TREE PROTECTION PLAN

Prepared in accordance with BS5837:2012 – Trees in relation to design, demolition and construction.

Site: Flat 1, 35 South Avenue, London N6 5SA, UK
Client: Johanne Wort
Prepared by: London Town Cabins Arboricultural Services
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Local Planning Authority: Haringey Council

This Tree Protection Plan (TPP) has been prepared to support the planning application for the erection of a small timber garden outbuilding in the rear garden at Flat 1, 35 South Avenue, London N6 5SA. It has been prepared in accordance with the requirements of BS 5837:2012 'Trees in Relation to Design, Demolition and Construction'. This is to ensure no harm occurs to the trees as a result of the cabin installation.

London Town Cabins

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1. Instructions

This report has been commissioned by Johanne Wort to assess and provide a Tree Protection Plan for the proposed development works at Flat 1, 35 South Avenue, London N6 5SA. The purpose is to ensure that the development, which involves the installation of a garden room using ground screw foundations, is designed and undertaken in accordance with BS5837:2012 – Trees in relation to design, demolition and construction.

2. Introduction

A site inspection was carried out on 28th September 2026 by London Town Cabins. During the inspection, two trees were identified in the property garden:

- T1 Acer Tree
- T2 Pittosporum Tree

3. Survey Methodology

The survey was conducted visually from ground level without the use of invasive tools or excavation. Measurements were taken using a DBH tape and visual estimation for height and crown spread.

4. Survey Limitations

No soil pits or excavations were undertaken. The assessment represents conditions at the time of the site visit only. The inspection was visual, and while every effort has been made to identify potential defects, trees are living organisms and subject to change over time.

5. Tree Survey Summary

Two trees have been identified in the garden of Flat 1, 35 South Avenue, London N6 5SA, in connection with the proposed erection of a garden room.

- T1 Acer Tree in good condition
- T2 Pittosporum Tree also in good condition

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No trees are recommended for removal. Both trees are to be retained and protected throughout the garden room installation.

