leave a ventilated void. Rain water can percolate into the void. It is often the case that this method releases ground for sole use for the tree.

Arboricultural Method Statement. (AMS).

Constructors will appoint a site monitoring arboriculturalist to guide them through the varying stages of building starting with the placement of tree protection.

Monitoring Check List.

|                |                                                                                                   |                         |
|----------------|---------------------------------------------------------------------------------------------------|-------------------------|
| consent notice | condition numbers                                                                                 | date of visit<br>signed |
|                | compliance with conditions                                                                        | action requested        |
|                | tree protection fence in<br>place<br><br>ground protection in place<br><br>pruning as per BS 3998 |                         |

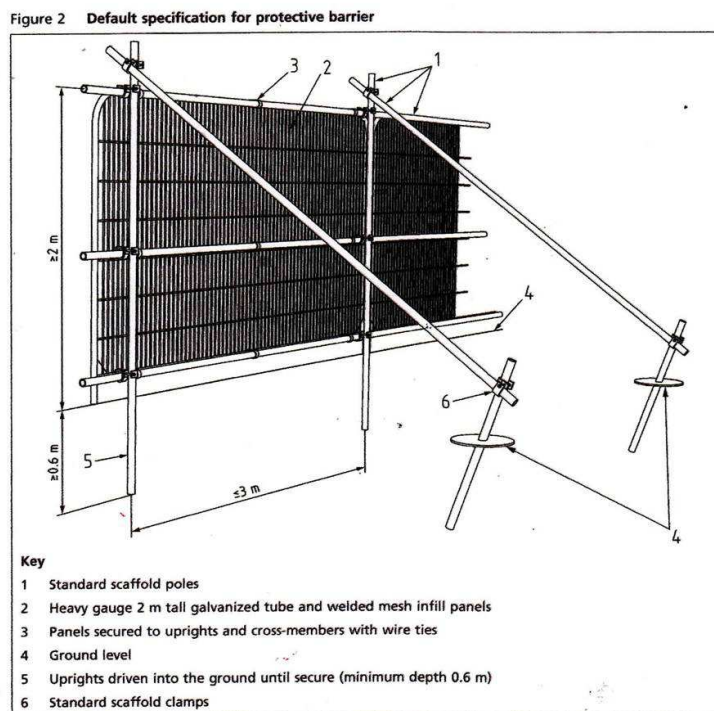
## AMS. Sequence of Events.

1. Remove the vegetation necessary to implement the new building. Any stumps that are within the normative RPAs of retained trees will be ground to grade only.
2. Carry out radar root survey to inform the piling diagram.
3. Specialists will carefully lift and crate street Ginkgo T6 for replanting when major building works are complete. (This along with another of the same dimensions will provide a matched pair of street Ginkgos).
4. Prior to any building activity construction exclusion zones will be established.

The RPA of Purple Plum T1 will be protected by temporary site cabins which are resting on substantial wooden bearers. The spaces between the cabins will be covered with 150mm depth of fresh woodchip. The positions of the cabins are shown on the TPP. The cabins will be placed so that the Plum does not require pruning.

Machinery access for the first stage is through the rear wall of the garage.

The rear garden of number 9 will be enclosed by a tree protection fence as described in figure 2 of the BS.



The tree protection fences will have signs attached.



The position of the fence is shown on the TPP and follows easily identifiable features. The enclosed area will not be used for any activity related to building including the storage of materials. The fence will be maintained and monitored throughout the building process.

5. Mark out 600 sq mm gaps for the position of the 5 piles and place track panels over the soft ground to the north of existing paving. This area can be leveled by the addition of fresh woodchip prior to setting down the track panels.

Using a remotely powered mini piling rig sitting on a marsh mat overlying the track panels. Set the piles as specified by the project structural engineer. The power plant can sit on the existing paving

Using hand held tools only and using a rubber tracked power barrow only. Fragment and hand pick the existing paving slabs. *The sub base can be pricked up with a garden fork to render it more porous.*

Remove track panels only where they are on the new foot print. Panels out site of the foot print will stay in place until all major construction works are completed. Assemble shuttering. The void former will be fresh woodchip with little leafy content.

Place a grout check membrane on top of the void former (eg dpc polythene).

Wire rebar in place.

Pour concrete.

(The woodchip decomposes to leave a vented void under the slab).

6. Carry out main building works.

7. Remove site cabins.

8. The new bearing layer for the part of the drive labelled "cellular confinement permeable drive" on the TPP will be constructed as described in AA Guidance note 12 "The use of cellular confinement systems near trees".

The finished surface as will be the remainder of the drive will be porous.

**Please note that this part will be carried out using hand held tools only no tracked or wheeled machinery will be used here. Spot foundations for the gate pillar and any where in the RPA of T1- Plum will be dug by hand.**

9. Construct pits and plant two kerbside Ginkgo.

10. When all building works including 8 above are completed to this point remove the tree protection fence in the rear garden.

The new bearing layer for the terraces as shown on the sheet set 145 will be constructed as described in AA Guidance note 12 "The use of cellular confinement systems near trees". ( Submitted alongside this document).

The joints of the finished surface will not be grouted and the joist will be washed sand only.

**Please note that this part will be carried out using hand held tools only - no tracked or wheeled machinery will be used here.**

## 9. Notes for landscapers.

All garden works will be with hand held tools only.

**Rotary cultivators or mini diggers will not be used in any part of the formerly enclosed areas.**

One of the priorities of looking after the environment is to reduce the turnover of treated tap water. "Waterwise" grass mixes send roots deep and should not require irrigation and at the same time reduce run off. Grasses for lawns here (if the owner wishes) could be a good compromise between improved native seed and water conservation. A suggested grass mix for here could be Barenbrug E13 which contains Creeping Red Fescue, Perennial Ryegrass, Tall Fescue and Hard Fescue.

Water butts to collect roof water are a good way to irrigate other garden plants.

Organic mulches preferably woodchip should be used.

Planted trees should be selected from those known to exhibit hydraulic redistribution and/or resilience to conditions caused by extremes of weather.

Consider Pear and Sugar Maple as well as those species typical of the historic Bishops Forest - Sessile Oak and possibly Hornbeam.

Trees will be selected and planted by professionals so that they do not require staking. They will be properly mulched so they do not need watering with tap water except in an exceptional prolonged drought (when there is no hosepipe ban).

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