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ARBORICULTURAL AND WOODLAND CONSULTANTS

TITLE: **Arboricultural Impact
Assessment:**
807 High Street, N17 8ER

DATE: February 2024

PREPARED BY: Dominic Poston

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ARBORICULTURAL IMPACT ASSESSMENT (APIII)

**807 High Road, Tottenham,
N17**

**HWA10367.02-2.0
27/02/2024**

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1.0	14/12/2023	Dominic Poston	First Issue
2.0	27/02/2024	Dominic Poston	Following site re-visit

Summary

The purpose of this report is to deliver specific information pertaining the arboricultural implications created by the proposed development. In accordance with the feasibility and planning sections of BS5837:2012 "Trees in relation to design, demolition and construction – Recommendations", trees deemed to be within the influencing distance of the projected construction have been evaluated for quality, longevity, and initial maintenance requirements.

This report provides sufficient information for the Local Planning Authority (LPA) to consider the effect of the proposed development on local character from a tree perspective. It is fully compliant with the BS 5837 advice relating to the planning application stage of the process and it meets national standard planning application validation requirements.

In this circumstance it is intended to supersede the approved 9no. residential unit scheme with a 24no. student accommodation unit scheme with courtyard on the first floor at 807 High Road, Tottenham, N17.

The arboricultural related implications of the proposal are as follows:

- **Implications on Construction:** None reasonably foreseeable
- **Cultural Implications for Retained Trees:** One low value retained tree will be reduced laterally.
- **Implications on Local Character:** None reasonably foreseeable.
- **Post Development Implications:** Cyclical lateral crown reduction to one low value tree will be required to maintain clearance.



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Hallwood Associates Ltd

February 24

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Part One: Introduction

Part One Introduction

This report is formulated in accordance with the recommendations contained within BS 5837, providing appropriate and sufficient information to enable the relevant Local Planning Authority (LPA) to discharge the relevant arboricultural conditions relating to the extant consent. It includes an **Arboricultural Method Statement** and a **Tree Protection Plan** detailing how retained trees may be successfully retained and protected throughout the approved development. It is fully in line with the BS 5837 advice relating to the planning application stage of the process highlighted in Table B1 reproduced below:

Table B.1 Delivery of tree-related information into the planning system		
Stage of process	Minimum detail	Additional information
Pre-application	Tree survey	Tree retention/removal plan (draft)
Planning application	Tree survey (in the absence of pre-application discussions) Tree retention/removal plan (finalized) Retained trees and RPAs shown on proposed layout Strategic hard and soft landscape design, including species and location of new tree planting Arboricultural impact assessment	Existing and proposed finished levels Tree protection plan Arboricultural method statement – heads of terms Details for all special engineering within the RPA and other relevant construction details
Reserved matters/ planning conditions	Alignment of utility apparatus (including drainage), where outside the RPA or where installed using a trenchless method Dimensioned tree protection plan Arboricultural method statement – detailed Schedule of works to retained trees, e.g. access facilitation pruning Detailed hard and soft landscape design	Arboricultural site monitoring schedule Tree and landscape management plan Post-construction remedial works Landscape maintenance schedule

1 Particulars of Instruction

- 1.1 Hallwood Associates Ltd (HWA) are instructed by F3 Architects LLP to provide specialist arboricultural advice in accordance with the principles laid out within British Standard BS 5837:

Part One: Introduction

2012 “Trees in relation to design, demolition and construction – Recommendations (BS) with regards to a planning application being made at 807 High Road, Tottenham, N17.

2 Authorship

- 2.1 Dominic Poston is a chartered arboriculturist and chartered environmentalist. He holds the Royal Forestry Society’s Professional Diploma in Arboriculture, is a fellow member of the Arboricultural Association and a registered consultant with the Institute of Chartered Foresters. The findings in this report are reached through site observations and conclusions are made in light of his experience. Details are available upon request or at www.hallwoodassociates.com.

3 Report References

- 3.1 This Arboricultural Impact Appraisal is informed by reference material, including the following:
- Town and Country Planning Act 1990 <http://www.legislation.gov.uk/ukpga/1990/8/contents>
 - British Standards Institute (2012) BS 5837: *Trees in relation to Design, Demolition and Construction – Recommendations* <http://shop.bsigroup.com/>
 - British Standards Institute (2014) BS 8545: *Trees: from nursery to independence in the landscape – recommendations* <http://shop.bsigroup.com/>
 - British Standards Institute (2010) BS 3998: *Tree Works – Recommendations* <http://shop.bsigroup.com/>
 - National Planning Policy Framework (“NPPF”), published by the DCLG www.gov.uk/government/publications/national-planning-policyframework--2
 - National Joint Utilities Group (2007) Volume 4, Issue 2: *Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees* www.njug.org.uk/publications/
 - Trees in the Townscape: A Guide for Decision Makers, published by the Trees & Design Action Group <http://www.tdag.org.uk/>
 - Trees in Hard Landscapes: A Guide for Delivery, published by the Trees & Design Action Group <http://www.tdag.org.uk/>
- 3.2 The following drawings and/or reports aided production of this Impact Assessment:
- Existing site layout
 - Proposed site layout
 - External works (landscaping) plans

