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Project: 26_5837_02_49
Site: 63 Sheldon Avenue, London, N6 4NH
Client: Hamid Ipakchi

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Project Number:	26_5837_02_49
Report Type:	Arboricultural Impact Assessment & Method Statement
Site Address:	63 Sheldon Avenue, London, N6 4NH

Role:	Name:	Date:
Instructing Party	Hamid Ipakchi	30/01/2026
Customer	Hamid Ipakchi	18/02/2026
Surveyor	Connor Harmsworth	19/02/2026
Consultant	Connor Harmsworth	26/02/2026

Revision History		
Date:	Version number:	Summary of changes:
26/02/2026	1.0	First Review (Internal)
05/3/2026	1.0	First Issue
01/04/2026	2.0	Second Issue with new plans
10/06/2026	2.1	Updates issued

Arboricultural impact assessment

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Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- **Appendices** highlighting tree related information including the **arboricultural data tables**

Customer Action Points.

☐ - Reporting complete - send to your Local Planning Authority
☐ - On planning award contact us with your decision notice

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1. Introduction & Scope:

This arboricultural assessment has been prepared in accordance with BS5837:2012, providing the necessary information for the Local Planning Authority to assess the potential impact of the proposed development on local character and amenity from a tree perspective.

The brief was to survey the tree population on-site and identify any arboricultural constraints to the proposed development. The assessment includes all trees with a stem diameter greater than 75mm measured at 1.5 metres above ground level, as required by BS5837.

Tree surveys were conducted using ground-based inspections and the Visual Tree Assessment (VTA) method. A sounding hammer was used to assess for decay where relevant, but no invasive techniques were employed at this stage. Root Protection Areas (RPAs) were calculated in line with the methodology set out in BS5837.

Key elements of the report include:

- A Tree Constraints Plan, illustrating the position of trees on the site.
- Arboricultural data tables providing information on tree species, condition, and dimensions.
- Grouping or designation of groups and woodlands where areas were uniform in species, age, or geography, as permitted under BS5837.

This report will assist the planning process by evaluating the impact of the proposed development on the existing tree stock. Section 4 includes the Arboricultural Impact Assessment, which examines constraints posed by trees both above ground (e.g., crown spread) and below ground (e.g., RPAs).

Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

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Photographic Plates.

Photographic plate showing T5 (left), T6 (centre) and H1 (right). (ROAVR, 2026)

Photographic plate showing T8 (left) and T10 (right). (ROAVR, 2026)

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Photographic plate showing T24 (centre). (ROAVR, 2026)

Photographic plate showing the rear of 63. (ROAVR, 2026)

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2. Site Conditions & Site Surroundings

2.1 The site is situated in Haringey in the Haringey Council London Borough control area.

2.2 The site is home to a residential property with associated hard and soft landscape.

2.3 The wider locality is predominantly residential housing. The site is accessed via a private entrance driveway and a pedestrian gate.

2.4 A desktop assessment has highlighted that the site is within a Conservation Area and although there are no TPO protected trees on the plot there are in neighbouring plots: Highgate Golf Club Sheldon Avenue, Highgate Golf Course Denewood Road. A direct check with the LPA must be made prior to any tree works.

2.5 All desktop assessment data was cross checked and validated on the 19/02/26 using the web portal provided by the local planning authority.

https://haringey.gov.uk/environment/trees/tree-preservation-orders-tpos

https://www.planning.data.gov.uk/map/?q=N6+4NH&type=postcode&dataset=ancient-woodland&dataset=conservation-area&dataset=tree-preservation-zone#51.57919660461528,-0.15618143667234108,14.5216286103

Image plate showing the desktop analysis results of the surveyed plot. (Haringey Council London Borough 2026)

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Showing results for postcode: N6 4NH

