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Horticultural, Arboricultural, Landscape Consultant & Contractors



Arboricultural and Planning Impact Assessment Report:

12 Quernmore Road, Hornsey, London, N4 4QU

Report Date: 5th October 2026

Ref: WCEL/PEW/AIASR/1005:26



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Beech (T1)- Growing in Decking Area which is in Poor Condition



Arboricultural Report

Location: 12 Quernmore Road, Hornsey, London, N4 4QU
Client: Joe Thomas & Helen Tointon Ref: WCEL/PEW/AIASR/1005:26
Report Date: 5th October 2026 Revision 1: n/a
Site Survey: 24th September 2026 Site Investigation: n/a
Prepared by: Philip Wood BSc (Hons) LAM.

Please note that abbreviations introduced in [Square brackets] may be used throughout the report.

Instructions

Issued by – Viviana Garcia of Matthew Giles Architects on behalf of the Client

TERMS OF REFERENCE – Wood Consulting Environmental Limited [WCEL] were instructed to provide an Arboricultural Impact Assessment (AIA) and include details for safeguards to protect trees on and adjacent to the site. The survey of the subject tree(s) within the grounds of the property and in the neighbouring property close to the proposed development, were applicable, was carried out by WCEL. WCEL were commissioned to assess their general condition, constraints tree(s) may pose to development, the potential impact that the changes on site may have on the tree(s) and identify recommendations (where appropriate) to safeguard or limit the impact on the health of the tree(s), providing a brief planning impact and integration statement for the alterations to the building. The proposed works are: “Remodelling the internal layout of the existing building along with external maintenance work and construction of a rear extension”. There is only one modest sized tree and two hedges within the rear garden of the property and one small tree in the neighbouring property. Historically the rear garden of the property has been landscaped but many of the garden features have come to the end of their natural life cycle. Previous owners of the house had made a number of improvements to the property. All the proposed building works are located outside the RPA’s of the trees being retained and protected. There will only be a partial incursion for some minor landscaping, so parameters are outlined and discussed to minimise the impact to the trees. The property is also known to be within a Conservation Area and care has been taken to advise how to retain and protect the specimens.

The Local Authority give guidance related to development near trees and where there may be some tree related impact, the proposed development should be assessed by an arboricultural consultant to safeguard the long-term health and well-being of the trees on, or adjacent, to the site for the future sustainability of the local area. Also, where trees are affected or require removal by a proposed scheme the impact should be assessed in accordance with the current standard.

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Executive Summary

The main element of the proposal for the site which needs to be considered in relation to trees is: Remodelling the internal layout of the existing building along with external maintenance work and construction of a rear extension. The front garden is essentially paved with some minor vegetation with no street trees near to the property within the pavement. There is only an over-mature declining Beech tree (T1) and conifer Hedging located in the rear garden as well as a young Himalayan Birch (T2) in the neighbouring rear garden. Tree (T1) is not in good health with extensive deadwood and dieback of the crown and most of the main structural limbs, with one of the adjoining neighbours having raised concerns to the client regarding its condition. The rear garden is located at lower ground floor level and below due to the levels of the site which is accessed via a set of steps from both ground floor and the lower ground level. The rear garden is located behind a retaining wall which supports the existing terrace and the tree is growing in an area of decking which has past its safe useful life. The rear garden is a mix of terrace paving/decking and poor-quality grass. The tree's Theoretical Radial Root Protection Area [RPA] of the main individual trees is outside that of the proposed extension.

The Beech tree (T1), is located growing in an area of decking in the rear garden and the neighbour's Himalayan Birch (T2) is growing in an open ground flower bed behind a boundary fence. There is also a couple of hedges bounding the site and these consist of conifers of varying condition and in the majority are to be retained for privacy for the time being. It is likely that the roots of the tree's would have been affected by the presence and construction of this existing landscaping and so the retaining walls and planters having deflected or adjusted the directionality of the roots, or, having removed some of the roots as part of the previous construction and landscaping works, prior to the current client purchasing the property. Given the presence of tree being within a conservation area Haringey Council require a formal AIA report for the trees on, and adjacent to, the site and the tree officer will require details of safeguards to protect the them where relevant. The only major structural changes to the property that would make changes, or disturbance, closer to the established trees is the replacing of the garden terrace, based on the plans reviewed by WCEL. These plans also show that the development works to the main house and the landscaping works would be outside the RPAs of the main individual healthy trees being retained, so the changes being proposed are all relatively minimal and un-controversial from an arboricultural perspective.

The development works to the house does not require the removal of the tree, though the Beech tree (T1) is recommended for removal on health and safety grounds regardless of the proposed development. Part of the Leylandii Hedge may be required for the landscaping works, but the hedge is of limited health and requires some pruning and removal of specimens within it regardless of the proposed development. Tree protection measures have also been identified to provide protection to retained elements of the hedges and the neighbour's tree during the development works until final landscaping to avoid conflict with the established trees' roots during the development implementation, even where this is just for circulation space, or light materials storage.

A site-specific assessment has been made of the proposed changes to the property, if implemented with the appropriate level of care and sensitivity, are not considered likely to have a detrimental impact on the long-term health of the retained tree on site, or to the broader amenity of the conservation area.

The healthy tree being retained and protected on, and adjacent to, the site should be relatively unaffected by the scheme, if carried out sympathetically with appropriate tree protection measures and this would not result in a negative visual amenity impact to the broader amenity of the conservation area. There should be no material arboriculturally related planning reason for withholding planning consent.





Documents Supplied

Viviana Garcia of Matthew Giles Architects - Supplied prior & subsequent to the site visit:

