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Arboricultural Impact Assessment

- Tree Survey
- Tree Protection Plan
- Arboricultural Method Statement

For:-

**Demolition and Replacement of
Commercial Buildings**

At:-

**West Road
Tottenham
N17 0RE**

On behalf of:-

**HE5 UK Enterprises 25 GP Limited
c/o PRC
12 Warren Yard
Warren Park
Milton Keynes
MK12 5NW**

Prepared by:

**Simon Stephens MA Oxon, Dip
Arb(RFS), MArborA, C Env. MICFor
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**Survey Date: 4th December 2024
Report Date: 3rd February 2025
Project no: 2392**

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1 BACKGROUND

1.1 This Arboricultural Impact Assessment has been instructed by PRC, on behalf of HE5 UK Enterprises 25 GP Limited to specify tree protection measures and assess the arboricultural impact of the proposed demolition and replacement of commercial buildings at West Road, Tottenham.

1.2 Trees were surveyed, with findings shown in the Tree Schedule in Appendix B and plotted on the Tree Protection Plan in Appendix A. This also shows tree protection measures, which are specified in the Arboricultural Method Statement in section 5 below. The arboricultural impact is assessed in section 6, which assumes that these measures are followed.

1.3 The tree survey was undertaken, and this report has been prepared, by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, C Env, MICFor a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.

1.4 This survey and report have been prepared in accordance with the recommendations of BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations.

1.5 Documentation supplied:

- PRC, Proposed Block Plan, drawing no: 11669-PL-103

2 SURVEY DETAILS AND SCOPE

- 2.1 The site survey included trees and shrubs, within and immediately adjacent to the red line boundary, with a stem diameter over 75mm at 1.5m height, as shown located on the Tree Protection Plan, included as Appendix A.
- 2.2 Tree inspection took place from ground level with the use of binoculars, sounding hammer and metal probe using the Visual Tree Assessment method (Mattheck & Breloer 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies and any structural defects that could increase the risk of structural failure were noted.
- 2.3 Tree diameters were measured using a girthing tape and tree heights were measured using a hypsometer. Where use of a tape was restricted by site factors, diameters were estimated, with the diameter recorded in the tree schedule as eg “est 300”.
- 2.4 At the time of the survey, the weather was fine with no restrictions to visibility. Broadleaf trees were not in leaf. In places, dense undergrowth restricted visibility of tree stems.
- 2.5 The suitability of trees for inclusion in the future development was considered, in particular considering the safe useful life expectancy, and sustainability, of trees on the site after development is completed.
- 2.6 Tree details are shown on the Tree Protection Plan included as Appendix A. Tree locations have been taken from the topographical survey provided. Where not included on the topographical survey, they have been determined by measuring distances from features shown on the plan, using a laser measuring device. The following information was recorded for each tree, and is shown in the Tree Schedule included as Appendix B:
 - **Number:** an identity number for each tree, prefixed with a “T”, which cross references locations shown on the plan with the schedule in Appendix B. Where a number of trees are located close together and are similar in character and management requirements, they have been treated as a Group under a single number, prefixed with a “G”.
 - **Species:** common name.
 - **Tree height:** approximate height in metres.
 - **Stem diameter:** diameter in millimetres, taken at 1.5m above ground. Where there are a number of stems, stem diameters are recorded in the condition column.
 - **Branch spread:** approximate spread in metres to N,S,E and W of the trunk. The approximate branch spread is drawn on the plan.
 - **Canopy clearance:** approximate height of the canopy above ground. Where a significant, low lateral branch is present, its height and direction of growth is included in the Condition column.
 - **Age class:** Young, Semi-mature, Early mature, Mature, Over-mature, Veteran.
 - **Condition:** features that affect the safe useful life expectancy and amenity of the tree, including the presence of decay or any physical defect.