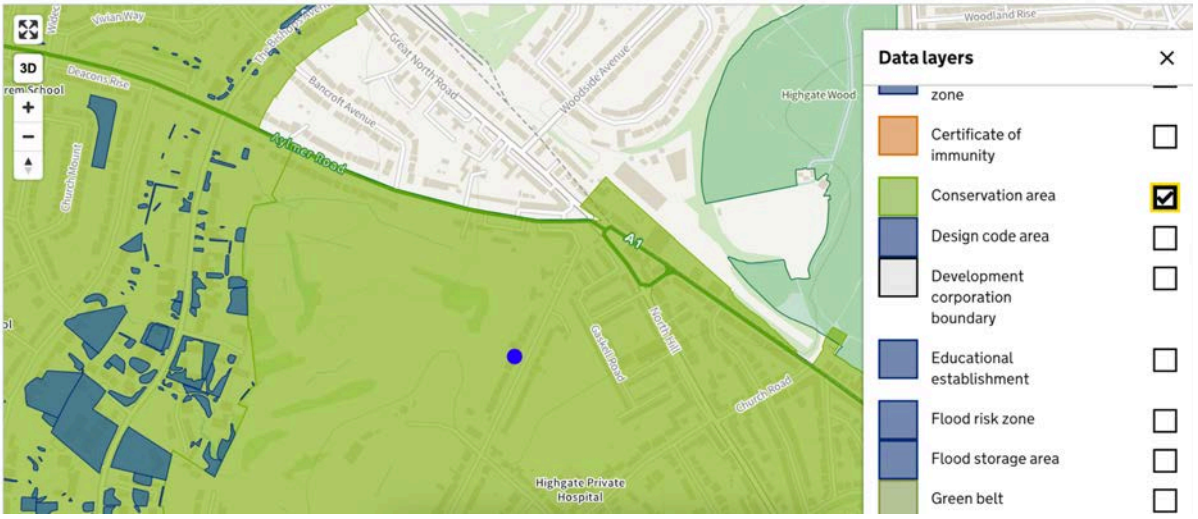

Image plate showing the desktop analysis results of the surveyed plot

(planning.data.gov.uk 2026)

2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.

2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

https://www.legislation.gov.uk/uksi/2012/605/regulation/14/made

2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.

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2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

https://www.bats.org.uk/advice/bats-and-the-law

2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/

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3. Drawings

3.1 Appended to this report is a tree constraints plan and a tree assessment plan.

3.2 The tree constraints plan has been produced using an OS supplied .dwg (AutoCAD) base plan as no topographical survey was available. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.

3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.

3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).

3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.

3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 4.

3.7 The *Tree Protection Plan (if applicable)* shows the protection measures that are to be installed during the construction phase. This plan accompanies an arboricultural method statement where applicable and commissioned.

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4. Arboricultural Impact Assessment - Site Specific

4.1 Tree Quality Statement.

A total of 27 individual trees and one hedge (H1) were assessed as part of this survey. The tree stock comprises a mix of young, semi-mature, mature and early mature specimens, including ornamental species, cypress screening, birch, apple, cherry laurel, elder, poplar and a number of off-site mature Common Oak specimens.

Within the application site, the majority of trees are categorised as C1, representing trees of low quality with a life expectancy of at least 10 years. These include Elder (T1), multiple Lawson Cypress specimens (T2–T4, T20–T21), Cherry Laurel (T6–T7), Silver Birch (T8–T10), Apple (T11–T12), Prunus species (T22–T23, T25), Cotoneaster (T26) and Hawthorn (T27). These trees are generally in fair condition. A number are affected by ivy or dense undergrowth, which restricted full stem inspection at the time of survey. Several specimens are located within hard surfaced areas or raised beds, which may influence long-term rooting conditions. No specific management works are currently recommended for these trees.

T5 (Lawson Cypress) is categorised as U. The tree is dead, windblown and exhibits stem decay, fungal brackets and significant deadwood. It has a life expectancy of less than 10 years and is unsuitable for retention.

H1, a young linear group comprising Japanese Spindle and Holly, is categorised as C2. It is in fair condition and provides limited collective amenity value.

A number of large off-site trees make a strong contribution to local amenity. T13–T19 (Common Oak) and T24 (Grey Poplar) are categorised as A1. These trees are in good condition with an estimated life expectancy of 40+ years. Although undergrowth restricted detailed stem inspection, no significant defects were identified from ground level. These trees provide high public amenity value and form a prominent landscape feature.

Overall, the site is characterised by low quality ornamental and screening trees within the boundary, with higher quality mature trees located off site. The most significant arboricultural constraints arise from the off-site Category A trees due to their size and root protection areas.

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4.2 Description of The Proposed Development

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 4) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
005C Proposed Block and Landscape Plan	19/02/2026	19/02/2026
005D Proposed Block and Landscape Plan	26/03/2026	01/04/2026

4.2.1 It is proposed to redevelop the site in accordance with the Proposed Block and Landscape Plan (Drawing No. 167/005D, dated April 2022) The scheme includes alterations to the built footprint to the eastern portion of the site and a comprehensive reconfiguration of the rear garden area, incorporating new patio areas, permeable paving, gravel paths, planted beds, wildflower meadow grass, new tree planting, and associated soft landscaping. Existing trees and shrubs are shown to be largely retained, with additional new tree planting integrated within the landscaped garden. Ancillary features include rooflights, walk-on glass, solar PV panels, an EV charging point and a rainwater storage tank below ground.

4.3 Arboricultural Impact Assessment:

4.3.1 Overview:

The proposed development comprises a new basement structure, permeable driveway, patio, bin and cycle store, gravel footpaths and a below-ground rainwater storage tank, as shown on the approved layout. The following assessment considers direct and indirect impacts on the surveyed trees in accordance with BS5837:2012.

