



ARBORICULTURAL IMPACT ASSESSMENT, METHOD STATEMENT AND TREE PROTECTION PLAN

**YMCA
184 Tottenham Lane
Crouch End
London
N8 8SG**

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EXECUTIVE SUMMARY

PJC Consultancy has been instructed by YMCA London City and North to provide an arboricultural impact assessment and arboricultural method statement to support a planning application for the Demolition of the existing building and erection of a new, improved hostel facility with ancillary office, training and communal facilities within a part four to part six-storey building at the YMCA, 184 Tottenham Lane, Crouch End, London, N8 8SG.

This report complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations.

The tree survey was carried out on 29th July 2025. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.

No tree preservation order protects trees at this site, and the site is not located within a conservation area.

The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan at Appendix 3, the root protection area incursions plan at Appendix 4 and the tree protection plan at Appendix 5.

Two category ‘C’ trees require removal to facilitate the proposals, and four trees will require access facilitation pruning. The extent of the facilitation pruning is described within this report and falls with acceptable parameters.

The proposed landscape design indicates five new trees to be planted to mitigate the loss of two trees, along with additional hard and soft landscaping improvements within the site boundaries.

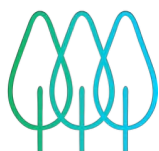
The existing building and associated foundations are to be demolished/removed adjacent to T2-T4, T9 and T10. To minimise potential impacts to the root networks of retained trees, these works shall be undertaken sensitively as described with this report. New building foundations will partially encroach the root protection areas of T2-T4. The level of encroachment is minor and is considered not to have a detrimental impact on the structural and/or physiological condition of the trees.

Existing hardstanding shall be replaced/removed from the root protection areas of T2-T4, T9 and T10. To minimise impact to potential shallow root growth beneath the existing hardstanding, sympathetic construction methodologies shall be adopted. Sympathetic methodologies have been included within this report.

Subject to the generic and specific tree protection measures recommended within the arboricultural method statement at section 3 of this report being adhered to, I consider that the proposals represent



a minor impact on the amenity of the locality in so far as it is contributed to by trees. Provided the exclusion zones and methodologies described in the arboricultural method statement and tree protection plan are followed, trees proposed for retention should not be adversely affected by the construction works.



1 INTRODUCTION

1.1 Instruction

1.1.1 PJC Consultancy has been instructed by YMCA London City and North to provide an arboricultural impact assessment and arboricultural method statement to support a planning application for the Demolition of the existing building and erection of a new, improved hostel facility with ancillary office, training and communal facilities within a part four to part six-storey building at the YMCA, 184 Tottenham Lane, Crouch End, London, N8 8SG.

1.1.2 This report complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations (the British Standard).

1.2 Objectives of report

1.2.1 This report has been undertaken with the following objectives:

- To identify the tree removals and pruning works that will be required as a result of the proposed development and to assess the impact of the tree works.
- To assess the potential impact the proposed construction works will have on retained trees and provide recommendations for mitigation measures to reduce the impact on the trees.
- To provide a protection methodology for retained trees throughout the demolition and construction period, including the above ground and below ground parts of the trees as well as their rooting medium.

1.3 Contents of report

1.3.1 This report includes:

- A tree constraints plan and tree survey schedule at Appendices 1 & 2 respectively.
- An arboricultural impact assessment at section 2, a tree retention plan at Appendix 3 and a root protection area incursions plan at Appendix 4.
- An arboricultural method statement at section 3 and a tree protection plan at Appendix 5.

1.4 Documents and information provided

1.4.1 The following documents were used to aid the preparation of this report:

- PJC Initial Arboricultural Report Ref: 6904/25-01.
- Pell Frischmann – Drainage General Arrangement Ref: 110426-PEF-XX-XX-D-C-001100 Rev. P05.
- Levitt Bernstein – Landscape GA Plan Ref: 4079-LB-ZZ-00-D-L-200001-P02.

1.5 Limitations of report

1.5.1 The following arboricultural impact assessment and method statement have been prepared for the proposal stated in section 1.1 and using the plans and information listed in section 1.4. The report should not be relied upon if the stated proposal or proposed design changes unless the author confirms the changes do not have a bearing on the arboricultural impacts or recommended mitigation measures.

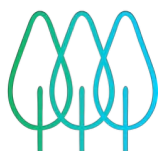
1.5.2 This document is considered adequate for reviewing/assessing the proposed developments impacts upon arboricultural features at the site. It is recommended that a detailed



arboricultural method statement and tree protection strategy be secured by suitably worded pre-commencement planning condition. Addressing tree protection methodology immediately prior to commencement of demolition/construction is considered the most robust option for a project of this scale. The final tree protection strategy should capture all aspects of demolition and construction site management and logistics, which is not available until such time the development proposal is fixed and finalised and a principal contractor is appointed.

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2 ARBORICULTURAL IMPACT ASSESSMENT

2.1 Site visit

- 2.1.1 The tree survey was carried out on 29th July 2025. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.

2.2 The proposals

- 2.2.1 The proposals involve the complete demolition of the current building, and the construction of a modern and enhanced hostel facility. This new development will feature a combination of ancillary office spaces, training areas, and communal facilities, all integrated within a building that will rise to a height of four to six stories.
- 2.2.2 The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan at Appendix 3, the root protection area incursions plan at Appendix 4 and the tree protection plan at Appendix 5.

