



Part 2: BS: 5837 Arboricultural Implications Assessment & 'Draft' Tree Protection Plan Report

Site:

Sproughton
22 Courtenay Avenue
London
N6 4LP

Date of Site Visit:

18th August 2021

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Bartlett Project Reference:

GD/210557/R2



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1.0 SCOPE OF REPORT

1.1 Instruction

1.1.0 Bartlett Consulting has previously been instructed to undertake a tree survey and compose a Tree Constraints Plan (TCP) following the guidance of British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction – Recommendations, gathering data on trees and vegetation within the boundary of Sproughton as well as those on neighbouring properties considered to be within influencing distance. Data pertaining to eighty-five trees and groups of trees within and adjacent to the site were obtained.

1.1.1 This report takes the previously gathered tree data and constraints, and overlays that information with the proposed site plan and proposed site layout, allowing for an evaluation of how the proposed new development will co-exist with the existing tree population. Where there are trees which have the potential to influence, those trees must be considered as a constraint within the project planning.

1.2 Documents & supporting information

1.2.0 Bartlett Consulting was provided with the following documentation and plans prior to the site visit & tree survey. They were sent via email in both PDF and DWG file format:

- Topographical Survey Ref No: 2035_01 Dated 03.07.2021
- 18_N64_00_2/2 Proposed Site Plan Dated 24th November 2022
- 18_N64_A-02/1 Proposed -2 Basement 24th November 2022

1.3 Aspects included within report

1.3.0 The information contained within this report follows the guidance of British Standard 5837 2012: Trees in Relation to Design, Demolition and Construction – Recommendations.

1.3.1 This Arboricultural Impact Assessment (AIA) is accompanied by a 'draft' Tree Protection Plan (dTPP). This plan illustrates trees to be retained and incorporated into the proposed development, identifies where above and below ground level constraints are caused and gives consideration to statutory controls, as well as the potential loss of trees on and adjacent to the site. Issues also considered identify any necessity to undertake facilitation pruning to retained trees, either arising from accommodation, excessive shading or due to an unacceptable amount of encroachment upon a retained tree's rooting zone.

1.3.2 The dTPP also identifies recommended locations of physical tree protection barriers, non-compacting ground protection, and site-specific working methodologies.

1.3.3 Mitigation measures are also provided within this report, identifying the need for physical tree protection barriers, non-compacting ground protection, as well as tree replacement planting.

1.3.4 Modified RPA's will be illustrated if known, below ground level obstructions exist, or where considered appropriate to do so, whilst tree shade patterns and future canopy spread for young trees will also be illustrated where necessary.

1.0 SCOPE OF REPORT (Continued...)

1.4 Aspects excluded from report

- 1.4.0 This report does not include an Arboricultural Method Statement (AMS), or a 'final' Tree Protection Plan (TPP).
- 1.4.1 The contents of this report do not include discussions regarding subsidence and/or heave as a result of retention or tree removal, nor does this report consider the water demands of trees present to determine foundation design and depth. If required, this can be provided on request.
- 1.4.2 Following the initial site visit and tree survey, we believe that there is a Moderate potential for wildlife and ecological associations with the trees subject to this report. Ecological associations are considered to include nesting birds within the crowns
- 1.4.3 The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000, provides statutory protection to birds, bats, insects and other species that inhabit trees, hedgerows, or other associated vegetation. Ecological considerations that involve EU Habitats Directive will overrule any arboricultural recommendations as given within this report.
- 1.4.4 It is the recommendation of Bartlett Consulting that professional, detailed, advice from an ecologist is sought (if not done-so already) to confirm the consideration of Bartlett Consulting and to check if any such constraints apply to this site and its development proposals.
- 1.4.5 All trees must be thoroughly and properly assessed for nesting birds prior to the commencement of any recommended tree works.

1.5 Capital Asset Value for Amenity Trees (CAVAT)

- 1.5.0 As from March 2021, all London Boroughs including: London Borough of Haringey Council have now adopted The London Plan 2021, which is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth. Ultimately The Mayor wants to increase tree canopy cover in London by 10 per cent by 2050. https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf
- 1.5.1 The London Plan 2021, includes Policy G7 – Trees & Woodland:

A - London's urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest – the area of London under the canopy of trees.

B - In their Development Plans, boroughs should:

- 1) protect 'veteran' trees and ancient woodland where these are not already part of a protected site¹³⁹*
- 2) identify opportunities for tree planting in strategic locations.*

C - Development proposals should ensure that, wherever possible, existing trees of value are retained.¹⁴⁰ If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.

^{*139} Forestry Commission/Natural England (2018): Ancient woodland and veteran trees; protecting them from development, <https://www.gov.uk/guidance/planning-applicationsaffecting-trees-and-woodland>

^{*140} Category A, B and lesser category trees where these are considered by the local planning authority to be of importance to amenity and biodiversity, as defined by BS 5837:2012

1.0 SCOPE OF REPORT (Continued...)

1.5 CAVAT – Capital Asset Value for Amenity Trees (Continued...)

- 1.5.2 The Full Method is used in situations where a detailed and precise assessment of the value of trees as individuals is required. It is commonly used in a variety of situations, including for the calculation of compensation where trees have been destroyed or damaged, or for the quantum of new tree planting in planning cases.
- 1.5.3 This method involves a site inspection, conducted by an Arboricultural professional. A full record of the inspection must be retained with appropriate evidence, including photographs.
- 1.5.4 CAVAT is widely used to establish a replacement 'financial' value to enable realistic replacement and/ or compensation to be achieved, in this instance for the purposes of: *Management of the tree stock, to allow agreement as to adequate funding of replacement tree planting.*
- 1.5.5 The current Unit Value Factor (UVF), a financial figure (GBP £'s) is updated annually and is built into the CAVAT calculator on the spreadsheet and is currently set at £18.44, as of January 2022/23.
- 1.5.6 Please refer to the Capital Asset Value for Amenity Trees – Full Method for further information:
<https://www.ltoa.org.uk/resources/cavat>

2.0 IMPLICATIONS OF PROPOSED DEVELOPMENT UPON EXISTING TREE POPULATION

2.1 Description of the proposed development

2.1.0 From the information provided to us and listed in Section 1.2 above, it is our understanding that the following aspects of proposed development which influence, or are influenced by the existing trees are:

1. Demolition of the existing building and associated out houses
2. Infill of the existing swimming pool
3. Excavations for the new proposed basement levels
4. Construction of a new house within the plot and associated services
5. Installation of a new re-routed driveway

