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Horticultural, Arboricultural, Landscape Consultant & Contractors



Arboricultural Impact Integration Assessment Report:

(incl: preliminary Arboricultural Method Statement and Tree Protection Plan)

Derwen, Compton Avenue, Hornsey, London N6 4LH.

Report Date: 4th June 2026

Ref: WCEL/PEW/AIAR/0604:26



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Rear View of Current House, Poor Quality Beech (T4) & in Decline Sawara Cypress (T5) Foreground on Right



Arboricultural Report

Location: Derwen, Compton Avenue, Hornsey, London N6 4LH.
Ref: WCEL/PEW/AIAR/0604:26
Client: Derwen Trust
Report Date: 4th June 2026 Rev 1: n/a
Date of Inspection: Friday 15th May 2026
Prepared by: Philip Wood BSc(Hons)LAM.

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

Instructions

Issued by – Andy Willett of Wolff Architects on behalf of Client

TERMS OF REFERENCE – Wood Consulting Environmental Limited [WCEL] were instructed to survey the subject tree(s) within the front and rear gardens areas of the site and neighbouring properties close to the proposed development in order to: assess their general condition; constraints they 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 an assessment of the demolition of the majority of the existing property and construction of a new basement extension. The proposed works are building a new house, retaining the front façade with basement & associated landscaping. The site already had planning approval granted in 2017 for a replacement property and this scheme replaces the previously approved scheme with almost identical features with regard to the basement footprint and its impact to the trees on and adjacent to the site. The site is a modest size, but the area of the proposed works is almost completely identical to where the area of the previously approved scheme was to be located. There are a number of established trees within the properties demise with only a few trees located in the adjoining properties. WCEL are also to assess appropriate safeguards to limit impact to these trees from the changes proposed on site where relevant.

Close to the tree the main envelope of the new basement extension is located predominantly within the envelope of the existing foundations of the current house and extending into the rear garden in predominantly the same location as the previously approved property and basement location. It is known that the site is located within a conservation area and at least some of the trees are subject to Tree Preservation Orders [TPO's]. Therefore, there are planning restrictions on pruning or removal, of the trees including both branches and roots of the tree(s) without reference to the Local Planning Authority.

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 by a proposed scheme the impact should be assessed in accordance with the current standard.

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Executive Summary

The proposed works are building a new house, retaining the front facade with basement & associated landscaping. The site already had planning approval granted on 28/04/2017 under planning ref: HGY/2016/3876 for a replacement property and this scheme replaces the previously approved scheme with almost identical features with regard to the basement footprint and its impact to the trees on, and adjacent, to the site. The site is a modest size, but the area of the proposed works is almost completely identical to the area of the previously approved scheme was to be located. There are a number of established trees within the properties demise with only a few trees located in the adjoining properties. WCEL have assessed appropriate safeguards to limit the impact to the trees.

The main envelope of the building near the trees sits in the same position as the existing house and foundations, with the enlarged element being located in the same position as the previously approved scheme with the new basement protruding a fraction more into the rear garden, though unaffected the trees at the rear. The same arboricultural precautionary measures are proposed for this scheme as previously were for the approved scheme in 2017, and since then some poor conditions trees have been removed from the rear garden and some of the remaining trees have had recent pruning. The resultant scheme will be no more impactful than the previously approved scheme due to the positioning of the proposed house and basement being almost exactly the same.

Given: the age and nature of the trees within the gardens nearest to the proposed basement; the former presence of the existing building; the modest distance that the vegetation is from basement extension, it is our opinion that the impact on the trees being retained and protected will be no more significant than the previously approved scheme, especially due to the distances involved and presence of retaining wall structures and existing building foundations that would have deflected roots. Therefore, based on the root protection areas plotted, the foundations of the basement will have no incursion into the root protection areas for the majority of the trees being retained and protected and for the remaining trees the impact will be the same as the previously approved scheme. Due to the major level changes held back by the retaining walls, as agreed with the previous scheme there is unlikely to be any notable root activity under the existing buildings footprint. Therefore, the proposed revised basement and slightly lowered basement will be acceptable. In addition, safeguards have been identified in the recommendations for tree protection fencing/barriers to avoid construction sprawl, where materials and equipment end up being stored in the tree root protection areas, or on the areas which may potentially have root activity.

It is understood that the site falls within the Highgate conservation area and there is an old area TPO which protect trees prior to 1954, trees that are proposed for removal postdate this and are of limited amenity and poor long-term condition. However, the client is aware that attention needs to be given to avoid detriment or loss to the trees. Therefore, there are planning restrictions on pruning or removal, of the trees including both branches and roots of the tree(s) without reference to the Local Planning Authority. Based on the submitted design, the new house and basement would make no notable change to the 'structures to tree relationship' already previously approved and seen on site. Guidance is included in this report in relation to precautionary working practices that should be implemented to reduce the likelihood of the scheme's implementation having any significantly detrimental impact on the long-term health of the trees/hedge on and adjacent to the site including safeguards to protect the trees from construction sprawl during the construction phase.

The proposed scheme has been appropriately designed and does not require modification from an arboricultural or horticultural perspective. Protection of the trees, that are to be retained during construction, is achievable subject to appropriate safeguards. This site-specific assessment has been made which provides parameters to follow to reduce the potential impact to the trees, while protecting as much of the root systems of trees' from direct physical damage as possible.

If carried out sympathetically with appropriate tree protection measures this will greatly reduce the negative impact to the trees, which in turn will reduce the visual impact to the broader amenity of the conservation area and we see no arboricultural reason for withholding planning approval to be.