2.3 Tree works

- 2.3.1 Trees to be removed for the proposed development are shown with red dashed outlines on the tree retention plan at Appendix 3 and are shaded to indicate their BS5837 tree category. A summary is listed at Table 1 below.

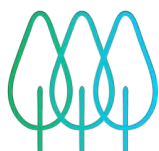
Table 1: Tree works summary

Tree number	Species	Category	Reason for tree removal
T1	Paper birch	C1+2	Direct conflict with proposed new surface water drain. T1 is located in the footway, therefore permission from the highways authority must be sought prior to its removal.
T8	Fig	C1	Direct conflict with proposed surface water attention tank and to provide adequate space for demolition and construction activities.

- 2.3.2 Two category 'C' trees require removal to facilitate the proposals. Due to their small size and low arboricultural quality, the trees are considered to make a limited contribution to the character and appearance of the local area. Their removal is therefore considered to have a minor arboricultural and visual impact.
- 2.3.3 The landscape proposals Ref: Levitt Bernstein – Landscape GA Plan Ref: 4079-LB-ZZ-00-D-L-200001-P02 indicate that 5five new trees will be planted to mitigate tree loses, along with additional hard and soft landscaping enhancements.
- 2.3.4 A summary of the proposed pruning required to enable the proposals is shown at Table 2 below.

Table 2: Summary of access facilitation pruning

Tree number	Species	Works required	Reason for works
T5	Cherry	Laterally reduce west side of the crown by 1m.	To provide sufficient space for demolition and construction activities and the installation of anticipated scaffolding.



Tree number	Species	Works required	Reason for works
T6	Paper birch	Laterally reduce west side of the crown by 1m.	To provide sufficient space for demolition and construction activities and the installation of anticipated scaffolding.
T7	Paper birch	Laterally reduce west side of the crown by 1m.	To provide sufficient space for demolition and construction activities and the installation of anticipated scaffolding.
T9	Sycamore	Laterally reduce the south-west side of the crown by 2m and crown lift over site to provide 4m clearance	To provide adequate clearance for the demolition of the existing building.

2.3.5 Any additional requirements for pruning that cannot be predicted at this stage in the design process (e.g. for contractor compound or movement of large or specialist plant machinery) shall be discussed at the pre-commencement meeting with the project arboriculturist and agreed with the local authority arboricultural officer.

2.3.6 All works are to be carried out in accordance with BS3998: 2010 Tree works – Recommendations.

2.4 Building footings in proximity to T2-T4, T9 and T10

2.4.1 The existing building and associated foundations shall be demolished and removed adjacent to trees T2-T4, T9 and T10. To minimise impacts to the roots of retained trees, the removal of the building and foundations must be undertaken carefully as described in the arboricultural method statement.

2.4.2 The new proposed building will be located on the periphery of the root protection areas of T2-T4 in the areas hatched purple on the root protection area incursions plan. The level of encroachment is considered minor (4.1m² or 2.8% of the total root protection area of T2, 0.7m² or 1.1% of the total root protection area of T3, and 5.9m² or 3.6% of the total root protection area of T4). Due to the limited level of encroachment, combined with the historic pollard crown management previously undertaken, it is considered the root protection area encroachment will have minimal impact on the retained trees, provided no further encroachment occurs.

2.5 Hard standing in proximity to trees

2.5.1 No new hard standing will be constructed within the root protection areas of retained trees. However, existing hard standing will be removed and/or replaced from within the root protection areas of T2-T4 and T9-T10. Hardstanding to be removed and replaced with soft landscaping can be seen in the areas hatched cyan on the root protection area incursions plan, while existing hardstanding to be replaced can be seen in the areas hatched pink on the root protection area incursions plan. To minimise impacts to any shallow root growth beneath the existing surfaces, these works shall be undertaken carefully as described in the arboricultural method statement.

2.6 Services

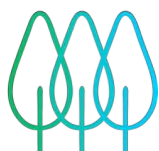
2.6.1 Details of the routing of services for the proposed development have been provided within drawing Ref: Pell Frischmann – Drainage General Arrangement Ref: 110426-PEF-XX-XX-D-C-001100 Rev. P05. The service drawing indicates that a foul water drain will be located adjacent to the root protection area of T6, and a surface water attenuation tank will be located on the periphery of the root protection area of T10. Drainage has been positioned



to avoid the root protection areas of retained trees. However, care must be taken to ensure excavations associated with the below ground attenuation tanks do not encroach into the root protection areas of retained trees.

2.7 Landscaping in proximity to trees

- 2.7.1 The specification for soft landscaping has been provided within drawing Ref: Levitt Bernstein – Landscape GA Plan Ref: 4079-LB-ZZ-00-D-L-200001-P02. The drawing indicates that tree/shrub planting and turfing will occur within the root protection areas of retained trees. In order to protect both tree roots and the condition of the rooting medium, these works must occur sensitively as described in the arboricultural method statement.



3 ARBORICULTURAL METHOD STATEMENT

3.1 General requirements

- 3.1.1 The arboricultural method statement and tree protection plan shall remain on site for the duration of demolition, construction and landscaping works and be available to site operatives at all times. All operatives at the site shall be briefed about tree related factors as part of their site induction.
- 3.1.2 Any variation from the methodology described in this method statement shall be discussed with the supervising arboriculturist and agreed with the local authority arboricultural officer.