- **Management Recommendations:** recommendations to ensure the health and safety of the tree, within the future development.
- **Estimated Remaining Contribution:** <10 years, 5-15 years, 10-20 years, 15-30 years, 20-40 years, >40 years.
- **Category grading:** tree classification taken from BS 5837:2012, Trees in relation to design, demolition and construction (see Appendix C for details), as follows:
 - Category U: Unsuitable for retention, trees with less than 10 years life expectancy, normally recommended for removal (Red)
 - Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation. (Green)
 - Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained. (Blue)
 - Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not unreasonably constrain the layout. (Blue)
 - Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting. (Grey)

For category A, B and C trees, a subcategory has been allocated, providing information on the reasons for selection of a specific category, as follows:

- Subcategory 1: mainly arboricultural values.
- Subcategory 2: mainly landscape values.
- Subcategory 3: mainly cultural values, including conservation.
- Trees have been classified irrespective of the possible proximity to future construction. The BS 5837 category is colour coded, as indicated above, on the plan included as Appendix A.
- **Protection Distance:** the protection distance in metres required to provide the Root Protection Area recommended in BS 5837, assuming a circular area centred on the tree.
- **Root Protection Area (RPA):** the area in m², as recommended in BS 5837, to provide sufficient rooting area to ensure tree survival and which, in most situations, should be fenced off to prevent root damage from construction activities.

3 SURVEY LIMITATIONS

- 3.1 No internal decay devices, or other invasive tools to assess tree condition, were used.
- 3.2 No soil excavation or root inspection was carried out.

- 3.3 This survey has not considered the effect that trees or vegetation may have on the structural integrity of future building through subsidence or heave.
- 3.4 The tree survey has been undertaken for planning purposes. Although any obvious structural defects have been noted, a Tree Hazard Assessment has not been carried out. Mature trees close to highly populated areas or public highways should normally be checked for safety annually, by a suitably qualified person.

4 LEGAL PROTECTION OF TREES

- 4.1 The site does not contain any Tree Preservation Orders and is not within a Conservation Area. The presence of Planning Conditions currently attached to the site, was not checked.

5 ARBORICULTURAL METHOD STATEMENT

5.1 Site Overview

- 5.1.1 The proposal is for the demolition and replacement of commercial buildings. The proposed site plan is included as Appendix F and is also shown, along with tree details, on the Tree Protection Plan attached as Appendix A.
- 5.1.2 There is a Hornbeam, T1, growing on the pavement immediately in front of the site and an ash, T2, growing just outside the southern boundary. Photos of these trees are included in Appendix E.

5.2 Tree Work

- 5.2.1 No tree work is proposed.

5.3 Root Protection Areas

- 5.3.1 Root Protection Areas are shown for all trees in the tree schedule included as Appendix B. They are also shown for all retained trees, as circular areas centred on the trunk, on the Tree Protection Plan included as Appendix A. Where there are physical obstructions to root growth the Root Protection Area should be shown as an equivalent area that is more likely to reflect actual root growth. The Root Protection Area shows the area around a tree in which all construction activity must normally be excluded, unless appropriate protection measures are implemented.

5.4 Tree Protection Fencing

- 5.4.1 Tree Protection Fencing must be erected where shown on the Tree Protection Plan, included as Appendix A. This will provide full protection of the Root Protection Areas of all retained trees within the site / where not covered in hard surfacing, other than:-
- areas shaded cyan on the Tree Protection Plan, indicating Ground Protection Areas, where roots must be protected, as described in section 5.5 below.
 - the area cross hatched red on the Tree Protection Plan, where there will be excavation at the edge of the Root Protection Area, but where hand excavation must be used, as described in section 5.6, to minimise potential root damage.
- 5.4.2 Tree Protection Fencing must be from weldmesh panels, at least 2m high, securely fixed, with wire or scaffold clamps, to a rigid framework. This framework must be constructed from scaffold tubes with vertical tubes, at a maximum interval of 3m and driven into the ground at least 0.6m. The structure must be well braced to resist impacts, constructed as per Figure 2 of BS5837:2012, which is reproduced in Appendix D.
- 5.4.3 To protect the stem of T1, heavy-duty plywood must be used to construct a solid 2m tall box, around the stem of the tree. No part of the box must be in contact with the tree, however polystyrene blocks can be wedged between the box and the tree stem to absorb any impact and to help keep the box in place.
- 5.4.4 Tree Protection Fencing must be maintained and retained for the duration of the works, or until such time as agreed in writing with the Local Planning Authority.
- 5.4.5 Weatherproof notices must be fixed to the Tree Protection Fencing, and maintained, stating:-