Documents Supplied

Anastasia Valanidou on behalf of Wolff Architects Supplied the following documents:

1. Site Location Plan	Date: 25.07.2025	Dwg No: 2515-PL-000	Rev: 0
2. Measured Survey Plan	Date: MARCH 2008	Dwg No: 083085/1	Rev: -
3. Measured Survey Roof Plan	Date: 10/11/2025	Dwg No: 4914-2	Rev:
4. Measured Survey Elevations	Date: 10/11/2025	Dwg No: 4914-3	Rev: -
5. Existing Site Plan	Date: 07.04.2026	Dwg No: 2531-PL-001	Rev: 0
6. Proposed Site Plan	Date: 07.04.2026	Dwg No: 2531-PL-202	Rev: 0
7. Proposed Basement Layout	Date: 07.04.2026	Dwg No: 2531-PL-209	Rev: 0
8. Proposed Ground Floor Layout	Date: 07.04.2026	Dwg No: 2531-PL-210	Rev: 0
9. Proposed First Floor Layout	Date: 07.04.2026	Dwg No: 2531-PL-211	Rev: 0
10. Proposed Second Floor Layout	Date: 07.04.2026	Dwg No: 2531-PL-212	Rev: 0
11. Proposed Roof Layout	Date: 07.04.2026	Dwg No: 2531-PL-213	Rev: 0
12. Proposed Front (East) Elevation	Date: 07.01.2026	Dwg No: 2531-PL-220	Rev: 0
13. Proposed Front (West) Elevation	Date: 07.01.2026	Dwg No: 2531-PL-222	Rev: 0
14. Proposed Side (South) Elevation	Date: 07.01.2026	Dwg No: 2531-PL-224	Rev: 0
15. Proposed Side (North) Elevation	Date: 07.01.2026	Dwg No: 2531-PL-226	Rev: 0
16. Proposed Section A-A	Date: 07.04.2026	Dwg No: 2531-PL-230	Rev: 0
17. Proposed Section B-B	Date: 07.04.2026	Dwg No: 2531-PL-232	Rev: 0
18. Design & Access Statement	Date: -	Dwg No: 2515-PL-DAS	Rev: -

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, 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 believed to be within the Highgate Conservation Area, and some of the trees are subject to a 1954 Area 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 before undertaking the recommendations, if uncertain.
- 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 this 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 not possible and some (if not all) measurements were estimated.
- 1.6 Discussions took place between the Surveyor and the Client prior to the inspection, but no other 3rd parties.
- 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 the trees/vegetation 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** or (Dashed line) & 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).



*Sawara Cypress (T5) Very Sparse Crown on the Left of Photo
Beech (T4) Poor Quality Substantially Contorted Suppressed*



*Significantly Included Bark Union with Major Crown Loading
Beech (T4) with Major Biomechanical Weak Point*





3.0 Arboricultural Impact Assessment/Appraisal & Protection Strategy

3.1 The subject property is located on the western side of Compton Avenue under the planning jurisdiction of the London Borough of Haringey. The primary trees of interest are located in the garden of the property and the neighbouring properties adjacent to the site. The property is located within the Highgate Conservation Area, and a few of the older specimens surveyed are subject of a 1954 Area TPO. Currently there is an existing house which most of which will be demolished and a new property constructed with a basement below. This proposal is extremely similar to the previously approved scheme in 2017. The adjacent property Woodley is at a much higher level and a number of the trees are growing behind a retaining wall at this higher level.

3.2 Tree Condition & Impact Assessment:

Having inspected the trees: 12 trees were inspected and there were a number of trees of lower amenity that would require removal for implementation of the scheme and this is no different from the previously approved scheme. During the site inspection for the previous scheme 15 trees were inspected and a number of these required removal due to poor health or good arboricultural management. With the exception of the three lower grade trees identified for removal all the remaining specimens are growing at sufficient distance that their current relationship will be relatively unaffected by the proposed scheme and changes on the applicant's site. Four Trees (T1,T7,T10&T14) have been assessed to be BS:5837 category B, Seven Trees (T4,T5,T6,T8,T9;T11&T13) have been assessed to be BS:5837 category C and One Tree (T12) has been assessed to be BS:5837 category U, due to it being dead.

All the trees, with exception of Beech (T4) and Sawara Cypress (T5) are to be retained and protected during the proposed development works, though Oak (T6) is recommended for removal as it's a very slender young specimen with no significant merit and is conflicting with the crown of the much larger Sycamore (T7), also the Rowan (T12) is dead and the owner is advised to remove the tree as a matter of health and safety regardless of the development. There are two alive trees and one dead tree in the front gardens closest to the house.

- 🌳 Oak (T1) is a large but compact specimen, for its years, which has had minimal pruning in the past and is growing in the neighbouring garden at the top of a steep raised bank approximately 1.2m above the level of the client's site. The tree is located at a sufficient distance from the site and should be unaffected by the applicant's construction works.
- 🌳 No tree pruning is required for the development works assessed as part of this report. There is also sufficient room to protect the RPA and the tree's roots will be protected by the use of tree protection fencing.
- 🌳 Birch (T2) & Cypress (T3) inspected for the previous scheme have subsequently been removed on health and safety grounds/good arboricultural management so are no longer present.