4.3.2 T1:

T1 will be subject to a minor incursion into its Root Protection Area (RPA) associated with the permeable driveway. The impact is limited in extent. Excavation within the RPA must be undertaken by hand to minimise root disturbance. Subject to appropriate working methods, the tree can be retained.

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4.3.3 T2–T4:

T2 to T4 have no direct conflict with the proposed layout and will be retained and protected. The RPA of T4 lies close to the southern corner of the proposed dwelling. Although no direct incursion is currently shown, this relationship will require careful setting out and protective fencing to ensure the RPA is not compromised during construction.

4.3.4 T5, T6, H1.

T5 and T6 are in direct conflict with the proposed permeable driveway and will require removal to facilitate the development. Their removal is arboriculturally acceptable given their category grading and limited constraint value. H1 will be retained within a border to the side of the drive. The tree assessment plan shows a minor root protection area conflict, however the overgrown nature of the site means that accurate positioning of H1 was not possible, no significant root protection area conflict is anticipated.

4.3.5 T7:

T7 is located off site behind a wooden boundary fence. There is a minor RPA encroachment associated with the proposed bin and cycle store. Given its off-site position and separation by fencing, the impact is limited. Works within the notional RPA must be carried out sensitively to avoid root damage.

4.3.6 T8:

T8 is in direct conflict with the proposed patio and will require removal to accommodate the development footprint.

4.3.7 T9:

T9 is in direct conflict with the proposed basement structure and will require removal. The scale and depth of excavation associated with the basement precludes its retention. T10 will be subject to a minor root protection area encroachment, but can be retained with careful hand excavation. The excavation method must avoid over excavation or battering back to prevent root damage to retained trees.

4.3.8 T11:

The proposed below-ground rainwater storage tank has been relocated to the front garden. T11 can be retained without direct impacts.

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4.3.9 T12:

T12 has no direct or indirect conflict with the proposals and will be retained and protected in accordance with the Tree Protection Plan.

4.3.10 T13:

T13 is located off site and has no direct or indirect conflict with the development. It will be retained and protected.

4.3.11 T14:

T14 is off site and will experience minor RPA encroachment associated with the proposed gravel footpath. Excavation within the RPA must be undertaken by hand to limit root disturbance. Subject to this approach, the impact is low.

4.3.12 T15–T20:

T15 to T20 have no direct conflict with the proposed works. These trees will be retained and protected throughout the construction phase.

4.3.13 T21:

Landscape works within the RPA must be carried out using hand tools only, including shrub planting and soil preparation for seeding.

4.3.14 T22–T23:

T22 and T23 have no direct or indirect conflict with the development proposals and will be retained and protected.

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4.3.15 T24:

T24 (Grey Poplar) is a high-quality Category A tree located off-site and provides significant public amenity value. The proposed development results in a minor encroachment into the Root Protection Area (RPA) associated with the basement excavation, together with limited incursions arising from the gravel footpath and rainwater storage tank. The basement encroachment equates to approximately 0.4m², representing around 0.3% of the calculated RPA, and is therefore considered negligible in arboricultural terms.

The proposed works are not expected to materially affect the tree's long-term health, stability or retention potential. The majority of the RPA will remain undisturbed and available for continued root growth and function. Any excavation required within the RPA shall be undertaken using hand tools under direct arboricultural supervision. Should roots exceeding 25mm diameter be encountered, works shall cease in that area pending inspection by the project arboriculturist. Any root pruning required shall be undertaken in accordance with BS3998:2010 using sharp, clean tools to minimise physiological stress.

Protective fencing shall be installed in accordance with the Tree Protection Plan prior to the commencement of development and retained throughout the construction period. No storage of materials, plant movement, spoil deposition, fuel storage, cement mixing or changes in ground levels shall take place within the protected rooting area.

Subject to the implementation of the Arboricultural Method Statement and Tree Protection Plan, T24 can be successfully retained and protected throughout the construction process, with no significant adverse impact anticipated upon its long-term contribution to local amenity.

4.3.16 T26:

T26 is located off site and will not be affected by the proposed development. It will be retained and protected.

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4.3.17 Replacement Tree Planting:

The proposed landscape scheme incorporates the planting of four new trees within the rear garden. These new trees will provide replacement canopy cover and contribute positively to the long-term arboricultural and landscape character of the site. Whilst the trees proposed for removal are predominantly Category C specimens of limited individual amenity value, the new planting will ensure a net enhancement of the site's tree resource over time.

New trees shall be supplied as heavy standard specimens (12–14cm girth) and planted in accordance with BS8545:2014 *Trees: From Nursery to Independence in the Landscape*. Recommended species should be selected to suit the site conditions and may include small to medium-sized ornamental species such as Amelanchier lamarckii, Carpinus betulus 'Frans Fontaine', Malus 'Evereste' or Prunus avium 'Plena', unless otherwise specified by the project landscape architect.