Part One: Introduction

4 Scope of Report

- 4.1 This report and all plans appended to it have been formulated using guidance given in the British Standard 5837: 2012 'Trees in relation to design, demolition and construction – Recommendations'.
- 4.2 The tree survey was carried out independently, as far as possible, of the proposed new layout, as recommended in the British Standard.
- 4.3 The survey contains details of the size, condition and retention category of each tree which may be affected by the proposed development.
- 4.4 The retention category is derived from the British Standard which allows arboriculturists to place trees in certain bands so that impacts can be appropriately quantified and managed; broadly defined as follows:
 - A Category - High quality and value - such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested);
 - B Category - Moderate quality and value - those in such a condition as to make a significant contribution (a minimum of 20 years is suggested);
 - C Category - low quality and value – currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested).
 - U Category - in such a condition that any existing value would be lost within 10 years and which should, in the current context be removed for reasons of sound Arboricultural management.

5 Limitations

- 5.1 The potential effect of development on trees, whether statutorily protected (e.g. by tree preservation order or by their inclusion within a conservation area) or not, is a material consideration that is taken into account in dealing with planning applications. Following consultation with The London Borough of Haringey (LBH) HWA has been made aware that the site is located within the THRC/North Tottenham Conservation Area. If it is intended to carry out works to trees on site prior to the granting of Full Planning Consent and Discharge of Planning

Part One: Introduction

Conditions or, in excess of those shown within this development statement, it will be necessary to provide written notification to LBH six weeks prior to the commencement of works.

- 5.2 All rights in this report are reserved. Its content and format are for the exclusive use of the addressee in dealing with this site. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of Hallwood Associates Limited.
- 5.3 This report is restricted to those trees shown on the attached plans and described in the tree survey schedule. All plans and discussions within this report are based entirely on the drawings provided to Hallwood Associates and referenced above. Any material planning changes after the date of report issue will invalidate this report.
- 5.4 Hallwood Associates Ltd have undertaken their tree survey with due care and attention to identify accurately all tree species present at the time of survey. However, where surveys are undertaken when trees are out of leaf, if access is not granted or clear, or where insufficiently accurate tree location detail is provided by the client; trees may be grouped and general tree species composition listed.
- 5.5 The statements, findings and 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. Hallwood Associates cannot accept any liability in connection with the above factors, nor where recommended tree management is not carried out in accordance with modern tree health care techniques, within any proposed timeline.
- 5.6 Due to the above statements, this report remains valid for two years from the date of issue only.

6 Methodology

- 6.1 Each tree was surveyed and given a number corresponding to the provided plan(s) found at Appendix B. For each group or individual information was collected as recommended at 4.4.2.5 of BS 5837. The survey was preliminary in nature and did not involve aerial or detailed inspection. This data is held within the tree schedule which can be found at Appendix A.
- 6.2 BS5837 recommends that trees within categories A-C (where A is highest quality) are a material consideration in the development process. However, it should be noted that young trees with a stem diameter less than 150mm may be considered for relocation. Category U trees are those that will not be expected to exist for long enough to justify their consideration in the planning process. The A-C categories are combined with the numbers 1, 2 or 3. These numbers signify whether the justification for the category was based on arboricultural, landscape or cultural/conservation values respectively. The tree categories are illustrated on the plans with

Part One: Introduction

colour coding. Category A trees are light green, category B are mid blue, category C are grey and category U are dark red.

- 6.3 Where category U trees are notable for their conservation, heritage or landscape value, even though only for the short term, they may be upgraded, although they might be suitable for retention only where issues concerning their safety can be appropriately managed.
- 6.4 Section 4.6 of BS5837 recommends that the trunk diameter measurement for each tree is used to calculate the root protection area (RPA), which can then be interpreted to identify the design constraints and, once a layout has been developed to be protected by barriers (tree protection plan (TPP)).
- 6.5 Following inspection and grading of the trees, the information listed in Appendix A is used to provide constraints guidance to the project architect based on the locations of the best trees. All U trees are ignored as they not of good enough quality to be considered as a material constraint on development.
- 6.6 The enclosed tree protection plan (TPP) shows the trees proposed for retention, their relevant RPA and provisional positions for protective fencing and ground protection.

7 The Site

- 7.1 The site, located at 807 High Road, Tottenham, N17 was visited by Dominic Poston on 05 December 2019 and comprises a vacant retail property.
 - 7.1.1 Multiple photographs of the solitary tree onsite (T1) were provided in January 2024 in order that tree survey data could be updated.**
- 7.2 The only tree of note within influencing distance of the property is an adjacent ash tree located within the rear courtyard of the Bricklayers Arms PH.
- 7.3 This tree is located the other side of a high, brick-built boundary wall which I consider will have acted as an effective root deflector/barrier. Furthermore, the tree is of poor quality, previously being topped at 3m and growing unsustainably close to the aforementioned brick wall.

Part Two: Impact Assessment

Part Two

Arboricultural Impact Assessment

This arboricultural impact assessment has taken account of all the recommendations set out in BS 5837 section 5.4, as reproduced below:

5.4 Arboricultural impact assessment

5.4.1 The project arboriculturist should use the information detailed in 5.2 and 5.3 to prepare an arboricultural impact assessment that evaluates the direct and indirect effects of the proposed design and where necessary recommends mitigation.