- 🌿 Beech (T4) is a specimen of very limited long-term amenity due to it being extremely out of balance. The tree has an extremely suppressed crown which has grown very contorted to the west. Crown is low over the site and the main fork of the tree has a tight included compression union, its a substantial biomechanical weak point prone to sudden failure.
- 🌿 The tree requires removal for the implementation of the current scheme in the same way that it was scheduled for removal as part of the previously approved scheme. However, WCEL would recommend that the tree should have a very substantial reduction of the lateral spread of the tree on the western side of the crown or ideally be felled for safety reasons regardless of the proposed scheme.
- 🌿 Sawara Cypress (T5) is a moderate sized poor-quality specimen growing on a large raised mound with substantial buttressing. The tree has a sparse thinning crown with dieback and deadwood throughout the crown. The tree has limited broader amenity value and is considered to have limited long-term value.
- 🌿 The tree requires removal for the implementation of the current scheme in the same way that it was scheduled for removal as part of the previously approved scheme. However, WCEL would note that the tree has declined since the previous scheme inspection and wouldn't be worthy of the imposition of a tree preservation order if a notification was submitted to fell the tree regardless of the proposed scheme.
- 🌿 Oak (T6) is a young maturing very slender specimen which is conflicting with the crown of the larger tree Sycamore (T7). The specimen has very limited rooting environment as it is contained by the retaining wall to the north, in addition to houses to the north and south. The tree has no substantial crown or broader amenity value and while the tree doesn't necessarily require removal to facilitate the development, WCEL recommend it be removed due to its limited amenity value and poor positioning in the long term.
- 🌿 No pruning of the tree is required for the proposed development works assessed as part of this report. WCEL recommend that the tree is removed regardless of the development even if the tree is retained, the RPA affected would only be 10.5% down from previous application and if retained pre-emptive pruning would be required.
- 🌿 Sycamore (T7) is a mature specimen with has very limited rooting environment as it is contained by the retaining wall to the north, in addition to houses to the north and south. The specimen is bifurcated from the base and extensively cover in ivy which limited a full inspection. The base of the tree's trunk is abutting the neighbour's house, though at initial glance there doesn't appear to be any substantial cracks to the neighbour's structure. The RPA affected is only 10.9% down from previous application so as before pre-emptive pruning is acceptable.





- ✿ Only minor facilitation pruning is required to enable scaffolding to be erected around the property. This is no more significant than the basic pruning management that is currently required for the tree regardless of the development. The roots of the tree are proposed to be protected using tree protection fencing and some ground protection measures as noted elsewhere in this AiA report.
- ✿ Oak (T8) is a young maturing very slender specimen and has recently been extensively pruned. The specimen has very limited rooting environment as it is contained by the retaining wall to the north, in addition to houses to the north and south. The tree poorly positioned has limited broader amenity value in the long term, provides some screening between the properties when the crown re-grows.
- ✿ No pruning of the tree is required for the proposed development works assessed as part of this report. The tree's roots will be protected by the presence existing paving and by installation of tree protection fencing and ground protection boards over the existing paving.
- ✿ Oak (T9) is a young maturing very slender specimen and has recently been extensively pruned. The specimen has very limited rooting environment as it is contained by the retaining wall to the north, in addition to houses to the north and south. The tree poorly positioned has limited broader amenity value in the long term, provides some screening between the properties when the crown re-grows.
- ✿ No pruning of the tree is required for the proposed development works assessed as part of this report. The tree's roots will be protected by the presence existing paving and by installation of tree protection fencing and ground protection boards over the existing paving.
- ✿ Oak (T10) is a large specimen which has had a moderate crown reduction relatively recently, however, the pruning of the crown has not been fully completed and the side of the crown that oversails the client's site has not been pruned, so the crown is very unbalanced, which the remaining pruning really needs to be completed. There is a small area of damaged bark on the southern side of the tree which appears to be healing and in the unpruned side of the crown there is thin deadwood branches. The tree is growing in the neighbouring garden at the top of a raised bank approximately 1.3m above the level of the client's driveway. The RPA affected is only 4.8% down from previous application so as before pre-emptive pruning is required and is considered acceptable.
- ✿ No tree pruning is required for the development works assessed as part of this report. However, the crown of the tree should have reduction surgery to balance the crown, even if only for aesthetic reasons. The tree's roots will be protected by the presence existing paving and by installation of tree protection fencing and ground protection boards over the existing driveway.





- ❁ Evergreen Magnolia (T11) is a semi-mature specimen with relatively low crown and large volumes of surface roots evident. The specimen is well contained within the front raised lawn area and has an even well-balanced crown and provides a pleasant garden feature.
- ❁ No pruning of the tree is required for the proposed development works assessed as part of this report. Based on the RPA assessment the tree's roots will be protected by installation of tree protection fencing and the general distance between the tree and the development works.
- ❁ Rowan (T12) is a small dead tree. The tree position is different from the previously plotted specimen, so it is assumed the Rowan from the previous application has been removed and the one inspected by WCEL may not have been observed at the previous survey in the past. The tree has a growth lean and has been dead for a substantial period of time with significant delamination of the bark and woodworm holes.
- ❁ The tree needs to be felled as a priority on health and safety grounds regardless of the proposed development.
- ❁ Winter Flowering Cherry (T13) is a relatively stunted mature very stressed specimen with relatively low sparsely foliated crown. There are large volumes of fine deadwood and epicormic growth present on the trunk. Tree has included main trunk and branch unions as well as dieback of previous stubs from past pruning.
- ❁ No pruning of the tree is required for the proposed development works assessed as part of this report, though it is advised that the crown be raised and the deadwood and epicormic growth removed regardless of the proposed development. Based on the RPA assessment the tree's roots will be protected by installation of tree protection measures due to the distance between the tree and the development works.
- ❁ Oak (T13) is a large mature stressed specimen with sparsely foliated crown, especially in the upper crown. There are a number of large pieces of deadwood present. Tree has some dieback of previous stubs from past pruning. Some decay on the trunk and buttresses.
- ❁ No pruning of the tree is required for the proposed development works assessed as part of this report, though it is advised that the deadwood be removed regardless of the proposed development. Based on the RPA assessment the tree's roots will be protected by installation of tree protection fencing due to their being sufficient distance between the tree and the development works.