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5. Limitations

5.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.

5.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.

5.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.

5.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.

5.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.

5.6 For references and further information regarding tree survey process visit: https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/

Should you require any further information, please do not hesitate to contact us at any time.

Connor Harmsworth
Arb Consultant

ROAVR | GROUP

C Harmsworth

Prepared by: Connor Harmsworth
Checked by: Peter Haine

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Appendix 1 – Site Location

Google Maps, 2026

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Appendix 2 – Arboricultural Data Tables

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Key to Arboricultural Data Tables

Tree Number	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Species	Tree species Fagus sylvatica; Quercus robur - Latin names.
Age Class	The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran
Height (Crown Height)	Height of the tree in metres. (Height of the crown above ground level in metres)
Number of Stems	Number of clear stems above 1.5 metres
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread (N, S, E, W)	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Life Expectancy	Estimated safe, usable life expectancy.
Physical Description	Details of tree type, quality, location etc
Comments	Any comments or remarks recorded by the surveyor
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
RPA offset from stem	Radius of the root protection area measured in metres
Category Rating	Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations: A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. C – Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm U – Trees 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 Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T1	Sambucus nigra (Elder)	EM	210	6(2)	2	2	2	2	Fair	10+	None	Ivy on tree. Unable to inspect stem due to Ivy.	None	2.52	C1
T2	Chamaecyparis lawsoniana (Lawson Cypress)	M	350	13(1)	3	3	3	3	Fair	10+	None	Unable to inspect stem due to undergrowth.	None	4.2	C1
T3	Chamaecyparis lawsoniana (Lawson Cypress)	Y	100	6(1)	1	1	1	1	Fair	10+	None	Unable to inspect stem due to undergrowth.	None	1.2	C1
T4	Chamaecyparis lawsoniana (Lawson Cypress)	EM	200	10(1)	2.5	2.5	2	2	Fair	10+	None	Unable to inspect stem due to undergrowth.	None	2.4	C1
T5	Chamaecyparis lawsoniana (Lawson Cypress)	M	250,300	5(1)	1	3.5	3.5	1	Dead	<10	Windblown.	Dead. Ivy on tree. Decay present on stem. Fungal brackets visible on stem. Major deadwood in crown.	None	4.69	U
T6	Prunus laurocerasus (Cherry Laurel)	SM	130	6(1.5)	1.5	2	2	1.5	Fair	10+	None	Tree located within hard surface area. Unable to inspect stem due to undergrowth.	None	1.56	C1
H1	Japanese Spindle, Ilex aquifolium (Holly)	Y	50	4(1)	2	2	2	2	Fair	10+	None	Part of linear group.	None	0.6	C2
T7	Prunus laurocerasus (Cherry Laurel)	Y	80,77	6(1.5)	2	2	2	2	Fair	10+	Off site.	Tree located within hard surface area.	None	1.33	C1
T8	Betula pendula (Silver Birch)	SM	120	11(2)	2.5	2.5	1.5	1.5	Fair	10+	None	Tree located within hard surface area.	None	1.44	C1
T9	Betula pendula (Silver Birch)	EM	230	14(2)	3	3	3	2	Fair	10+	None	Tree located within hard surface area. Tree located within raised bed. Ivy on tree. Unable to inspect stem due to Ivy.	None	2.76	C1
T10	Betula pendula (Silver Birch)	EM	240	14(2)	3	2.5	3	3	Fair	10+	None	Tree located within hard surface area. Tree located within raised bed. Ivy on tree. Unable to inspect stem due to Ivy.	None	2.88	C1
T11	Malus (Apple)	EM	150,170	4.5(1)	3	3	3	3	Fair	10+	None	Ivy on tree. Unable to inspect stem due to Ivy.	None	2.72	C1
T12	Malus (Apple)	EM	150,130,120	4.5(1)	2	3	3	2	Fair	10+	None	Ivy on tree. Unable to inspect stem due to Ivy.	None	2.78	C1
T13	Quercus robur (Common Oak)	M	400	13(2.5)	3	7	7	3	Good	40+	Off site.	Unable to inspect stem due to undergrowth.	None	4.8	A1
T14	Quercus robur (Common Oak)	M	480	13(2.5)	3	7	7	3	Good	40+	Off site.	Unable to inspect stem due to undergrowth.	None	5.76	A1
T15	Quercus robur (Common Oak)	M	350	13(2.5)	6	4	4	6	Good	40+	Off site.	Unable to inspect stem due to undergrowth. Stem divides above 1.5m.	None	4.2	A1
T16	Quercus robur (Common Oak)	M	450	15(2.5)	6	4	4	6	Good	40+	Off site.	Unable to inspect stem due to undergrowth. Stem divides above 1.5m.	None	5.4	A1
T17	Quercus robur (Common Oak)	M	350	15(2.5)	3	4	6	6	Good	40+	Off site.	Unable to inspect stem due to undergrowth. Stem divides above 1.5m.	None	4.2	A1