5.4.2 The assessment should take account of the effects of any tree loss required to implement the design, and any potentially damaging activities proposed in the vicinity of retained trees. Such activities might include the removal of existing structures and hard surfacing, the installation of new hard surfacing, the installation of services, and the location and dimensions of all proposed excavations or changes in ground level, including any that might arise from the implementation of the recommended mitigation measures. In addition to the impact of the permanent works, account should be taken of the buildability of the scheme in terms of access, adequate working space and provision for the storage of materials, including topsoil.

NOTE Scaled cross-sections and other drawings might be required to demonstrate the feasibility of the proposals (see Annex B).

5.4.3 As well as an evaluation of the extent of the impact on existing trees, the arboricultural impact assessment should include:

- a) the tree survey (see 4.4);
- b) trees selected for retention, clearly identified (e.g. by number) and marked on a plan with a continuous outline;
- c) trees to be removed, also clearly identified (e.g. by number) and marked on a plan with a dashed outline or similar;
- d) trees to be pruned, including any access facilitation pruning, also clearly identified and labelled or listed as appropriate;
- e) areas designated for structural landscaping that need to be protected from construction operations in order to prevent the soil structure being damaged;
- f) evaluation of impact of proposed tree losses;
- g) evaluation of tree constraints (see 5.2) and draft tree protection plan (see 5.5);
- h) issues to be addressed by an arboricultural method statement (see 6.1), where necessary in conjunction with input from other specialists.

Part Two: Impact Assessment

8 The Proposal

- 8.1 The proposal is to supersede the approved 9no. residential unit scheme with a 24no. student accommodation unit scheme with courtyard on the first floor at 807 High Road, Tottenham, N17.

9 Arboricultural Features

- 9.1 There is one (1) low value (Category C) tree which was identified within the adjacent site.
- 9.2 A schedule of tree condition and category of retention (see 4.4 above) is attached at Appendix A.

10 Impact Assessment

- 10.1 Following a review of the proposed layout, an assessment of the impact on trees, both during and after development, and those that need protection using special precautions, is summarised below in Table 1:

British Standard 5837 Category & Reference Number			Impact	Reason	Mitigation
A	B	C			
None	None	None	Trees to be removed	Building construction and/or proximity	N/A
None	None	None	Trees to be pruned	To make space for development	N/A
None	None	None	RPA disturbance	Removal or installation of surfaces/ structures/ landscaping	N/A
None	None	T1	Post development considerations	Shading/encroachment/ dominance	Cyclical pruning back to boundary is required.

Table 1: Arboricultural Implications (T = Tree, G = Group, H = Hedge)

10.2 Post development considerations.

The cyclical lateral reduction of T1 will be required in order to ensure adequate clearance and to prevent damage to the fabric of proposed structures. Proposed works will have little impact on local amenity owing to the trees position, dimensions, quality and previous management.

Part Two: Impact Assessment

11 Mitigation

11.1 Tree Planting.

In the context of overall tree loss resulting from this proposal, significant new planting within the site has been specified and will be submitted under separate cover.

Part Three: Arboricultural Method Statement

Part Three

Arboricultural Method Statement

This arboricultural method statement has taken account of the recommendations set out in section 6.1 of BS 5837, as reproduced below:

6.1 Arboricultural method statement

6.1.1 A precautionary approach towards tree protection should be adopted and any operations, including access, proposed within the RPA (or crown spread where this is greater) should be described within an arboricultural method statement, in order to demonstrate that the operations can be undertaken with minimal risk of adverse impact on trees to be retained.

6.1.2 The arboricultural method statement should be appropriate to the proposals and might typically address some or all of the following, incorporating relevant information from other specialists as required:

- a) removal of existing structures and hard surfacing;
- b) installation of temporary ground protection (see **6.2.3**);
- c) excavations and the requirement for specialized trenchless techniques (see **7.7.2**);
- d) installation of new hard surfacing – materials, design constraints and implications for levels;
- e) specialist foundations – installation techniques and effect on finished floor levels and overall height;
- f) retaining structures to facilitate changes in ground levels;
- g) preparatory works for new landscaping;
- h) auditable/audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision.

6.1.3 The arboricultural method statement should also include a list of contact details for the relevant parties.

Part Three: Arboricultural Method Statement

12 General Principals

- 12.1 An arboricultural consultant will be appointed by the developer to advise on tree management for the site and to attend:

The pre-commencement meeting before any works start;

As needed to oversee any specific works which could affect trees.

- 12.2 Additionally, the consultant will have a supervisory role in the following operations:

Site preparation, including tree works and any demolition requirements

- 12.3 To ensure that the Local Planning Authority Tree Officer has an opportunity to visit the site, the Local Authority is to be given notice in writing 5 full working days prior to the date of commencement of development to check all physical tree protection.
- 12.4 Equally as important as the physical measures of tree protection are the links of communication. The section below should include the details of the relevant parties and individuals that are important in the process of tree preservation at this development site. Such details should be retained by all relevant parties and available on site at all times. It is an undertaking that the relevant parties are advised of any changes in personnel or contractor during the development process. The Contact details are to be updated prior to commencement of any works in connection with the planning permission.