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





- 3.3 At the point of inspection, the trees had no obvious 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, Rowan (T12) is dead must be felled as a matter of Health and Safety.
- 3.4 WCEL have identified some areas of concern, especially in regard to Rowan (T12), Beech (T4) & Oak (T14) which has been flagged as points of concern in. It is recommended that action be taken by the owner of the trees as a priority due to them either being dead or due to the volume of dead/dysfunctional limbs and major scaffold limbs/main fork union which have formed as biomechanical weak points. Therefore, WCEL have recommended that a more detailed inspection, be carried out on these trees, or they should be pruned or removed as a priority as noted in this report.

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

3.5 **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 trees during the basement and house construction, to reduce the conflict and likely negative impact of the installation of the development proposal. The proposed works are to construct a new house having retained parts of the façade with basement under the house and part of the garden. The proposed scheme is extremely similar to the previously approved scheme with the same planned tree removals, pre-emptive root pruning for a couple of the trees and precautionary measures which reduces the overall impact of the scheme's implementation. All of the excavation and construction work proposed are outside the standard theoretical radial root protection zones and site-specific adjusted root protection areas of the established trees in the front and rear gardens, with the exception of Sycamore (T7) and Oak (T10), which small segmental incursions into their root protection areas were pre-emptive root pruning will be carried out under arboricultural watching brief supervision. Plans reviewed by WCEL indicated the footprint of the property and discussions have been had between WCEL and the client's Architect to determine the low impact solutions to be used and safeguards for construction. All of these are the same as the previously approved precautionary proposed safeguards.

The majority of the basement towards the front area of the house will be located under the footprint of the existing house. Once trees T4-T6 have been removed there will only be a sectional incursion into the RPA of Sycamore (T7) & Oak (T10) and the rest of the basement in the rear garden will be outside the RPA's of the remaining trees. Any section of the existing house façade that requires retention will be supported from the outset and the remaining elements of the house will be carefully demolished, prior to the basement being excavated.





Based on past professional experience, and as agreed by the tree officer who dealt with the previous approved scheme, it is very unlikely that there will be any root activity under the existing substantial house, especially given the presence of the existing retaining walls and the height changes between the ground where the trees are growing and the low level of the site where the house and basement are to be constructed.

All new pathways, decking and soft landscaping areas within the Root Protection Areas (RPAs) of the retained trees, other than the basement will be designed using no-dig, up and over construction and constructed over the existing surface 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.

3.6 **Site Levels:**

The plans and elevations show the location and position of the new house and basement structure, which will have a final garden level the same as the existing garden at the front and rear of the site. The existing boundary will remain the same though the existing garden retaining walls will need to be replaced in a like for like position which can be dealt with as part of the landscape scheme so the level of the areas around the trees will remain the same and any new planting near established trees will be using bareroot or small nursery stock pot sizes to ensure no level changes. WCEL consider that care must be taken when storing materials at the front of the site to make sure it is not over-loaded and compacted so not to cause a reduction in the potential evapotranspiration and gaseous exchange potential of the soil when the front garden is used as a temporary deliveries and materials storage area especially within any RPZs.

The prescribed working practices outlined and discussed work in favour of the scheme which shows the existing levels will be unchanged outside of the house and basement footprint. No other significant level changes should occur within the site-specific adjusted root protection zones of any of the retained tree(s), unless otherwise discussed with WCEL and subsequently approved the LPA.

3.7 **Precautionary Working Practices for Foundation Solution:**

Based on the theoretical radial and site-specific adjusted RPAs, there is only a small percentage incursion into the RPAs of Sycamore (T7) and Oak (T10), which is the same, or slightly less, than the previously approved scheme, for the proposed basement and the house. Based on the site-specific assessment of the RPA's there is no incursion for the basement and house for the other remaining trees. WCEL consider this scheme is acceptable, subject to the careful sensitive pre-emptive root pruning of T7&T10 and installation of tree protection fencing and ground protection measures.





Precautionary working practices are recommended to avoid compaction to the ground during construction works, at the front and flank of the site when moving materials to and from the rear of the site, prior to the main basement roof slab structure being installed. After the basement roof slab has been installed this can then become part of the operational platform to work from.



Very Slender Poor Form Oak (T6) Poorly Located and of No Significant Amenity Value or Long-Term Potential.

3.8 **Crown to Building Relationship:**

The existing height and location of all of the crowns are such that the proposed house and basement structures would not require any additional pruning of the trees to achieve the proposal beyond that already required on site. No additional pruning of the upper crowns of the trees is required to facilitate the construction of the basement due to the sufficient distances involved. Some minor crown lifting and deadwood pruning is recommended for a couple of the trees on site, but this is recommended regardless of the development.

WCEL have identified concern in regard to Rowan (T12) which has been flagged as Health and Safety concern which must be felled and replaced. There is extensive deadwood and dieback of a percentage of the crown of Beech (T4) & Oak (T14) and to a lesser degree Oak (T10) that, as a minimum, should be monitored regardless of the proposed house and basement. But it is recommended that action be taken by the owner of the trees to have the deadwood removed and undertaken further appropriate reduction surgery.

3.9 **Retention of Site Porosity and Moisture Distribution Precautions:**

There are often a number of elements of concern on such a site regarding the effect that the loss of captured precipitation from the house and basement would have. Given the design of the previous approved house and basement, this new proposed scheme is extensively the same and so there is no material difference between these two schemes in regard to trees since the previous approval, so





there will be no significant change to the porosity. With existing surface water run-off from the new terrace above the basement being allowed to dissipate onto the new garden area similar to the existing terrace area on site. We consider this will have very little or no negative impact so there will be very little loss of porosity and gaseous exchange near to the trees.

There are no new pipe work or drainage within the retained trees RPAs. New down pipes will run to the existing surface water drainage connection so we consider the impact of the new structure to be minimal.