T18	Quercus robur (Common Oak)	M	350	13(2.5)	5	4	5	5	Good	40+	Off site.	Unable to inspect stem due to undergrowth.	None	4.2	A1
T19	Quercus robur (Common Oak)	M	350	13(2.5)	4	4	4	3	Good	40+	Off site.	Unable to inspect stem due to undergrowth.	None	4.2	A1
T20	Chamaecyparis lawsoniana (Lawson Cypress)	EM	200	10(1)	3	2.5	3	3	Fair	10+	None	None	None	2.4	C1
T21	Chamaecyparis lawsoniana (Lawson Cypress)	M	550	14(1)	3	5	6	5	Fair	10+	None	None	None	6.6	C1
T22	Prunus (Prunus species)	EM	150	4.5(1)	2	3	3	2	Fair	10+	None	Ivy on tree. Unable to inspect stem due to Ivy. Unable to inspect stem due to undergrowth.	None	1.8	C1
T23	Prunus (Prunus species)	EM	220	5.5(1)	2	3	3	3	Fair	10+	None	Ivy on tree. Unable to inspect stem due to Ivy. Unable to inspect stem due to undergrowth.	None	2.64	C1
T24	Populus canescens (Grey Poplar)	M	550	18(5)	8	10	10	8	Good	40+	None	Ivy on tree. Unable to inspect stem due to Ivy.	None	6.6	A1
T25	Prunus (Prunus species)	EM	150	6(1)	2	3	3	2	Fair	10+	None	Ivy on tree. Unable to inspect stem due to Ivy. Unable to inspect stem due to undergrowth.	None	1.8	C1
T26	Cotoneaster frigidus (Cotoneaster)	Y	100	4.5(1)	2	2	2	2	Fair	10+	None	Unable to inspect stem due to undergrowth.	None	1.2	C1
T27	Crataegus monogyna (Hawthorn)	Y	100	4.5(1)	2	2	2	2	Fair	10+	None	Unable to inspect stem due to undergrowth.	None	1.2	C1

Appendix 3 – Arboricultural Plans

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General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind Is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
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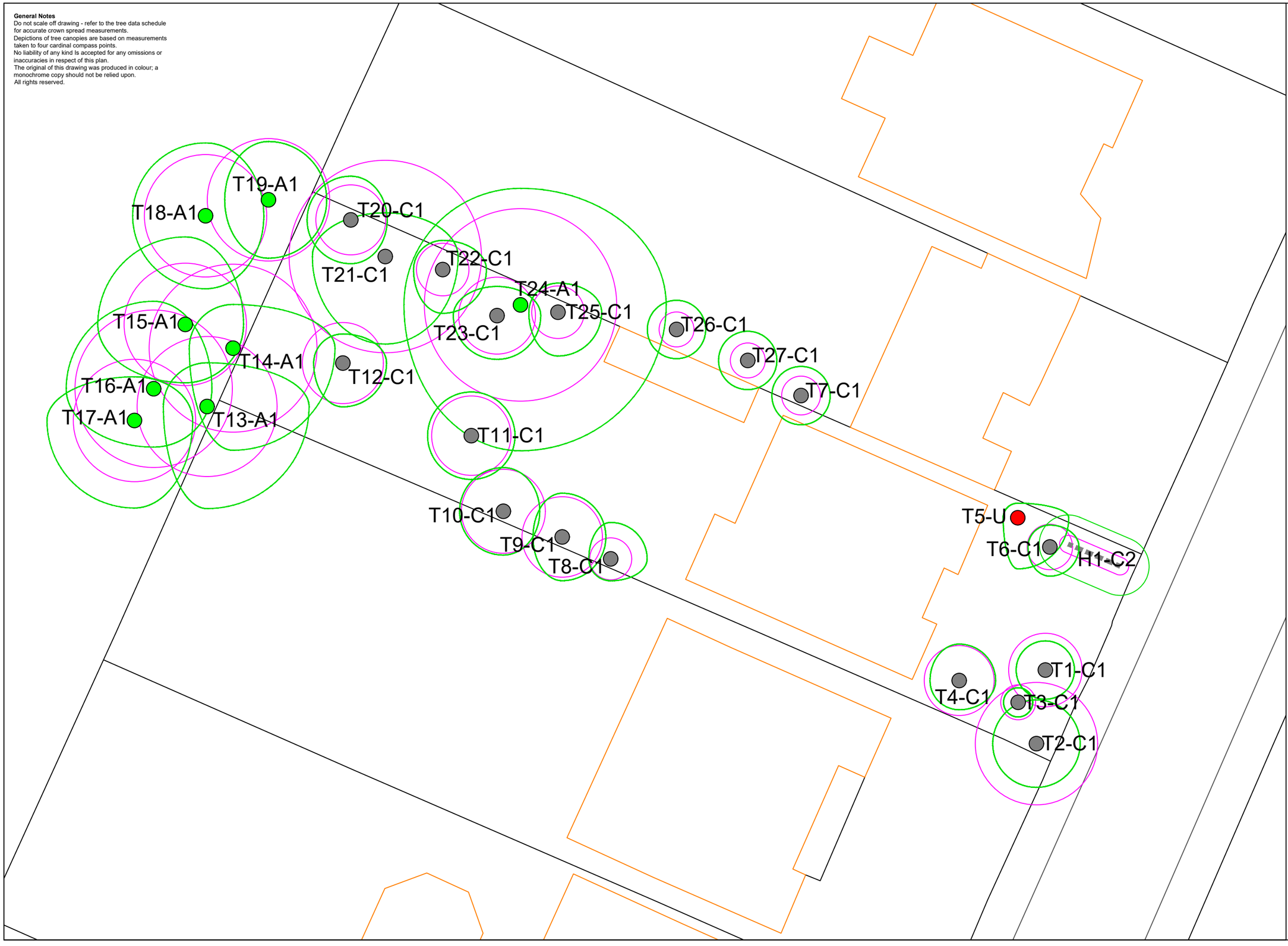