1.	Existing Site Plan	Date: 27/08/2026	Dwg No: 25-1177-001	Rev: A
2.	Existing Lower Ground Floor Plan	Date: 27/08/2026	Dwg No: 25-1177-010	Rev: A
3.	Existing Raised Ground Floor Plan	Date: 27/08/2026	Dwg No: 25-1177-011	Rev: A
4.	Existing First Floor Plan	Date: 27/08/2026	Dwg No: 25-1177-012	Rev: A
5.	Existing Mezzanine Floor Plan	Date: 27/08/2026	Dwg No: 25-1177-013	Rev: A
6.	Existing Loft Floor Plan	Date: 27/08/2026	Dwg No: 25-1177-014	Rev: A
7.	Existing Roof Plan	Date: 27/08/2026	Dwg No: 25-1177-015	Rev: A
8.	Existing Elevation - Front	Date: 27/08/2026	Dwg No: 25-1177-020	Rev: A
9.	Existing Elevation - Rear	Date: 27/08/2026	Dwg No: 25-1177-021	Rev: A
10.	Existing Elevation - Side	Date: 27/08/2026	Dwg No: 25-1177-022	Rev: A
11.	Existing Section A	Date: 27/08/2026	Dwg No: 25-1177-030	Rev: A
12.	Existing Section B	Date: 27/08/2026	Dwg No: 25-1177-031	Rev: A
13.	Proposed Site Plan	Date: 31/08/2026	Dwg No: 25-1177-101	Rev: A
14.	Proposed Lower Ground Floor Plan	Date: 31/08/2026	Dwg No: 25-1177-110	Rev: A
15.	Proposed Raised Ground Floor Plan	Date: 31/08/2026	Dwg No: 25-1177-111	Rev: A
16.	Proposed First Floor Plan	Date: 31/08/2026	Dwg No: 25-1177-112	Rev: A
17.	Proposed Mezzanine Floor Plan	Date: 31/08/2026	Dwg No: 25-1177-113	Rev: A
18.	Proposed Loft Floor Plan	Date: 31/08/2026	Dwg No: 25-1177-114	Rev: A
19.	Proposed Roof Plan	Date: 31/08/2026	Dwg No: 25-1177-115	Rev: A
20.	Proposed Elevation - Front	Date: 31/08/2026	Dwg No: 25-1177-120	Rev: A
21.	Proposed Elevation - Rear	Date: 31/08/2026	Dwg No: 25-1177-121	Rev: A
22.	Proposed Elevation - Side	Date: 31/08/2026	Dwg No: 25-1177-122	Rev: A
23.	Proposed Section A	Date: 31/08/2026	Dwg No: 25-1177-130	Rev: A
24.	Proposed Section B	Date: 31/08/2026	Dwg No: 25-1177-131	Rev: A
25.	Proposed Section C	Date: 31/08/2026	Dwg No: 25-1177-132	Rev: A

1.0 Scope of Survey

- 1.1 The survey is concerned with the arboricultural aspects of the site only.
- 1.2 This report is only meant to identify the trees requested for inspection within the confines of the site and adjacent sites close to the proposed development structure, or those of dangerous condition within falling distance of the site if in third party ownership and comment on their health, condition and management.
- 1.3 The planning status of the trees was not investigated in extensive detail, but the property is understood to be within the Stroud Green Conservation Area, though none of the tree(s) are believed to be subject of a tree preservation order [TPO]. It is recommended that an enquiry would need to be made to the local Council as the Local Planning Authority [LPA] to confirm the tree(s) is (are) subject of a specific Tree Preservation Order, if uncertainty remains.
- 1.4 A qualified and trained Horticulturalist and Arboriculturist undertook the site visit and prepared the report. The contents of this report are based on this. Whilst reference may be made to built structures or soils, these are only opinions and confirmation should be obtained from a qualified expert in specific fields (as required).
- 1.5 Where reference to trees in third party properties, these trees were surveyed from within the subject property, therefore a detailed assessment was not possible and some (if not all) measurements were estimated.
- 1.6 Discussions took place between the Surveyor & Client but no other 3rd party.





- 1.7 The trees were inspected on the basis of the Visual Tree Assessment method expounded by Mattheck and Breleor (The body language of tree, DoE booklet Research for Amenity Trees No. 4, 1994).
- 1.8 The survey was undertaken in accord with British Standard 5837: 2012 Trees in relation to design, demolition and construction – recommendations (where applicable or required).
- 1.9 Pruning works will be required to be in accord with British Standard 3998:2010 (Tree work – Recommendations).
- 1.10 The client's attention is drawn to the National House Building Council Standards, 2007, chapter 4.2: Building near trees (NHBC) when considering tree replacement species or foundation design details.
- 1.11 The client's attention is drawn to the responsibilities under the Wildlife and Countryside Act (1981).

2.0 Survey Method

- 2.1 The survey was conducted from ground level with the aid of binoculars, where required.
- 2.2 No tissue samples were taken nor was any internal investigation of the subject trees undertaken.
- 2.3 No soil samples were taken.
- 2.4 The height of each subject tree was estimated or calculated by use of a clinometer.
- 2.5 The stem diameters were measured in line with the requirements set out in BS5837:2012 - Trees in relation to design, demolition and construction recommendations.
- 2.6 The crown spreads were measured with an electronic distometer or retractable tape measure. Where the crown radius was notably different in any direction this has been noted on the Tree Survey Plan (appendix A), or in the tree schedule (appendix B, if applicable).
- 2.7 The Root Protection Area [RPA] for each tree is included in the tree table, both as a radius of a circle, and as an area. The Theoretical Radial Root Protection Area is illustrated in **Pink** for retained trees & The Site Specific Assessed Theoretical Root Protection Area is illustrated in **Orange** in appendix A (*Where Applicable*).
- 2.8 All of the trees that were inspected during the site visit were detailed on the plan at Appendix A. Please note that the attached plan is for indicative purposes only, and that the trees are plotted at approximate positions based on the plan provided by the surveyor. The trees on this plan are categorised and shown in the following format: COLOUR CODING AND RATING OF TREES:





Category A – Trees of high quality with an estimated life expectancy of at least 40yrs. Colour = light green trunk outline on plan.

Category B – Trees of moderate quality with an estimated life expectancy of at least 20yrs. Colour = mid blue trunk outline on plan.

Category C – Trees of low quality with an estimated life expectancy of at least 10yrs. Colour = uncoloured/grey trunk outline on plan

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 10years. Colour = red trunk outline on plan.

The crowns of those trees that are proposed for removal, or trees where the crown spread is deemed insignificant in relation to the proposed development are not always shown on the appended plan; however, their stem locations may be marked for reference.

All references to tree rating are made in accordance with British Standard 5837:2012 Tree in relation to design, demolition and construction.

2.9 TREE PRUNING / REMOVAL: A list of all tree works that are required is included in the tree schedule at Appendix B. Pruning/removal has only been specified for the following reasons:

-  Where the works are required to reduce or limit the future risk posed by the tree(s).
-  Where works are required for safety reasons.
-  Where work is needed to mitigate a legal responsibility or duty.
-  Where work is required to improve tree form, or improve the longer-term health and management of the tree in its current surroundings.
-  Where works are considered appropriate to reduce or mitigate the impact of the tree(s) may or may be likely to have on property.
-  Where the trees are not required by the client and they are not considered worthy of the imposition of a Tree Preservation Order.

Where any tree work is needed, this work will be in accordance with British Standard 3998: 2010 (Tree Work – Recommendations).



