BS 5837
Arboricultural Report

CROWN
Tree Consultancy
Branching out through England and Wales

& Impact Assessment



at
Cleopatra House
Pembroke Road
London
N8 7RQ

Dated
14th July 2026

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1. Introduction

1.1. Instruction

1.1.1. We are instructed by Architects at Studio Ltd to:

- Undertake a Tree Survey to BS 5837 at Cleopatra House and assess all trees potentially within influencing distance of proposed development within the site.
- Plot the trees on a Tree Constraints Plan and record the data in a Tree Data Schedule.
- Provide preliminary management recommendations for the tree stock (independent of development proposals).
- Assess the potential impact of the development proposals and provide guidance as to appropriate mitigation measures.
- Produce an Arboricultural Impact Assessment for submission to the local authority.
- Produce a Tree Protection Plan showing locations of tree protection barriers and where ground protection will be required.

1.2. Purpose of this Report

1.2.1. This report is produced according to the guidance and recommendations within *BS 5837: 2012 - Trees in Relation to Design, Demolition, and Construction.* It is tailored to accompany a planning application. It assesses the impact of all proposed construction works on the tree population. Tree removal, canopy pruning, and the impact upon roots from various groundworks are all considered in detail. Best practice mitigation is specified wherever appropriate.

1.2.2. This document should not be used to inform management decisions relating to liability or risk management. Such decisions should be based on a more detailed inspection of the trees than was carried out for this report.

1.3. References

1.3.1. We have liaised with the project architect to attain an adequate understanding of the project to enable us to carry out an accurate assessment of the proposals.

1.4. Author

1.4.1. This report was compiled by Emma Hoyle FDSc (Arboriculture), ED (Forestry & Arboriculture), MArborA. Emma's resumé can be found in Appendix 3.

2. The Survey

2.1.1. A visual ground-level assessment of all trees was undertaken on 24th June 2026 by Jake Childs. No climbed inspections or specialist decay detection were undertaken.

2.2. Methodology

2.2.1. Structural condition was assessed by inspecting the stem and scaffold branches, looking for weak branch junctions, symptoms of decay, or other structural defects. Any recommended works were made to ensure the trees are in acceptable structural condition. The position of the tree and its potential targets were considered.

2.2.2. Physiological condition was assessed by inspecting the stem, branches, and foliage for symptoms of disease. The vigour of the tree was also considered.

2.2.3. Key measurements were obtained using a diameter tape, clinometer, distometer and logger's tape. Where this was not practical, measurements were estimated.

2.2.4. The locations of all key trees have been plotted according to measurements taken on-site.

2.2.5. Finally, a *Retention Category* was allocated. The relevant BS5837 2012 cascade chart is duplicated below.

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 *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*			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

2.2.6. Further guidance on interpreting BS 5837 and our survey methodology is given in Appendix 1.

2.3. Survey Extent

2.3.1. The area indicated below[1] shows the extent of the survey. Our survey included any trees within the curtilage of the property and those adjacent to it.



2.4. Summary of Observations

2.4.1. The site, referred to as Cleopatra House, comprises a rectangular plot of land on the corner of Boydon Road and Pembroke Road. No significant vegetation grows within the site.

2.4.2. Adjacent to the site, we identified four Retention Category A London Plane trees (T001 – T004), and a Retention Category B Norway Maple (T005).

2.4.3. The Tree Constraints Plan and Tree Data Schedule (see Appendix 4) should be referred to for descriptions and locations of all trees.

[1] Image taken from Google Earth and may not be current

3. Vegetation Overview (independent of proposals)

This section summarises all the recommendations within the Tree Data Schedule regardless of whether trees are to be retained, felled or pruned to facilitate the proposed development. It does not specify works that may be required to facilitate the development proposals.

3.1. Preliminary Management Recommendations

3.1.1. The trees were all deemed to be in an acceptable condition, and no significant defects were observed. Consequently, no remedial works have been recommended.

3.2. Future Inspections

3.2.1. The table below suggests a schedule of future inspections based on the condition and location of each tree:

Inspection Frequency (years)	Tree Number
0.5	None
1	None
1.5	None
3	T001, T002, T003, T004 and T005

3.2.2. The trees should be inspected sooner if there is a noticeable decline in their condition or following extreme weather events.

3.3. Species Present – Additional Information

3.3.1. The table below contains general information about the tree *species* (rather than the actual tree *specimens*) included in the survey. Its purpose is to assist readers who are unfamiliar with the characteristics of the various species.

Species	Typical Height at Maturity (m)	Typical Canopy Spread at Maturity (m)	General Notes
London Plane	30	20	Deciduous tree arisen in cultivation probably as a cross between the Oriental Plane and the American Buttonwood. Has attractive bark which peels off in small plates leaving a multicoloured flecked pattern. Very common as a street tree, especially throughout London where it dominates the streetscape. Often managed as a pollard in order to constrain its large size to more manageable proportions, especially where there are clay soils and adjacent buildings. Somewhat susceptible to the decay fungus Innonotus hispidus. Visit http://en.wikipedia.org/wiki/Platanus for more info.
Norway Maple	25	16	Deciduous tree native to S. Norway, S. Sweden and across Europe. Red buds and light brown grooved bark distinguish it from sycamore in winter. Visit http://www.pfaf.org/user/Plant.aspx?LatinName=Acer+platanoides for more info.

The figures quoted regarding typical height and canopy spread should be treated as approximate. Actual heights and spreads vary according to several environmental factors such as soil conditions, climate, and the presence of competing vegetation. The figures quoted are not the maximum dimensions that the species may attain.