2.2 Table 1: Implications of proposed development upon existing tree population

Tree Ref.	Species	Category	Removal due to		Mitigation Required		Aspect of Development affecting retained tree
			Works	Condition	Crown	RPA	
T1	Norway Maple <i>Acer platanoides</i>	C1	N/A	N/A	✓	✓	- Remodelling of driveway within RPA - Proximity to site entrance with construction traffic entering and leaving site
G2	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	C2	N/A	N/A	N/A	N/A	- Remodelling of driveway within RPA - Construction traffic entering and leaving site
G3	Viburnum <i>Viburnum</i>	C2	✓	N/A	N/A	N/A	None
T4	Wild Cherry <i>Prunus avium</i>	C1	✓	N/A	N/A	N/A	None
T5	Bird Cherry <i>Prunus padus</i>	C1	N/A	N/A	N/A	✓	In proximity to construction activities
T6	Wild Cherry <i>Prunus avium</i>	U	N/A	✓	N/A	N/A	None
T7	Common Yew <i>Taxus baccata</i>	C1	N/A	N/A	N/A	N/A	None
T8	Common Horse Chestnut <i>Aesculus hippocastanum</i>	C1	✓	N/A	N/A	N/A	None
G9	Mixed Ornamental	C2	✓	N/A	N/A	N/A	None
G10	Common Juniper <i>Juniperus communis</i>	C2	✓	N/A	N/A	N/A	None
T11*	Common Oak <i>Quercus robur</i>	B1	N/A	N/A	N/A	✓	- In proximity to construction activates - Installation of hardstanding within RPA
T12*	Common Oak <i>Quercus robur</i>	B1	N/A	N/A	N/A	✓	In proximity to construction activates
T13*	Common Beech <i>Fagus sylvatica</i>	B2	N/A	N/A	N/A	✓	In proximity to construction activates
T14	Bigleaf Magnolia <i>Magnolia macrophylla</i>	C1	✓	N/A	N/A	N/A	None
T15	Bay <i>Laurus nobilis</i>	B1	✓	N/A	N/A	N/A	None
T16	English Elm <i>Ulmus procera</i>	C1	✓	N/A	N/A	N/A	None
T17	Common Hornbeam <i>Carpinus betulus</i>	B1	N/A	N/A	N/A	✓	In proximity to construction activates
T18	Common Lime <i>Tilia europaea</i>	B1	N/A	N/A	N/A	✓	In proximity to construction activates
T19	Western Red Cedar <i>Thuja plicata</i>	C1	N/A	N/A	N/A	N/A	None
T20	Norway Maple <i>Acer platanoides</i>	B1	N/A	N/A	N/A	N/A	None

T21	Western Red Cedar <i>Thuja plicata</i>	C1	N/A	N/A	N/A	N/A	• None
T22	Common Hornbeam <i>Carpinus betulus</i>	B1	N/A	N/A	N/A	N/A	• None
T23	Persian Ironwood <i>Parrotia persica</i>	C1	N/A	N/A	N/A	N/A	• None
T24	Common Oak <i>Quercus robur</i>	U1	N/A	N/A	N/A	N/A	• None
T25	Western Red Cedar <i>Thuja plicata</i>	C1	N/A	N/A	N/A	N/A	• None
T26	Western Red Cedar <i>Thuja plicata</i>	C1	N/A	N/A	N/A	N/A	• None
T27	Common Oak <i>Quercus robur</i>	B1*	N/A	N/A	N/A	N/A	• None
T28	Common Oak <i>Quercus robur</i>	B1	N/A	N/A	N/A	N/A	• None
T29	English Elm <i>Ulmus procera</i>	U1	N/A	N/A	N/A	N/A	• None
T30	Acer	C1	N/A	N/A	N/A	N/A	• None
T31	Western Red Cedar <i>Thuja plicata</i>	C2	N/A	N/A	N/A	N/A	• None
T32	Common Ash <i>Fraxinus excelsior</i>	C2	N/A	N/A	N/A	N/A	• None
T33	Western Red Cedar <i>Thuja plicata</i>	C2	N/A	N/A	N/A	N/A	• None
T34	Common Oak <i>Quercus robur</i>	C1	N/A	N/A	N/A	N/A	• None
T35	Common Hornbeam <i>Carpinus betulus</i>	C1	N/A	N/A	N/A	N/A	• None
T36	Common Hornbeam <i>Carpinus betulus</i>	B1	N/A	N/A	N/A	N/A	• None
T37	Common Oak <i>Quercus robur</i>	B1	N/A	N/A	N/A	✓	• In proximity to construction activates
T38	Common Ash <i>Fraxinus excelsior</i>	U1	N/A	N/A	N/A	N/A	• None
T39	9x Leyland cypress, 2x Common Lime and 1x Common Oak	B2	N/A	N/A	N/A	N/A	• None
G40	Wild Cherry <i>Prunus avium</i>	U1	N/A	N/A	N/A	N/A	• None
T41	Common Holly <i>Ilex aquifolium</i>	C1	N/A	N/A	N/A	N/A	• None
T42	Common Oak <i>Quercus robur</i>	B1	N/A	N/A	N/A	N/A	• None
T43	Sycamore <i>Acer pseudoplatanus</i>	C1	N/A	N/A	N/A	N/A	• None
T44	Common Oak <i>Quercus robur</i>	B1	N/A	N/A	N/A	N/A	• None
T45	Wild Cherry <i>Prunus avium</i>	U1	N/A	N/A	N/A	N/A	• None
T46	Common Oak <i>Quercus robur</i>	B1	N/A	N/A	N/A	N/A	• None
T47	Common Oak <i>Quercus robur</i>	B1	N/A	N/A	N/A	✓	• In proximity to construction activates • Installation of hardstanding within RPA
G48	Western Red Cedar <i>Thuja plicata</i> & Leyland CypressX <i>Cupressocyparis leylandii</i>	C1	N/A	N/A	✓	✓	• Eastern crown and RPA of end specimen tree within proximity to proposed structure • In proximity to construction activities
T49	Goat Willow <i>Salix caprea</i>	C1	N/A	N/A	N/A	N/A	• None
T50	Sycamore <i>Acer pseudoplatanus</i>	B1	N/A	N/A	N/A	N/A	• None
G51	Leyland CypressX <i>Cupressocyparis leylandii</i>	C2	N/A	N/A	N/A	N/A	• None
T52	Sycamore <i>Acer pseudoplatanus</i>	C1	N/A	N/A	N/A	N/A	• None
T53	Monterey Cypress <i>Cupressus macrocarpa</i>	C2	N/A	N/A	N/A	N/A	• None