Beech (T1) With Most of the Crown Dead and Diseased Main Structural Trunks and Scaffold Limbs





3.0 Arboricultural Impact Assessment/Appraisal

3.1 The subject property is located on the Southern side of Quernmore Road under the planning jurisdiction of the London Borough of Haringey. However, the primary trees of interest are located within the rear garden of the site and the adjoining property. There are no notable trees in the front garden of the property or within the public highway near to the property. There is poor health semi-mature Beech (T1) located in the rear garden and a Himalayan Birch (T2) located in the adjacent property's rear garden. There are also some conifers of varying quality that form hedges in the rear garden which are noted as part of the assessment within this report. The Beech tree (T1) in the rear garden of 12 Quernmore Road is in very poor health and is recommended for removal regardless of the proposed development and the Himalayan Birch in the rear garden of 10 Quernmore Road is at sufficient distance not to be affected by the scheme subject to the tree protection safeguards. Trees of sufficient size have been surveyed in line with the British Standard and smaller specimens are not relevant to be surveyed as part of this AIA assessment. The property is located within the Stroud Green Conservation Area, though none of trees are believed to be subject of a tree preservation order [TPO]. There is no notable vegetation in the existing front garden. The front garden is predominantly paved with some minor vegetation in flower beds between the paving.

3.2 Tree Condition Assessment:

The schedule in Appendix B lists the tree(s) surveyed including relevant key observations and recommendations for tree works (where applicable). Having inspected the trees, it is clear that the rear garden was landscaped many years ago, this involved the construction of the retaining walls and decking.

There were 1 Beech tree (T1) and 1 Himalayan Birch (T2) inspected and assessed as part of the scheme. The Beech tree (T1) has been classified as BS5837 Category U due to its poor condition and so is of limited long-term amenity value. The Himalayan Birch (T2) is growing in the neighbour's garden and has been classified as BS5837 Category C due to its young relatively small size; the tree looks as if it was planted as a moderate sized specimen. There were also two other groups of trees growing as hedges, consisting of a hedge of Leyland Cypress trees and a hedge of poor health Lawson Cypresses. Given the changes in levels and significant structures present, as well as, the distances between the proposed extension and the trees which is sufficient taking account of the Theoretical Radial RPA to avoid any obvious negative impact.

- 🌳 The Beech (T1) is growing close to the rear and flank boundary with 59 Oakfield Road. It has been pruned in the past, but this was only relatively minor crown reduction surgery. The tree's crown has substantial dieback within it and major parts of the trunks and scaffold limbs are clearly diseased and dead which is starting to also form on the main trunk of the tree. The tree has obvious substantial dead timber through most of the





crown which progressive and the deadwood is so extensive that the tree requires to be felled regardless of the proposed development works.

- ✿ The Himalayan Birch (T2) is growing in the neighbour's garden with relatively slender crown of good vigour. The specimen is multi-stemmed from fairly low down in its crown and appears to have been planted as a moderate sized specimen. The specimen is growing in a small narrow shrub bed and has a small uplighter.
- ✿ Leyland Cypress hedge (G1) consisting of 6 specimens, the largest of which is growing furthest from the house in the rear corner of the garden, 3 specimens are weaker subdominant trees and one is just a standing dead trunk. The crowns are fairly vigorous and the hedge has been pruned in the past, but more recently has not been actively managed. It is recommended that the hedge be pruned back to its previous points of reduction and tidied up to encourage a denser hedge to form, while retaining the benefit of the privacy they provide.
- ✿ Lawson Cypress hedge (G2) consisting of 4 specimens, 2 specimens are bifurcated and weaker subdominant trees. The crowns are very stressed and sparse with notable areas of dead and high volumes of needle drop. The hedge has been pruned in the past, but more recently has not been actively managed. It is recommended that the hedge be pruned back to its previous points of reduction and tidied up to encourage a denser hedge to form as a minimum, alternatively it is recommended to carry out a staged replacement to try and retain some of the benefit of the privacy they provide.

The relevant details of the tree inspected have been included within the appended tree schedule.

- 3.3 At the point of inspection, the trees had no obvious significant fungal fruiting bodies visible from the ground inspection, which would normally help to identify trees of imminent hazard, which are factors that identify specific limits to a tree's appropriate retention in high foot fall areas or small contained garden situations. Though the Beech (T1) was extensively dead and branches are starting to fail and there is a clear pathogen causing the dieback and dead limbs within the crown. The pathogen affecting the tree is greatly reducing the nutrient flow around the tree, therefore, the tree should be felled as a priority regardless of the proposed development as removing the dead and diseased trunks, limbs and tissue, would involve removing most of the crown and main limbs of the tree.

Regular inspections of the retained tree(s) by a suitably trained or experienced arboriculturalist should be carried out. Subsequent remedial works will ensure that trees are maintained in a suitable manner to exist in harmony with the new garden design and its occupants for many years to come.





3.4 **The Proposal:**

The main emphasis of this assessment has been to consider the potential impact of the proposal and provide recommendations for safeguards to protect the main important tree(s) during the development proposal while maintaining the growing condition of the tree(s) in the longer term. The proposal is for the remodelling the internal layout of the existing building along with external maintenance work and construction of a rear extension. The proposed changes to the fabric of the building are located sufficiently far away from the trees being retained and basic tree protection can be adequately provided, largely by protecting the open ground garden area during construction in the rear garden and also protecting the decking areas, which are not being removed until the final stages of the landscaping. The plans reviewed show that this proposed extension fits predominantly within the areas the existing extension and paved terrace area and there is no real obvious notable conflict with the trees from the proposed changes. The scheme utilises the existing areas of paving, so only requires a slight modification of the area at the rear of the house, which is all considered relatively minimal and un-controversial from a tree perspective.

Due to the presence of the retaining wall supporting the current terrace and steps these will be removed and replaced with new foundations and structures. Therefore, any excavation for the rear extension and new terrace are all located within areas already seen as hardstanding or developed, or within the existing building envelope and would all be outside the presence of the RPA's and RPZ of the trees being retained and protected on, and adjacent to, the site. The proposed scheme makes no significant influence on the tree to building relationship. There is no pruning or removal works required directly as part of this application beyond those already required and therefore pose no restriction on development activity, some of the other pruning works recommended are for good general management and only the felling of the Beech tree (T1) would require notification to the local planning authority.

The trees, are subject to conservation area protection status, but, the main structural changes to the house and extension are at a suitable distance and, as such, should not hinder the application and should not warrant a negative arboriculturally related reason to object to the proposed scheme.

All new pathways and soft landscaping areas within the Root Protection Areas (RPAs) of the retained trees should be designed using no-dig, up and over construction and in close co-ordination with the retained arboriculturalist using porous materials (where appropriate or practical as to be indicated in the final landscape detailing). Where hard surfaces or foundations are to be emplaced or removed within the RPAs; site specific method statement(s) should be produced with direct input from the retained arboriculturalist and appropriately monitored with onsite supervision of the arboriculturalist for tree/tree root sensitive stages, where required or conditioned.





