



RW Tree & Land



Arboricultural Update Statement for Tree Report Implications Assessment & Method Statement

Site: 28 Coolhurst Road, London, N8 8EL.

Reference: aiams1/28cool/110419 – Southern Beeches
Ltd. 11th April 2019

Prepared by:

Signed: *R.J. Wassell* Date: *03.07. MMXXVI*

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Summary

Purpose of this update. This statement updates the original tree report for 28 Coolhurst Road, prepared by Southern Beeches Ltd. and dated 11 April 2019.

Implications assessment. The original implications assessment in Section 4 of that report remains unchanged.

Preliminary method statement. The preliminary method statement remains substantially the same. However, because the proposed extension to the north-east of the site has increased in width by 600 mm, a minor adjustment is required to the line of the tree protection fencing originally proposed.

New preliminary method statement

Updated tree protection plan. The tree protection plan in Appendix 2 of the original report has been amended to show the revised line of tree protection fencing nearest to the proposed extension. The amended plan is included in appendix 1 of this statement.

Remaining method statement requirements. All other aspects of the original preliminary method statement remain unchanged.

Tree survey schedule

Status of the survey schedule. The original tree survey schedule has not been updated since the report was prepared. As the original survey was undertaken in November 2018, crown dimensions and clearances may have changed, unless pruning works have been carried out in the intervening period.

Likely extent of change. Most of the surveyed trees are mature. As a result, significant changes to stem diameters or BS Category classifications are unlikely.

Appendix 6 of original report

Superseded cross section. The cross section included in Appendix 6 of the original report is no longer applicable, as it was prepared by a previous architect and is no longer relevant to the current proposals.

Replacement drawing. The proposed cross section shown in Appendix 2 of this statement, reference PL/28CR/06, replaces the superseded drawing.