**TREE PROTECTION AREA
KEEP OUT**

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS
AND CONSERVATION AREA STATUS
CONTRAVENTION MAY LEAD TO CRIMINAL PROSECUTION
THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:

- The Protection Fence must not be moved
- No person or machine must enter the area
- No materials or spoil must be deposited
- No excavation must be permitted

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN
PERMISSION OF THE LOCAL PLANNING AUTHORITY

5.5 Ground Protection Areas

- 5.5.1 The Ground Protection Areas, which are hatched cyan on the Tree Protection Plan, contain hard surfacing which is protecting any underlying roots and which must stay in place during the construction period.

5.6 Hand Dig Area

- 5.6.1 The Hand Dig trench, shown cross-hatched red on the Tree Protection Plan, must be dug to formation level /a depth of 1m by hand, neatly severing any roots found, using secateurs or a hand saw. Any further excavation required, either to a greater depth or further from the tree, can be carried out with an excavator, since it is unlikely that further significant live roots will be found.
- 5.6.2 Heavy-duty polythene must be used to line the side of the trench adjacent to the trees, before concrete is poured, to avoid the toxic affects of cement on tree roots.
- 5.6.3 On no account must use of an excavator be used in the top 1m of the Hand Dig areas, which would rip roots and cause unnecessary damage.

5.7 General measures

- 5.7.1 No construction activity whatsoever, including routing of underground services, storage of materials or on-site parking, must be allowed within Root Protection Areas, other than that specifically described above.
- 5.7.2 No mixing or storage of cement, concrete, oil, fuel, bitumen or other chemicals must be permitted within 10m of the trunk of any retained trees, nor in any position where the slope of the ground could lead to contamination of the Root Protection Area.
- 5.7.3 Fires must not be lit in a position where their flames could extend to within 10m of foliage, branches or trunk.
- 5.7.4 Landscape works carried out within Root Protection Areas must be undertaken with great care so as not to damage shallow roots. Rotovators or other heavy mechanical cultivation must not be used within the Root Protection Areas.
- 5.7.5 If any tree shown for retention is removed, uprooted or destroyed, another tree must be planted in the same location, at a size and species to be agreed in writing with the Local Planning Authority.