T54	Atlas Cedar <i>Cedrus atlantica</i>	C2	N/A	N/A	N/A	N/A	• None
T55	Norway Spruce <i>Picea abies</i>	C2	N/A	N/A	N/A	N/A	• None
T56*	Common Horse Chestnut <i>Aesculus hippocastanum</i>	B1	N/A	N/A	N/A	N/A	• None
T57*	Common Horse Chestnut <i>Aesculus hippocastanum</i>	B1	N/A	N/A	N/A	✓	• RPA within proximity of construction activities
G58	Leyland CypressX <i>Cupressocyparis leylandii</i>	C2	N/A	N/A	N/A	N/A	• None
T59	Himalayan Tree-Cotoneaster <i>Cotoneaster frigidus</i>	U1	N/A	N/A	N/A	N/A	• None
T60	Viburnum <i>Viburnum</i>	C1	N/A	N/A	N/A	✓	• In proximity of construction activities
T61	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	C1	N/A	N/A	N/A	✓	• In proximity of construction activities
T62	Himalayan Tree-Cotoneaster <i>Cotoneaster frigidus</i>	C1	✓	N/A	N/A	N/A	• None
T63*	Lombardy Poplar <i>Populus nigra 'Italica'</i>	B1	N/A	N/A	N/A	N/A	• RPA within proximity of construction activities • Remodelling on hardstanding within RPA
T64*	Common Horse Chestnut <i>Aesculus hippocastanum</i>	B1	N/A	N/A	✓	✓	• In proximity of construction activities
G65*	Leyland CypressX <i>Cupressocyparis leylandii</i>	C1	N/A	N/A	N/A	✓	• In proximity of construction activities • Re-modelling of hardstanding within RPA
T66*	Common Horse Chestnut <i>Aesculus hippocastanum</i>	B1	N/A	N/A	N/A	✓	• In proximity of construction activities • Re-modelling of hardstanding within RPA
T67	Common Oak <i>Quercus robur</i>	B1	N/A	N/A	✓	✓	• In proximity of construction activities • Proposed structure within proximity to southern crown spread • Re-modelling of hardstanding within RPA
T68*	Common Lime <i>Tilia europaea</i>	B1	N/A	N/A	N/A	✓	• In proximity of construction activities • Re-modelling of hardstanding within RPA
T69*	Norway Maple <i>Acer platanoides</i>	B1	N/A	N/A	✓	✓	• In proximity of construction activities • Re-modelling of hardstanding within RPA
T70*	Sycamore <i>Acer pseudo-platanus</i>	B1	N/A	N/A	N/A	✓	• In proximity of construction activities • Re-modelling of hardstanding within RPA
T71*	Common Oak <i>Quercus robur</i>	B1	N/A	N/A	✓	✓	• In proximity of construction activities • Re-modelling of hardstanding and proposed new driveway encroaching within southern RPA and crown spread
T72	Common Oak <i>Quercus robur</i>	U1	N/A	N/A	N/A	N/A	• None
T73	Norway Maple <i>Acer platanoides</i>	C1	N/A	N/A	✓	✓	• In proximity of construction activities • Proposed driveway partially encroaching within southern crown
T74	Norway Maple <i>Acer platanoides</i>	C1	N/A	N/A	✓	✓	• In proximity of construction activities • Proposed driveway partially encroaching within southern crown
G75	Common Ash <i>Fraxinus excelsior</i>	B2	N/A	N/A	✓	✓	• In proximity of construction activities • Proposed drive encroaching within RPA and South-western crown spread
T76	Western Red Cedar <i>Thuja plicata</i>	C1	N/A	N/A	N/A	N/A	• None
T77	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	C1	N/A	N/A	N/A	✓	• In proximity of construction activities • Proposed driveway in proximity to South-western RPA and crown spread

T78	Common Oak <i>Quercus robur</i>	B1	N/A	N/A	✓	✓	• Re-modelling and proposed new driveway encroaching within RPA and northern crown • Construction activities required within RPA • Proposed structure within proximity to western crown spread
T79	Common Oak <i>Quercus robur</i>	B1*	N/A	N/A	N/A	✓	• Re-modelling and proposed drive within RPA & crown spread • Construction activities required within proximity to RPA
T80	Cider Gum <i>Eucalyptus gunnii</i>	C1	✓	N/A	N/A	N/A	• None
T81	Strawberry Tree <i>Arbutus unedo</i>	C1	✓	N/A	N/A	N/A	• None
T82	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	U1	N/A	✓	N/A	N/A	• None
G83*	Sycamore, Ash, & Yew	B2	N/A	N/A	N/A	✓	• In proximity of construction activities
T84	Pissards Plum <i>Prunus atropurpurea</i>	U1	N/A	✓	N/A	N/A	• None
T85	Tree Rhododendron <i>Rhododendron arboreum</i>	C1	✓	N/A	N/A	N/A	• None