3.10 **Proximity of New Building and Paving:**

The proposed front area of the basement of the house is sited predominantly under the footprint of the existing house. The proposed footprint of the house and basement, in the majority, is same as the previously approved scheme, so any small notable area of change to the proposed footprint is not within the RPAs of any of the trees being retained and protected T1,T7-T11,T13&T14. Some safeguards will be required to protect these trees for the excavation and construction works near to the RPAs by using tree protection fencing and ground protection boards.

Within the existing front garden there is a hardstanding driveway present which will be reinforced by overlaying ground protection to provide a working/storage area which will remain as existing for the duration of the excavation and construction works. This will act as tree root ground protection, and require the addition of ground protection boards, which will be determined by monitoring the condition existing driveway and this will again help to limit the impact to the trees, utilising the principles of careful site working combined with tree protection fencing while minimising disturbance. Tree protection fencing must be put in position to protect the soil areas and the trunks of the trees while excavation and construction work is undertaken.

3.11 **Services Routes and Drainage Connection:**

The main services routes and drains are located at the front and flank of the property connecting along the front of the house and then out to the public highway and this will remain as existing. The existing drainage and services will remain the same as currently on site and will just be connected to. Therefore, all the drainage and services can be positioned to enter and exit the new house and basement as existing, with water and electric following the same route from the road to the new basement. Should any changes be required for drainage connections, this must be outside the RPA of the tree unless agreed with WCEL in advance. As a design principle all connections will be to the existing services but any new services must be introduced into the building on the furthest side of the building away from the retained trees.

The exact specification must be checked with the relevant expert, but 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 the arboricultural consultant or the LPA tree officer, where it is not already shown on the reviewed plans. The proposed services/connection routes will be indicated on the construction plans.

3.12 **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 site visit, it is considered that the RPAs of the trees will be a mix of the general theoretical radial root protection areas and site-specific adjusted root protection areas for the trees, in the same way they were assessed for the previously approved scheme for the. For the trees to the rear the RPA's will be the general theoretical radial RPAs, but for the trees growing along the flank for the house these will be the site-specific adjusted RPA's as the extensive change in levels held back by the retaining wall and soil mounding mean that due to such significant changes in level between the two sites, with the addition of the retaining walls foundation mean that the roots will have been adapted by these structures and the presence of the existing house foundations.

Based on the site-specific adjusted root protection areas, in line with the same assessment for the previously approved scheme, show a relatively small percentage segmental incursion into the RPAs of the Sycamore (T7) and Oak (T10) which is considered to be acceptable subject to careful pre-emptive root pruning. The new house and basement are considered to be sufficiently far enough from the remaining trees' RPAs that there should be limited or no notable effect on the remaining trees. Therefore, the new house, basement are sufficiently far enough from the RPAs of these trees that, based on the theoretical radial root protection area and site-specific adjusted RPAs, there would be no incursion, or relatively minor segmental incursion into the root protection areas, so we consider the likely impact to negligible and directly in line with the impact level of the previously approved scheme.

Given the close working proximity to the trees being retained and protected tree protection fencing and ground protection measures are detailed as part of the construction working area, this shall, and will, reduce the potential of the negative effects of construction working area sprawl on the trees being retained and protected on and adjacent to the site (T1,T7-T11,T13&T14). Appendix A shows the Theoretical Radial RPAs (in **Pink or Green Dashed**) (where applicable) of the retained tree and the site-specific Theoretical RPA is illustrated in **Orange** (where applicable).





3.13 **Tree Protection Measures:**

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 and this will influence the tree protection measures.

It can be seen from the plan in Appendix A that some tree protection fencing and ground protection measures will be implemented for the trees (T1,T7-T11,T13&T14) to protect their roots/trunks & crowns.

However, work near the trees even outside the RPAs shown on the plan must still be undertaken with due care and following the guidance recommended in this report. In arboricultural terms, and subject to recommended tree protection measures, where required, are considered acceptable. Tree protection fencing for the trees is to avoid damage to their trunks/crown and roots as well. If implemented with appropriate care, this should not be sufficiently detrimental to the implementation of the construction phase. This is in addition retaining the existing front garden roughly poured concrete slab to act as tree root ground protection measures to avoid any damage or compaction of the soil below the existing surfacing with some additional spreader boards where the concrete slab is not present or where the concrete slab starts to deteriorate. If implemented with appropriate care, this should help avoid significant detrimental tree impact.

Tree Protection Fencing:

As a standard protocol tree protection fencing (where required) will be erected prior to any commencement of works on site and where any soft stripping or internal works of the building is required in the close proximity of the trees and removed only 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). Therefore, a sign should still be attached to the tree protection fencing and boundary wall to remind contractors not to venture into the neighbouring garden.

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

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

The Plan Dwg No: WCEL/PEW/TSCP1&TPP1/REV1 in Appendix A, identifies recommendations for tree protection fencing locations shown in Yellow.





Examples of Tree Protection from similar sites:



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.

Tree Root Ground Protection:

Some of the proposed works will require access close to some of the RPAs/RPZs of retained trees and areas that would otherwise be protected with Tree Protection Fencing/Barriers. Given there is sufficient distances between the trees and the construction area only lightweight tree root ground protection will be required along the flank of the property for passage of operatives around the site and/or for light material storage.

As noted, there should be sufficient space for some circulation/working space for demolishing any existing structures, for the insertion of foundations and construction to take place. But, should there be any reason to disturb, excavate, remove or alter the location of the structures noted in Appendix A, the retained Arboricultural Consultants (WCEL) or the LPA's arboricultural officer must be contacted prior to any works be 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.

(if applicable) These protection works are considered acceptable, 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.





GP1 ground protection has been recommended at this stage within or close to the RPZ of the retained tree(s): GP1 ground protection is considered sufficient and the locations requiring ground protection are shown on the plan. However, upon review if GP1 ground protection specification is considered unsuitable or insufficient then an alternative more substantial ground protection will be recommended in any conditioned detailed Arboricultural Method Statement.