3.2 Phasing of works

- 3.2.1 To ensure trees are protected throughout the development, the proposed development shall occur in the following order:

Table 3: Phasing of works

Works Order	Operation	Notes
1	Initial tree works.	The tree works contractor shall undertake the tree removals and access facilitation pruning specified in the arboricultural impact assessment.
2	Installation of tree protection barriers.	Tree protection fencing and temporary ground protection shall be installed in the locations shown on the tree protection plan and to the specification described in this method statement.
3	Pre-commencement meeting.	The project arboriculturist shall attend a site meeting with the site manager. The local authority arboricultural officer shall be notified so they may also attend. The above pre-start arboricultural works shall be signed off by the project arboriculturist during the meeting. The meeting shall occur before any plant activity, ground works or demolition/construction activities begin.
4	Demolition phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the demolition phase. The existing building and foundations shall be removed sensitively from adjacent to T2-T4, T9 and T10 as described in this method statement.
5	Construction phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the construction phase. Existing hardstanding shall be removed/replaced sensitively within the root protection areas of T2-T4 and T9-T10 as described in this method statement.
6	Soft landscaping phase.	The tree protection barriers shall be dismantled when external construction and hard landscape operations have been completed, and plant machinery or excess construction materials have been removed from site. Soft landscape operations shall occur sensitively as described in this method statement.

3.3 Initial tree works

- 3.3.1 The tree removals and access facilitation pruning specified in the arboricultural impact assessment shall be carried out as the first stage of development. Any requirements for access facilitation pruning which have not been anticipated on the date of this report shall



be discussed at the pre-commencement meeting with the project arboriculturist and be communicated to the local authority arboricultural officer.

- 3.3.2 Trees should be checked for protected species before works are undertaken. It is against the law to disturb bats or their roosts under the Conservation of Habitat and Species Regulations. Nesting birds are protected by the Wildlife and Countryside Act. If protected species are discovered, Natural England should be contacted for advice.
- 3.3.3 The tree works contractors should carry out all tree works to BS3998: 2010 Tree works – recommendations as modified by research that is more recent. They should also carry relevant, adequate and up to date insurance.
- 3.3.4 It is suggested that an Arboricultural Association approved contractor carry out all tree works. Approved contractors are expected to work to industry best standards. The Arboricultural Association website (www.trees.org.uk) contains contact details and information on engaging a suitable contractor.

3.4 Tree protection barriers

- 3.4.1 The root protection areas of retained trees must be left free from disturbance and protected from contamination or compaction during the proposed works. Protection shall comprise a combination of tree protection fencing and temporary ground protection.
- 3.4.2 The tree protection fencing and temporary ground protection shall be installed and signed off by the project arboriculturist before any plant activity, ground works or demolition/construction activities commence at the site. They shall be maintained in situ until the soft landscaping phase of development when all other construction activities in the vicinity have been completed, and excess construction materials and plant machinery have been removed from site. Any damage that occurs to the tree protection barriers during the construction period must be rectified immediately, prior to other construction activities recommencing in the vicinity.
- 3.4.3 The locations of tree protection fencing shown on the tree protection plan are approximate due to the limitations and restrictions presented by the public highways and footways. The final specification and locations for tree protection fencing will need to take the construction management/logistics plan and site safety plan into careful consideration. This document may not be available until immediately prior to commencement of site work following detailed design.
- 3.4.4 The BS5837: 2012 specification for tree protection fencing is metal welded mesh panels (e.g. Heras panels), in concrete or rubber feet. The panels shall be supported by metal stabiliser struts mounted on either a base plate secured by ground pins, or in a block tray (refer to Appendix 6). Any variation from this specification for tree protection fencing shall be discussed with the project arboriculturist and agreed in writing with the local authority arboricultural officer.
- 3.4.5 Signs shall be affixed to the fencing as shown in Appendix 7 to explain its purpose. The signs shall be affixed at a reasonable size and frequency to ensure they are easily visible to operatives at the site.
- 3.4.6 Temporary ground protection shall be installed in the locations hatched purple on the tree protection plan. It is anticipated that these areas shall be accessed by large plant machinery and construction traffic, therefore the ground protection specification shall adhere to one of the following:
 - A cellular confinement system (provided by CellWeb or similar product agreed with the project arboriculturist and installed to the manufacturers specification) with a temporary surface such as a sacrificial geocell or plastic/metal road plates.



- A heavy-duty proprietary ground protection system adequate to support the anticipated range of construction traffic (provided by IsoTrack or similar product).
- Pre-cast reinforced concrete slabs.
- A bespoke ground protection system made to an engineer's specification and signed off by the project arboriculturist.

3.4.7 The areas protected by tree protection fencing (highlighted yellow on the tree protection plan) or temporary ground protection shall be referred to as the construction exclusion zones. The following restrictions shall apply within the construction exclusion zones:

- No vehicular access shall be permitted unless on adequate temporary ground protection measures that have been agreed with the project arboriculturist.
- Regular pedestrian access shall be restricted unless on suitable ground protection measures agreed with the project arboriculturist.
- No storage of construction materials shall occur.
- No storage of building spoil or construction debris (including short-term temporary stockpiling) shall occur.
- No harmful chemicals shall be stored or handled.
- No fires shall be permitted.
- No mechanical excavation including regrading of levels shall occur.
- There shall be no change in ground level unless undertaken under the supervision of the project arboriculturist.
- No construction activities including installation of new permanent hard standing shall be undertaken unless otherwise specified in this method statement.