3.5 **Site Levels:**

The overall site is set over a number of levels from front to rear boundaries with a mix of terrace paving, decking and perimeter shrub planting. There are no major changes of levels proposed, beyond the rear extension and terrace, with the remainder of the garden being at the same levels as existing, this will not change the overall level of the site at large. The distance between the trees being proposed for retention and the area identified for development works for the rear extension are all outside the RPAs of the retained trees.

Given the previous interventions within the rear garden and existence of the terrace retaining wall, decking and raised planter walls there will be some deflection of the root systems of the trees, though the rear extension enlargement works will still be outside all the trees' RPA's. The current paving is non-permeable and this principle is not proposed to be altered, so the swapping of the terrace for an extension will not cause a reduction in the potential evapotranspiration and gaseous exchange within the Root Protection Zone (RPZ) of the retained trees. This conforms the principles used on other projects within the borough and that of other local authorities.

From assessment of the site, the overall front and rear gardens will remain relatively unchanged outside the footprint of the proposed new rear extension. No level changes can occur within the root protection zone of any of the retained tree(s), unless otherwise discussed with WCEL and subsequently approved the LPA as assessed as part of this report.

3.6 **Foundation Design:**

The foundations for the enlargement of the rear extension will be outside of the RPZ's of the trees being retained and protected, this would be a mixture of clean-cut foundation trench and sectioned underpinning. So, the location of the enlargement of the rear extension would predominantly be the only position of any disturbance for foundations. The presence of the retaining walls for the rear garden terrace, decking and flowerbeds etc are also likely to have additionally limited or deflected some root development, especially given the distances involved as the trees and it's RPA are at a sufficient distance away not to cause any significant material harm, if foundations are excavated and installed with appropriate caution and sensitivity.

Given this type of specified approach and making sure they are implemented sensitively this will reduce the impact of the proposal and minimise conflict.

3.7 **Crown to Building Relationship:**

The existing height of the crown of all the trees is sufficiently high enough or far enough to allow pedestrian passage around the site, so, any pruning works noted in the schedule will be general maintenance, regardless of the proposal. The proposed changes to the main structure of the house have no impact on the





crown to building relationship due to the distances involved and that there are no additional new large projecting structures from the built form close to the retained tree. The pruning works recommended are considered appropriate for managing the future form of the tree regardless of the development.

3.8 **Retention of Site Porosity and Moisture Distribution:**

There are often a number of elements of concern on such a site regarding the affect that the loss of captured precipitation due to the presence of new hard surfaces or where the construction activity, can affect the flow of surface water and moisture flow. However, the existing front garden surface is already impermeable so there will be no change to this relationship and in the rear garden the upper-level terrace is also impermeable so, this relationship will be relatively unchanged, so this should not have any impact on the longer-term available moisture for the trees on, and adjacent to, the site. The trees proposed for retention should be unaffected by the proposed enlargement of the rear extension and changes to the property. We consider the impact of the changes should be negligible and not a reason to refuse the scheme if carried out sensitively and tree protection measures implemented, where conditioned.

3.9 **Proximity of New Structures and Paving:**

The proposed reconfiguration of the internal elements of the house and the enlargement of the rear extension, in the position of the existing terrace, are at sufficient distance away from the retained trees that they do not require major excavations within the RPZ's. Therefore, the change of developed area is currently not considered likely to impact the trees based on the plans proposed. If works are later identified in these areas some safeguards will be required as a precautionary excavation area. These safeguards are to protect the trees which are being retained, this would be for the duration of demolition, excavation and construction. Also, cautious working practices, watching brief arboricultural supervision and basic safeguards would be required where any activity such as connections to the drains in the rear garden, are proposed or are being replaced in, or near to, the RPA, if later included in landscaping details.

As general guidance, ground protection boards will be needed to be put in position to protect the existing surface areas, while the preparation and construction work is carried out, also where soil or sub-base is identified that contain roots. There are extensive paving and hard landscaped structures relatively near to the trees, which will be retained during any internal work, demolition and soft-strip and will require protection before any rear extension works. There are some non-permeable structures already present in the garden where paving/decking is already present within the RPA of the trees. Any new surfaces need to be constructed above the existing true ground surface level to avoid root damage. The final surface layer should be as permeable as possible to allow for moisture precipitation to penetrate and gaseous exchange to occur if any surfaces later require to be redesigned or replaced.





3.10 **Services Routes and Drainage Connection:**

It is not considered that there will be a need for major replacement to the main service runs to the property. Mains services and drainage outside the building envelope are to remain as current with the addition of an inspection chamber connection. The remaining drainage is already connected to the services in the public highway to the front of the site and these will be pressure jetted to clear out any historic build-up or blockages. Should any changes to these proposed drainage connections be required this must be outside the RPAs of the trees to avoid root damage. As a design principle all connections will be to the existing services but any new services or soakaways, must, and will, be located at least 2m from the outside of the RPAs of the retained trees where possible and any proposed changes must be subject to prior approval of the arboricultural consultant or LPA tree officer.

The exact specification of the drainage strategy must be checked with the appropriate specialist consultant or, the drainage strategy must be redesigned by the relevant expert to take account of the points noted above. The above principles or similar must be followed, if this differs significantly this must be checked with the arboricultural consultant employed by the client or the LPA tree officer. They must not be excavated into the soil profile below the level of any undisturbed soil on site unless approved by WCEL or the LPA tree officer.

3.11 **Assessment of Retained Tree's Root Protection Area:**

Section 4.6.3 of BS 5837: 2012 states that the Root Protection Area (RPA) of each tree should be assessed by an Arboriculturalist considering the likely morphology and disposition of the roots, when known to be influenced by past or existing site conditions.

Further to WCEL's visual assessment of the site, and based on the arboricultural consultant's visit to site and subject to careful arboricultural supervision, where required, as detailed elsewhere in the report this should not be considered as a material constraint to the development in arboricultural terms, if works are undertaken with due care, as detailed in this report.

Therefore, in arboricultural terms, and subject to appropriate tree protection measures noted, the scheme is considered acceptable as it would not have a negative impact on the specimens proposed for retention.

Currently, there are no significant structures proposed within the RPAs, on the plans reviewed, near the trees proposed for retention. There will be some minor incursion into theoretical RPA/RPZ of the trees in the rear garden for circulation space during construction as part of the construction working area, though some tree protection fence/barrier is required to avoid storage of materials and construction sprawl and therefore installing this should not have any significant negative effect on the tree proposed for retention. Appendix A shows the Theoretical Radial RPAs (in **Pink** or **Grey**) (as applicable) of the retained tree and the site-specific Theoretical RPA is illustrated in **Orange** (where applicable).