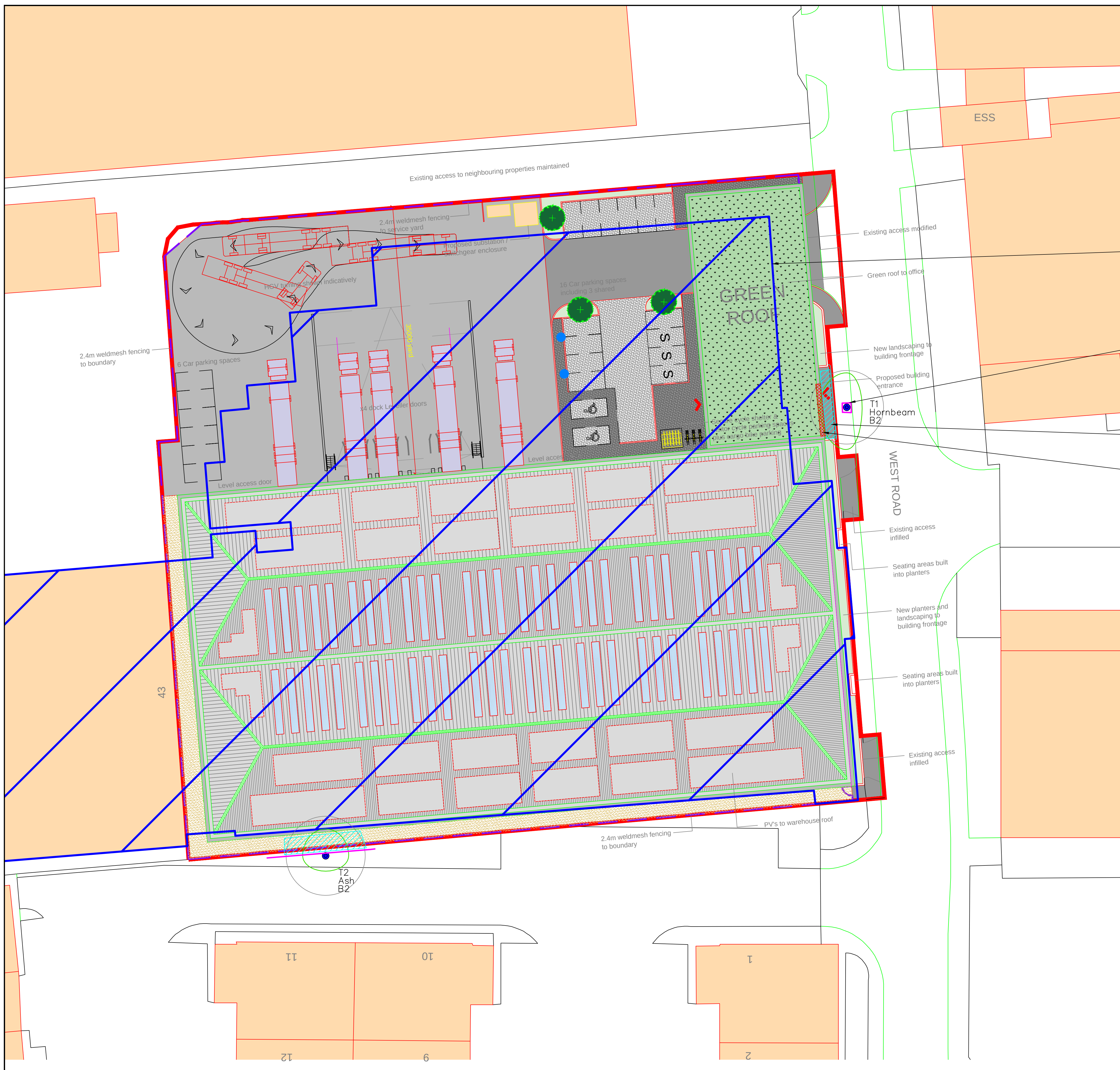
- 5.7.6 A copy of this report and the Tree Protection Plan must be kept on site and must be fully understood by the Site Agent.

6 ARBORICULTURAL IMPACT ASSESSMENT

- 6.1 No tree work is proposed.
- 6.2 Protection measures have been specified to protect the Root Protection Areas of both retained trees, apart from:-
- where the new office will cut across 7.5m², or 10.4%, of the Root Protection Area of T1. Hand digging has been specified to minimise any root damage. The area is under an area of tarmac, over 3m from the tree, where it is unlikely significant roots will be found.
 - where the new building is within the edge of the Root Protection Area of T2. This is an area which is currently under the existing building where roots are not expected.
- 6.3 Provided the recommendations in this report are followed, the arboricultural impact of this development on existing tree cover is considered acceptable.

7 REFERENCES

- *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.*
- *BS3998:2010 Tree Work. Recommendations.*

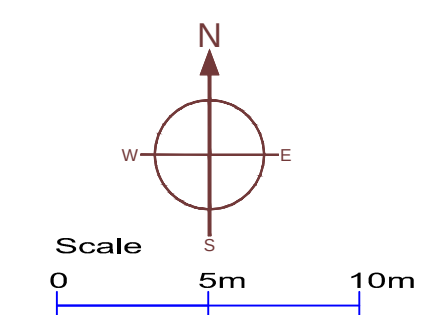


Existing building footprint hatched blue

Tree Protection Box

Ground Protection Area

Hand Dig Area



Key

- Category U
- Category A
- Category B
- Category C
- Crown spread: retained trees
- Trees For Removal
- Root Protection Area
- Tree Protection Fence
- Ground Protection Area
- Hand Dig Area