3.5 Storage and handling of harmful chemicals

3.5.1 Provision must be taken to prevent the storage and handling of harmful chemicals within the root protection areas of retained trees. Harmful chemicals include fuels, oils, bitumen, builder's sand (which has a high salt content) and cement. Provision shall also be made to prevent the storage and handling of harmful chemicals in areas proposed for further planting if the existing soil is intended to be retained.

3.5.2 Cement mixing shall always occur outside the construction exclusion zones. If cement mixing is to occur close to the construction exclusion zones, or there is the potential for cement washings to leech into a root protection area, adequate, bunded ground protection measures must be used. This could comprise impermeable plastic sheeting under wooden boards (to prevent tears) surrounded by a raised lip.

3.5.3 All other chemicals that are harmful to trees must be stowed in suitable containers and stored away from the construction exclusion zones unless adequate, bunded ground protection measures are implemented to prevent spillages leeching into root protection areas.

3.6 Contractor facilities

3.6.1 A suitable location for site cabins, contractor parking and site facilities for operatives shall be agreed with the project arboriculturist during the pre-commencement meeting if not already specified in a construction management plan that has been signed off by the project arboriculturist. These facilities must be located outside the root protection areas of all retained trees unless on adequate ground protection measures that have been signed off with the project arboriculturist (potentially including existing hard standing). Provision must be taken to prevent exhaust fumes or hot air from generators or kitchen facilities from damaging foliage within the crowns of retained trees.



- 3.6.2 Care must be taken when unloading deliveries of construction materials from flatbed lorries in close proximity to trees to avoid damage to tree crowns. As such, a designated banksman must always be utilised to ensure the trees are not contacted when unloading a vehicle with a hi-ab arm.

3.7 Demolition of existing building adjacent to T2-T4, T9 and T10

- 3.7.1 Demolition of the above ground parts of the building adjacent to T2-T4, T9 and T10 must occur carefully to avoid accidental contact with the trees. Where possible the building in this area shall be dismantled by hand, however if plant machinery is used, a banksman must always be present to spot overhanging branches that are not visible to the machine operator. The machine must be of a reasonable size so it can be controlled safely in proximity to the trees and must always be operated from outside the construction exclusion zones. Debris from the demolition works must also be stockpiled outside the construction exclusion zones.

- 3.7.2 The existing foundation slab located adjacent the root protection areas of T2-T4, T9 and T10 shall be broken up using controlled hand tools (e.g. pneumatic breaker) and removed from the root protection areas by hand. Debris must not be stockpiled within the root protection areas. If due to the scale of the works it is deemed impractical or unsafe to remove the foundation using hand tools only, plant machinery may be used under the supervision of the project arboriculturist. It must also be operated from outside the root protection areas at all times and be fitted with a grading bucket (without teeth). Extreme care must be taken to ensure no excavation of the underlying soil or damage to tree roots occurs.

3.8 Excavating building footings within root protection areas of T2-T4

- 3.8.1 The southern end of the proposed building encroaches the root protection areas of T2-T4 in the areas hatched purple on the root protection area incursions plan. The excavation in this area shall occur by hand to a depth of 600mm (unless significant roots are revealed near the base of the excavation). Roots revealed shall be cleanly pruned using secateurs to leave the smallest feasible wound. Small clean pruning wounds require less energy from the tree to heal and reduce the chance of infection by tree pathogens. Roots over 25mm diameter must not be pruned unless the project arboriculturist has first been consulted to assess the potential impact on the tree.

3.9 Removing existing hard standing and replacing with soft landscaping within the root protection areas of T2-T4, T9 and T10

- 3.9.1 The existing paving slabs and tarmac surface within the root protection areas of T2-T4, T9 and T10 shall provide ground protection for construction traffic. Vehicular access across the root protection areas shall be prohibited when the surface has been removed, therefore heavy-duty ground protection shall be installed immediately after the surface is lifted.
- 3.9.2 The existing wearing course shall be broken up/lifted using controlled hand tools (e.g. pneumatic breaker) and removed from the root protection area by hand. If it is deemed impractical or unsafe to achieve this using hand tools only, plant machinery operated under the supervision of the project arboriculturist may be used instead. The machine must be fitted with a grading bucket (without teeth) and be operated from outside the root protection areas unless on a retained area of hard standing. If roots are revealed during this operation, use of the machine must immediately cease and the operation shall be continued by hand. If roots are exposed, they shall be covered with a layer of topsoil to prevent desiccation or frost damage.
- 3.9.3 To minimise the chance of encountering tree roots, as much of the sub-base shall be retained below ground level as is feasible, with a layer of topsoil imported to enable soft landscaping. If it is deemed necessary to remove the sub-base to allow sufficient soil volume



to be imported for the proposed soft landscaping, the sub-base shall be removed carefully in shallow increments following the same methodology required for removing the wearing course.