Appendix 1

Site: Flat 1a, 28 Coolhurst Road, London, N8 8EL

Date: 6th November 2018

Surveyor: J. Cox

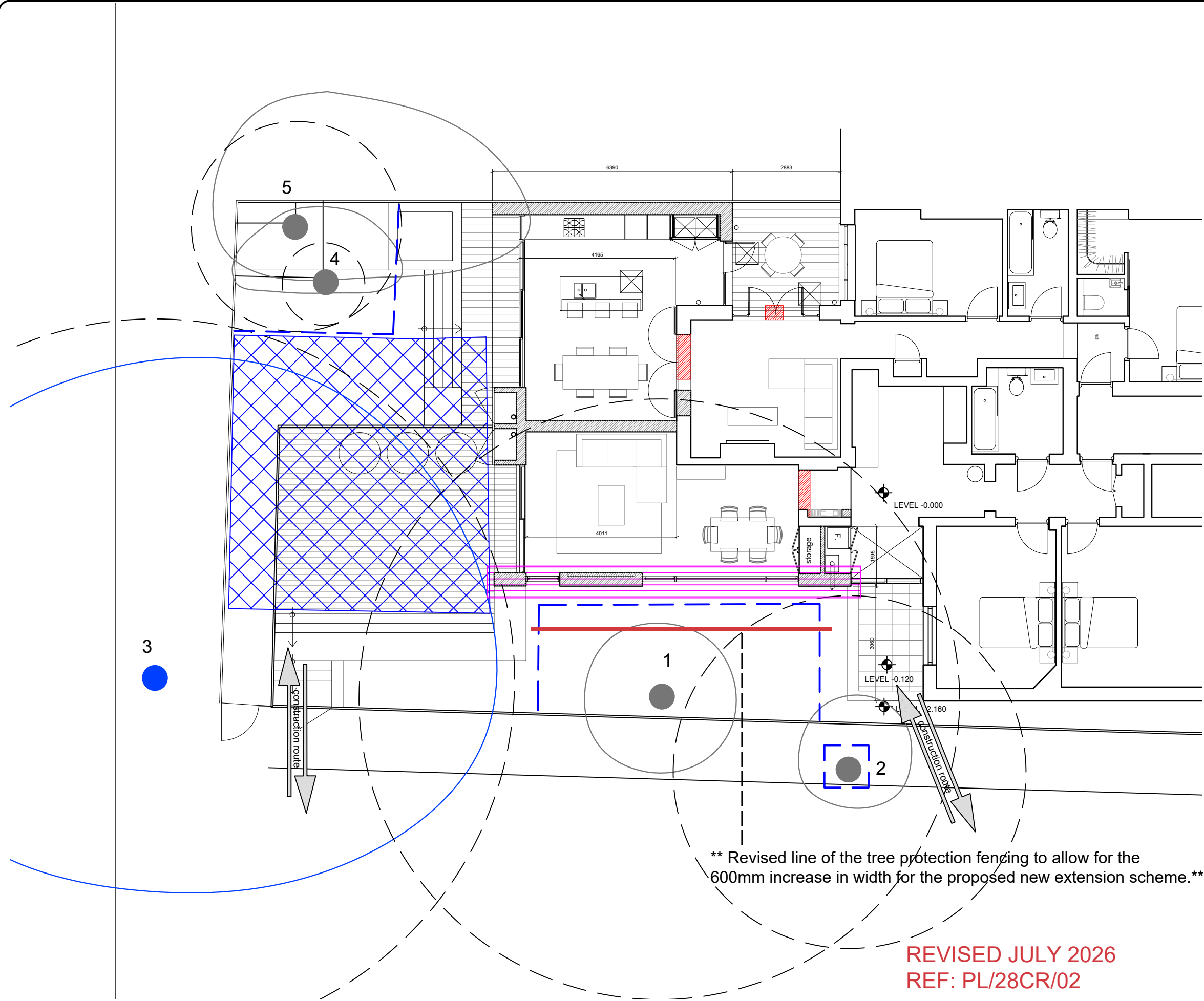
Ref:ts1/28cr

Tree No.	English Name	Height	Crown Spread	Ground Clearance	Age Class	Stem Diameter	Protection Multiplier	Protection Radius	Growth Vitality	Structural Condition	Landscape Contribution	B.S. Cat	Sub Cat	Useful Life	Observations
T1	Lime, Common	13	2 2 2	5/N5	Mature	670	12	8.0	Normal	Good	Medium	C	1,2	10-20	Pollard Inspection limited by ivy/access Roots affected by structures
T2	Lime, Common	8	1 2 2	4/N4	Mature	390	12	4.7	Normal	Good	Medium	C	1,2	10-20	Pollard Off-site tree No significant defects
T3	Chestnut, Horse	17	6 9 8	2/N7	Mature	800e	12	9.6	Normal	Good	High	B	1,2	20-40	Off-site tree Cavities with decay(minor) Old Pollard; drawn end heavy limbs
T4	Holly, Common	6	1 2 2	2/N2	Middle Aged	90	12	1.1	Moderate	Fair	Low	C	1,2	10-20	Unprofessionally topped/lopped Suppressed by nearby tree(s)
T5	Pear, Common	6	2 6 4	2/N2	Mature	230	12	2.8	Normal	Good	Low	C	1,2	10-20	One-sided form/suppressed Boundary screen tree

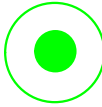
Notes:

- Height describes the approximate height of the tree in meters from ground level.
- The Crown Spread refers to the crown radius in meters from the stem centre and is shown above on each of the four compass points (i.e. N, E, S, W) clockwise.
- Ground Clearance is the height in meters of crown clearance above adjacent ground level together with the height and direction of the lowest branch
- Stem Diameter is the diameter of the stem measured in millimetres at 1.5m from ground level. The diameter may be estimated (e), where access is restricted. An average (a) may be taken for tree groups. A full inspection is always recommended.
- Protection Multiplier is 12 for single-stemmed trees; for multi-stemmed a cross-sectional area is calculated to derive the DBH, which in turn is multiplied by 12.

- Protection Radius is a radial distance measured from the trunk centre and is used to calculate the BS RPA.
- Growth Vitality - Normal growth, Moderate (below normal), Poor (sparse/weak), Dead (dead or dying tree).
- Structural Condition - Good (no or only minor defects), Fair (remediable defects), Poor - Major defects present or suspected.
- Landscape Contribution - High (prominent landscape feature), Medium (visible in landscape), Low (secluded/among other trees).
- B.S. Cat. refers to British Standard 5837:2012 Table 1 category and refers to tree/group quality and value; 'A' - High, 'B' - Moderate, 'C' - Low, 'U' - Remove or very poor quality.
- Sub Cat refers to the retention criteria values where 1 is Arboricultural, 2 is Landscape and 3 is Cultural including Conservation/ecological, historic and commemorative.
- Useful Life is the tree's estimated remaining effective contribution in years.



LEGEND

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A grade trees
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B grade trees
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U grade trees
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C grade trees
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BS Root Protection Area, (RPA) shown uniform (above left) but site features such as roadways, retaining walls and foundations, may modify root patterns and therefore the RPA shape.
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Recommended position for fixed tree protection fencing; denotes construction exclusion zone.
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Area for effective ground protection, provided by existing paving slabs or material suitable for the project
- 

Area identified for hand excavations prior to construction of pile and beam foundations. Pile caps to be located between any significant roots discovered. All work to be supervised by an arborist to advise upon root treatment where necessary.

Tree Protection Methods to be adopted on site.