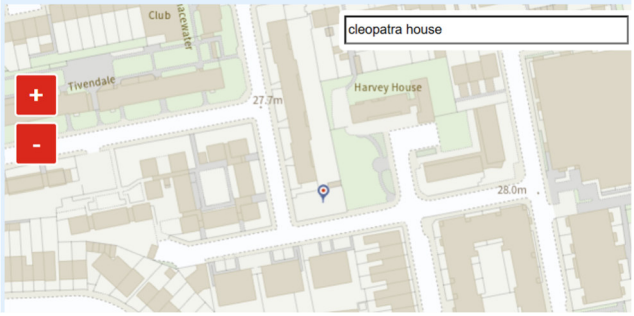
4. Statutory Protection – TPOs and Conservation Area Status

Before undertaking most works on trees protected by a tree preservation order[2], consent needs to be formally obtained from the local authority. Where trees are in a conservation area (but not protected by a TPO), works are generally not permitted without first giving the local authority six weeks' notice of intention[3]. Unauthorised works to protected trees, or trees in a conservation area, may result in criminal prosecution and a fine. Where works are required to implement a fully approved development, no such consent or notice is required.

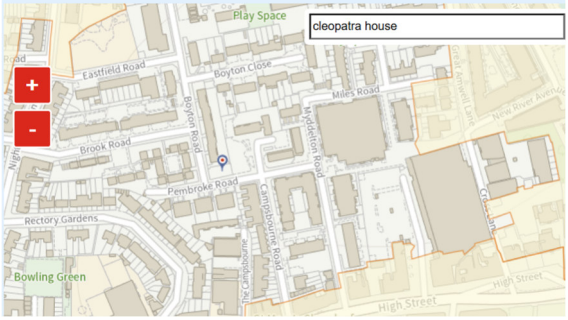
4.1. Desktop Research

4.1.1. On the 19th of May 2026, we accessed the local authority website. Screenshots are produced below:

Map of tree preservation orders



Map of Article 4 Directions in Haringey



4.1.2. This indicates that:

- The site is not within a conservation area.
- There are no tree preservation orders affecting trees within the site.
- There are no tree preservation orders on trees immediately adjacent to the site.

4.2. Felling Licences

4.2.1. Felling licences issued by the Forestry Commission are sometimes required before removing trees. However, these licenses are aimed toward woodland and forestry management. Felling licences are NOT required for any of the following:

- Lopping, topping or pollarding.
- Removal of small trees (stem diameter less than 8cm) or fruit trees.
- Works to any trees growing within domestic gardens, orchards, or the Inner London boroughs.
- Operations involving less than five cubic meters of timber in any quarter year.
- Thinning and understorey clearing operations.
- Dangerous trees, nuisance trees, some diseased trees.
- Where removal is required to enable a fully approved development.

4.2.2. More detailed guidance can be found at https://www.gov.uk/government/publications/tree-felling-getting-permission

4.2.3. Hence a felling licence is not required relating to trees surveyed within the site.

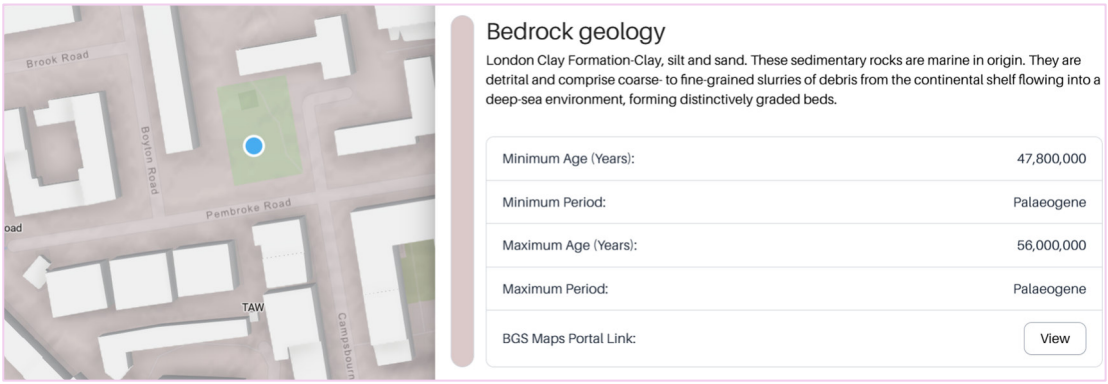
[2] https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas

[3] During this time, the local authority may elect to create a tree preservation order or to inform the applicant that they have no objection to the proposed works. If the local authority does not respond within six weeks, then the intended work may be undertaken. Note: the local authority cannot refuse consent for works to trees within a conservation area; they may only create a tree preservation order if they wish to have further control over what works are undertaken.

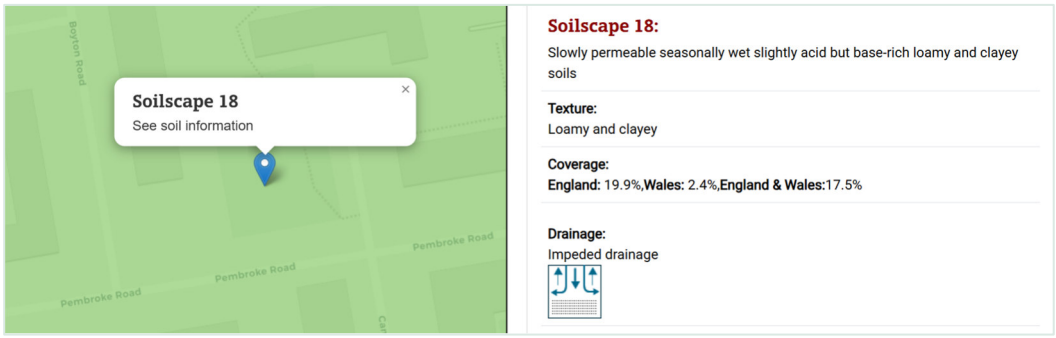
5. Local Geology and Soils

5.1. Desktop Research

5.1.1. Desktop research into local geology based on the postcode **N8 7RQ** obtained the following results:



Source: https://geologyviewer.bgs.ac.uk/?_ga=2.100849601.17774785.1660229567-1737936254.1660229567



Source http://www.landis.org.uk/soilscapes/

5.2. Site Investigations

5.2.1. We are unaware of any specific investigations into soil properties at the site.

5.3. Conclusion and Relevance

5.3.1. Based on the information reproduced above, local soils are assumed to have a loamy and clayey texture.

5.3.2. Loamy soils contain a mixture of clay and sand. Soil compaction may occur due to vehicular activity on building sites, so ground protection is recommended wherever vehicles operate. Most tree species will grow well in loamy soils.