3.10 Replacing existing surfacing within root protection areas T2-T4 and T9

- 3.10.1 The existing paving slab/tarmac surface within the root protection areas of T2-T4 and T9 shall provide ground protection for construction traffic. Vehicular access across the root protection areas shall be prohibited between the time the existing surface is removed and the new surface is installed.
- 3.10.2 The existing wearing course shall be broken up using controlled hand tools (e.g. pneumatic breaker) and removed from the root protection areas by hand. If it is deemed impractical or unsafe to achieve this using hand tools only, plant machinery operated under the supervision of the project arboriculturist may be used instead. The machine must be fitted with a grading bucket (without teeth) and be operated from outside the root protection areas unless on a retained area of hard standing. If roots are revealed during this operation, use of the machine must immediately cease and the operation shall be continued by hand.
- 3.10.3 The existing sub-base shall be reused (augmented as necessary) for the new surface. If it is deemed necessary to remove any of the sub-base to enable the correct levels for the finished surface (these must first be signed off by the project arboriculturist), removal of the sub-base must occur carefully in shallow increments following the same methodology required for removing the wearing course.

3.11 Soft landscaping within root protection areas

- 3.11.1 Soft landscaping within the root protection areas of retained trees shall occur as the final phase of development, when all other construction activities in the vicinity have been completed and it is safe to dismantle the tree protection barriers.
- 3.11.2 All planting stock, topsoil and other soft landscaping materials shall be stockpiled outside the root protection areas of retained trees. When the tree protection barriers have been dismantled, the extents of the root protection areas shall be made clear to operatives at the site by other means (e.g. ground marker paint or similar). The standard restrictions to works within the construction exclusion zones will still apply during the soft landscaping phase of development.
- 3.11.3 Where new turf or grass seed is to be laid within the root protection areas of retained trees, topsoil will likely need to be imported. The existing soil may be lightly tilled by hand but use of rotavators or plant machinery will be prohibited. A maximum increase of 100mm of topsoil may be introduced to a root protection area to avoid suffocating existing root growth. Care must be taken to prevent soil being piled against tree buttresses or buttress roots.
- 3.11.4 When soil or other materials are transported across a root protection area in wet conditions, scaffold board pathways must be used to prevent compaction of the rooting medium. It should be noted that even pedestrian traffic can compact the soil in wet conditions.
- 3.11.5 All planting pits within root protection areas shall be individually hand excavated (no trench planting). Care must be taken to avoid severing or damaging roots with a diameter greater than 25mm.

3.12 Pre-commencement arboricultural consultancy input

- 3.12.1 Prior to the commencement of works, arboricultural input will be required for the following aspects of development:



1. The construction management/logistics and site safety plan including scaffold requirements.
 2. The detailed demolition plan.
 3. Final levels of replacement hardstanding based on the detailed design.
- 3.12.2 This arboricultural method statement and tree protection plan shall be updated to accommodate these aspects of the project and the revised information submitted to the local authority tree officer for approval.

3.13 Pre-commencement meeting

- 3.13.1 A pre-commencement meeting shall be held between the contractors and the project arboriculturist. The local authority arboricultural officer shall be given reasonable notice of the pre-commencement meeting so they may also attend. The purpose of the pre-commencement meeting shall be:

1. To clarify the tree protection methodology with the site manager.
2. To discuss the chronology and phasing of the project with the site manager.
3. To sign off that the pre-commencement tree works have been completed as specified in the arboricultural impact assessment, and to discuss any requirements for any further pruning which had not been anticipated prior to the meeting.
4. To sign off that the tree protection fencing and ground protection have been installed in the correct locations and to the agreed specification.
5. To agree with the local authority arboricultural officer the type and timings of arboricultural monitoring necessary.

- 3.13.2 Following this meeting, if the local authority arboricultural officer has not been able to attend, an email outlining the actions discussed will be sent to the tree officer for approval. If necessary, a revised tree protection plan and method statement will be issued for approval.

3.14 Arboricultural supervision

- 3.14.1 The project arboriculturist shall supervise:

- The removal of existing building and foundations adjacent to root protection areas of T2-T4, T9 and T10 if plant machinery is used.
- The removal of existing hard surfacing within root protection areas if plant machinery is used.
- If roots over 25mm diameter are identified during the excavation for new foundations within the root protection areas of T2-T4, the project arboriculturist shall be contacted immediately to assess the potential impact on the tree as a result of root severance.

3.15 Arboricultural monitoring

- 3.15.1 The site manager shall provide a monthly update to the project arboriculturist including photographic evidence that the tree protection barriers are intact and that the construction exclusion zones have been observed.
- 3.15.2 In addition to the above, a system and programme of onsite monitoring by the appointed arboricultural consultant shall be agreed with the Local Authority Arboricultural Officer. The form and frequency of site monitoring shall be agreed at the pre-commencement meeting.