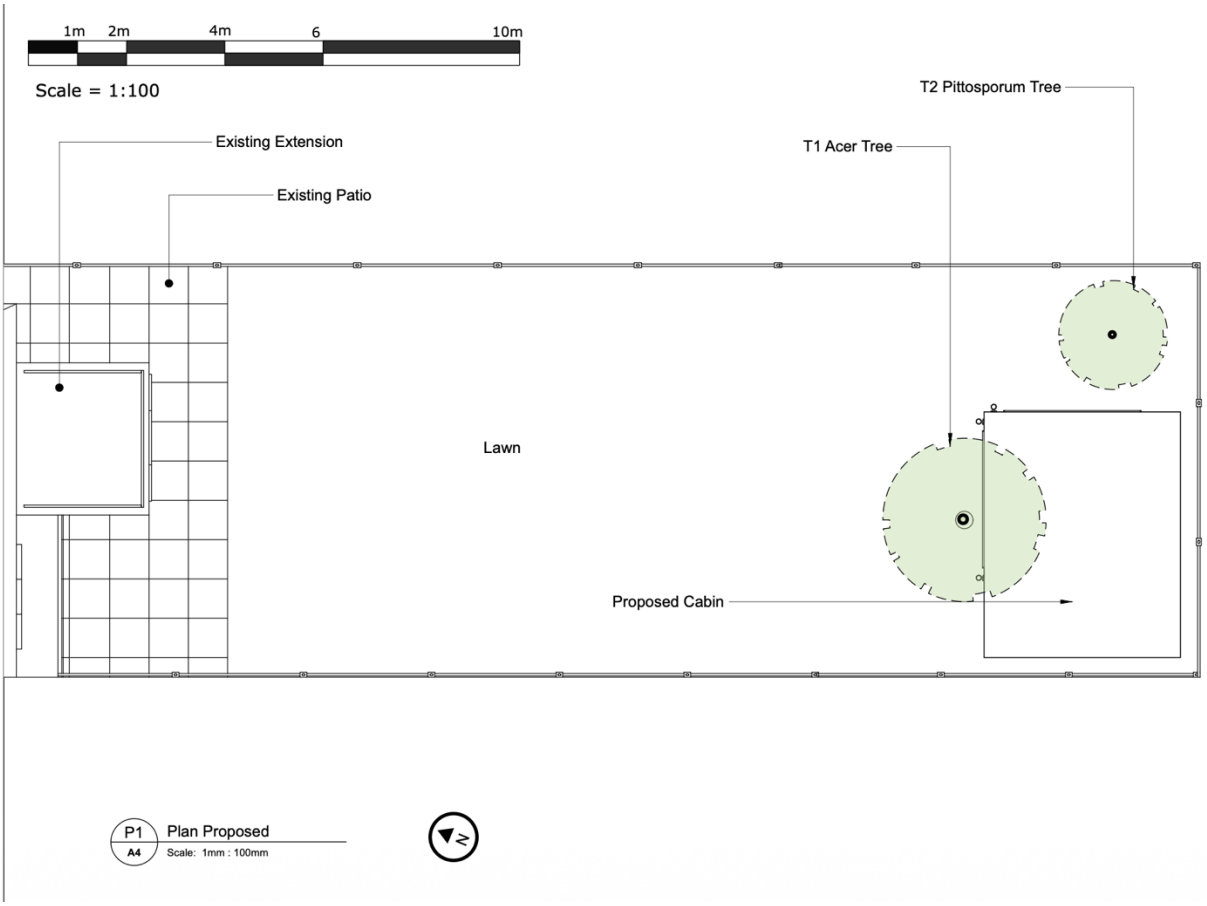


Image. 1 Plan Proposed

6. Arboricultural Impact Assessment

The proposed garden room will be installed on ground screw foundations, which provide a lightweight and non-invasive method of supporting small structures. This system eliminates the need for deep excavation and significantly reduces any risk of damage to tree roots within the RPA of T1 and T2.

Protective measures, including the use of temporary fencing and the avoidance of material storage within the RPA will further ensure no detrimental effect on T1 and T2.

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7.Tree Protection Plan

The recommendations set out here focus on avoiding or, where this is not possible, minimising encroachment on the Root Protection Area (RPA) of the trees during installation works. The RPA is the area within which earthworks, stockpiling of materials and waste, and any other construction-related activities would likely result in the damage of below- and above-ground parts of the tree.

The site manager will be responsible for inducting and briefing all personnel involved in any stage of installation, ensuring that the prescriptions set out herein are fully understood and adhered to.

Installation of Foundations

The outbuilding will be installed on a ground screw, comprising galvanised steel screws supporting a timber base frame. This system is minimally invasive and designed to reduce root damage, as it eliminates the need for trenching, topsoil stripping, and concrete pouring.

The installation process will be carried out in accordance with the following methodology:

• Trial holes are dug by hand at suitable piling locations, using hand tools, to assess the ground for presence of significant roots (>25mm diameter).

• If significant roots are encountered, the screw location is repositioned to avoid them.

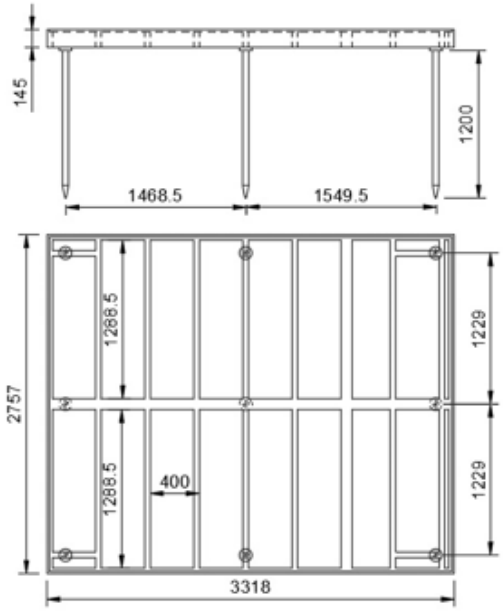
• Screws are driven into the ground mechanically using specialised equipment resembling an auger, to an indicative depth of 1200mm.

• If required, minor unevenness or surface variations in the ground will be addressed using hand tools, taking care to avoid severing any significant roots.

• Once the screws are in place, the timber base frame will be constructed atop them, remaining suspended above the existing soil level to maintain natural ground conditions and allow air and water movement to tree roots.

• The method of construction is illustrated in the diagram below :

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Precautionary Measures and No-Go Zones

Installation activities will be planned to ensure that the storage and handling of materials do not impact existing T1 and T2 RPAs. To minimise the risk of damage during the installation of the outbuilding, the following measures will be implemmented:

- Avoid topsoil stripping, excavation or ground-level changes within the RPA without prior
- consultation with the site manager.