5.3.3. Clay soils may be especially prone to compaction and slurrying caused by general construction activity. Both of which significantly impair root function. This must be guarded against using boards to protect any soils where roots are growing. When planting new trees, species that can tolerate heavy soils should be selected.

6. Arboricultural Impact Assessment

6.1. Overview

6.1.1. It is proposed to construct a new residential development containing nine flats, as indicated on the drawings in Appendix 4. The existing layout is indicated in black, and the footprint of the proposed layout is indicated in pink.

6.1.2. The table below summarises the potential impact on trees due to various activities.

Activity	Trees Potentially Affected
Tree Removal	None
Tree Pruning	T001
RPA: Building Foundations	T001
RPA: Other Foundations	None
RPA: New Hard Surface	None
RPA: Replace Existing Hard Surface	T001
RPA: Underground Services	None Anticipated
RPA: Change of Ground Levels	None
RPA: Soil Compaction	Trees adjacent the construction area (preventable by installing tree protection measures)

6.1.1. Other potentially damaging activities often associated with construction sites include demolition or the careless use of plant machinery, hazardous materials, or fires. All of the above potential impacts are considered in detail throughout this Section.

6.2. Tree Removal

6.2.1. All trees are to be retained.

6.3. Tree Pruning

6.3.1. T001 requires pruning back to the boundary to provide clearance for construction activity and clearance from the build. London Plane trees (T001) are a species tolerant of pruning, and such works are not considered to be detrimental to its health. However, if the branches are pruned back to the boundary line, an abundance of regrowth may occur, which, in time, could become a nuisance for future occupiers; consequently, subject to permission from the owner of the tree, it would be recommended to prune the branches of T001 that grow towards the proposed building back to the branch collar, to reduce the maintenance and potential nuisances of future regenerative growth.

6.3.2. All other tree canopies shall be unaffected by the proposals.

6.4. Impact of Foundations

6.4.1. New building foundations are proposed within the Root Protection Area of T001. Approximately 11% of its theoretical RPA shall be affected.

6.4.2. It is understood that a building previously existed within the site, which will likely have influenced the rooting pattern of T001. It is considered likely that T001's roots are more likely to proliferate within the areas of soft

ground, outside of the site boundary, as opposed to the area within the site which is given over to old building foundations, rubble and hard ground.

6.4.3. Nonetheless, in order to minimise potential impact on T001, it is recommended to excavate along the footprint of the proposed building using hand tools to a depth of 600mm, under arboricultural supervision. Any tree roots that are encountered to a depth of 600mm will be neatly severed by the arborist using clean sharp tools.

6.5. Impact of Surfacing

6.5.1. No new hard surfaces are proposed within the Root Protection Areas of any trees; however, it is proposed to replace the existing hard surfacing/ground over the RPA of T001.

6.5.2. The table below details the proposed methodology when undertaking resurfacing works within T001's RPA:

Tree No	Nature of Surfacing	Proposed Mitigation
T001	Hard surface replaced with soft surface	• No excavation to occur beyond the existing surface and any associated sub-base. • New soft surface to be laid which will improve rooting conditions.
T001	Hard surface replaced with new hard surface	• No excavation to occur beyond the existing surface and any associated sub-base. • Permeable surface and sub-base to be installed.

6.5.3. These measures shall ensure minimal impact on roots.

6.6. Underground Services

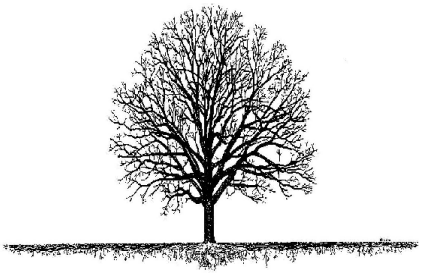
6.6.1. We are not aware of any new underground services that are to be installed within Root Protection Areas. However, there is ample opportunity to install underground services outside of Root Protection Areas.

6.7. Changes in Ground Levels

6.7.1. No changes to ground levels are proposed over Root Protection Areas.

6.8. Soil Compaction

6.8.1. The majority of tree roots lie within the upper soil horizons. This is because the availability of oxygen decreases with depth, and roots need to breathe to stay alive. In addition, nutrients are more readily available in the form of organic matter close to the soil surface.



6.8.2. Healthy soils contain about 25% air space between solid particles. Increased loading of the soil caused by construction activity causes air to be squeezed out as the soil becomes compacted, preventing roots from breathing. Even an increase in pedestrian activity may cause some soil compaction.

6.8.3. It is important, therefore, that ground compaction and soil disturbance over Root Protection Areas should be avoided during the construction phase. Where access is required over Root Protection Areas, suitable ground protection measures must be installed.

6.9. Demolition Activities

6.9.1. No demolition is proposed close to trees.

6.10. Waste and Materials Storage

6.10.1. All hazardous materials (including cement and petrochemical products) will need to be controlled according to COSHH regulations in order to ensure there is no detrimental impact on tree health. Provision shall need to be made to ensure that cement spillage avoids all Root Protection Areas.