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 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 considers 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 the alternative concrete slab option, see following text.

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 RPAs of retained trees on or adjoining the site (including retained hard surfaces as ground protection) these will become the Root Protection Zones [RPZs]. This ground protection/tree protection must still be treated as sensitive site zones. 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 RPAs of retained trees. 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 RPAs beyond that approved as part of the planning permission WCEL's arboricultural consultant must be contacted prior to any works being planned or implemented.

- 3.14 Reference should be made to the tree survey schedule in Appendix B for details of tree(s) on an individual basis.
- 3.15 Reference should be made to the indicative sketch plan of the tree protection fencing/barrier in accordance with BS5837 in Appendix C.





4.0 Conclusion:

- 4.1 This assessment is based on the information provided and may not cover all of the points that could be brought up during the construction process. However, having viewed the plans to date for the proposed scheme, based on the points reviewed and recommendations detailed below, we consider the scheme can be achieved with no notable disturbance to the trees (T1,T8,T9,T11,T13&T14), and limited disturbance to T7&T10 (which is the slightly less level of impact considered acceptable by the LPA in the previously approved scheme, planning ref: HGY/2016/3876, which are all to be retained and protected during the development process. T7 Sycamore (10.9%) & T10 Oak (4.8%) RPA Affected.
- 4.2 There are only two category C trees proposed to be directly removed as part of the implementation of the scheme and one category C, plus one category U tree recommended for removal regardless of the proposed development. There loss is considered acceptable and not a valid arboricultural reason to withhold consent.
- 4.3 The distance from the trees to the new house and basement is extensively the same as the previously approved scheme noted above reduces the potential for negative impact of the excavation and construction works. The retention of the existing paved driveway also reduces the impact of potential disturbance and retains circulation space for construction and for deliveries/storage of some lighter weight materials as well as welfare and site offices.
- 4.4 The contractor must follow the precautionary investigation techniques and inspection review outlined in section 3 of this report. If carried out sensitively and with care this will maintain the impact of the development works to a minimal level. Subject to appropriate tree protection, where required, the impact to the trees will be greatly minimised.
- 4.5 Even though tree protection measures have been identified, the site will still require sensitive working practices and tree root protection measures will need to be implemented. It must be made clear within any contract documents that there will be no additional excavation beyond the proposed basement foundations unless prior approval is given. Subject to appropriate precautionary measures and appropriately specified construction detail (including building materials) which must be adhered to, these works should be acceptable.
- 4.6 Use of ground protection measures is a reasonable way of maintaining root protection for the retained trees and avoiding compaction, which is particularly important when the ground is moist and becomes more prone to compaction.
- 4.7 Subject to precautionary measures as detailed above including tree protection fencing as shown on the plan in appendix A, the measures will protect the soil around the trees and their trunks from abrasion.
- 4.8 Arboricultural watching brief site supervision of the excavations with the RPA's of Sycamore (T7) and Oak (T10) for pre-emptive root pruning and basement foundation excavation is considered necessary for these works proposed. However, if the LPA condition this then this should be undertaken by a suitability qualified or experienced person such as WCEL as retained arboricultural consultant and more information provided as part of a detailed planning condition.





5.0 **Recommendations:**

- 5.1 It is advised where WCEL have recommended key important design features or precautionary protection measures they should be adhered to, but in the circumstances of a small short-term project, such as this, some minor variations can be used to protect the tree and the roots within the soil if implemented with due care and sensitivity. Variations to the recommended specification or precautionary measures are at the contractors, architect or client's discretion and risk, but must be approved by WCEL or the tree officer prior to implementation.
- 5.2 Notwithstanding all the relevant sections of this report particular attention is drawn to section 3, in addition to Appendix A of this report. A specialist tree or landscape officer should periodically inspect the site to see that the scheme has complied with WCEL's recommendations and/or guidance. Alternatively, the LPA can condition WCEL to inspect the tree protection measures once installed to confirm compliance and a site note can be sent to the LPA to confirm compliance.
- 5.2 Site Monitoring – An individual e.g. the Site Agent, Architect or WCEL's retained arboricultural consultant, must be nominated to be responsible for all arboricultural matters on site. This person must:
- Be present on the site throughout the project or at agreed times to ensure tree protection measures are followed (where applicable).
 - Be aware of the arboricultural responsibilities.
 - Have the authority to stop any work that is, or has the potential to cause harm to any tree.
 - Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site, and adjacent to the site, and the consequences of the failure to observe those responsibilities.
 - 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 WCEL consider protectionary measures can be achieved with the appropriate caution and sensitivity.