Key

- **Trees** (T1-B): Showing Canopy extents, category colour and tag number (with category).
- **Category A**: Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- **Category B**: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- **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.
- **Category U**: Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- **BS 5837:2012 Root Protection Area**

N

1:250
0 5 10m

Drawing Title	**Tree Constraints Plan**
Client	Hamid Ipakchi
Site/Project	63 Sheldon Avenue, London, N6 4NH
Scale/Sheet	1:250 @ A3
Date	19/02/2026
Drawing No	26_5837_02_49
Rev	1
Drawn By	PH
Chked By	MH

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General Notes
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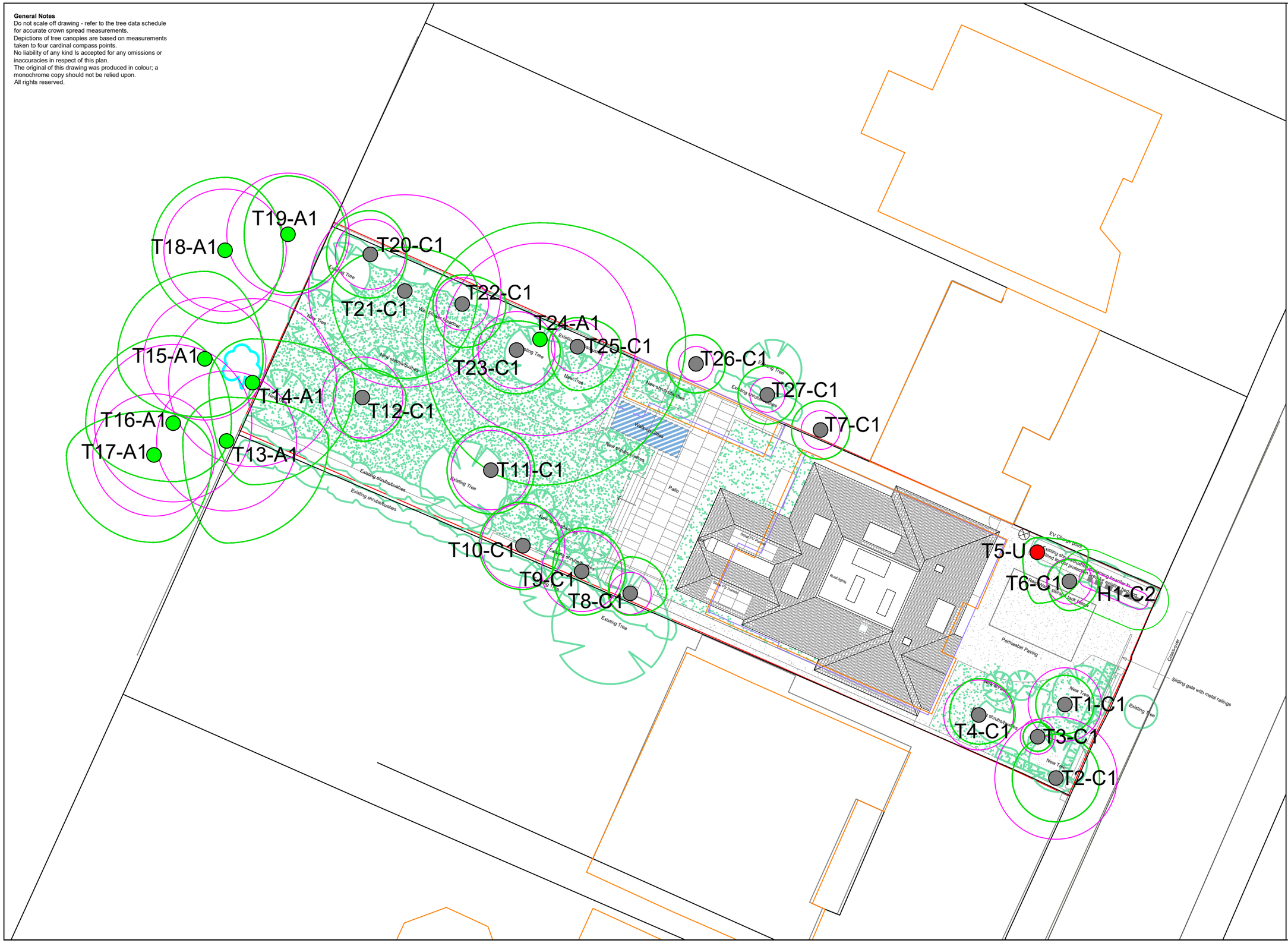