3.12 **Arboricultural Method Statement for Tree Protection Measures:**

As noted within the report the trees are subject of conservation area protection, though they are not believed to be subject of a TPO. The trees are identified as being retained and, as such, measures must be put in place to avoid the specimens chosen for retention being accidentally negatively affected. This requirement is also often an additional request of the LBI's arboricultural officers as part of the approval of similar schemes within the borough.

It can be seen from the plan in Appendix A that some tree protection measures will need to be provided for the trees on, and adjacent to, the site during construction development works. Some caution is required in both the demolition, excavation, and re-instatement, as well as during the implementation of any later landscaping. The existing fencing/boundary are located within the RPA of the tree which will help (in part) to protect the trunks of the trees, but the trees being retained and protected will still require some additional protective fencing/hoarding to avoid damage to the tree's trunks and root system during development.

If implemented with appropriate care, and the safeguards required in this report, this scheme should not be sufficiently detrimental to withhold planning approval. If implemented with appropriate care, this should not be sufficiently detrimental to withhold planning approval.

Tree Protection Fencing:

The tree protection fencing has been shown, which will be in place for both the demolition and the construction phases. This will be erected prior to any commencement of works on site. Where any soft stripping or internal works of the building is required in the close proximity of the trees and only removed when all development activity is complete, or unless agreed as part of a conditioned Arboricultural Method statement for the landscaping works. The protective fencing will be as that shown in BS5837 (See Appendix C)

The fence must be marked with a clear sign reading (or similar):

**"TREE PROTECTION FENCING
Construction Exclusion Zone – No Access, Do Not Move".**

DISMANTLING PROTECTIVE BARRIERS: Protective barriers must only be completely removed when all machinery, and equipment has left site. A minimum of seven days' notice should be given to the local planning authority prior to dismantling works begin.





Examples of Tree Protection from similar sites:



Tree Root Ground Protection:

None of the main internal property remodelling, or enlargement of the rear extension development works are within the RPA/RPZ of the trees proposed for retention, though, access close to the RPA/RPZ of the retained trees and areas that would otherwise be protected with Tree Protection Fencing/Barriers is required for movement in and out of the site, as well as for deliveries of material storage. As a potential small percentage of the works, access for materials and/or preparation working area will require passage over, or within, the RPA of the Himalayan Birch (T2). The main development works within, the house and rear terrace area are at a sufficient distance away, though, the circulation/working space/accessing to, and from, the site will open the potential for some conflict to occur while preparing the site for things, such as: demolition, waste removal receptacles and light materials deliveries storage. Ground protection will be required to protect the RPA/RPZ of the trees. But, should there be any reason to disturb, excavate, remove or alter the location of the protective structures noted in Appendix A, the retained Arboricultural Consultants (WCEL) or the LPA's arboricultural officer must be contacted prior to any works being planned or implemented.





The Plan Dwg No: WCEL/PEW/TSCP1&TPP1/REV1 in Appendix A, identifies recommendations for tree root ground protection locations shown in Light Blue which are also for tree sensitive working areas. These protection works are considered acceptable, and must be implemented, but if the contractor considers them to be insufficient to protect the ground from compaction from the level and extent of activity or machinery, they are obliged to identify this to the project architect for review with the arboricultural consultant.

The ground protection is proposed from the start of preparation work until completion. On this site the work within or close to the RPZ of the retained trees: GP1 ground protection is considered sufficient and the locations requiring ground protection have been proposed on the plan.

Ground Protection GP1 - Ground Protection, temporary, light weight works/storage (Pedestrian Traffic, Light weight dumpers, mini diggers etc). The paved surface and open ground areas shown on the Tree Protection Plan in Appendix A will be over layered with a double layer of 18mm shuttering Ply, exterior grade weatherboard ply [WBP] or OSB 3 to provide enhanced ground protection.

This shall be a double layer laid with staggered joints with minimum overlap of 400mm, screwed or robustly fixed together to provide an even homogenous surface (subject to ongoing inspections by the site manager considering the need on safety grounds), Where it is considered that the area may become slippery or a hazard, when wet, the upper surface can be replaced with a suitable anti-slip coated mesh style phenolic resin plywood sheet or similar and/or where it is considered insufficient for its purpose the ground protection will revert to an alternative concrete slab option, subject to need.

Once in position, at the very start of the site set-up, this will be required to be inspected and signed off as approved by the WCEL arboricultural consultant, assuming this is acceptable, alternatively a notice or an instruction of improvements required will be issued and then the tree protection reinspected.

The **Ground Protection to be spray marked** with a clear sign reading (or similar):

"RPZ – NO DIG"

"Ground Protection- NO DIG"

**"Construction Exclusion Zone –
No Excavations, No Mixing, No Chemicals"**





Examples of Ground Protection:



Where protection has been put in place within the RPA of a retained tree on the site (including retained hard surfaces as ground protection) these will become the Root Protection Zone [RPZ]. This ground protection/tree protection must still be treated as a sensitive site zone. There can only be storage of clean lightweight materials, non-corrosive or hazardous liquids must still be kept away from the area(s) this includes corrosive powdered products, such as, cement, lime and plaster. Storage of cement, hydro-lime, plaster or similar powdered products is **not** acceptable.

Mixing of these materials is also unacceptable within the RPA of retained tree. Caution must also be given to not storing any liquids, powdered products or materials on any surface with a gradient or fall that runs into the RPA of a retained tree or landscape area, as extreme weather conditions or spillages could result in contamination entering the RPZ. But, should there be any reason to disturb, excavate, remove or alter the ground protection or retained hard surfacing other than that agreed, or to alter the proposed hard landscaped area within the RPA beyond that approved as part of the planning permission WCEL's arboricultural consultant must be contacted prior to any works being planned or implemented.





3.13 ON SITE SUPERVISION/MONITORING

Due to the need to protect the tree on site, from the possibility of regular trafficking of builders and labourers, as well as movement of materials through the site, tree protection will still be installed even though there should be a sufficient distance away from the tree. This must be fixed into position, inspected and signed off as approved. In addition, the LBI's tree officers generally require a degree of monitoring and inspection by the retained WCEL arboricultural consultant, to ensure that the tree protection measures are retained in place for the duration of the project from the demolition and preparation works, prior to and during their excavation and construction implementation, so these activities are not likely to have a negative impact to the retained trees on, or adjacent to, the site.

The final construction detail of the size, depth and exact sequencing of any excavation preparation work will be agreed with the Client, Architect, and WCEL prior to implementation and appropriate adjustments made where these are considered by WCEL to conflict with the tree protection safeguards outlined in this report, including watching brief arboricultural supervision, if required. WCEL, if conditioned by the LPA, will also be present to monitor the implementation of the tree protection measures in the tree protection plan Dwg No: WCEL/PEW/TSCP1&TPP1/REV1 in Appendix A.