6.10.2. Areas designated for the storage of building materials and waste products will need to be approved by the local authority. Root Protection Areas should be avoided. Where this is not possible, suitable ground protection measures will need to be installed.

6.11. Cabins and Site Facilities

6.11.1. Any cabins and welfare facilities should be located outside of Root Protection Areas wherever possible. Otherwise, the project arborist should be consulted, and approval obtained from the local authority.

6.12. Boundary Treatments

6.12.1. We are not aware of any changes proposed to the existing boundary features that might impact trees.

6.12.2. If it is proposed to amend boundary features close to trees, the project arborist should be consulted and approval obtained from the local authority's tree officer.

6.13. Impact of Retained Trees on the Development

6.13.1. Some occasional trimming of the canopy of T001 may be required in the future to maintain an appropriate distance from the proposed building; however, T001 is a species tolerant of pruning, and are commonly managed by regular pruning in urban environments. All other retained trees are located at sufficient distances from any proposed buildings and shall have ample room for future growth.

6.13.2. The trees are located northeast of the proposal, so they should only block some morning sunlight.

6.13.3. The foundations and any new surfaces should be designed to accommodate all potential impacts due to future tree-rooting activity. These include potential vegetation-related subsidence, vegetation-related heave, and lifting of surfaces / light structures due to direct root pressure.

6.14. Arboricultural Method Statement

6.14.1. BS 5837 recommends that a detailed methodology is agreed in the form of an Arboricultural Method Statement, which shall ensure that trees are well protected during the construction phase. This should detail all tree protection measures and limitations on construction activity. All of the issues raised within this Impact Assessment should be covered by the Method Statement.

Appendix 1: BS 5837: 2012 – Interpretation Guide

This Standard prescribes the principles to be applied to achieve a satisfactory juxtaposition of trees and structures. It sets out to assist those concerned with planning applications to form balanced judgments.

Stage 1: Survey Details and Notes

A ground-level visual survey is undertaken. Only trees with a stem diameter over 75mm, which lie within the site boundary or relatively close to it, are included.

Where applicable, trees with significant defects are highlighted and appropriate remedial works are recommended.

Wherever practicable dimensions are obtained using diameter tapes, logger's tapes, distometers and clinometers. Where obstacles prevent accurate measurement, dimensions are estimated. Trees on privately owned third-party land are surveyed from the best available vantage point and observations relating to the condition of these trees should be treated accordingly. All height measurements should be regarded as approximate.

Data is recorded for each tree and is presented in a Tree Data Schedule. Each tree is allocated a ***Retention Category*** according to its size, amenity value, condition, and safe useful life expectancy. The categories are allocated independently of development proposals. Our interpretation of the Retention Categories is explained below:

Retention Categories

A Category: Trees of high quality and amenity value. Usually, mature trees with a significant life expectancy which would enhance any development. Retention of these trees is strongly encouraged.

B Category: Trees of moderate quality and amenity value. Usually these are maturing trees or younger trees with exceptional form. Retention of these trees is desirable though the removal of occasional specimens may be acceptable.

C Category: Trees of low quality or small specimens with a relatively low amenity value. These trees are not considered to be a material planning constraint and their removal will generally be seen as acceptable in order to facilitate development.

U Category: Trees of such low quality that their removal is recommended regardless of development proposals.

Occasionally trees are borderline and do not fall neatly into one of these categories. In such cases we apply a superscript (**+/-**) such that:

C^{+} Indicates borderline C/B, though Category C is deemed to be most appropriate.

B^{-} Indicates borderline C/B, though Category B is deemed to be most appropriate.

The British Standard suggests that each of the A, B and C categories may be further subdivided (A1, A2, A3, B1, B2, B3 etc) such that subcategory 1 denotes mainly arboricultural values, subcategory 2 denotes mainly landscape values and subcategory 3 denotes mainly cultural values (including conservation). Multiple subcategories may be used.

Our experience suggests that these subdivisions lack clarity and can be confusing. Within this report subcategories are **not** denoted. Where appropriate, the use of phrases such as '*Part of a formal group*', or '*Has a high ecological value*', or '*Offers good screening to the site*' are incorporated into the observation section of the Tree Data Schedule. We believe this conveys all relevant landscape and cultural information without any confusion.

Tree Constraints Plan (TCP). This indicates the position, crown spread, Retention Category and Root Protection Area of each tree. It is used to inform where development may proceed without causing damage to trees.

Root Protection Area (RPA). This is the area around each tree likely to contain the majority of roots. It should ideally remain undisturbed to avoid a detrimental impact on tree health. For single stemmed trees It is calculated according to the formula "radius of RPA" = "12 x stem diameter". Where a tree has more than one stem, the equivalent-single-stem diameter is usually recorded. This is calculated by adding the squares of the stems and then finding the square root of this total. The radius of the Root Protection Area is then calculated by multiplying the equivalent-stem-diameter by 12.

Stage 2: Arboricultural Impact Assessment

After the initial survey and the production of the Tree Constraints Plan, arborists and designers are encouraged to work together to establish a design proposal with minimal impact on the high-quality trees. An assessment should be made of all possible impacts including the impact that the trees may have on the proposal. The arborist may recommend mitigation strategies to minimise these impacts and help achieve a more harmonious juxtaposition between buildings and trees.

Stage 3: Arboricultural Method Statement

This type of report specifies the measures necessary to protect trees against damage from construction activity. The Method Statement should be written in a manner that it may be conditioned and enforced by the local authority upon granting of planning permission. The site manager should be familiar with all aspects of the Method Statement and should ensure that all persons working on the site are aware of those aspects which appertain to their work. This includes service installation engineers and operators of plant machinery.

Appendix 2: Glossary

This section explains the terms used in the **Tree Data Schedule** (see Section 3 and Appendix 4).