Key

- **Trees** — Showing Canopy extents, category colour and tag number (with category). (T1-B)
- **Category A** — Trees of high quality with an estimated remaining life expectancy of at least 40 years.
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- **Category U** — Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
- **BS 5837:2012 Root Protection Area**

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Drawing Title: **Tree Assessment Plan**			
Client: Hamid Ipakchi			
Site/Project: 63 Sheldon Avenue, London, N6 4NH			
Scale/Sheet: 1:250 @ A3	Date: 01/04/2026		
Drawing No: 26_5837_02_49	Rev: 2	Drawn By: PH	Chked By: MH

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Arboricultural method statement

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9. Arboricultural Supervision
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11. Conclusion
12 Limitations
Appendix 1 – Tree Protection Plan

Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

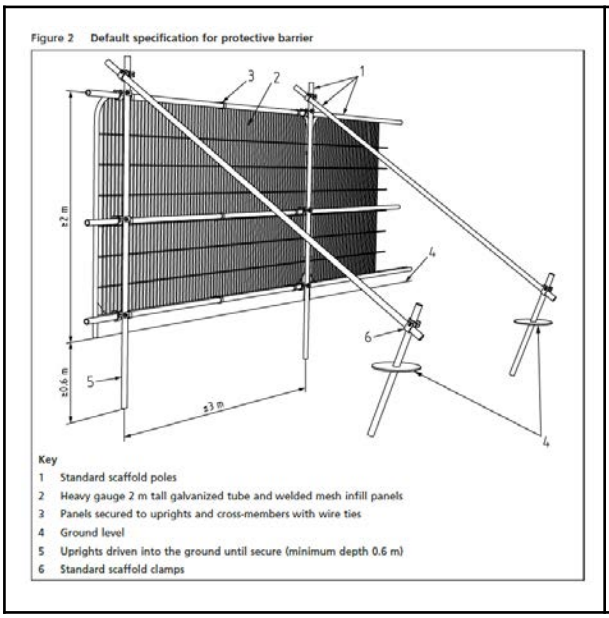
- An **arboricultural method statement** which specifies tree protection measures and implementation strategy
- **Appendices** including the **tree protection plan**

1. Overview

This Arboricultural Method Statement sets out the working methods required to facilitate the proposed development whilst safeguarding retained trees in accordance with BS5837:2012. All site personnel must be briefed on the tree protection requirements prior to commencement. No works are to begin until protective fencing has been installed and approved.

2. Pre-Commencement and Tree Protection

Protective fencing shall be erected to define the Construction Exclusion Zones (CEZ) around all retained trees in accordance with the approved Tree Protection Plan. Fencing shall comprise welded mesh panels securely fixed to a scaffold framework to provide a robust barrier. The fencing shall remain in place for the full duration of the construction phase.



For off-site trees where RPAs extend into the application site, protective fencing shall be installed along the site side of the boundary to ensure that no construction activity, storage or ground disturbance occurs within those areas. No materials, spoil, plant or machinery shall be stored within any RPA.

3. Tree Removals

Trees T5, T6, T8 and T9 shall be removed prior to the commencement of development. Removals shall be undertaken using sectional dismantling techniques where required to avoid damage to adjacent retained trees. Stumps shall be ground out only where this does not affect retained RPAs.