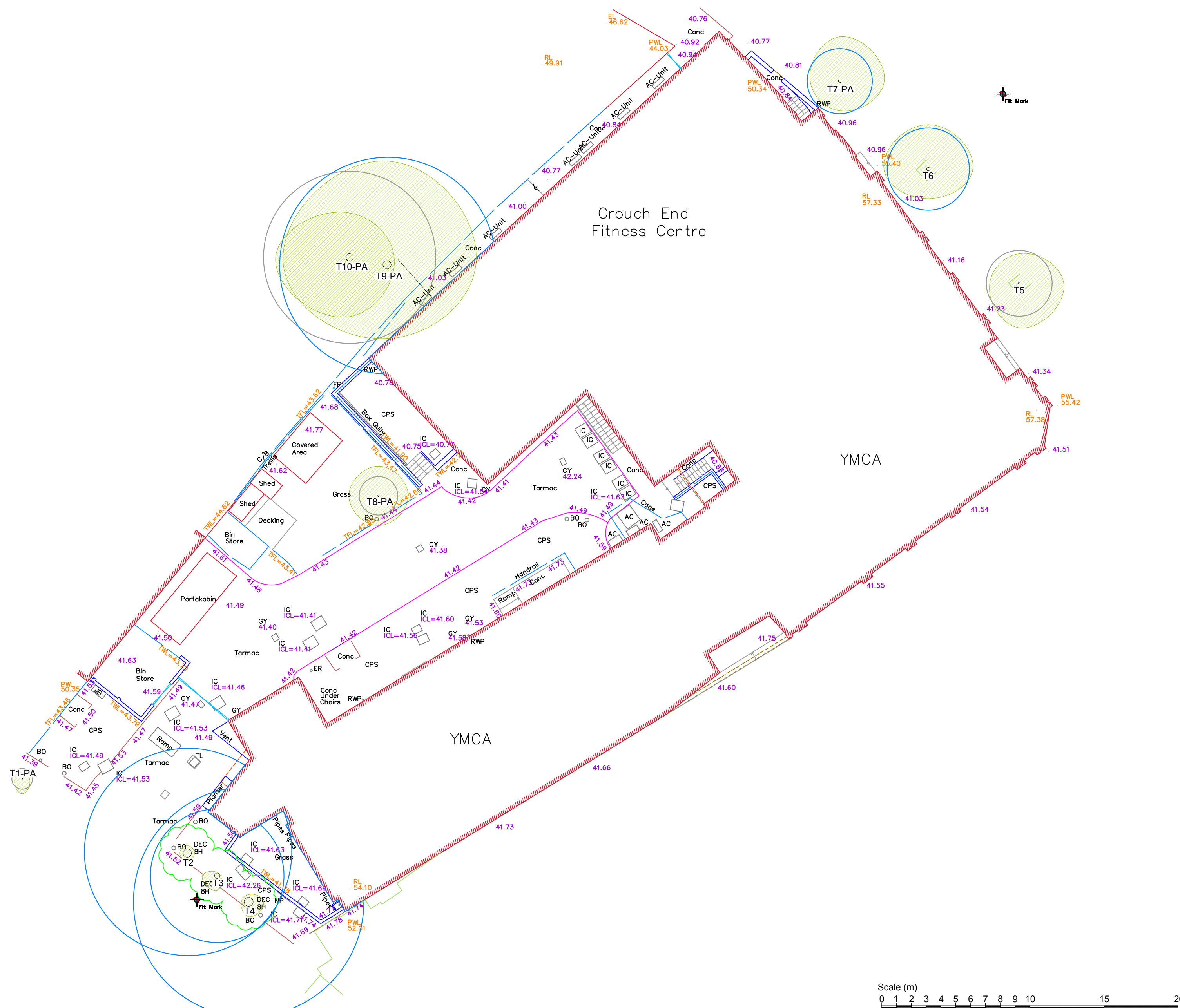


3.16 Process if an unforeseen issue relating to trees arises

- 3.16.1 If significant root growth is disturbed during construction activities that are not within the scope of this report, the work shall cease until the project arboriculturist has been consulted. Roots greater than 25mm in diameter or dense/matted fibrous roots shall be considered significant root growth. It should be remembered that whilst root protection areas are part of industry best practice, tree root growth is influenced by a number of factors and may not conform to expected ideals.
- 3.16.2 If at any time during the construction process, damage is inadvertently caused to a tree, the project arboriculturist shall be notified to assess the likely implications and to prescribe potential remedial measures to be implemented. Damage can be in the form of chemical or fuel spillage, mechanical damage to either the above ground parts of the tree or the roots, fire or any other unforeseen circumstance.
- 3.16.3 The supervising arboriculturist shall be appointed by the contractor. It will be necessary for the arboriculturist to report to the local planning authority on the outcome of the site visits as well as any unforeseen tree related issues.



Appendix 1: Tree Constraints Plan



Key:

- Root protection area for category B* tree
- Root protection area for category C* tree
- Tree canopy

* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Tree survey schedule contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/6904/25/A	Rev: -	Sheet number: 1 of 1
Site:		
184 Tottenham Lane Crouch End London N8 8SG		
Drawing title: Tree Constraints Plan		
Date drawn: 30/07/2025		
Scale: 1:200 at A2		
Drawn by: NH	Checked by: LW	