2.0 IMPLICATIONS OF PROPOSED DEVELOPMENT UPON EXISTING TREE POPULATION (Continued...)

2.3 Table 2: Mitigation measures required for proposed development & existing tree conflicts

Tree Ref	Species	Category	Mitigation Required
T1	Norway Maple <i>Acer platanoides</i>	C1	Installation of robust tree protection as shown within dTPP Installation of permanent non-compacting cellular confinement system and permeable surface finish
G2	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	C2	Installation of robust tree protection as shown within dTPP Installation of permanent non-compacting cellular confinement system and permeable surface finish
T5	Bird Cherry <i>Prunus padus</i>	C1	Installation of robust tree protection as shown within dTPP Installation of temporary non-compacting ground protection as shown within dTPP
T11*	Common Oak <i>Quercus robur</i>	B1	Installation of permanent non-compacting cellular confinement system and permeable surface finish Installation of robust tree protection as shown within dTPP Installation of temporary non-compacting ground protection as shown within dTPP
T12*	Common Oak <i>Quercus robur</i>	B1	Installation of robust tree protection as shown within dTPP Installation of temporary non-compacting ground protection as shown within dTPP
T13*	Common Beech <i>Fagus sylvatica</i>	B2	Installation of robust tree protection as shown within dTPP
T17	Common Hornbeam <i>Carpinus betulus</i>	B1	Installation of robust tree protection as shown within dTPP
T18	Common Lime <i>Tilia europaea</i>	B1	Installation of robust tree protection as shown within dTPP
T37	Common Oak <i>Quercus robur</i>	B1	Installation of robust tree protection as shown within dTPP
T47	Common Oak <i>Quercus robur</i>	B1	Installation of robust tree protection as shown within dTPP Installation of temporary non-compacting ground protection as shown within dTPP Installation of permanent non-compacting cellular confinement system and permeable surface finish
G48	Western Red Cedar <i>Thuja plicata</i> & Leyland CypressX <i>Cupressocyparis leylandii</i>	C1	Installation of robust tree protection as shown within dTPP Installation of temporary non-compacting ground protection as shown within dTPP to provide room for construction activities
T57*	Common Horse Chestnut <i>Aesculus hippocastanum</i>	B1	Installation of robust tree protection as shown within dTPP
T60	Viburnum <i>Viburnum</i>	C1	Installation of robust tree protection as shown within dTPP
T61	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	C1	Installation of robust tree protection as shown within dTPP
T63*	Lombardy Poplar <i>Populus nigra 'Italica'</i>	B1	Installation of robust tree protection as shown within dTPP Installation of permanent non-compacting cellular confinement system and permeable surface finish
T64*	Common Horse Chestnut <i>Aesculus hippocastanum</i>	B1	Installation of robust tree protection as shown within dTPP
G65*	Leyland CypressX <i>Cupressocyparis leylandii</i>	C1	Installation of robust tree protection as shown within dTPP
T66*	Common Horse Chestnut <i>Aesculus hippocastanum</i>	B1	Installation of robust tree protection as shown within dTPP
T67	Common Oak <i>Quercus robur</i>	B1	Installation of robust tree protection as shown within dTPP Installation of permanent non-compacting cellular confinement system and permeable surface finish
T68*	Common Lime <i>Tilia europaea</i>	B1	Installation of robust tree protection as shown within dTPP Installation of permanent non-compacting cellular confinement system and permeable surface finish
T69*	Norway Maple <i>Acer platanoides</i>	B1	Installation of robust tree protection as shown within dTPP Installation of permanent non-compacting cellular confinement system and permeable surface finish
T70*	Sycamore <i>Acer pseudo Platanus</i>	B1	Installation of robust tree protection as shown within dTPP Installation of permanent non-compacting cellular confinement system and permeable surface finish

Tree Ref	Species	Category	Mitigation Required
T71*	Common Oak <i>Quercus robur</i>	B1	Installation of robust tree protection as shown within dTPP Installation of permanent non-compacting cellular confinement system and permeable surface finish
T73	Norway Maple <i>Acer platanoides</i>	C1	Installation of robust tree protection as shown within dTPP
T74	Norway Maple <i>Acer platanoides</i>	C1	Installation of robust tree protection as shown within dTPP
G75	Common Ash <i>Fraxinus excelsior</i>	B2	Installation of robust tree protection as shown within dTPP Installation of permanent non-compacting cellular confinement system and permeable surface finish
T77	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	C1	Installation of robust tree protection as shown within dTPP
T78	Common Oak <i>Quercus robur</i>	B1	Installation of robust tree protection as shown within dTPP Installation of permanent non-compacting cellular confinement system and permeable surface finish Installation of temporary non-compacting ground protection to provide room for construction activities
T79	Common Oak <i>Quercus robur</i>	B1*	Installation of robust tree protection as shown within dTPP Installation of permanent non-compacting cellular confinement system and permeable surface finish Installation of temporary non-compacting ground protection to provide room for construction activities
G83*	Sycamore, Ash, & Yew	B2	Installation of robust tree protection as shown within dTPP

2.0 IMPLICATIONS OF PROPOSED DEVELOPMENT UPON EXISTING TREE POPULATION (Continued...)

2.4 Table 3: Tree work

Tree Ref	Species	Category	Schedule of works prior to erection of tree protection barriers
T1	Norway Maple <i>Acer platanoides</i>	C1	• Crown lift and lateral reduction to provide suitable clearance over site entrance
G3	Viburnum <i>Viburnum</i>	C2	• Remove to ground level and grind stump
T4	Wild Cherry <i>Prunus avium</i>	C1	• Remove to ground level and grind stump
T6	Wild Cherry <i>Prunus avium</i>	U1	• Remove to ground level and grind stump
T8	Common Horse Chestnut <i>Aesculus hippocastanum</i>	C1	• Remove to ground level and grind stump
G9	Mixed Ornamental	C2	• Remove to ground level and grind stumps
G10	Common Juniper <i>Juniperus communis</i>	C2	• Remove to ground level and grind stumps
T14	Bigleaf Magnolia <i>Magnolia macrophylla</i>	C1	• Remove to ground level and grind stumps
T15	Bay <i>Laurus nobilis</i>	B1	• Remove to ground level and grind stumps
T16	English Elm <i>Ulmus procera</i>	C1	• Remove to ground level and grind stumps
G48	Western Red Cedar <i>Thuja plicata</i> & Leyland Cypress <i>Cupressocyparis leylandii</i>	C2	• Maximum 1.0m lateral reduction of the eastern end specimen to provide suitable clearance to enable construction activities
T62	Himalayan Tree-Cotoneaster <i>Cotoneaster frigidus</i>	C1	• Remove to ground level and grind stumps
T64*	Common Horse Chestnut <i>Aesculus hippocastanum</i>	B1	• Maximum 2.0m lateral reduction of the overhanging southern crown to enable construction activities
T67	Common Oak <i>Quercus robur</i>	B1	• Maximum 3.0m lateral reduction of the overhanging southern crown to enable construction activities and suitable clearance over drive
T69*	Norway Maple <i>Acer platanoides</i>	B1	• Maximum 2.0m lateral reduction of the overhanging southern crown to provide suitable clearance over drive
T73	Norway Maple <i>Acer platanoides</i>	C1	• Maximum 1.0m lateral reduction of the overhanging southern crown to provide suitable clearance over drive
T74	Norway Maple <i>Acer platanoides</i>	C1	• Maximum 1.0m lateral reduction of the overhanging southern crown to provide suitable clearance over drive
G75	Common Ash <i>Fraxinus excelsior</i>	B2	• Maximum 2.0m lateral reduction of the overhanging south-western crown to provide suitable clearance over drive
T78	Common Oak <i>Quercus robur</i>	B1	• Maximum 2.0m lateral reduction of the western crown to provide suitable clearance from proposed structure • Crown lift over proposed driveway to provide suitable clearance during construction activities
T80	Cider Gum <i>Eucalyptus gunnii</i>	C1	• Remove to ground level and grind stumps
T81	Strawberry Tree <i>Arbutus unedo</i>	C1	• Remove to ground level and grind stumps
T82	Lawson Cypress <i>Chamaecyparis lawsoniana</i>	U1	• Remove to ground level and grind stumps
T84	Pissards Plum <i>Prunus atropurpurea</i>	U1	• Remove to ground level and grind stumps
T85	Tree Rhododendron <i>Rhododendron arboreum</i>	C1	• Remove to ground level and grind stumps