Should it become apparent during the process of implementing the proposed scheme that: any area of foundation; surface structure or obstacle in the rear garden within the RPZ (site sensitive area) needs replacing that wasn't identified in this initial application scheme. The item will then have the surface structure and sub-base carefully removed/demolished, delicately removing by hand-held equipment and utilising extreme sensitivity and caution to avoid any unnecessary root damage to determine if there is any significant structural/arterial or feeding roots present. In these precautionary dig areas these sections will be highlighted so that the contractor is aware of those positions that require careful hand digging as detailed in Appendix A.

Where roots greater than 25mm in diameter are discovered, these must not be cut and they must be re-covered with soil and protected until WCEL's Arboricultural Consultant can determine if these can be pruned. Where they are considered acceptable to be pruned, they will be carefully and cleanly cut and the exposed end of the root protected with a layer of hessian and a barrier layer of DPM between the root and any fresh concrete proposed to be poured. Where roots of 50mm in diameter or more are found, these will not be cut and shall be hessian and plastic wrapped and an alternative scheme be prepared to avoid further excavation and root damage.

If significant numbers of smaller roots are identified before the required depth of the lightwell excavations is achieved, the works will be stopped and an alternative less invasive design will be formulated. Any root pruning work must, and will, be supervised and monitored by WCEL as retained Arboricultural





consultant. Root pruning will only be carried out where there are no other possible alternatives available to avoid root pruning to achieve any approved scheme.

The client's architect/representative has confirmed that they will ensure that WCEL Arboricultural watching brief supervision/monitoring is present at the appropriate periods during construction where the works are proposed within the RPA/RPZ of the retained protected tree.

It would therefore be deemed necessary for the retained arboriculturalist to visit the site at various future critical points, wherever given the small-scale nature of this project and there being no direct impact on the RPA of the Himalayan Birch (T2), WCEL do not consider arboricultural monitoring is required, unless otherwise conditioned by the LPA arboricultural officer:

3.14 OTHER TREE PROTECTION PRECAUTIONS



No fires will be lit on site within 20 metres of any tree to be retained.



No fuels, oils or substances damaging to the tree(s) shall be spilled, poured on site without the appropriate safety bunding or site-specific environmental safety safeguard measures, but never within retained tree RPAs on or adjacent to the site. Visual checks of compliance should be made by the site manager every day.



No storage of any materials within the root protections zone.

3.15 Reference should be made to the tree survey schedule in Appendix B for details of tree(s) on an individual basis.

3.16 Reference should be made to the indicative sketch plan of the tree protection fencing/barrier in accordance with BS5837 in Appendix C.



*Beech (T1)
Extensive Deadwood and Decay, Large Dead
Main Structural Limbs and Trunks*



*Beech (T1)
Extensive Dieback and Deadwood and Bark
Death throughout Crown of the Tree.*





4.0 Conclusion:

- 4.1 This assessment is based on the information provided to date, having viewed the plans for the proposed scheme. We consider the scheme for the remodelling the internal layout of the existing building along with external maintenance work, construction of an enlarged rear extension under the main element of the existing building and within the rear terrace area can be achieved with minimal disturbance or significant impact to the trees proposed for retention on site. The trees are to be retained and protected during the development process if planning approval is given. This is subject to carefully monitored tree protection measures, where conditioned by the LPA arboricultural officer. The trees surveyed are to be protected especially, as such, subject to appropriate protection we consider that there should be no planning related arboricultural reason to warrant refusal of the scheme on detrimental tree impact grounds.
- 4.2 No trees are planned for removal as part of this scheme; there is only one tree proposed for removal and this is on Health and Safety Grounds regardless of the development. Other than the trees being retained the remaining vegetation is relatively inconsequential, with no significant amenity outside the garden, as such there should be no reason to warrant refusal of the scheme on detrimental tree/vegetation impact grounds.
- 4.3 There are no significant planned changes to the existing front garden of the property, or to the rear garden, other than the construction of the new enlarged extension, as noted as part of this scheme. This minimal impact scheme avoids the potential for negative impact caused by any changes of the paving area.
- 4.4 Should there be an additional need to alter the levels of the paving, during the final reinstatement landscaping or at a later date this could be removed, replaced or constructed in a like for like location as the existing paving and this can be achieved without impact to the trees, if carried out sensitively. Subject to appropriate tree protection, where required, this should not be considered as a material reason to refuse planning consent for the proposed scheme, subject to appropriate conditions being attached to any approval.
- 4.5 The existing surfaces near to, or inside, the RPA of the retained trees must remain at their existing level, some of which will be within the theoretical RPZ, activities within these areas will require sensitive working practices. It must be made clear within any contract documents that there will be no additional excavation below sub-base of the rear garden hardstanding within the RPA/RPZ of the retained tree. Subject to appropriate precautionary measures and appropriately specified construction detail (including building materials) these works should be acceptable and not be considered as a material reason to refuse planning consent for the proposed scheme, subject to appropriate conditions being attached to any approval.





- 4.6 Use of ground protection measures is a reasonable way of maintaining root protection for the retained tree for a timely period, while maximising the available working room on site, subject to the LPA approval of this report.
- 4.7 Subject to precautionary measures as detailed above including tree protection fencing, the proposal will not be excessively injurious to the trees being retained to warrant tree related refusal.
- 4.8 Given the distance between the trees and the main structure of the building, including the new enlargement of the rear extension, there will be no appreciable post development pressure, and certainly none that would oblige the council to give consent to inappropriate tree works post construction. Some pruning works are recommended for the retained trees and this can only implemented subject to an appropriate conservation area pruning notification.
- 4.9 Due to the limited tree related conflict basis for this proposed scheme only no significant monitoring is detailed in this report. This is in line with that normally required by LBI's arboricultural officers and subject to the LPA approval in line with a compliance condition requiring the implementation of the tree protection measures that may be required or conditioned.
- 4.10 Should the client obtain planning approval, subject to a compliance condition, WCEL would still be available to assist with further ongoing advice and monitoring, where required, subject to a separate fee proposal.

5.0 Recommendations:

- 5.1 It is advised where WCEL have recommended key important design features these have been observed within the most recent proposed plans which WCEL consider to be implementable, subject to normal planning restrictions. Key items highlighted and discussed should follow through to the construction level detail, these should continue to be on the plans and cross-sections as part of the planning process and highlighted to enable the specialist tree or landscape officer to see that the scheme has complied with WCEL's recommendations or guidance.