Appendix 2: Tree Survey Schedule

Site: YMCA - Tottenham Lane

Survey date: 29/07/2025

Surveyor: N.Hollett

Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T1	Paper birch (<i>Betula papyrifera</i>)	5	60	N: 0.5 E: 0.5 S: 1 W: 0.5	Crown: 1.5 average Branch: 1.5 average	Young	Good	Good	Street tree. Stake and tree tie on lower stem. Tree tie loose.	Fell to ground level.	C1+2	1.6	0.7
T2	Lime (<i>Tilia × europaea</i>)	8	560	N: 0.5 E: 0.5 S: 0.5 W: 0.5	Crown: N/A Branch: N/A	Mature	Fair	Fair	Recently pollarded into 8m pole. No limbs present and minor epicormic growth on stem and base.	No action required.	B2	141.9	6.7 amended on tree constraints plan.
T3	Lime (<i>Tilia × europaea</i>)	8	370	N: 0 E: 0 S: 1 W: 1	Crown: N/A Branch: 7 south	Semi mature	Fair	Fair	Recently pollarded into 8m pole. Minor epicormic growth on stem and base. Minor south leaning stem.	No action required.	B2	61.9	4.4 amended on tree constraints plan.
T4	Lime (<i>Tilia × europaea</i>)	8	600	N: 0.5 E: 1 S: 1 W: 0.5	Crown: N/A Branch: 7 south	Mature	Fair	Fair	Recently pollarded into 8m pole. Minor epicormic growth on stem and base. Dual stemmed from 3m with minor bark inclusion. Exposed roots to north.	No action required.	B2	162.9	7.2 amended on tree constraints plan.
T5	Cherry (<i>Prunus avium</i>)	5	180	N: 2 E: 3 S: 3 W: 2	Crown: 2 average Branch: 2 average	Semi mature	Good	Fair	Street tree. Minor bark inclusion at 2m union. Grafted at base. Minor vehicle damage to northeast crown. Roots creating tarmac damage lift and damage to south.	Laterally reduce west side of the crown by 1m.	C1+2	14.7	2.2
T6	Paper birch (<i>Betula papyrifera</i>)	11	230	N: 3 E: 3 S: 2 W: 3	Crown: 2 north Branch: 3 average	Semi mature	Good	Good	Street tree. Roots creating tarmac lift and damage to south. Minor vehicle damage to north east crown.	Laterally reduce west side of the crown by 1m.	B1+2	23.9	2.8

Site: YMCA - Tottenham Lane

Survey date: 29/07/2025

Surveyor: N.Hollett

Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T7	Paper birch (<i>Betula papyrifera</i>)	11	190	N: 3 E: 3 S: 2 W: 2	Crown: 2 north Branch: 3 north	Semi mature	Good	Good	Street tree. Roots creating tarmac lift and damage to south. Minor vehicle damage to north east crown. Previously crown lifted.	Laterally reduce west side of the crown by 1m.	B1+2	16.3	2.3
T8	Fig (<i>Ficus carica</i>)	4	110	N: 2 E: 2 S: 2 W: 2	Crown: 1.5 average Branch: 2 average	Semi mature	Good	Good	Minor exposed root on grassed area. small wooden planter at base.	Fell to ground level.	C1	5.5	1.3
T9	Sycamore (<i>Acer pseudoplatanus</i>)	14	550 est	N: 7 E: 6 S: 5 W: 7	Crown: 3 average Branch: 4 south	Mature	Good	Fair	Third-party tree. Viewed from rear garden only. No direct access to tree. Dual stemmed from 2m with included bark. Historically reduced to 5m then subsequently lapsed and further reduced to 8m. Tree house constructed in lower scaffold. Crown touching building.	Laterally reduce the south-west side of the crown by 2m and crown lift over site to provide 4m clearance.	B1+2	136.9	6.6 amended on tree constraints plan.
T10	Ash (<i>Fraxinus excelsior</i>)	14	500 est	N: 3 E: 3 S: 4 W: 5	Crown: 3 west Branch: 6 average	Mature	Good	Fair	Third-party tree. Viewed from rear garden only. No direct access to tree. Historically reduced to 8m. Tree house constructed in lower scaffold. Decay and hollowing at old reduction points. West leaning stem.	No action required.	C1+2	113.1	6.0