Report Date: 4th June 2026

Rev 1: n/a

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





Appendix A

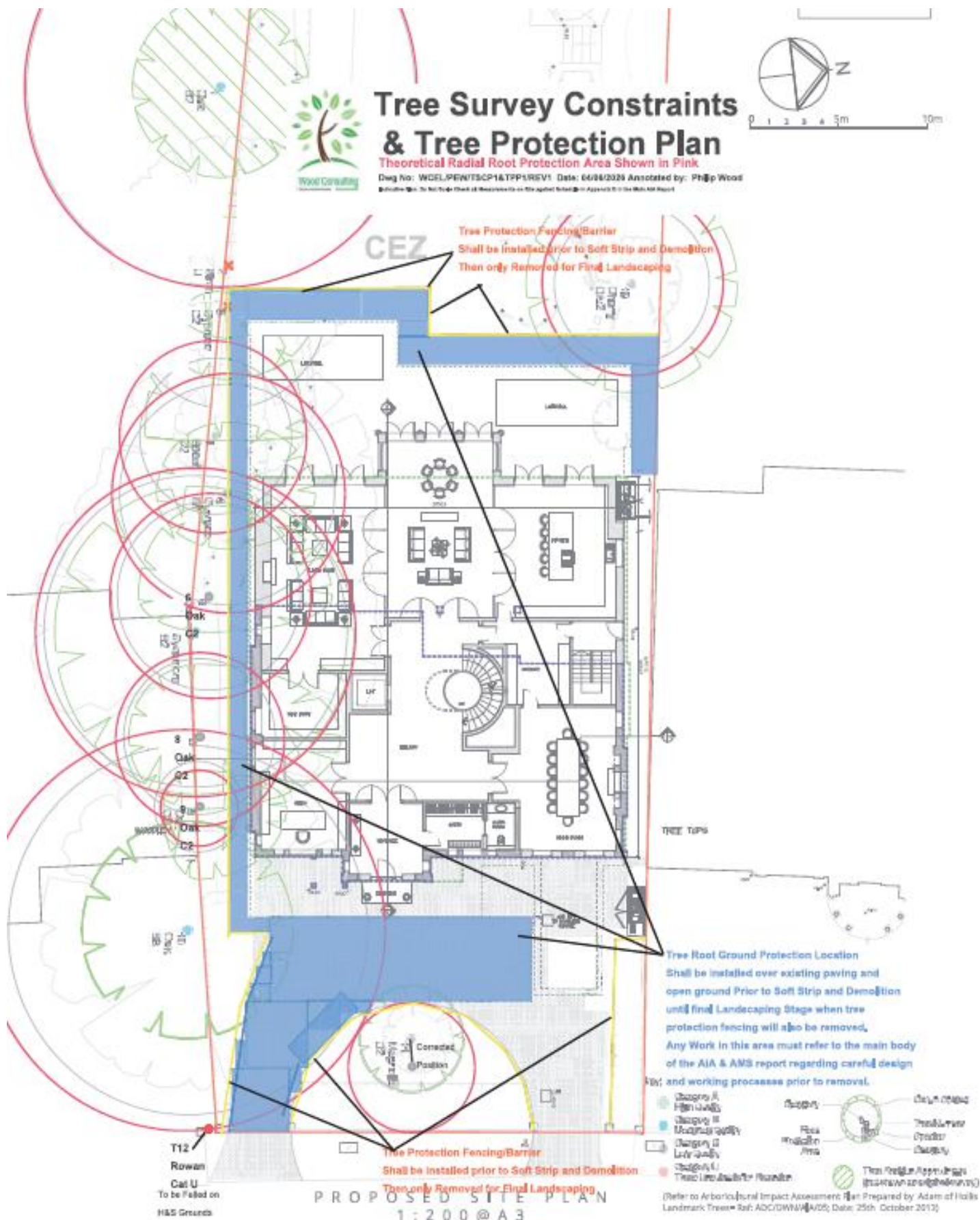
Tree Survey Constraints & Tree Protection Plan (refer to pdf file):

Derwen Compton Av N6 4LH TSCP1 TPP1 Plan June 2026



Oak (T10) (Centre Background) Half Crown Reduced Tree & Dead Rowan (T12) (Left Foreground)







Appendix B

Tree Schedule





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	Oak (NT)	14		Est 920	11.04	382.95	6.0				8.0	4.0	M	Compact crown for age with light deadwood, located on raised bank 1.2m above site level. Unable to fully inspect due to height of boundary fence. Recommendations: NWR for Development.	40+	B
T2 & T3	Silver Birch & L. Cypress	n/a		n/a	n/a	n/a	n/a				n/a	n/a	n/a	Trees Removed on H&S Good Management since previous survey for past approved planning application.	n/a	n/a
T4	Beech	14		480	5.76	104.24	7.0	0.0	4.0	8.5	3.5	3.0	S/M	Extremely suppressed specimen, very contorted to west with low crown over the site. Significantly out of balance crown. Very tight included compression fork of main trunks as they bifurcate, major biomechanical weak point especially given the angle the trunks are growing at and the substantial canopy loading that is hinged on this poor trunk union. Recommendations: Tree requires removal for development implementation, though it is recommended that the tree should have its lateral spread reduced by 4-5m on west side as minimum or removed regardless of Development.	10-20	C



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						
T5	Sawara Cypress	15		580	6.96	152.20	4.0				5.0	2.0	O/M	Low crowned specimen with sparse crown located on large raised mound with large buttressing at base. Not worth of TPO and limited broad amenity value to CA. Recommendations: Fell specimen for Development implementation.	10-20	C
T6	Oak	14		490	5.88	108.63	5.0	0.0	5.0	3.0	6.5	6.5	Y	Poorly position slender young specimen growing in raised retaining wall bank, recently heavily pruned. Tree of no particular merit and suppressed by the crown of Sycamore T7. Recommendations: Fell regardless of development though Pre-emptive root prune if retained.	10-20	C
T7	Sycamore	16	MS	2 490 520	8.52	228.07	5.0				8.0	9.0	M	Twin stemmed specimen with dense Ivy-covered trunk hampering inspection. Base of trunk already touching neighbour's building. (Position hinders a more detailed inspection. Recommendations: Pre-emptive root pruning required for Development. Remove all Ivy regardless of development to aid more detailed inspection in the future.	20-40	B