3.0 SUMMARY OF IMPLICATIONS ASSESSMENT

3.1 Table 4: BS: 5837 categories & tree loss

BS: 5837 Category	Number	Tree Ref:
A	0	-
B	1	T15
C	11	G3, T4, T8, G9, G10, T14, T16, T62, T80, T81 & T85
U	3	T6, T82 & T84
Total	15	

3.2 Tree loss & Facilitation Pruning

- 3.2.0 As shown within the table above the proposed scheme will require the removal of 15 trees and groups of trees. This includes twelve individual trees and a further three groups comprising of an additional 8 specimens equating to a total 20.
- 3.2.1 By carefully locating the footprint of the proposed building centrally within the site, the scheme has made efforts to minimize its impact on the surrounding trees. This has significantly limited the number of trees requiring removal.
- 3.2.2 Please note trees T6, T82 & T84 were all identified as category U and therefore removal of these 3 trees is recommended regardless of development.
- 3.2.4 Due to the proximity of the proposed structure to the Bay tree (T16) and the additional constraints that retaining this relatively small tree would require, we consider its removal to be reasonable. It is considered that replacement planting of a suitably sized specimen elsewhere within the site would easily and effectively mitigate for the loss of this single tree.
- 3.2.5 Furthermore the anticipated loss of the remaining category C trees associated with this project will be effectively mitigated for with appropriate tree replacement planting, along with the introduction of significant planting programme.
- 3.2.6 A planting plan can be provided on request.
- 3.2.7 Facilitation pruning of nine trees will be required including lateral reduction, target pruning and crown lifting to provide suitable clearance over proposed driveway and to enable construction activities. Details can be found within tree works table 3 above.

3.0 SUMMARY OF IMPLICATIONS ASSESSMENT (Continued...)

3.3 Discussion of Direct Impacts:

Demolition and excavation

- 3.3.0 In order to prepare the site, the existing building will firstly have to be demolished and all material removed. We anticipate this will require the use of large and heavy machinery for both the demolition and removal of waste. To limit the impact on retained trees, a top down, pull back methodology should be used during the demolition, working from within the existing footprint and the available free space to the south of the existing building.
- 3.3.1 To accommodate the proposed basement, we anticipate there being a further need for large and heavy machinery on site, in way of a piling rig and excavator. We anticipate that these works can also be effectively carried out from within the footprint of the proposed building, limiting the potential to conflict with retained trees.
- 3.3.2 Significant volumes of soils will need to be extracted out of the site, presumably by dumper trucks and possibly the use of a conveyor belt to transport waste to a suitable collection point. Although access will be challenging, we believe there would be suitable free space on site to accommodate the necessary works with the installation of robust tree protection, limiting the potential for direct impact on the retained trees.
- 3.3.3 As a number of factors are currently unknown, we would recommend that the site manager, project arboriculturalist and relevant contactors liaise prior to any commencement of work on site to compile a clear and thorough plan of action.

Establishing new driveway and re-modelling of the existing

- 3.3.4 A key constraint within the proposed scheme is the re-directing and re-modelling of the existing driveway. As shown within the dTPP the entrance to site will remain as existing, however the proposed new route of the driveway will split directed to the southern boundary and eastern and northern boundary before re-connecting within the existing hardstanding drive area. We anticipate a small degree of tree works will be required to provide these new routes in way of lateral crown reductions and lifting. As long as there is no excavation beyond the removal of the initial topsoil and a suitable non-compacting cellular ground protection and permeable surface finish is installed then we do not consider that the driveway would have a detrimental impact on the retained trees.

Hard landscaping

- 3.3.5 The proposed scheme shows a degree of hardstanding to the south and west of the building. This falls marginally within the RPA of a number of boundary trees although is predominantly already hardstanding. The proposal includes a degree of re-modelling of this existing hardstanding and although not a significant concern, we would recommend that these areas are also non-dig with a suitable non-compacting cellular ground protection and permeable surface finish installed.

3.0 SUMMARY OF IMPLICATIONS ASSESSMENT (Continued...)

3.4 Discussion of Indirect Impacts:

- 3.4.0 As previously discussed above, a key constraint and indirect impact with regards to the construction of the main house will be the extent to which large and heavy machinery will be required on site to carry out the initial demolition, excavation and construction of the basement.
- 3.4.1 The site will be relatively restricted due to the constraints posed by retained trees as well as the extent of the works. We anticipate that once excavation works have commenced there will be limited available free space on site. As such particular attention must be given to the phasing of site operations in order to control the number of operatives, equipment and materials on site. This will prevent further conflicts between the competing needs of development, tree retention and protection.
- 3.4.2 Designated areas of material storage and delivery of goods, locations for site welfare huts and other site amenities will have to be carefully planned out in advance.
- 3.4.3 Construction activity could adversely affect retained trees if appropriate protective measures are not taken. However, so long as adequate precautions to protect the retained trees are implemented, the development proposal should not pose an adverse impact on the retained trees.

3.5 Infrastructure requirements

- 3.5.0 No information as to the location or requirements for services has been provided. Ground use planning should form part of the development project, with existing and/or proposed utility corridors identified on the proposed plans. It is strongly recommended that service ducts are shared across the service providers to limit further ground works and site disturbance.
- 3.5.1 Proposed service runs should be designed with full consideration to the guidance and recommendations of National Joint Utilities Guidelines No.10 – Volume 04: *Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees* and avoid the notional RPA of retained trees in all circumstances, in the first instance.
- 3.5.2 If services are proposed through a notional RPA of any retained tree, professional arboricultural advice must be sought to ensure that any potential impact is kept to a minimum. Proposed trenches will be highlighted for excavation using an air spade or thrust boring techniques should be employed to install underground utility services beneath the tree's rooting zone. These matters will be detailed in the Arboricultural Method Statement.