Site Contact: *TBA*

LPA Tree Officer: *TBA*

Arboricultural Consultant: *Dominic Poston, Hallwood Associates (07946 938906)*

Part Three: Arboricultural Method Statement

13 Sequence of Events

13.1 **Before demolitions, soil stripping and construction work starts (including bringing of plant and materials on site):**

- **A pre-commencement site meeting** shall be held prior to the commencement of any works associated with the proposed development. This is required in order for the Local Planning Authority, the retained Arboricultural Consultant and construction personnel to agree all approved site processes. This meeting could be used to formally agree the methods of work, position of site offices, material storage, compounds, parking and tree protection measures prior to commencement of the development and the associated clearance work. If an LPA representative is unavailable, the retained arboricultural consultant will inform the LPA in writing of the details of the meeting.
- **Tree works to be completed**

13.2 **During construction:**

- **Arboricultural supervision** will be provided as and when necessary throughout development process.

13.3 **Post construction works and following removal of all plant and materials from site:**

- **A post-completion site meeting** shall be held to review the condition of T1 and agree any remedial or formative tree surgery works required.

14 Tree Surgery Works

14.1 T1 (Ash) has recently been pollarded and therefore no facilitative tree works are required.

14.2 Should additional tree works become apparent during the construction process; written consent will be required from the LPA prior to these additional works being undertaken.

15 Interpretation

15.1 A copy of this method statement including the final tree protection plan (ref:HWA10367-TTP) will be provided to all relevant parties.

Part Three: Arboricultural Method Statement

16 Site Monitoring and Supervision

- 16.1 Once the site is active, the arboricultural consultant will visit at an interval agreed at the pre-commencement meeting.
- 16.2 The supervision arrangement will be sufficiently flexible to allow the supervision of all sensitive works as they occur. The arboricultural consultant's initial role is to liaise with the developer and the LPA to ensure protective measures are fit for purpose and in place before works commence. That role will switch to compliance monitoring when development begins.
- 16.3 All supervisory visits will be formally confirmed in writing and circulated to all relevant parties, including the LPA. The purpose of these written records is to firstly provide proof of compliance that will allow the developer to robustly demonstrate adherence to best practice in the event of disputes, and secondly to help the LPA efficiently discharge the relevant planning conditions.
- 16.4 Results will be recorded and available for scrutiny by the LPA and Developer. Any defects requiring remediation or rectification shall be notified to the site foreman/manager and the client.
- 16.5 Should protective fencing become damaged so as to impair its function as a protective barrier, all works shall cease in the vicinity of the damage, until the fence has been repaired.
- 16.6 Should damage occur to any of the retained trees for whatever reason, the damage should be reported to the site foreman/manager immediately. The site foreman/manager will then report to the retained arboricultural consultant to enable remediation to be implemented as necessary and agreed with the LPA.
- 16.7 The LPA Tree Officer (or appropriate representative) will have agreed access to the site, and will report on any problem areas directly to the developer's retained arboriculturist, who will then visit the site and make recommendations to the developer on how best to rectify the situation and ensure the implementation.
- 16.8 Upon completion of all development works the retained Arboricultural Consultant, the client and a representative from the LPA will meet on site to discuss any remedial works required.

17 Tree Protection

- 17.1 Tree protection will be formed by the existing (and to be retained) brick-built boundary wall.

Part Three: Arboricultural Method Statement

18 Avoiding Damage to Stems and Branches

- 18.1 Care shall be taken when planning site operations, to ensure that wide or tall loads, or plant with booms, jibs and counterweights can operate without coming into contact with retained trees. Such contact could result in serious damage to them, and might make their safe retention impossible. Consequently, any transit or traverse of plant in close proximity to trees, will be conducted under the supervision of a banksman, in order to ensure adequate clearance from trees is maintained at all times.

19 Siting of Temporary Offices, Toilets and Material Storage Compounds

- 19.1 Given the proposed tree pruning and lack of onsite RPA, there is no (arboricultural) restriction with regard site access/storage etc.

20 General Considerations Within and Outside the Construction Exclusion Zone

- 20.1 Materials, which will contaminate the soil e.g. concrete mixing, diesel oil and vehicle washings, shall not be discharged within 10 metres of the tree stem. This should take into consideration the topography of the site and slopes, to avoid materials such as concrete washings running towards trees.
- 20.2 Fires will not be permitted.