Tree / Hedge Reference	Species	Reason for Removal	BS5837 Category	Notes
T5	Chamaecyparis lawsoniana (Lawson Cypress)	Direct conflict with proposed permeable driveway	U	Dead, windblown specimen with decay and fungal brackets
T6	Prunus laurocerasus (Cherry Laurel)	Direct conflict with proposed permeable driveway	C1	Low quality specimen
T8	Betula pendula (Silver Birch)	Direct conflict with proposed patio	C1	Removal required to accommodate hard landscaping
T9	Betula pendula (Silver Birch)	Direct conflict with proposed basement	C1	Basement excavation footprint

4. Permeable Driveway Construction – T1

Where the permeable driveway encroaches into the RPA of T1, excavation shall be undertaken by hand only. Exposed roots greater than 25 mm in diameter shall be retained where practicable. Any roots that require pruning shall be cut cleanly using sharp tools. No mechanical excavation shall occur within this area. The finished surface shall be constructed to avoid further compaction.

5. Landscape Proposals Rear Garden

Where soft landscape encroaches into RPAs all excavation shall be carried out using hand tools under arboricultural supervision. The depth of excavation shall be minimised. This work must be carried out when all heavy construction works are complete and the tree protective fencing removed.

6. Basement Construction – Adjacent Trees

The proposed basement results in a minor encroachment into the Root Protection Area of T24 (Grey Poplar). The area of encroachment is limited to approximately 0.4m², representing approximately 0.3% of the calculated RPA. Given the limited extent of the intrusion and the substantial retained rooting area available to the tree, significant adverse effects on the tree's health or stability are not anticipated.

Prior to excavation, the basement footprint shall be accurately set out on site and reviewed by the project arboriculturist. Any excavation within the RPA shall be undertaken using hand tools only, and be completed under direct supervision of the project arborist. No mechanical excavation, grading, trenching or battering back of excavation faces shall take place within the protected rooting area.

Should roots exceeding 25mm diameter be encountered, works shall cease in that location pending inspection by the supervising arboriculturist. Retained roots shall be protected from desiccation and mechanical damage throughout the construction process. Where root pruning is unavoidable, cuts shall be undertaken using sharp, clean tools in accordance with BS3998:2010.

Excavation faces adjacent to retained roots shall be stabilised as necessary to avoid root damage and unnecessary soil loss. Upon completion of the basement construction works, any exposed rooting areas shall be backfilled as soon as practicable using suitable topsoil or approved growing medium.

Subject to these measures, the basement works are not expected to materially affect the long-term retention of T24.

7. Rainwater Storage Tank

The proposed below-ground rainwater storage tank will be located in the front garden to avoid excavation within the RPAs of retained trees. Mechanical excavation is permissible.

8. Ground Protection

Where temporary access within RPAs is unavoidable, suitable ground protection shall be installed. This shall comprise scaffold boards on a compressible layer over a geotextile membrane, or proprietary ground protection systems capable of distributing load and preventing soil compaction. Ground protection shall be installed prior to access and remain in place for the duration of works in that area.

9. Arboricultural Supervision

Arboricultural supervision shall be undertaken at the following stages:

- Installation of protective fencing
- Landscape works within RPAs
- Confirmation of basement footprint setting out adjacent to T24
- Monitoring of all excavation works within the RPA of T24
- Inspection and assessment of any roots encountered during excavation

A record of supervision visits shall be maintained and provided to the Local Planning Authority on request.

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SITE SUPERVISION FORM - ARBORICULTURAL CLERK OF WORKS

DATE	
CLIENT	
TELEPHONE NUMBER	
E-MAIL	

TERMS AND CONDITIONS FOR THE PROVISION OF ARBORICULTURAL CONSULTANCY

Site:	
Inspected by:	
Site Manager:	
Date of Inspection:	

Tree Protection Fencing.

Comments/Actions:

Ground Protection.

Comments/Actions:

Additional Comments.

Remarks:

I am aware of the tree protection requirements for this site and understand no retained trees must be damaged.

Signed:	Dated:
Name:	Company:

10. Site Management

No fires shall be lit within 10 metres of retained trees. No changes in ground levels shall occur within RPAs unless agreed in writing. All mixing of cement, storage of fuels or chemicals and washout of equipment shall take place outside RPAs.

11. Conclusion

Subject to implementation of the tree protection measures and arboricultural supervision detailed within this Method Statement, the retained trees can be successfully safeguarded throughout the development process. The minor encroachment into the Root Protection Area of T24 has been assessed as negligible in arboricultural terms and is not expected to prejudice the long-term retention of this important Category A tree.

12 Limitations

12.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.

12.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.

12.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.

12.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.

12.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.

12.6 For references and further information regarding tree survey process visit: https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/

Should you require any further information, please do not hesitate to contact us at any time.

Connor Harmsworth
Arb Consultant

ROAVR | GROUP

C Harmsworth

Prepared by: Connor Harmsworth
Checked by: Peter Haine

Appendix 1 – Tree Protection Plan

General Notes
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- **BS 5837:2012 Root Protection Area**
- **Tree Protective Fencing**
- **Trees for Removal**
- **Ground Protection/Restricted Activity Zone**
- **Construction Exclusion Zone**

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