A2.1 General Observations

Numbering System:	Each item of vegetation has its own unique number prefixed by a letter such that T1=Tree 1, G2=Group 2, H3=Hedge 3 and W4=Woodland 4, S5=Shrub 5.
Age Categories:	
Young	Usually less than 10 years old.
Semi-Mature	Significant future growth to be expected, both in height and crown spread (typically below 30% of life expectancy).
Early-Mature	Full height almost attained. Significant growth may be expected in terms of crown spread (typically 30-60% of life expectancy).
Mature	Full height attained. Crown spread will increase but growth increments will be slight (typically 60% or more of life expectancy).
Veteran	Notable tree with features associated with atypically advanced age (such as unusually large girth, crown retrenchment or significant stem decay). Veteran trees have a high habitat value and require a Buffer Zone / RPA with a radius of at least 15x stem diameter and extending at least 5m beyond the dripline. Any natural or semi-natural habitats within the buffer zone should be well protected and retained (or improved) as part of the development. Lawns and cultivated gardens should be discouraged. See https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions
Over Mature	Tree with declining health but not worthy of veteran status.
Species:	Common names and Latin names are given.
Height:	Measured from ground level to the top of the crown.
Stem Diameter:	Taken at 1.5m above ground level where possible. On multi-stemmed trees this measurement may be taken at ground level, though usually an indication of the number of stems and average diameter is given, e.g. 3 x 30cm.
Crown Height:	Measured from ground level to the height at which the main crown begins. Where the crown is unbalanced it is measured on the side deemed to be most relevant. This is usually the side facing the area of anticipated development.
Tree Diagram:	This scaled drawing is computer generated based on measurements taken for stem diameter, crown height and spread, and overall height. It is designed to help the reader rapidly assess the data. It is not an accurate representation of the form of the tree.
Crown Spread:	Measured N, E, S & W, taken from the centre of the stem and usually rounded up to the nearest metre.
Observations:	If a tree's position is considered to be relevant it will be commented upon (e.g. overhanging a children's play area). Tree form and pruning history are also recorded along with an account of any significant defects. Defects and descriptive terms are dealt with in more detail at the end of this section.
Recommendations:	Usually based on any defects observed and intended to ensure that the tree is in an acceptable condition.
Priority Scale:	Depending upon the threat posed by the tree, and the likelihood of failure, recommendations should be carried out according to the following priority scale:
Urgent	To be carried out as soon as possible.
Very High	To be carried out within 1 month.
High	To be carried out within 3 months.
Moderate	To be carried out within 1 year.
Low	To be carried out within 3 years.
	Where funds permit, works should be undertaken sooner, though **it is not recommended that the timescales above are extended**.
Inspection Frequency:	An interval of 6 months, 1 year, 1.5 years or 3 years is allocated before the next inspection is due. Wherever practical, consideration should be given to seasonal changes so that deciduous trees are not always surveyed in winter when they have no leaves, or in summer when leaves may obscure branches within the upper crown.
Vigour:	An indication of growth rate and the tree's ability to cope with stresses:
High	Having above average vigour.
Moderate	Having average vigour.
Low	Having below average vigour.
Very Low	Tree is struggling to survive and may be dying.
Physiological Condition:	
Good	Healthy and with no symptoms of significant disease.
Fair	Disease present or vigour is impaired.
Poor	Significant disease present or vigour is extremely low.
Very Poor	Tree is dying.
Structural Condition:	
Good	Having no significant structural defects.
Fair	Some defects observed though no high priority works are required.
Poor	Significant defects found. Tree requires monitoring or remedial works.
Very Poor	Major defects which will usually require significant remedial works or tree removal.
Amenity Value:	
Very High	Exceptional specimen, observable by a large number of people.
High	Attractive specimen, observable by a significant number of people.
Moderate	One of the above factors is not applicable.
Low	Unattractive specimen or largely hidden from view.
Life Expectancy:	The estimated number of years before the tree may require removal. Classified as (<10), (10 – 20), (20 – 40), or (40+).
Retention Category:	These are explained in detail in Appendix 1.

A2.2 Evaluation of Defects

Cavities, wounds, deadwood etc are all evaluated as follows:

Major	Such that structural integrity is, or will become, compromised and the tree is, or will inevitably become, hazardous.
Significant	A defect that may over time become a major defect, though not necessarily so. This will depend on the vigour of the tree and its ability to deal with decay etc.
Minor	A defect that is unlikely to develop into a major defect.

General Glossary

A general glossary of arboricultural terms may be found on our website at
https://www.crowntrees.co.uk/crown-tree-consultancy/glossary-tree-terms/

Appendix 3: Arborist's Qualifications

Qualifications & Experience of Emma Hoyle FDSc (Arboriculture), ED (Forestry & Arboriculture), M. Arbor. A.

Emma is a qualified Arboricultural Consultant educated to Level 5 in Arboriculture at Askham Bryan College, is a professional member of the Arboricultural Association and is a LANTRA-accredited *Professional Tree Inspector*. She has worked for Crown Consultants since 2015 and has since written numerous reports relating to all aspects of arboriculture including; planning and development, vegetation-related subsidence, tree preservation orders and tree risk assessment. Emma regularly attends seminars and events in order to keep abreast with current knowledge and best practice in Arboriculture.

Prior to becoming an arboricultural consultant, Emma worked for two reputable tree surgery firms from 2008 and became an NPTC Qualified tree surgeon after completing a Level 3 Extended Diploma in Forestry and Arboriculture at Askham Bryan College. Emma also has experience in other areas of arboriculture such as forest clearance, tree planting, tree maintenance and landscaping.