Appendices

APPENDIX A – Tree Survey Schedule

APPENDIX B – Plans

Appendices

Appendix A

TREE SURVEY SCHEDULE

Appendices

TREE SURVEY KEY

TREE SURVEY KEY									
		Age Class		Definition	Retention Category				
Stem Dia	= Stem diameter (mm) at 1.5m above ground level	Y	Young	1st 1/3rd of life expectancy	Category (BS 5837)			Sub Category (BS 5837)	
C.C.	= Height of crown clearance above ground level	SM	Early Mature	2nd 1/3rd of life expectancy	A	High Quality & Value		1	Mainly arboricultural value
U.L.E.	= Useful Life Expectancy of the tree in years	M	Mature	Final 1/3rd of life expectancy	B	Moderate quality & value		2	Mainly landscape value
Stems	No of stems emanating below 1.5m above ground level	OM	Over mature	Beyond life expectancy & in natural decline	C	Low quality & value		3	Mainly cultural value
(Ref)	Number and type of feature (T – tree, H – hedge, G – group, S – stump)	V	Veteran	Great age & poss. high conservation value	U	No quality & value - Remove			
NB:		Estimated ultimate height and crown spread achievable at maturity if conditions are ideal are given (in brackets) next to actual measured dimensions							

TREE SURVEY SCHEDULE (TABLE 1)

(Ref) No.	Species	Height (m)	Stem diameter (mm)	No of stems	Branch spread N (m)	Branch spread E (m)	Branch spread S (m)	Branch spread W (m)	Canopy Height (m)	Life Stage	Observations	Recommendations	ULE (yrs)	Retention category
T1	Common Ash	6	325	1	0.5	0.5	1	0.5	-	M	Growing immediately adjacent to brick-built boundary wall. Previously topped at 3m and recently pollarded at approximately 5.5m.	Continue to manage as pollard.	20+	C1