1. Undertake pre-commencement site meeting to agree tree protection methods and timings.
2. Carry out any permitted tree works.
3. Erect and fix in place all tree/ ground protection (see Appendix 3).
4. Carry out supervised hand dig root investigations prior to locating pile caps.
5. Complete ground works and construction.
6. Remove tree protection.
7. Carry out landscaping phase.

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Client : Mr Richard Thompson

Project : Flats 1 and 2, 28 Coolhurst Road, London, N8 8EL

Title : Tree Protection Plan

Scale : 1: 100 @A3

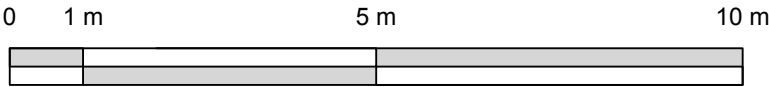
Date : Apr. 2019

Dwg No : TPP1_28CR

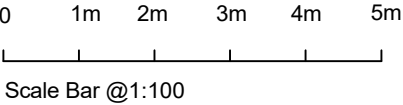
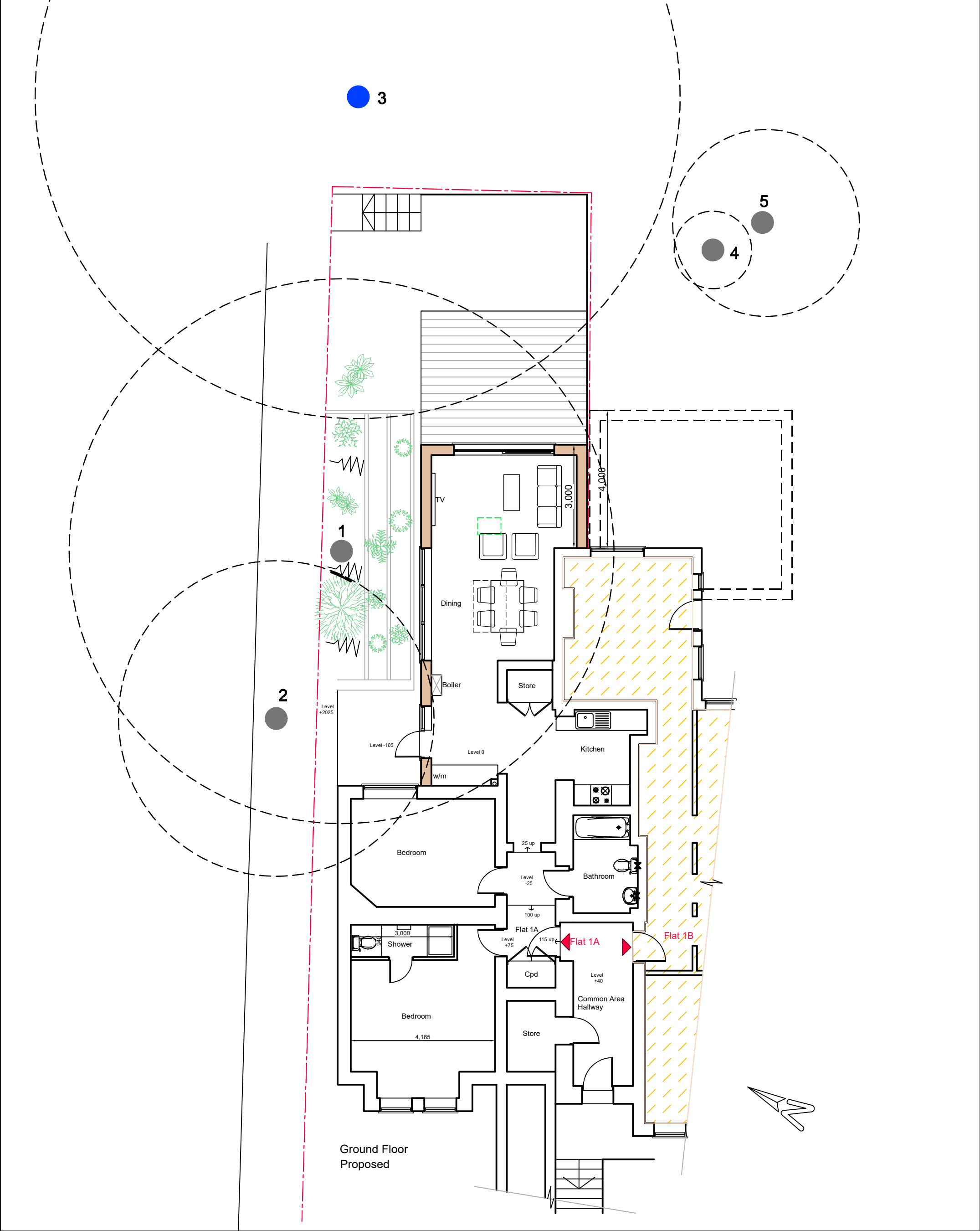
Rev : -