Qualifications & Experience of Joe Taylor – M. Arbor. A, FdSc (Arboriculture)

Joe began his career in Arboriculture as a tree surgeon/climber. During his time as a tree surgeon, Joe has achieved City & Guilds NPTC qualifications in Chainsaw Maintenance and Cross Cutting, Tree Climbing and Rescue, Safe Use of Manually Fed Wood-chipper and Supporting Colleagues Undertaking Tree Related Operations.

Joe obtained a Foundation Degree in Arboriculture at Askham Bryan College in 2015 which he passed with merit. Joe is a professional member of the Arboricultural Association, the International Society of Arboriculture, and the Royal Forestry Society and regularly attends industry-related seminars in to keep abreast of industry best practices.

Studying at Askham Bryan College reinforced Joe's passion for trees and drove his enthusiasm to learn more. Learning how trees interact with their surrounding environment and their importance within our urban and rural landscapes highlighted an interest in pursuing a career in consultancy.

Since working for Crown Consultants Joe has undertaken numerous surveys and produced numerous reports for the purpose of planning (BS 5837), tree condition surveys, subsidence risk assessments, root surveys and decay detection investigations.

Qualifications & Experience of Sarah Button (otherwise known as Sarah Alway) – M. Arbor. A, FdSc (Arboriculture).

Sarah obtained an FdSc in Arboriculture and Tree Management at the University of Central Lancashire in 2021 which she passed with distinction. She is a member of the Arboricultural Association and regularly attends seminars and events to keep abreast of developments in industry knowledge and current best practice in Arboriculture.
Sarah has been working closely alongside the principal consultant and managing director of Crown Consultants since the company was established in 2008. During that time, she has gained experience in all aspects of the business such as reporting, CAD, administration, accounting, and business management. Additionally, she has assisted consultants with numerous reports relating to all aspects of arboriculture including BS:5837 planning and development, vegetation-related subsidence, tree preservation orders, and tree risk assessment. She has also assisted with tree surveys for several years and since qualifying has been undertaking her own surveys.
In addition to working for Crown Tree Consultants Ltd producing reports, Sarah also likes to expand her knowledge of the wider Arboricultural industry by training in other areas of tree services and management. She has recently completed a training programme in tree-planting and volunteer management, including education in tree planting and natural dam building to help mitigate against the risks of heavy flooding (Natural Flood Management). Sarah also regularly volunteers with two local climate action groups who plant trees and build leaky dams.
As Sarah's career develops, she intends on focusing her attention on sustainable innovation in arboriculture and how green urban spaces could pave the way for the forests of the future.

Qualifications & Experience of Carl Lothian – BSc (Hons) (Arboriculture).

Carl began his career undertaking a Level 3 extended diploma in arboriculture and forestry at Merrist Wood College in 2015. Upon completion of his diploma, Carl worked with several tree surgery firms completing a range of arboricultural works. In 2018 Carl began his BSc (Hons) in arboriculture and urban forestry, graduating with a first-class degree and attaining the Institute of Chartered Foresters student of the year award.

After graduating, Carl worked as a TreeRadar technician where he carried out tree root and decay surveys with specialist ground-penetrating radar equipment. During this time Carl was fortunate enough to work at prestigious sites, such as the Palace of Westminster and the National Maritime Museum.

Whilst working at Crown, Carl has undertaken a range of tree surveys and written reports relating to development, safety, subsidence, and decay detection. Carl is a professional member of the Consulting Arborist Society and an associate member of the Institute of Chartered Foresters.

Qualifications & Experience of Jake Childs – Dip Arb L4 (ABC).

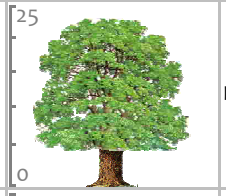
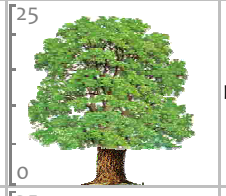
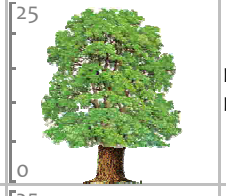
Jake began his career at Capel Manor College, where he achieved an NPTC Level 2 qualification in Arboriculture. He subsequently worked in the arboricultural industry for 13 years as a tree surgeon and freelance climber, undertaking work for a wide range of domestic, local authority, and international clients.

During this period, Jake obtained numerous City & Guilds NPTC qualifications, including chainsaw maintenance and cross-cutting, felling of trees up to 380mm, tree climbing and aerial rescue, aerial cutting and free-fall techniques, and aerial tree rigging.
His extensive hands-on experience working with trees led to a desire to further his technical knowledge of trees and their surrounding environment. This motivated Jake to achieve a Level 4 Diploma in Arboriculture, supporting his progression into a professional arboricultural surveying role.

Jake is currently employed as a surveyor at Crown Tree Consultancy, where he has undertaken a variety of arboricultural surveys, including planning and development surveys in accordance with BS5837, subsidence investigations, and tree safety inspections.

Appendix 4: Tree Data Schedule and Drawings

The Tree Data Schedule and any drawings accompanying this report follow this page.