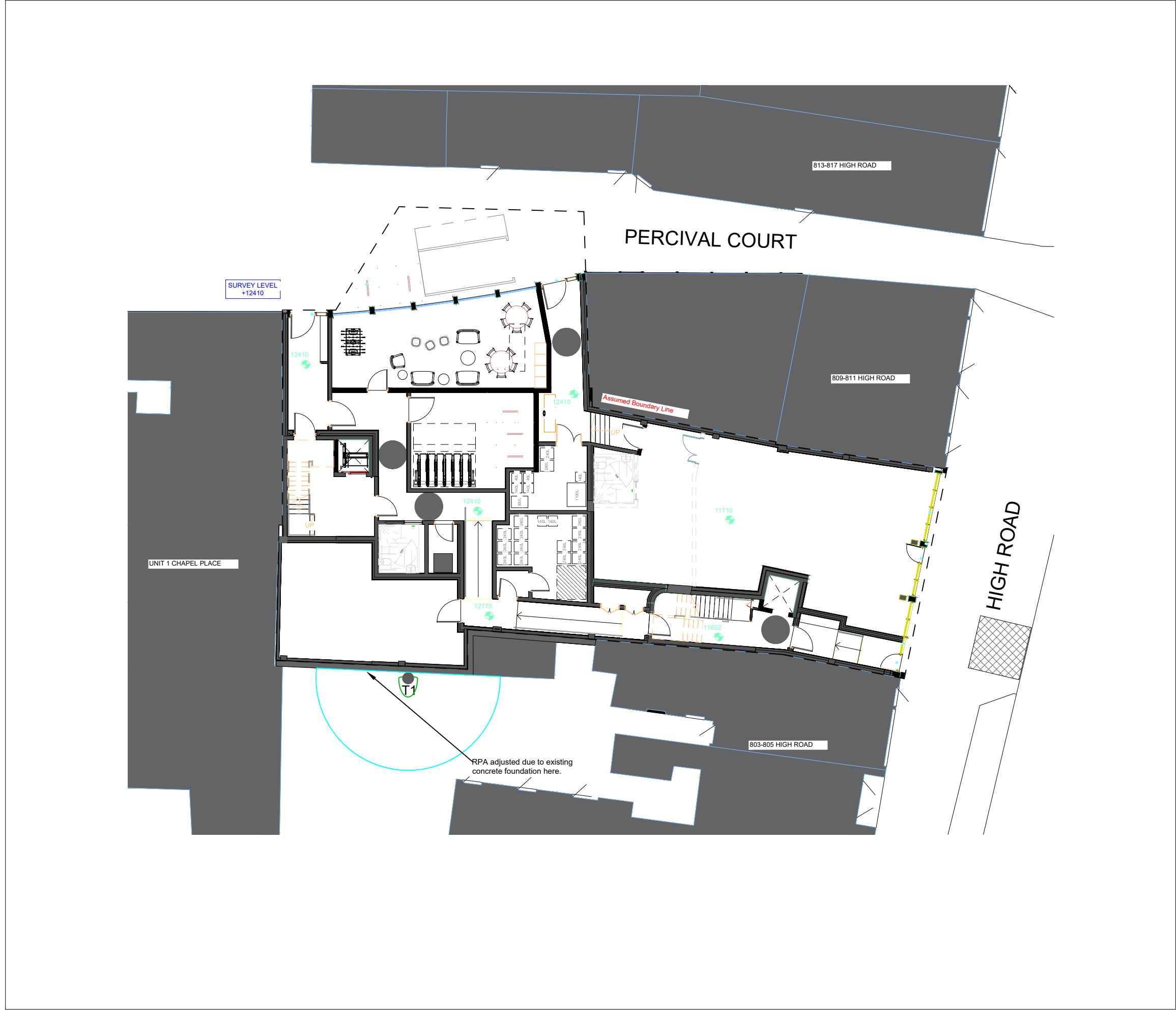
APPENDIX B

Plans

Figure 2: Tree Protection Plan

Appendices

Figure 2: Tree Protection Plan



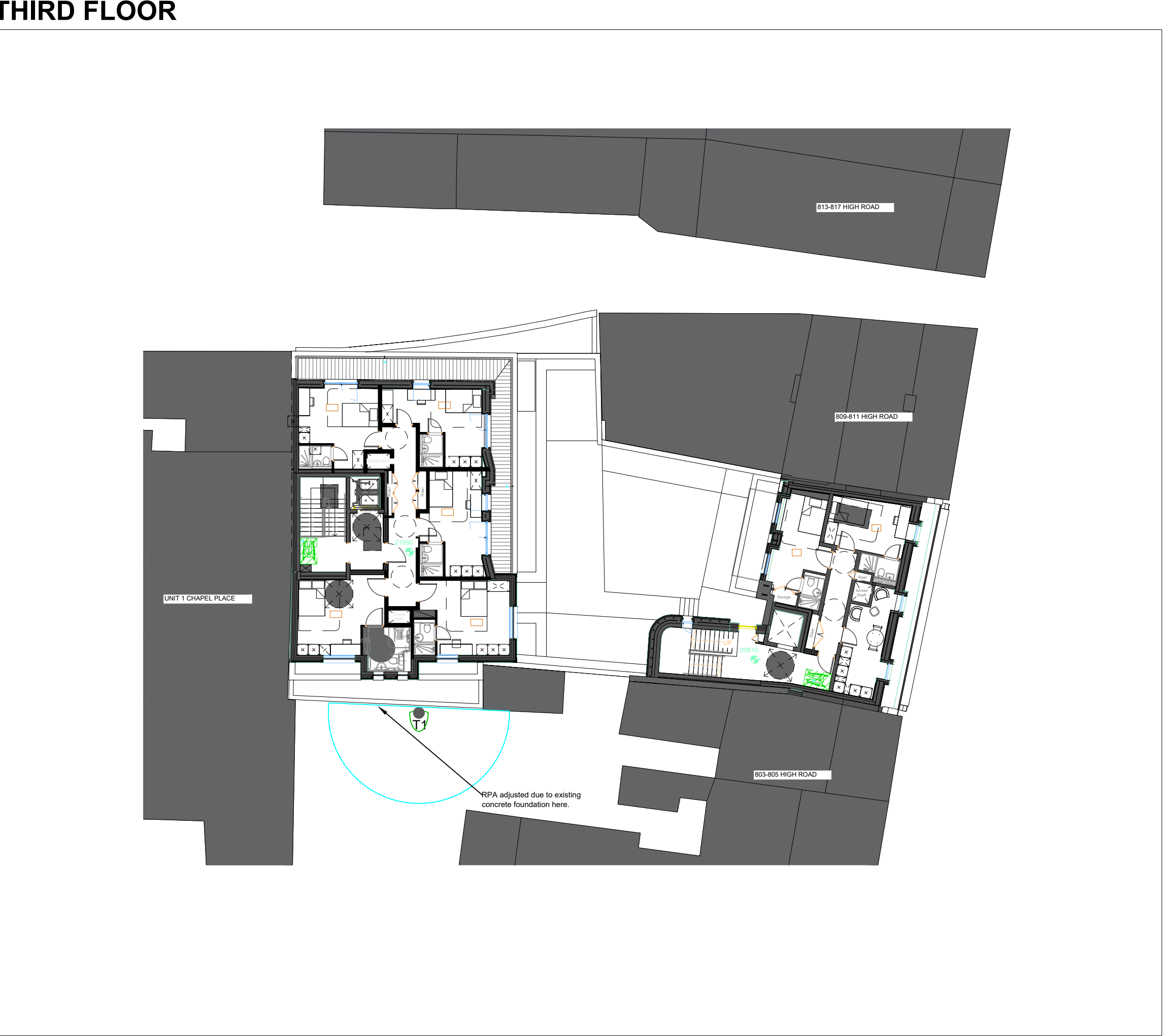
GROUND FLOOR



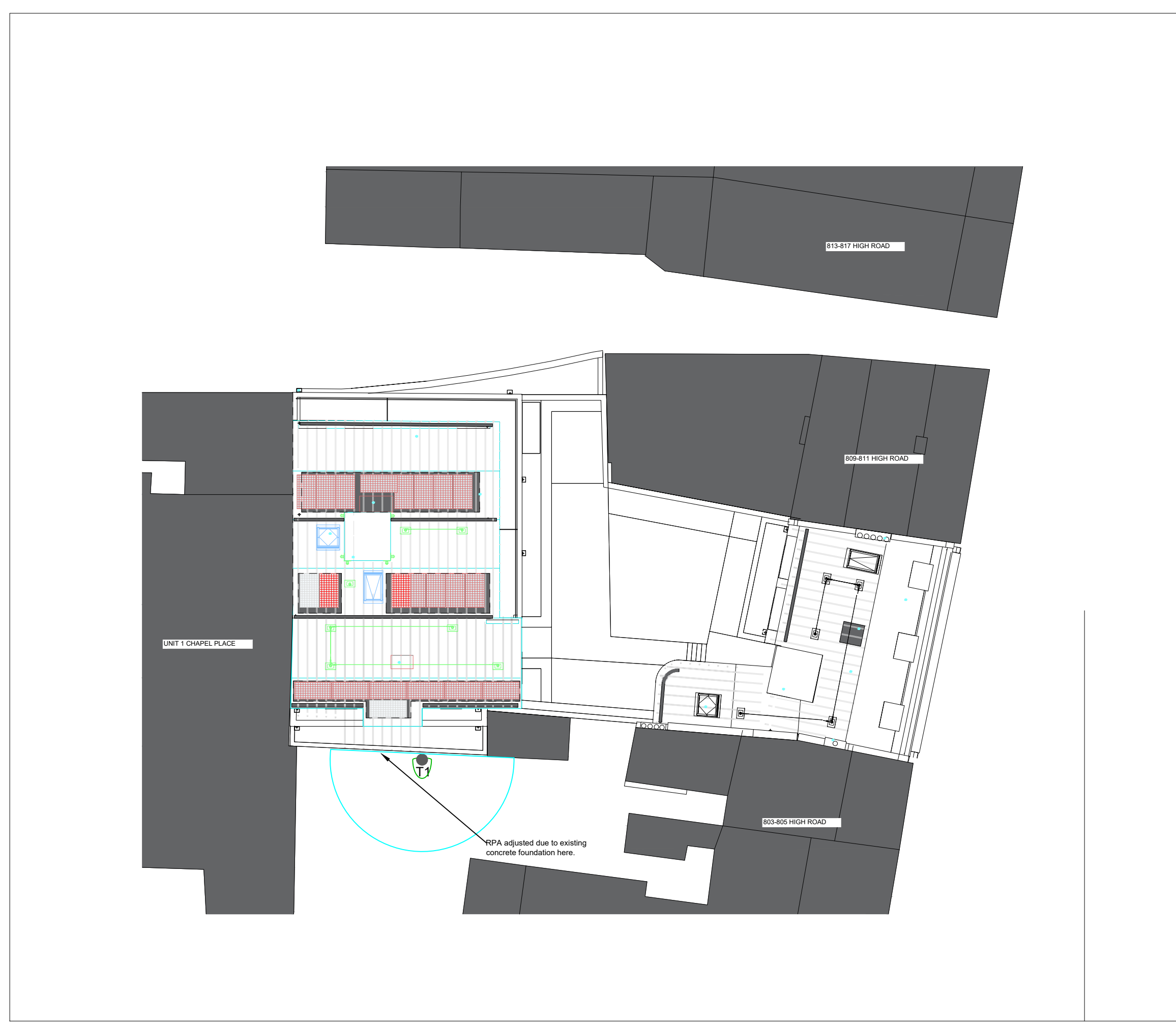
FIRST FLOOR



SECOND FLOOR



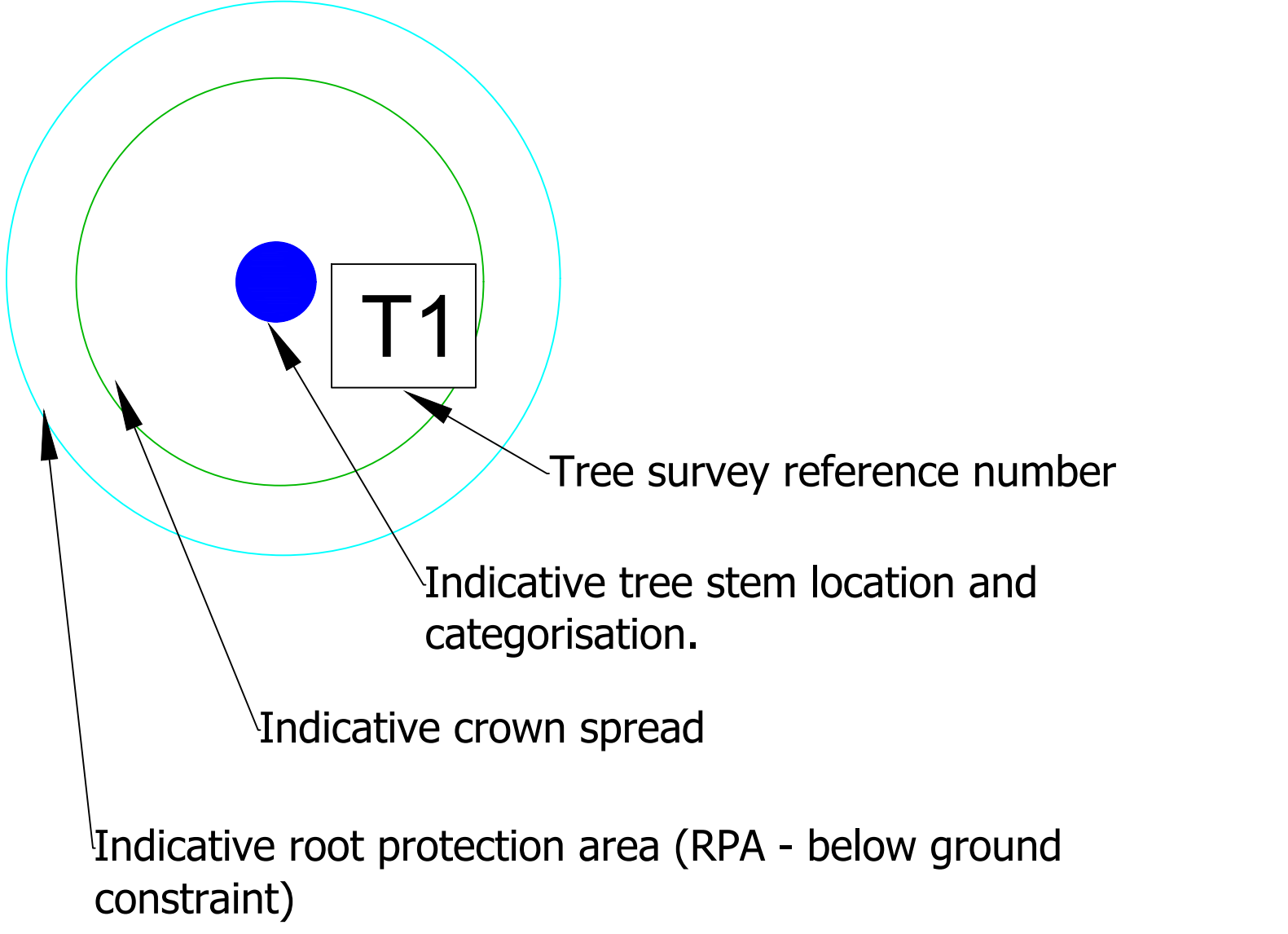
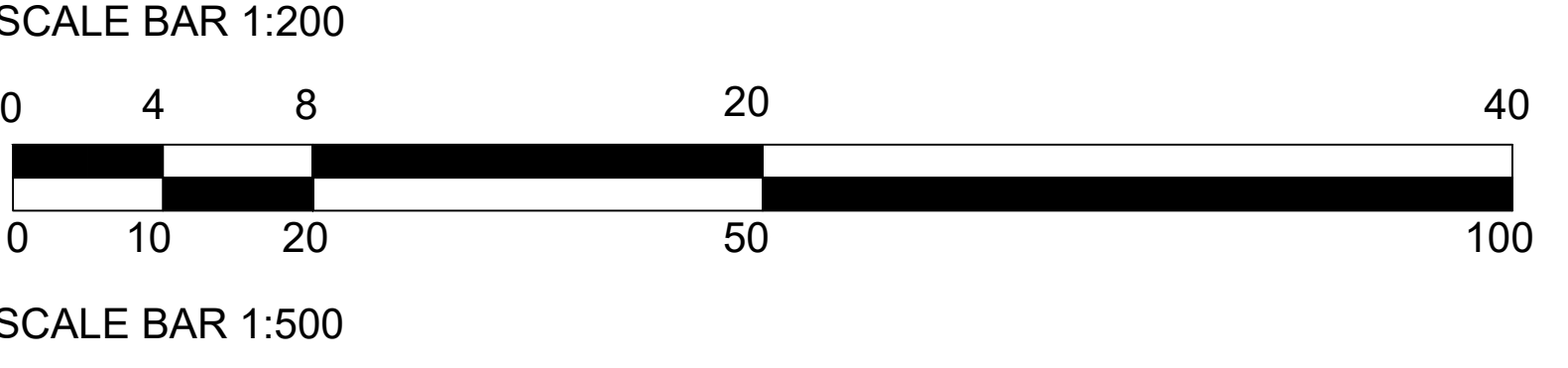
THIRD FLOOR



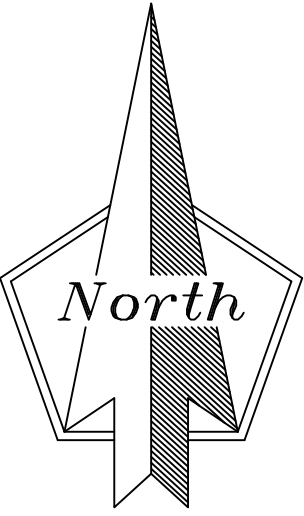
ROOF PLAN

NOTE:

This drawing is to be read in conjunction with all other relevant technical information, statutory approvals, specifications and 3rd party information. Do not scale from this drawing. Use only dimensions provided. All dimensions and levels to be checked on site and all discrepancies must be reported to the drawings author immediately. This drawing was based upon drawings provided by the client. The original of this drawing was produced in colour and monochrome versions cannot be relied upon. This drawing is to be used only for the purposes indicated. It is the responsibility of the contractor to ensure any necessary consents are in place. This drawing is copyright and the property of Hallwood Associates Ltd (HWA) and must not be reproduced without prior written agreement.



- Tree stem location and value category according to BS 5837:
- Red - No value
 - Grey - Low value
 - Blue - Moderate value
 - Green - High value



Rev.	Description.	Date.
 HALLWOOD ASSOCIATES LTD t: 01621 770168 e: enquiries@hallwoodassociates.com		
Client:		
F3 Architects LLP		
Site:		
807 High Road, Tottenham		
Drawing Title:		
Tree Protection Plan 1 of 1		
Date:	27.02.24	Drawn By: DAP
Scale:	1:200 @ A0	Checked By: GLP
Drawing Number:		Rev.
HWA10367_TPP		