3.6 Erection of tree protection barriers and laying of non-compacting ground protection

- 3.6.0 In order to safeguard the retained trees on and adjacent to the site, it will be necessary to erect robust tree protective barriers prior to the commencement of works on site and to ensure that they remain in-situ for the duration of the project, unless otherwise directed.
- 3.6.1 Furthermore, to provide additional space on site for various construction activities there will be a need to off-set the tree protection. In this instance the installation of suitably specified non-compacting ground protection will be required.

3.0 SUMMARY OF IMPLICATIONS ASSESSMENT (Continued...)

3.7 Shading of retained tree/s

- 3.7.1 There is likely to be level of shading to the southern aspect of the site caused by the large, 3rd party trees T11, T12 & G13. A degree of shading is considered unavoidable given the level of tree cover surrounding the site
- 3.7.2 Further design features can be roof lighting, wider bay windows and doors, or reviewing the orientation of floor plans and living spaces where sunlight is more desirable to ensure natural and ambient light reaches these spaces.

3.8 Potential growth and/or nuisance of retained trees

- 3.8.0 A number of trees will require on-going tree pruning to prevent future encroachment and possible direct contact with the building.
- 3.8.1 Leaf fall must be considered at this stage, as drains and guttering would potentially be affected by fallen leaves/needles, particularly during autumn months. As a result, the installation of gutter guards is considered to be pertinent to nuisance mitigation.

4.0 APPRAISAL OF TREE LOSS & RETENTION

4.1 Table 5: Summary of trees

BS: 5837 Category	Remove	Retained		Total
		Tree work	No works	
A	0	0	0	0
B	1	5	26	32
C	11	4	28	43
U	3	0	7	10
Total	15	9	61	85

APPENDIX 1 LIMITATIONS OF REPORT

Limitations of the Arboricultural Implications Assessment

- This assessment is based upon information obtained from the BS: 5837 Tree Survey.
- All dimensions and measurement are based upon previously obtained data the BS: 5837 Tree Survey and from drawings provided to Bartlett Consulting.
- This assessment considers the possible implications to the proposed built structures. Suggestions from an arboricultural perspective may be provided outlining an alternative site layout. Such suggestions must be considered by the project Architect/Designer/or Engineer before implementing any suggestions.

Data on which the assessment is based

- Validity, accuracy and findings of the report are directed by the accuracy of information provided to Bartlett Consulting at the time of conducting the tree survey and during report writing.
- Checking of independent data/information will not be undertaken, with particular reference given to scaled maps and drawings provided to Bartlett Consulting

Validation of the assessment

- The assessment considerations/findings in this report remain valid for a period of one year, from the date of issuance.
- Such considerations/findings will become invalid if any building works are undertaken, soil levels altered, or any unsolicited tree works undertaken.
- If any alterations to the existing building structures, or soil levels, or if any unsolicited tree works have been completed, it is the recommendation of Bartlett Consulting that a new BS: 5837 Tree Survey/report is undertaken to reflect these changes.

Tree in relation to other properties

- This assessment only considers the trees in relation to the site and the proposed structures within it, as identified.
- The assessment does not comment upon trees in relation to structures beyond the boundaries of the site as identified (third party properties).
- Consideration of potential impact upon neighbouring built structures may be provided if pertinent, in the instances where boundary tree planting is proposed/required.
- Damage to, or potential damage to, any other built structures that is not referred to within this report are not considered, unless otherwise stated. This includes both neighbouring structures as well as any other structure on the site.

Trees in relation to subsidence, heave and direct damage

- This report does not deal with matters concerning subsidence or heave to any existing built structure on or neighbouring the site. It may be prudent to consider the effects of heave on any built structure if trees are to be removed.
- Similarly, the issue of direct damage (physical damage caused by tree roots) is not dealt with in this report.

Tree subject to statutory controls

- Whilst Bartlett Consulting has made attempts to ascertain if any of the trees subject to this report are 'protected', their status is always subject to change. Therefore the final responsibility for checking statutory protection for trees rests with the employed contractor and not with Bartlett Consulting
- Any prescribed tree works to a protected tree are provided due to perceived hazard and risk, and should be considered acceptable by the Local Planning Authority (LPA). However appropriate notification must still be provided to the LPA as they may take an alternative point of view.

Trees are subject to environmental factors

- The statements, findings and preliminary recommendations made within this report do not take into account any effects of extreme climate and weather incidences, vandalism, changes in the natural and built environment around the tree(s) after the date of this report, nor any damage whether physical, chemical or otherwise.

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- All rights in this report are reserved. The contents and format are for the exclusive use of the addressee in dealing with the site. It may not be sold, lent, hired or divulged to any third party not directly involved in this site without the written consent of Bartlett Consulting.

APPENDIX 2 REPORT REFERENCES

As a progressive company, we keep abreast of research data relating to Arboriculture. All observations, recommendations and works are based on current industry standard reference material and a selection of pertinent items is shown below.

This survey and report have evolved from industry material including the following:

- BS 5837: (2012) *Trees in Relation to Design, Demolition and Construction – Recommendations*
- BS 3998: (2010) *Tree Works - Recommendations*
- Town & Country Planning Act (Tree Preservation) (England) Regulations 2012
- Town & Country Planning Act (As amended) 1990
- Mattheck, C, Bethge K, Weber K. (2015) *The Body Language of Trees – Encyclopaedia of Visual Tree Assessment* Karlsruhe Institute of Technology Campus North.
- National Joint Utilities Group (2007) *Publication Volume 4: Issue 2 Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees.*
- National House Building Council Standard, Part 4.2 – *Building Near Trees*
- Neilan, C, & London Tree Officers Association (2017) CAVAT – Capital Asset Value for Amenity Trees.
- Greater London Authority: *The London Plan 2021, The Spatial Development Strategy For Greater London*, March 2021.

Bartlett Consulting's arboricultural expertise has been used to interpret these references for practical application to the site and the trees which are the subject of this report, and to provide the most appropriate advice and guidance at this stage of project planning.

APPENDIX 3 TREE PROTECTION PLANNING

The draft Tree Protection Plan (dTPP) referenced GD/210557/dTPP can be found as an appendix at the end of this report. The TPP has been prepared in accordance with Section 7.1 of British Standard 5837:2012.

