

1 CHURCH ROAD, HORNSEY, LONDON, N6 4QH

PROPOSED 2 STOREY INFILL DWELLING

ARBORICULTURAL STATEMENT & ASSESSMENT

INTRODUCTION

This Arboricultural Statement & Assessment has been prepared in support of the proposed two-storey, two-bedroom infill dwelling at 1 Church Road, Highgate. The purpose of this document is to:

- Identify trees potentially affected by the development.
- Assess the impact of the proposed works on the health and stability of retained trees.
- Describe measures to ensure the protection of trees during construction in accordance with Policy DH10 of the Highgate Neighbourhood Plan, which seeks to retain mature trees wherever possible, and the wider conservation area objectives.

SITE CONTEXT & TREE SURVEY

The proposed development occupies a small, currently paved, derelict plot adjacent to 1 Church Road. There is one mature tree situated close to the site frontage, which contributes positively to the verdant character of the street and the conservation area. No other trees or significant vegetation will be affected by the proposed works.

The site is not within a Tree Preservation Order (TPO), but the tree is valued for its visual and amenity contribution.

DEVELOPMENT PROPOSALS

The development comprises a two-storey, two-bedroom dwelling with a green roof and no basement. The building footprint does not encroach on the tree's root protection area (RPA) or canopy. Excavations for foundations, drainage, and services are fully outside the RPA. Construction will not involve any pruning or removal of the mature tree.

ARBOTICULTURAL IMPACT ASSESSMENT

Tree ID	Species	Height	Canopy Spread	Condition	Category	RPA (m radius)	Notes
T1	Maple	12m	7m	Good	B	3.6m	Located on the footpath at front boundary, contributes positively to the verdant character of the conservation area. No construction works will occur within the RPA.

Assessment Summary:

The development will have no detrimental impact on the mature tree. The tree's health, structural integrity, and amenity value will be preserved throughout construction.

TREE PROTECTION MEASURES (METHOD STATEMENT)

All works will be undertaken in accordance with BS 5837:2012 – Trees in relation to design, demolition and construction. The following measures will be implemented:

Protective Fencing

A robust trunk protection panelling will be installed around the existing tree trunk for the duration of construction.

Ground Protection

Any temporary works or deliveries close to the RPA will use load-distributing ground protection (e.g., scaffold boards or proprietary cellular matting) to prevent soil compaction.

Excavation and Foundations

All foundations, trenches, and service runs are located outside the RPA.
No excavation, soil stripping, or machinery movement will occur within the protected area.

Materials Storage and Site Activities

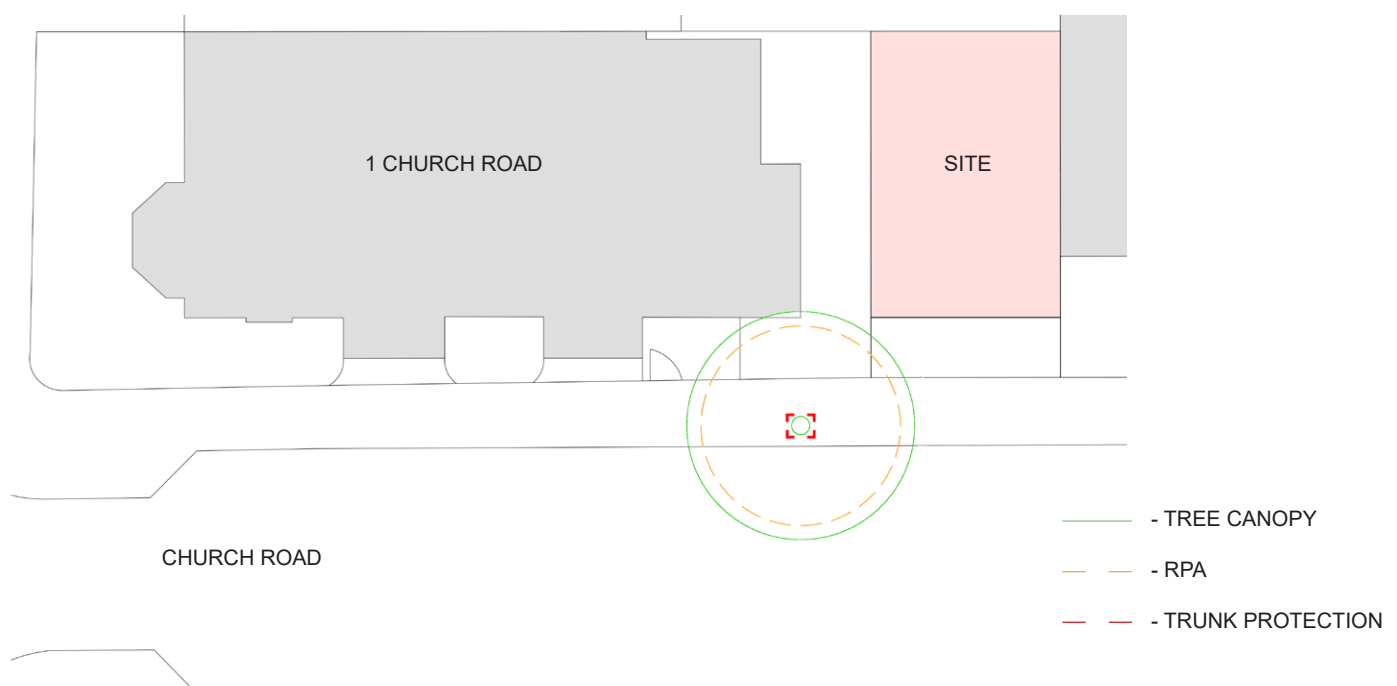
No storage of construction materials, spoil, or machinery will occur within the fenced RPA.
All personnel will be briefed on tree protection measures as part of site induction.

Supervision and Monitoring

A qualified arboriculturist will inspect protective measures prior to the commencement of works.
Regular inspections will ensure that fencing remains intact and all protocols are followed.

No Basement

As there is no basement proposed, there is no risk of subsurface root damage, further reducing potential impacts.



CONCLUSION

The proposed infill dwelling at 1 Church Road has been carefully designed to avoid any adverse impact on the mature tree located adjacent to the site. With the implementation of the measures outlined above, the tree's health, stability, and amenity value will be fully preserved. The development is therefore fully compliant with Policy DH10 of the Highgate Neighbourhood Plan and the conservation area objectives.