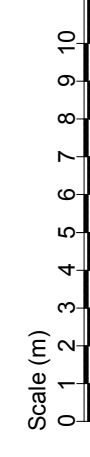


Appendix 3: Tree Retention Plan



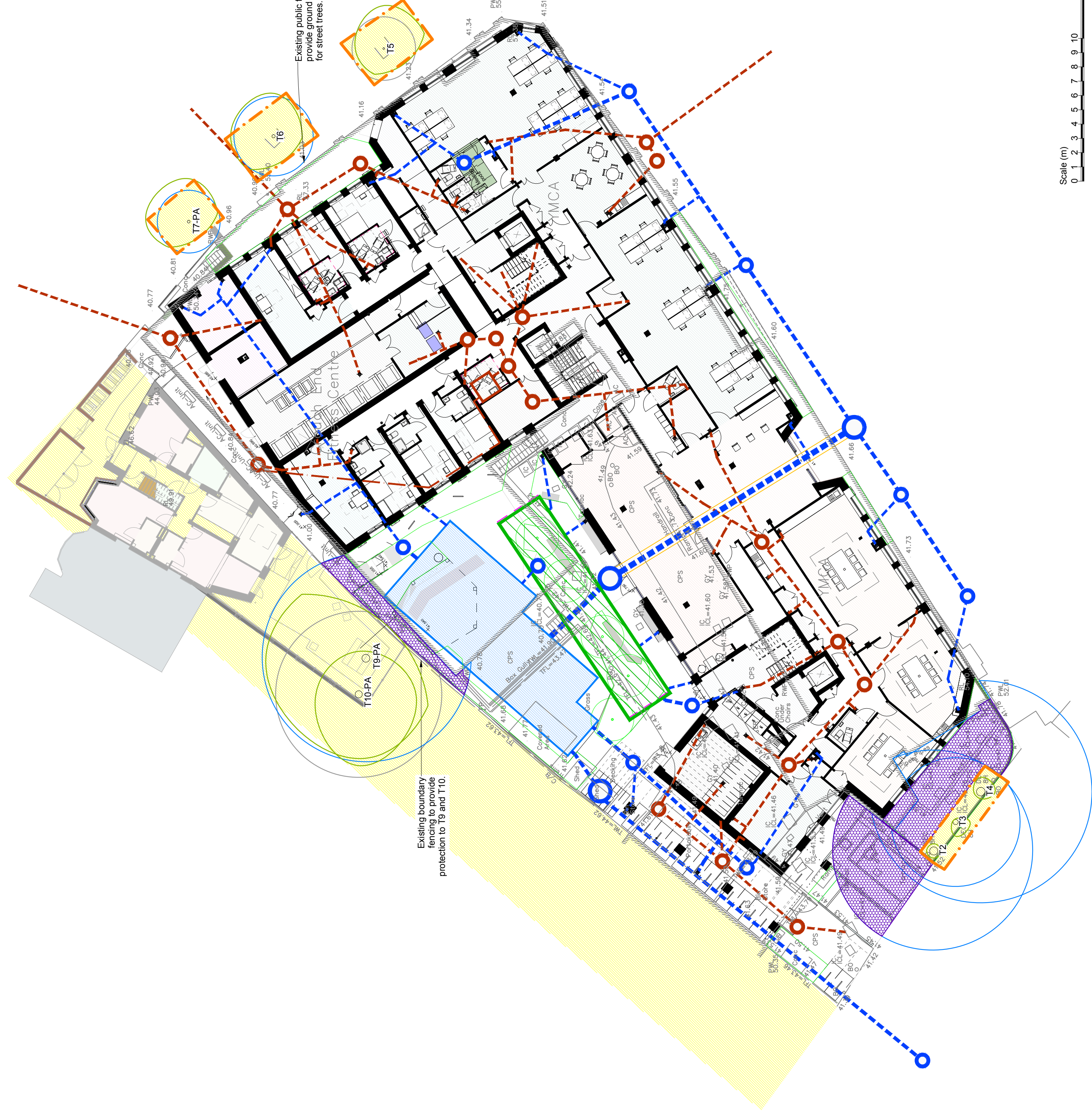


Appendix 4: Root Protection Area Incursions Plan





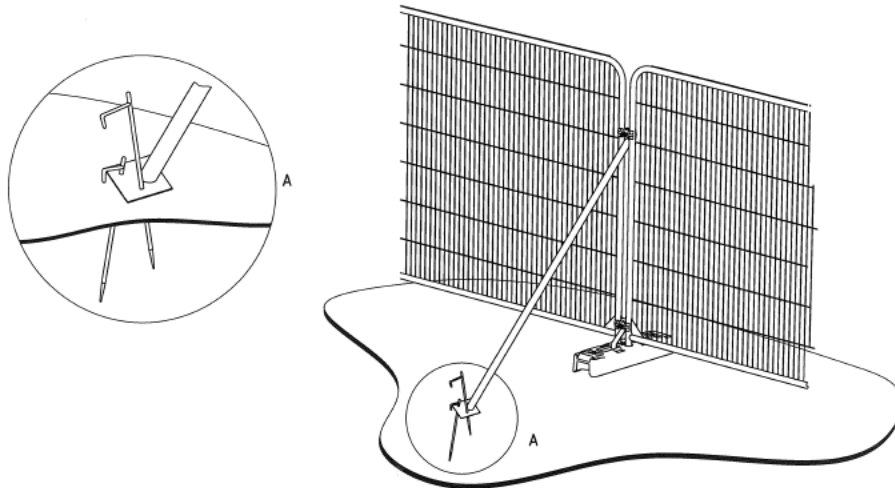
Appendix 5: Tree Protection Plan



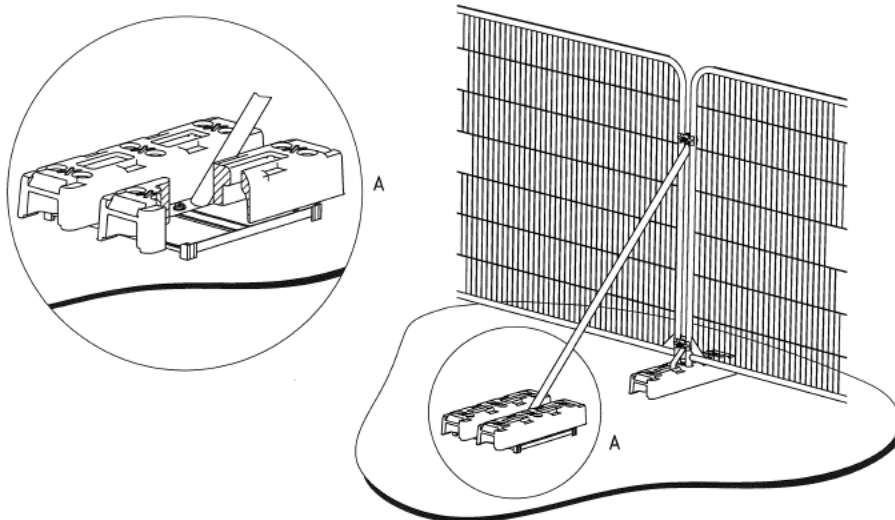
Existing boundary fencing to provide protection to T9 and T10.



Appendix 6: Tree Protection Fencing Specification



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray



Appendix 7: Example Protective Fencing Sign





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