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						
T8	Oak	13		420	5.04	79.81	2.0				10.5	n/a	S/M	Extensively pruned with frithy regrowth, base of trunk touching neighbours building, growing in retained area behind planter wall. Recommendations: NWR for Development.	10-20	C
T9	Oak	13		230	2.76	23.93	2.0	3.0	3.0	2.5	9.0	6.5	Y/M	Slender specimen with not much crown form, recently extensively pruned, with sparse crown, with lower spindly branches. Base of trunk almost touching neighbour's building, growing in retained area behind planter wall. Recommendations: NWR for Development.	10-20	C
T10	Oak (NT)	15		950	11.40	408.33	9.5	9.0	6.0	6.0	8.0	7.0	M	Crown has been partially pruned on one side only and full crown remains over the site. Small area of bark damage at base on south side with good wound recovery tissue over dysfunctional inner cambium tissue. Tree is growing on raised soil profile 1.3m above driveway level of the site. Thin deadwood in unpruned crown. Recommendations: Pre-emptive root pruning required for Development. Complete reduction of crown regardless of development to balance crown & DWS	20-40	B





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						
T11	Evergreen Magnolia	7.0		330	3.96	49.27	3.5				2.5	1.6	M	Well balanced specimen, growing in slightly raised lawn area, with significant obvious surface roots evident. Minor seclusion deadwood. Recommendations: NWR for Development.	20-40	C
T12	Rowan	6.0		190	2.28	16.33	2.0				1.6	2.0	O/M	Standing dead tree which has been dead for a considerable period as the bark has delaminated and extensive wood warm. Recommendations: Fell on H&S Grounds.	<10	U
T13	Winter Flowering Cherry	7.0		470	5.64	99.94	5.0				1.8	2.5	O/M	Stressed specimen with very sparse crown and notable defoliation, with fine deadwood and epicormic growth on trunk. Included bark union. Dieback and deadwood stubs from previous pruning. Recommendations: NWR for Development. CL-2.5m, remove epicormic growth & DWS	<10	C
T14	Oak	19		920	11.04	382.95	10.0				6.0	5.0	O/M	Stressed specimen with some large pieces of deadwood. Sparse crown with notable upper crown being more significantly sparse. Some decay of trunk buttresses Recommendations: NWR for Development. Removed DWS regardless of development.	20-40	B

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; DWS = Deadwood and 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

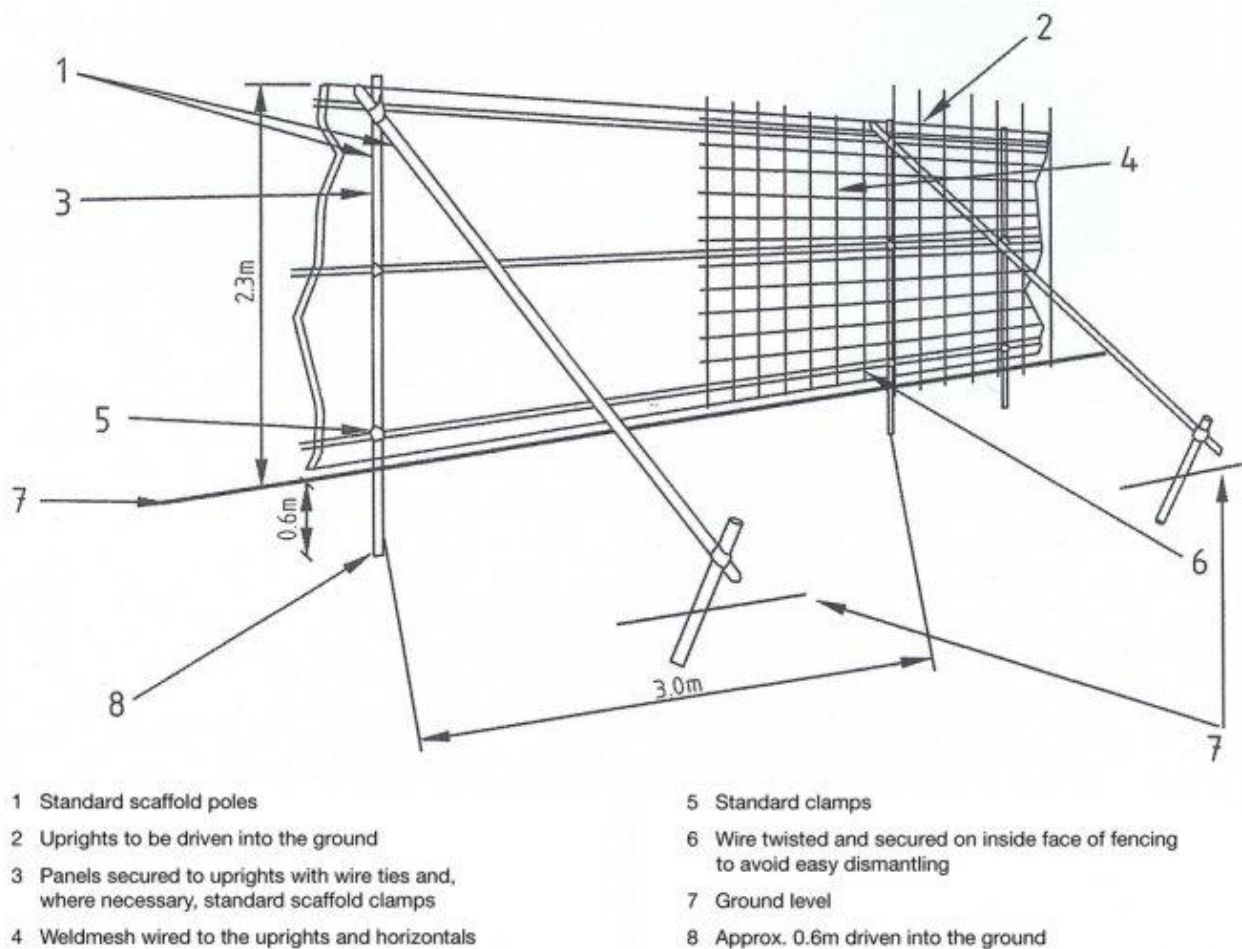


Figure 2. – Protective fencing for RPA





End of Report