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JOB TITLE
WEST ROAD
TOTTENHAM

DRAWING TITLE
TREE PROTECTION PLAN

DRAWING NUMBER	REV
2392-01	

REVISIONS		
SCALE	DATE	DRAWN BY
1:250atA1	FEB 25	sjss

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Cleara- nce (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distnce (m)	Root Protect. Area (m2)
				N	S	E	W								
T1	Hornbeam	9	400	4.5	5.5	2	3.5	2.0	Early mature	Reduced in the past and pruned back from road. Multiple branching from 2m. Basal growth. Various bark wounds to east. Decay in lowest major limb to north. Showing reasonable vigour, despite stem being surrounded by hard surfacing. Tarmac to west beginning to lift.		15-30	B2	4.8	72
T2	Ash	8.5	430	3.5	2	3	3	2.5	Early mature	Bifurcates at 1.6m - included bark. Repeatedly pollarded - now with up to 0.5m fresh growth. Susceptible to disease, but no sign of ash dieback at present. Canopy overhangs boundary by approx 0.9m.		15-30	B2	5.2	84

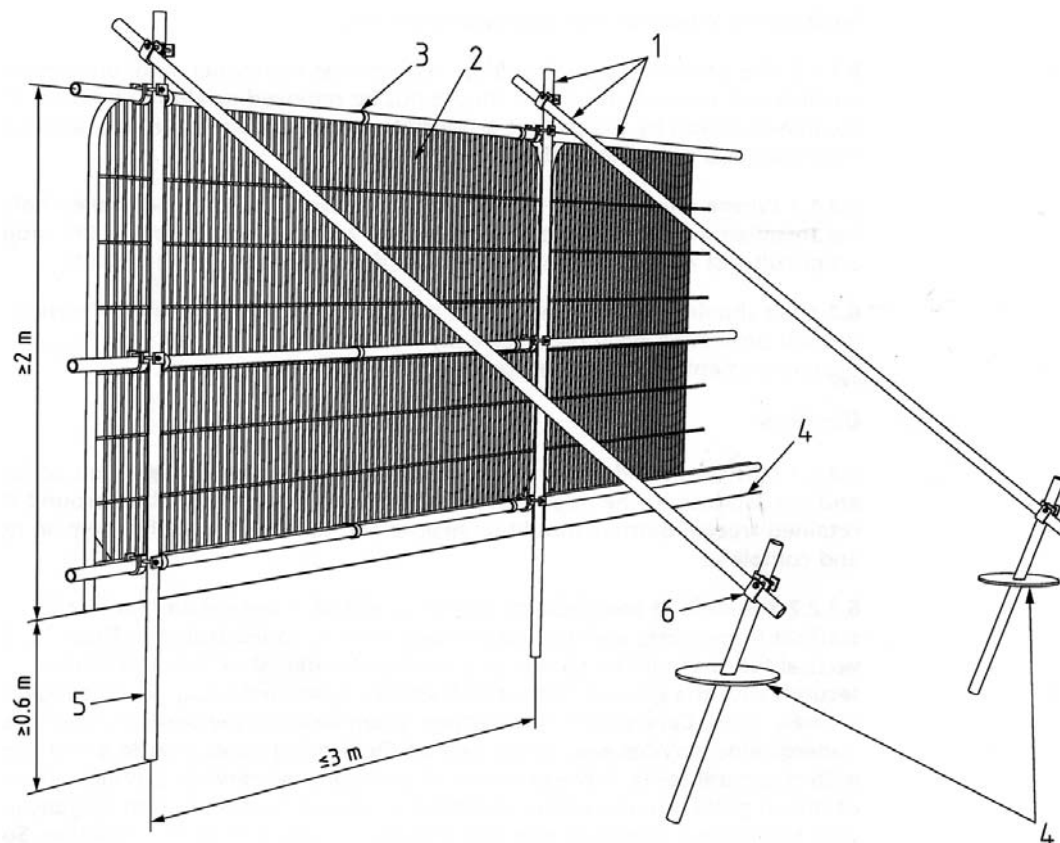
BS 5837:2012, Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Figure 2

Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m galvanised tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps



Examples of above-ground stabilising systems

Figure 3a

Stabiliser strut with base plate secured with ground pins

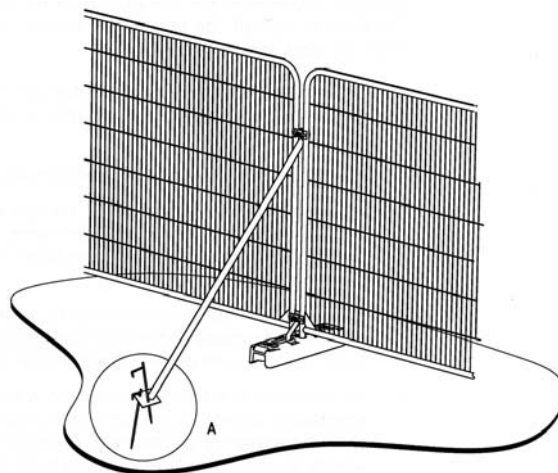
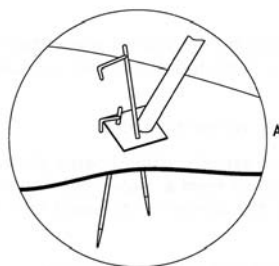
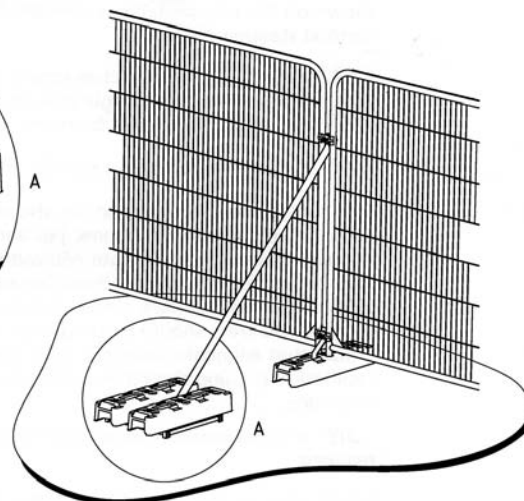
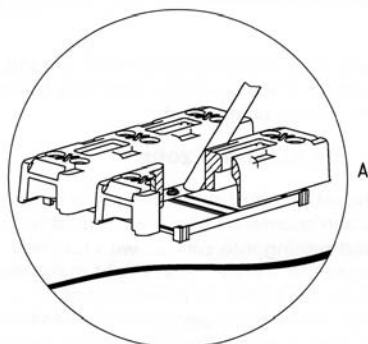