Reference G = Group H = Hedge	Age & Species	Height (m)	Crown Ht (m)	Diameter (cm)	Crown Spread (m) N W E S	Scaled Tree Diagram (m) 9 0 9	Notes	Recommendations (Independent of any development proposals) Priority / Inspect Freq (yrs)	Vigour Physiological Condition Structural Condition	Amenity Value Life Expectancy (yrs) Retention Category
T001	Mature **London Plane** Platanus x hispanica.	25	4	104	N 5 W 8.5 E 8 S 8		**Defects:** Minor deadwood.	No action required. n/a / 3	Moderate Good Good	High 40+ **A**
T002	Early-Mature **London Plane** Platanus x hispanica.	23	5	83	N 7 W 9 E 4 S 6		**Defects:** Minor deadwood.	No action required. n/a / 3	Moderate Good Good	High 40+ **A**
T003	Mature **London Plane** Platanus x hispanica.	23	5	101	N 9 W 4 E 9 S 6		**Defects:** Minor deadwood. Minor damage to exposed surface root.	No action required. n/a / 3	Moderate Good Good	High 40+ **A**
T004	Early-Mature **London Plane** Platanus x hispanica.	24	5	95	N 5 W 5 E 8 S 5		**History:** Topped. **Defects:** **No significant defects observed.**	No action required. n/a / 3	Moderate Good Good	High 40+ **A**
T005	Early-Mature **Norway Maple** Acer platanoides.	18	6	61	N 7 W 8 E 5 S 6		**History:** Topped. **Defects:** **Girdling root. Minor damage to buttressing and exposed surface root.**	No action required. n/a / 3	Moderate Good Good	High 40+ **B**



Drawing No:	CCL 12673 / TCP Rev: 1
Title:	Tree Constraints Plan (Existing Layout)
Site:	Cleopatra House N8 7RQ
Scale:	1:100
Paper Size:	A1

CROWN Tree Consultancy 08000 14 13 30

Tree Retention Categories
Stems & canopies shown

- Category A tree — Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.
- Category B tree — Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees
- Category C tree — Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.
- Category U tree — Trees unsuitable for retention due to their very poor condition.

Tree Constraints Plan

Status: Final

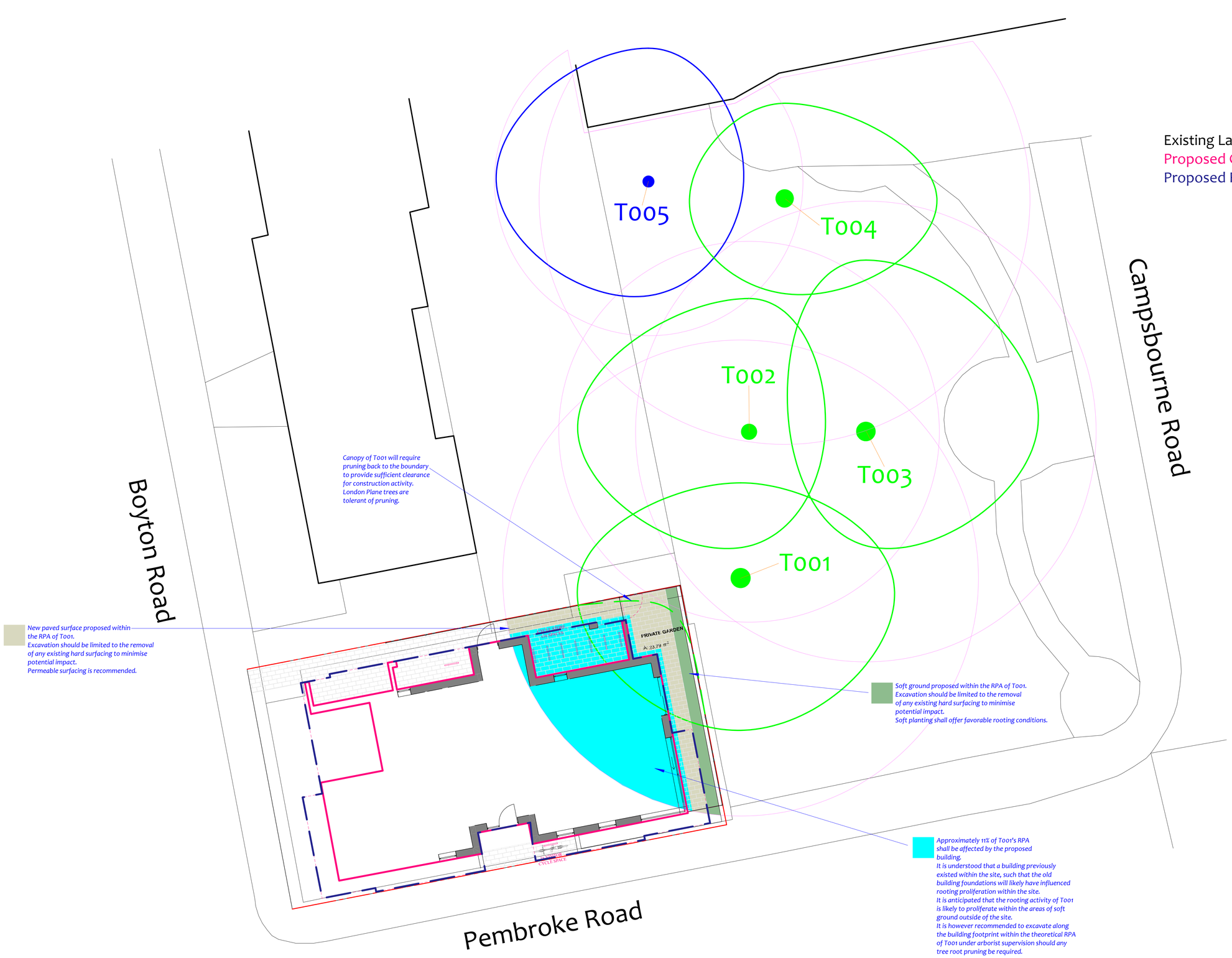
BS 5837 Root Protection Area (radius = 12xstem diameter)

Root Protection Area needing amendment due to site conditions, e.g. presence of exising road or building.