**** Revised line of the tree protection fencing to allow for the 600mm increase in width for the proposed new extension scheme.****

REVISED JULY 2026
REF: PL/28CR/02

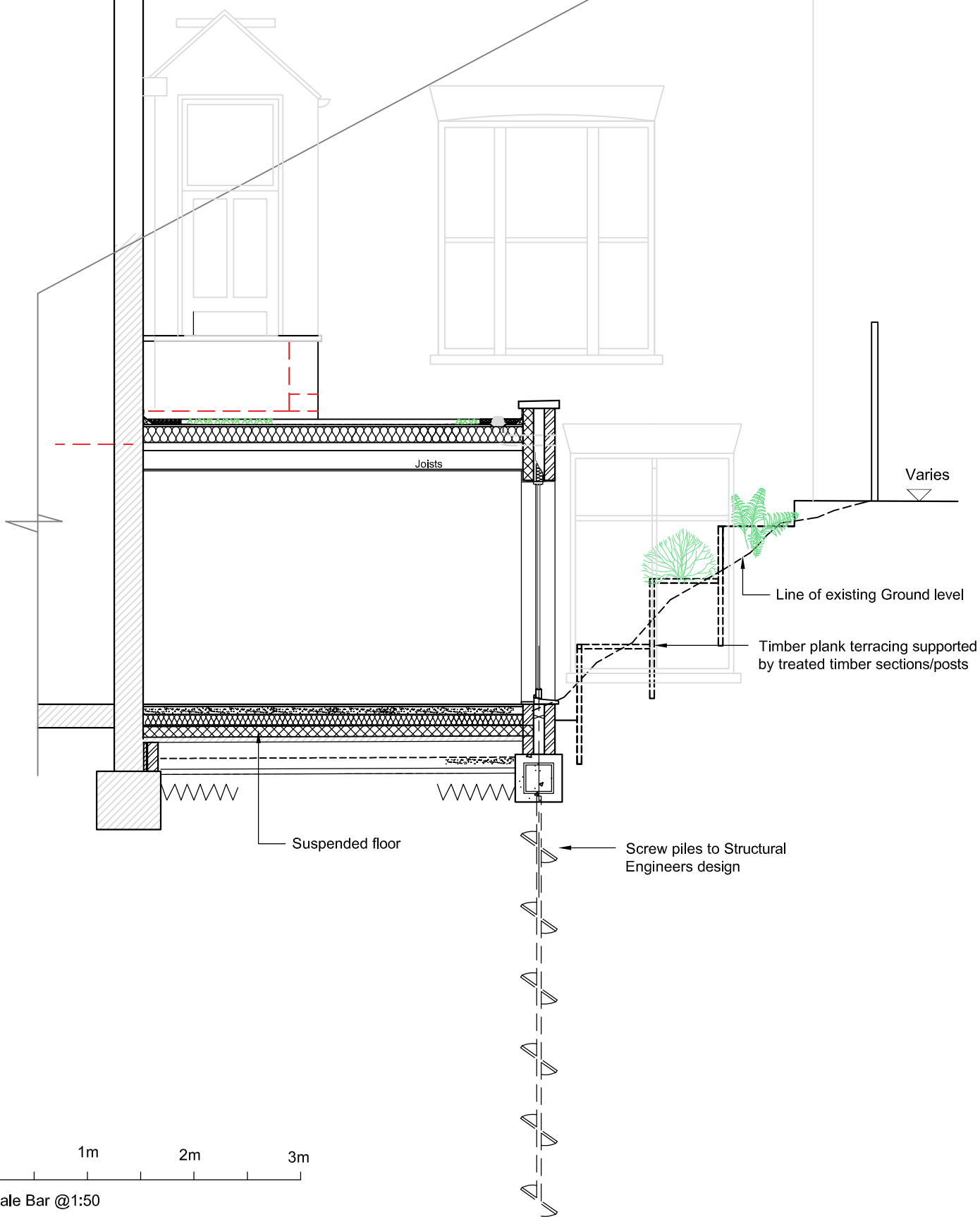


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	Client	Sheet Title Tree Plan	Project Title Single Storey Rear Extension Flat 1A 28 Coolhurst Rd London N8 8EL	Dwg No. PL/28CR/07	Revisions -
	Project				
	Scale 1:100 @ A3 Drawn RP Date Jul 2026				

Appendix 2



Sheet Title

Typical Section

Project Title

Flat 1A
28 Coolhurst Rd
London
N8 8EL

Dwg No.

PL/28CR/06

Revisions

Scale 1:50 @ A4

Drawn RP

Date

Mar 2026