The Planning approval should not be withheld and site works should progress as follows to ensure the healthy retention of the trees:

- a. Tree works, in accordance with BS3998 (where required).
- b. Installation of all tree protection measures (where required).
- c. Relevant Demolition, Excavation, Damp-proofing and Construction.
- d. Excavation, Installation and implementation of the any drainage strategy.
- e. Hard & Soft landscaping.





- 5.2 Site supervision – If directed by the LPA within their detailed planning condition requiring arboricultural supervision. An individual e.g. the Site Agent or WCEL's retained arboricultural consultant, must be nominated to be responsible for all arboricultural matters on site. This person must:
- a. Be present on the site throughout the project or at agreed times in any conditioned Arboricultural Method Statement (where applicable).
 - b. Be aware of the arboricultural responsibilities.
 - c. Have the authority to stop any work that is, or has the potential to cause harm to any tree.
 - d. Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
 - e. Make immediate contact with the local authority and / or retained Arboriculturalist in the event of any related tree problems occurring whether actual or potential.
- 5.3 It is recommended, that to ensure a commitment from all parties to the healthy retention of the trees, that details are passed by the architect or agent to any contractors and sub-contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.
- 5.4 As these elements of detail assessed can be achieved with the appropriate safeguards conditioned, WCEL consider that the planning approval should not be unnecessarily withheld, subject to any other planning constraints being addressed.

Report Date: 5th October 2026

Rev 1: n/a

Mr Philip E Wood *BSc(Hons) LAM*
Principal Consultant & Director
Wood Consulting Environmental Limited





Appendix A

Tree Survey Constraints & Tree Protection Plan (refer to pdf file):

12 Quernmore Rd, Hornsey, N4 4QU TSCP1 TPP1 Plan REV1 Oct 2026



*Exiting Raised Terrace with – Large Retaining Wall on left Side of Terrace
Acting as a Root Barrier Deflecting any Tree Roots*

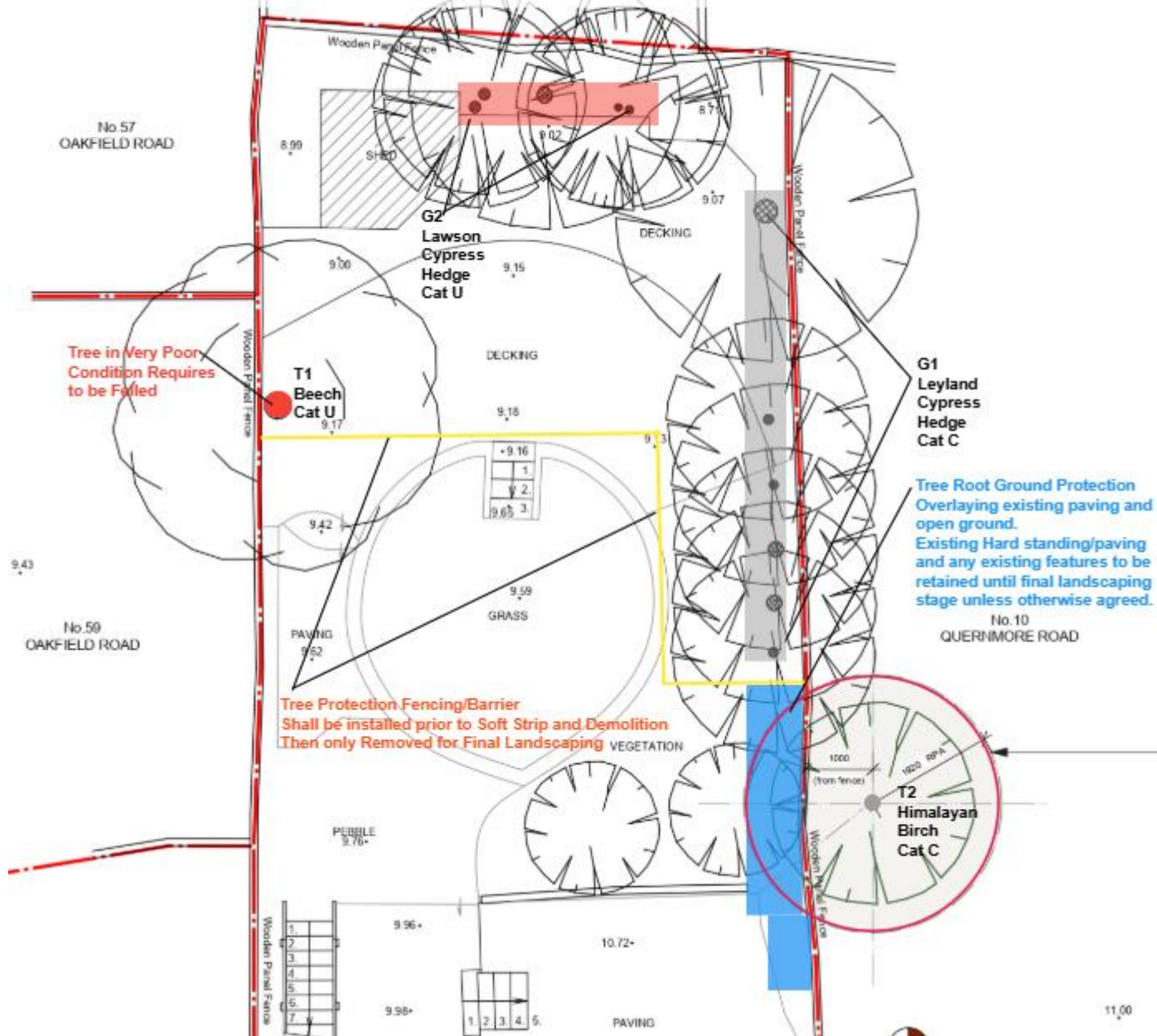




Tree Survey Constraints & Tree Protection Plan

Theoretical Radial Root Protection Area Shown in Pink (where tree is being retained)

Dwg No: WCEL/PEW/ITSCP1&TPP1/REV1 Date: 05/10/2026 Annotated by: Phillip Wood
Indicative Plan: Do Not Scale Check all Measurements on Site against Schedule in Appendix B in the Main AIA





Appendix B

Tree Schedule



Very Stressed Lawson Cypress Hedge (G2) in Poor Condition, Consider Staged Replacement