Either tree protective fencing or ground protection will be required to safeguard the trees against damage which may be sustained throughout redevelopment of the site, and this plan is indicative of the anticipated locations and/or zone of tree protection measures. The dTPP has also been annotated to show indicative locations where, from an Arboricultural perspective, there is free space for the various demolition and construction requirements as well as site huts, outside of the zone of influence for tree protection & preservation.

The dTPP has been drafted at this early stage to inform the client and landowners of these requirements, as well as illustrate how the tree protection measures and tree constraints may influence the free space around the site once development commences.

Vertical Barriers: physical protection measures for the retained trees, which will ensure that the designated RPA becomes an exclusion zone during any stage of development. Fencing will prevent machinery, men, materials, and other site activities from occurring within the RPA or damaging the tree crown.

Vertical barriers should be fit for the purpose of excluding construction activities, and appropriate to the degree and proximity of the site operations. A final specification will be provided once the layout has been finalised and agreed by all parties. An illustration has been included below for reference however.

The vertical barriers shall completely exclude access during all phases of site operations. The protected areas shall not be used for the storage of materials or spoil, nor for the mixing of substances or the disposal of any residues. Materials, equipment and arising debris will not be stacked against the vertical barrier, even temporarily. A4 sized Notice Signs must be laminated and attached to the vertical barrier at regular intervals so all visitors and operatives are aware of the tree protection requirements.

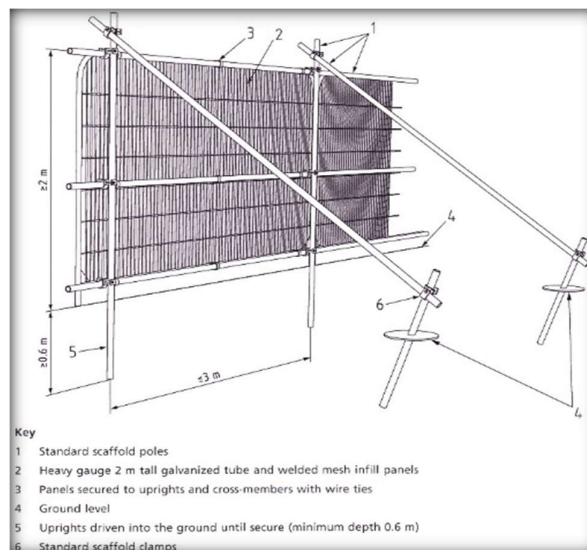


Figure 1: Illustration of Vertical Tree Protection Barrier

APPENDIX 4: NO DIG HARD STANDING WITHIN RPA OF RETAINED TREES

Temporary ground Protection: non-compacting ground protection will be required within the RPA of retained trees where the vertical barriers have been off-set to allow for the 'working zone'. Ground protection must be retained on site until there is no risk of any damage from demolition and construction works. A reference illustration can be found below.

Ground protection will be sufficiently robust to prevent damage occurring to the structure of the underlying soil. In order to accord with BS 5837 temporary ground protection will be installed in accordance with the following specification:

For pedestrian-only access, ground protection measures shall include a single thickness side butted scaffold boards placed on top of a minimum 100mm depth of compression resistant material (e.g. woodchip) laid onto a geotextile membrane.

No mixing of cement or other chemicals must take place atop the ground protection, nor should any storage of oils, fuels, chemicals or cement take place atop the ground protection.

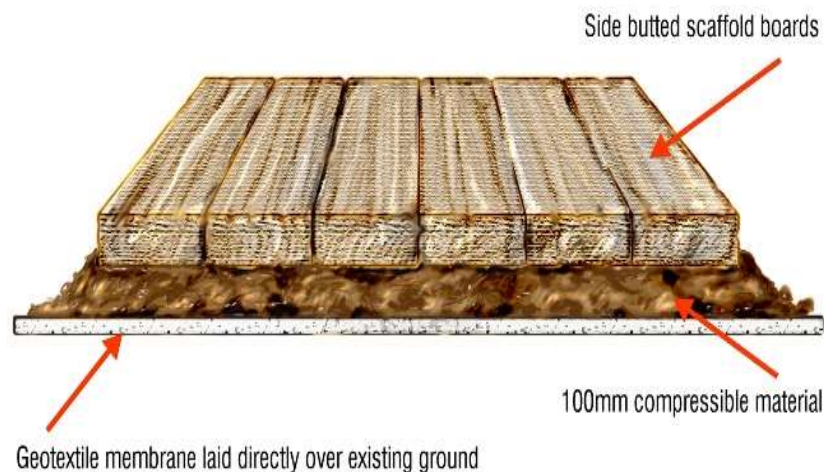


Figure 2: Illustration of Ground Protection within Root Protection Areas

- Once erected, both barriers and types of tree protection will be sacrosanct and must not be moved or adjusted during any stage of site operations without the prior written consent of Huntingdon District Council and Bartlett Consultancy.

APPENDIX 4 TREE PROTECTION PLANNING (Continued...)

For vehicle and heavy machinery use or proposed areas of retained hardstanding a 'no-dig', non-compacting cellular confinement ground protection must be installed subject to the manufacturers and engineers instructions.

Following careful removal of the topsoil sharp sand is to be imported and spread over the area by hand equipment (wheelbarrows, shovels and rakes only) to bring the surface to an even level.

A geotextile material such as Fibretex F4m is to be laid on the surface of the ground.

A 3-dimensional cellular confinement material such as Cellweb Tree Root Protection System supplied by Geosynthetic Technologies Ltd, or similar product is to be laid on top of the geotextile membrane.

Edging supports of railway sleepers or other treated timber or appropriate edging to be laid and pinned to the ground preferably through the cell confinement material.

The cells are to be filled with a no-fines aggregate commencing at the leading edge of the works and progressing forwards.

Thickness of the webbing will be determined by weight of machinery and vehicles in accordance with manufactures specification and guidelines.

The final wearing course will be laid after the main construction works are complete.

Typical details of construction are shown within Figure 4.