Root Protection Area having been amended to account for for site conditions

T1 = Tree No 1 G2 = Group No 2 H3 = Hedge No 3

Tree Ref.	Species	Height (m)	Root Protection Area		
			Radius (m)	m²	Square (m)
T001	London Plane	25	12.5	489	22.1
T002	London Plane	23	10.0	312	17.7
T003	London Plane	23	12.1	461	21.5
T004	London Plane	24	11.4	408	20.2
T005	Norway Maple	18	7.3	168	13.0



Drawing No:	CCL 12673 / IAP Rev: 1
Title:	Impact Assessment Plan
Site:	Cleopatra House N8 7RQ
Scale:	1:100
Paper Size:	A1

CROWN Tree Consultancy 08000 14 13 30

Tree Retention Categories
Stems & canopies shown

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Category U tree	Trees unsuitable for retention due to their very poor condition.

Impact Assessment Plan

Status: Final - for submission

BS 5837 Root Protection Area (radius = 12xstem diameter)

Root Protection Area needing amendment due to site conditions, e.g. presence of exising road or building.

Root Protection Area having been amended to account for for site conditions

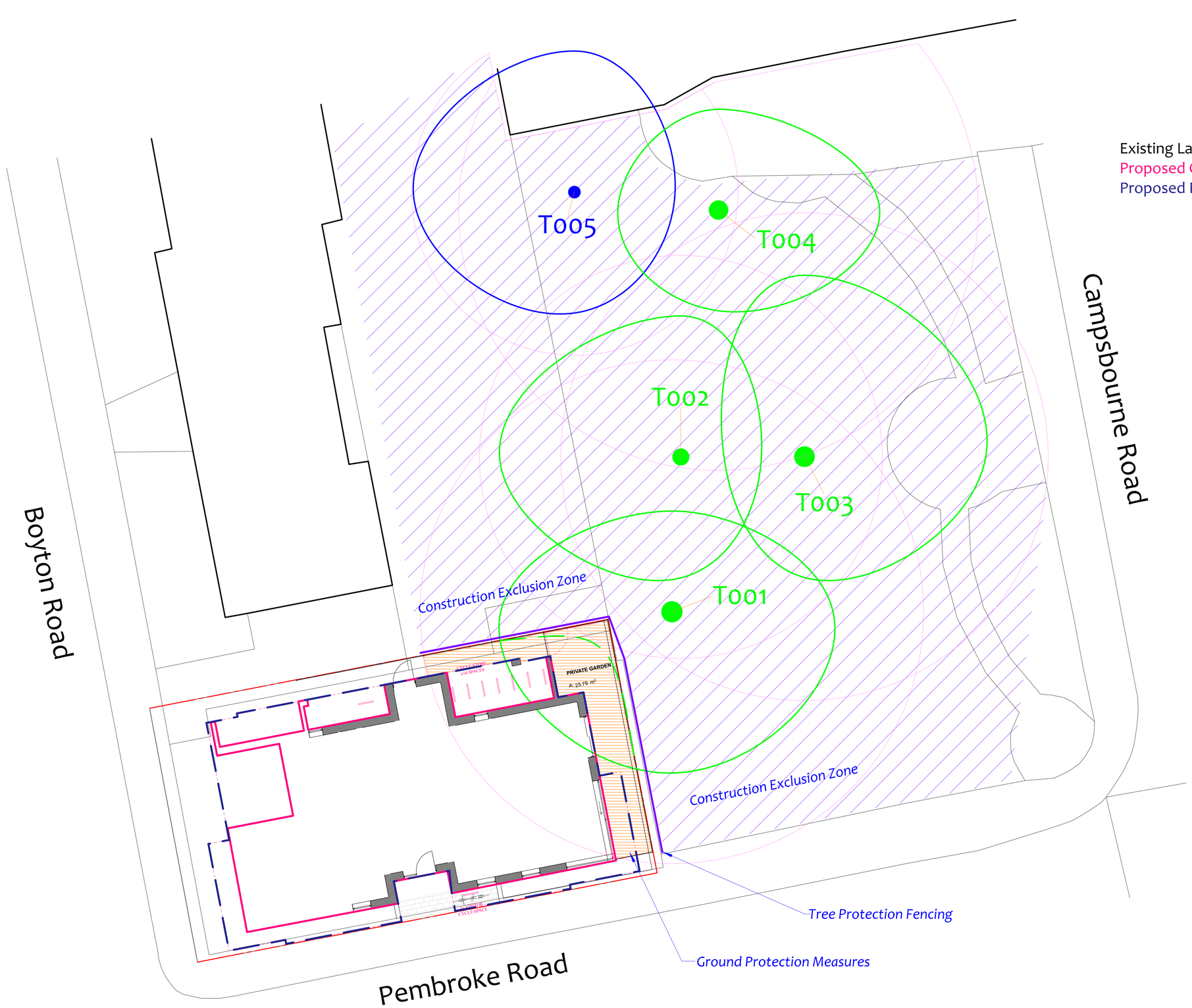
T1 = Tree No 1 G2 = Group No 2 H3 = Hedge No 3

X Tree to be removed to facilitate the proposal

X Tree to be removed due to its low quality

Proposed pruning

Tree Ref.	Species	Height (m)	Root Protection Area		
			Radius (m)	m²	Square (m)
T001	London Plane	25	12.5	489	22.1
T002	London Plane	23	10.0	312	17.7
T003	London Plane	23	12.1	461	21.5
T004	London Plane	24	11.4	408	20.2
T005	Norway Maple	18	7.3	168	13.0



Drawing No:	CCL 12673 / TPP Rev: 1
Title:	Tree Protection Plan (Existing Layout with Proposals Overlaid)
Site:	Cleopatra House N8 7RQ
Scale:	1:100 (0 to 5) Paper Size: A1

CROWN Tree Consultancy 08000 14 13 30

Tree Retention Categories
Stems & canopies shown

Category A tree	Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.
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Tree Protection Plan

BS 5837 Root Protection Area (radius = 12xstem diameter)

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T004	London Plane	24	11.4	408	20.2
T005	Norway Maple	18	7.3	168	13.0