- Avoid material storage within 3 metres of the tree bole.

- Avoid dispensing of fuel or chemicals within 5 metres of the tree bole.

- The area surrounding the trees must be surrounded by protective fencing.

- The protective fencing used will be suitable for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around T1 and T2.

- This barrier must remain rigid and complete during the entire installation process.

- The type of fencing used must be that as described in the current British Standard 5837: 2012 'Recommendations for trees in relation to construction'. This consists of a scaffold framework as outlined in the British Standard, comprising a vertical and horizontal framework, well braced to resist impacts, with the vertical tubes spaced at a maximum of 3m. A weldmesh panel should be securely fixed with wire or scaffold clamps to the framework.

- Once the exclusion zone has been protected by fencing, all-weather notices as included in Appendix B must be put onto the barrier warning that the area is a construction exclusion zone. The site notice must be visible at all times for employees working within the site.

8.Communication, Monitoring & Compliance

London Town Cabins will liaise with the client, site manager, and contractors at key stages of the development. Monitoring visits will confirm compliance with this report and verify that tree protection measures remain in place throughout the works.

9.Tree Works Schedule

Trimming of T1 will be carried out by the property owners, to minimise stress and maintain tree health.

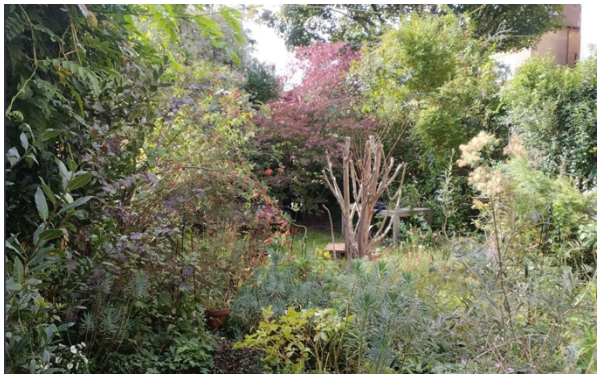
Tree No.	Recommended Work	Reason
T1	Trimming of the tree	Maintenance

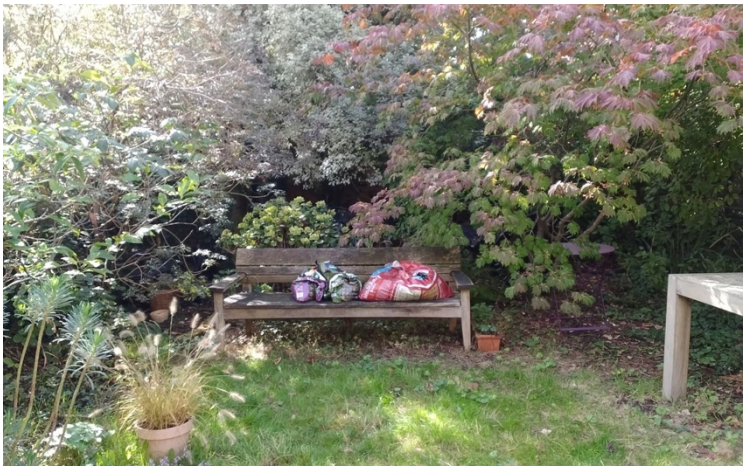
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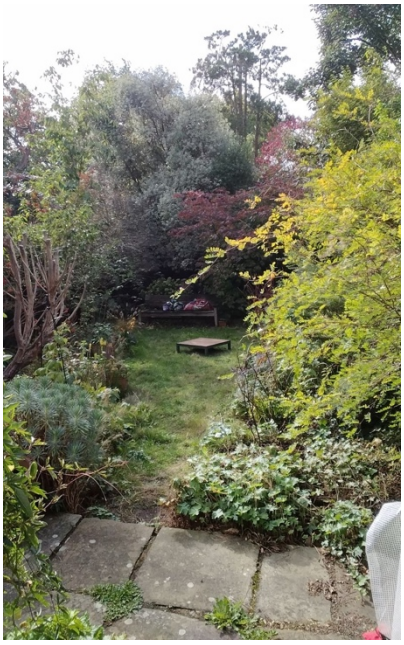
APPENDIX A

Rear Garden Pictures









APPENDIX B
Tree Protection Notice

Notice to be clearly shown on the site where
fencing constructed
AT ALL TIMES



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Detail of Tree Protective Fencing