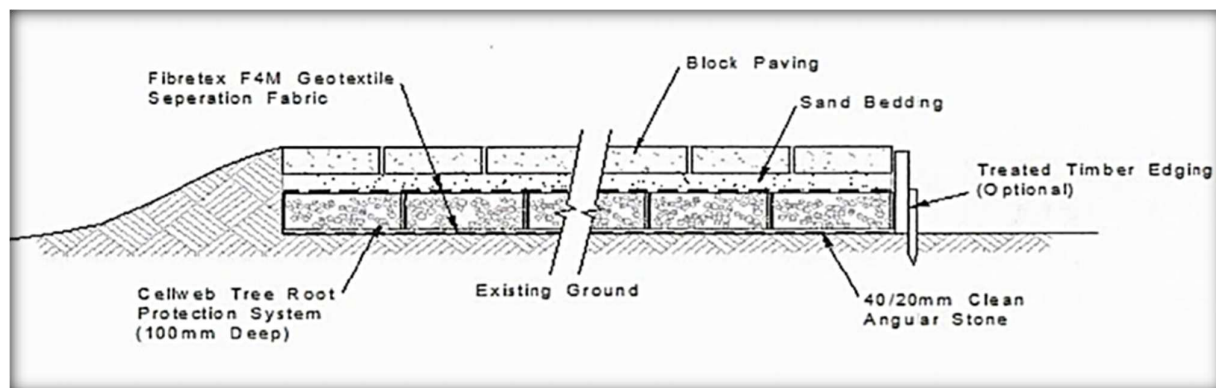


Figure 3: Showing an example of 3D cellular confinement system when applied to support block paving.

APPENDIX 5CAVAT – PROJECT ASSESSMENT SPREADSHEET

Project: Sproughton 22 Courtenay Ave
 Name of Surveyor: Mr G Davies
 Date: 18.11.2022

CAVAT CALCULATE VALUE OF TREE STOCK

CTI Factor (Please select): 200
 Unit Value Factor 18.44

Cumulative Total: £ 10,281

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Tree Information			Step 1: Basic Value										Step 2: CTI Value		Step 3: Locational Value		Step 4: Structural Value		Step 5: Functional Value		Step 6: Amenity Value		Step 5: Final Value	FINAL VALUE	
Tree No.	Species ID	Location (I.e near tree no. 1)	Stem Diameter (1)	Stem Diameter (2)	Stem Diameter (3)	Stem Diameter (4)	Stem Diameter (5)	Stem Diameter (6)	Stem Diameter (7)	Stem Diameter (8)	Stem Diameter (9)	Stem Diameter (10)	Basic Value	CTIFactor (Please select)	CTIValue	Accessibility Factor (Please select)	Location Value	Structural Factor (Please select)	Structural Value	Functional Factor (Please select)	Functional Value	Amenity Factor (Please select)	Amenity Value	Life Expect. Factor (Please select)	
1	Wild Cherry	T6	38										£ 20,913	200	£ 41,826	25	£ 10,457	10	£ 1,046	60	£ 627	-40	£376	<5	£38
2	Ornimental	G9	10										£ 1,448	200	£ 2,897	25	£ 724	40	£ 290	70	£ 203	-40	£122	20 - <40	£97
3	Common Juniper	G10	23										£ 7,661	200	£ 15,323	25	£ 3,831	80	£ 3,065	70	£ 2,145	-40	£1,287	10 - <20	£708
4	Big leaf Magnolia	T14	9	9	9								£ 3,519	200	£ 7,039	25	£ 1,760	80	£ 1,408	80	£ 1,126	-40	£676	10 - <20	£372
5	Bay	T15	30										£ 13,034	200	£ 26,069	25	£ 6,517	70	£ 4,562	80	£ 3,650	-40	£2,190	20 - <40	£1,752
6	English Elm	T16	23										£ 7,661	200	£ 15,323	25	£ 3,831	70	£ 2,681	80	£ 2,145	-40	£1,287	10 - <20	£708
7	Cottoneaster	T62	16	17	18	20							£ 18,379	200	£ 36,757	25	£ 9,189	70	£ 6,433	80	£ 5,146	-40	£3,088	10 - <20	£1,698
8																									
9	Cider Gum	T80	38										£ 20,913	200	£ 41,826	25	£ 10,457	70	£ 7,320	70	£ 5,124	-40	£3,074	10 - <20	£1,691
10	Strawberry Tree	T81	22	26									£ 16,800	200	£ 33,600	25	£ 8,400	70	£ 5,880	50	£ 2,940	-40	£1,764	10 - <20	£970
11	Lawson Cypress	T82	17										£ 4,186	200	£ 8,371	25	£ 2,093	70	£ 1,465	60	£ 879	-40	£527	<5	£53
12	Pissard Plum	T84	29										£ 12,180	200	£ 24,360	25	£ 6,090	60	£ 3,654	40	£ 1,462	-40	£877	<5	£88
13	Rhododendron	T85	15	11	9								£ 6,184	200	£ 12,368	25	£ 3,092	70	£ 2,164	70	£ 1,515	-40	£909	10 - <20	£500
14	Viburnum	G3	9	9									£ 2,346	200	£ 4,692	25	£ 1,173	70	£ 821	70	£ 575	-40	£345	10 - <20	£190
15	Wild Cherry	T4	36										£ 18,770	200	£ 37,539	25	£ 9,385	60	£ 5,631	40	£ 2,252	-40	£1,351	10 - <20	£743
16	Horse Chestnut	T8	24										£ 8,342	200	£ 16,684	25	£ 4,171	70	£ 2,920	70	£ 2,044	-40	£1,226	10 - <20	£674

We trust that the contents and recommendations contained within this report were informative, easy to understand and helpful to you, with regards to managing your tree. Should you have any further questions or concerns, please do not hesitate to contact us again.

REPORT CLASSIFICATION: BS: 5837 Arboricultural Implications Assessment & Draft Tree Protection Plan

REPORT STATUS: Final

REPORT COMPLETED BY: Mr G Davies *FdSc Arb*
Arboricultural Consultant

SIGNATURE:



DATE: 6th December 2022

REPORT REVIEWED BY: Ruth Le Poidevin
Consultancy Administrator

SIGNATURE:



DATE: 6th December 2022

Bartlett Consultancy

Unit 22-25, Cross Lane Farm, Cross Lanes, Pill,
Bristol, BS20 0JJ
Tel: 01275 371000 (option 2) Email consultancy@Bartlettuk.com

DRAFT TREE PROTECTION PLAN

SCALE :
1 : 350 @ A3

DATE :
12/6/2022



Sproughton, 22 Courtenay Avenue, London, N6 4LP
GD/210557/dTPP

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-  PROPOSED ABOVE GROUND FOOTPRINT
-  TEMPORARY GROUND PROTECTION
-  PERMANENT CELLULAR GROUND PROTECTION
-  FACILITATION PRUNING
-  TREES TO BE REMOVED
-  TREE PROTECTION BARRIERS
-  LINE OF PROPOSED BASEMENT