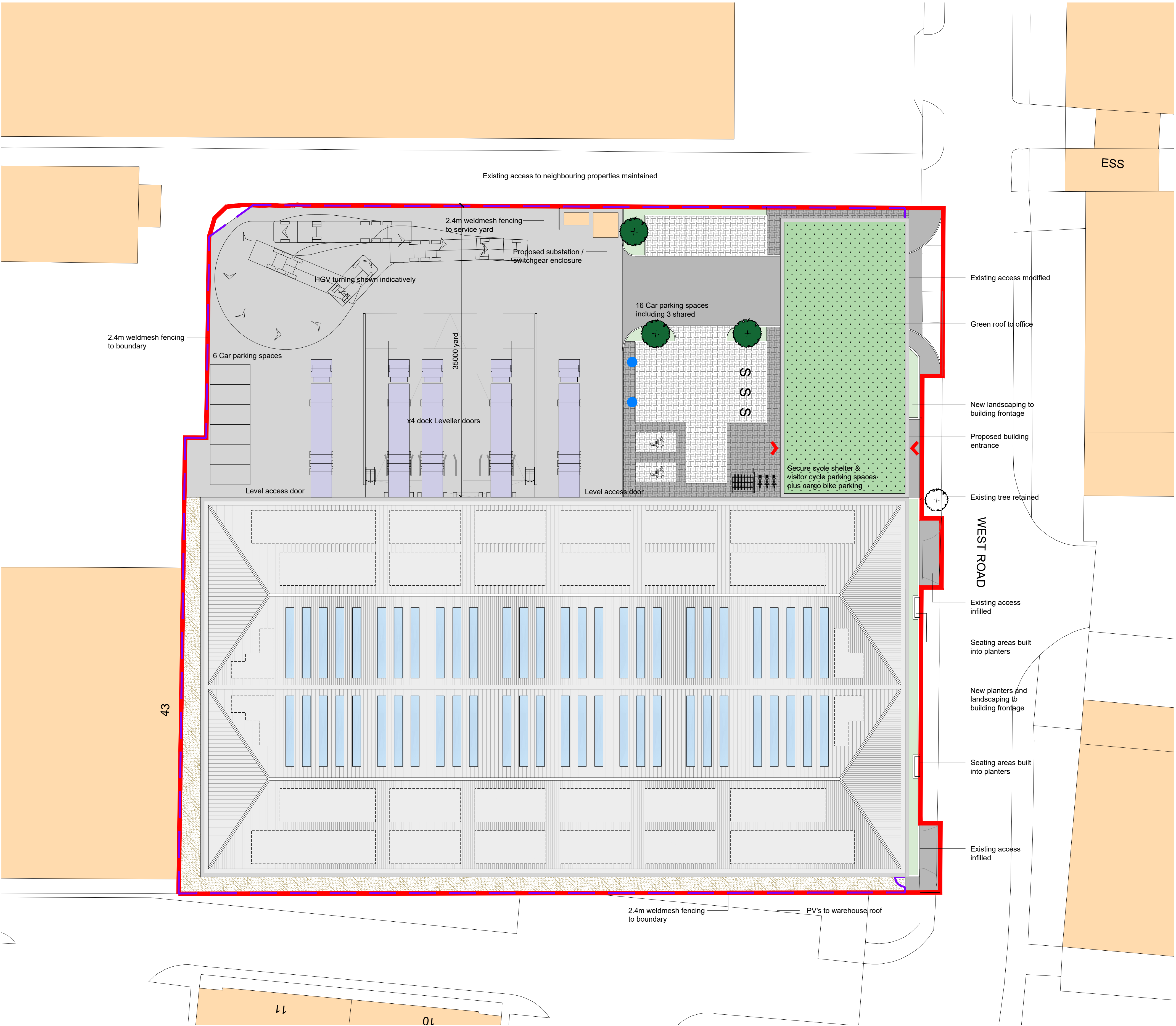
Figure 3b

Stabiliser strut mounted on block tray



Appendix E





KEY

- Application Boundary
- New 2.4m Black weldmesh fence with matching swing gates
- Electric vehicle charging points (4 active charging spaces provided)
- Accessible parking bay
- Proposed soft landscape
- Proposed trees
- Existing tree
- New concrete service yard
- New tarmacadam surfacing
- Charcoal block paving to pedestrian areas
- Natural block paving to vehicular areas
- Consolidated gravel with fines

Site area - circa 1.77a / 0.71h
Density 95%
15 Car spaces
Height to u/s of haunch 15m

Client:
HILLWOOD INVESTMENT
PROPERTIES INTERNATIONAL LTD



Project:
WEST ROAD TOTTENHAM

12 Warren Yard,
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Drawing Title:
PROPOSED BLOCK SITE PLAN

Scale @ A1: 1:250
Checked by: AMc
Date: JAN 25
Job No: 11669
Stage: PL 103
Drawing No: Rev:

Issue Status:
Construction ☐ Preliminary ☐
Information ☐ Approval ☒
Tender ☐

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