Tree No.	Tree species	Height (m)	Multi-stem? (Enter MS)	Trunk / stem count dia. (mm)	Radius of RPA if circle	RPA -Root Protection Area sq.m.	Branch spread				Height of first significant branch (m)	Height of Crown Clearance (m)	Age class	Comments / Recommendations	Estimated remaining contribution	Assessed BS 5837: 2012 Value category
							N	E	S	W						
T1	Beech	7.0		340	4.08	52.30	3.0	3.0	3.0	3.0	2.5	2.0	O/M	Tree growing adjacent to boundary fence in area of decking it has previously been crown reduced. Specimen extensively Dead with large volume of deadwood in the trees crown, large limbs and main trunks dead with extensive bark decay & flaking off. Recommendations: NWR for Development. Fell to ground level and grind out trunk.	<10	U
T2	Himalayan Birch (NT)	7.0	MS	Est = to 180	1.96	11.58	2.5	2.5	2.5	2.5	3.0	2.5	Y/M	Tree growing 2m from existing raised terrace with 800mm high dense block retaining wall and approximately 1m from boundary fenceline, multi-stemmed compact trees of good vigour. Recommendations: NWR for Development.	10-20	C
G1	Leylandii Cypress Hedge	5.5		90 200 190 90 110 210	1.08 2.40 2.28 n/a 1.32 2.52	3.66 18.92 16.33 n/a 5.47 17.81	2.5	2.5	2.5	2.5	1.5	1.5	S/M	Row of 6 conifers growing as a hedge, previously regularly trimmed and have been left unmanaged. Trees planted @ 750mm centres. First 5 trees are smaller, 4 th tree from house is dead tall stump, 1 st , 4 th & 5 th trees are weakest specimens. Recommendations: NWR for Development Crown Reduce Back to Old Pruning Points & Trim	10-20	C
G2	Lawson Cypress Hedge	5.0		110 90 190 110 120 190	1.32 1.08 2.28 1.32 1.44 2.28	5.47 18.92 16.33 5.47 6.51 16.33	1.5	1.5	1.5	1.5	1.0	FG	S/M	Row of 4 conifers growing as a hedge, previously regularly trimmed and have been left unmanaged. Two are Bifurcated Stressed very sparse with extensive needle drop and deadwood. Recommendations: NWR for Development Crown Reduce Back to Old Pruning Points & Trim	<10	U

KEY: Tree No: Tree number (T= individual tree, G= group of trees, W= woodland); Crown = the leaf bearing part of the tree; Tree Species: Sp.= sub species or cultivar of main species; NT = Neighbours Tree (Tree on adjoining land); GL = Ground Level; AGL = Above Ground Level; CRBOP= Crown Reduce Back to Old Pruning Points. DWS = Deadwood & Stubs; Diameter: MS = Multi-stemmed; N/S = Not Surveyed (unable to inspect/restricted visibility or access); Age class: Young (Y), Young Mature (Y/M), Middle Aged (MA) Semi Mature (S/M), Mature (M), Over mature (O/M), Veteran (V); Height (Ht): Measured in metres +/- 1 SULE: Estimated Safe Useful Life Expectancy, Tree can live longer than this value, but can pose a risk to persons or property; Condition: G – Good, M – Moderate, F – Fair, P – Poor, D - Dead



Appendix C





BS 5837: 2012

Tree Protection Barrier/Fencing

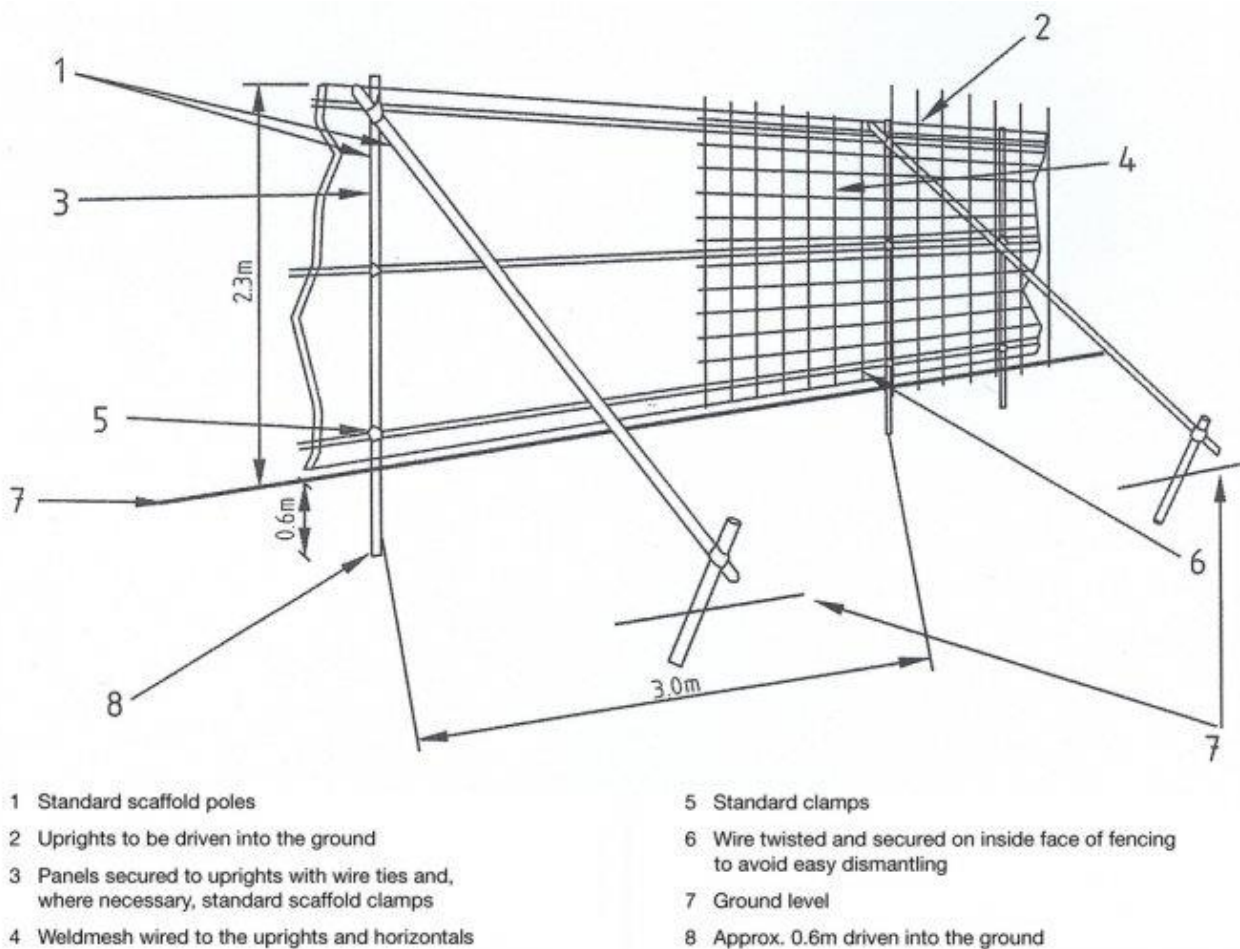


Figure 2. – Protective fencing for RPA





End of AIA Report

