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ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

BS5837:2012

On behalf of:
Levene Landscapes

Site:
53 Cholmeley
Crescent, London,
N6 5EX

Prepared by:
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Chesterman BSc
(Hons)

Report Reference:
AAAIA53CH

Report Date:
20th March 2024

Contents

Chapters	Content	Page no.
1.0	Instruction	3
2.0	Statement Of Purpose	3
3.0	Associated Documents	3
4.0	Site Description	3
5.0	Vegetation Description	3
6.0	Arboricultural Impact	4
7.0	Assessment Method Statement	6
Appendix 1	Tree Survey Schedule	
Appendix 2	Protective Fencing	
Appendix 3	Tree Protection Plan	

1.0 Instruction

All Arboriculture has been instructed by Levene Landscapes to undertake a tree survey in accordance with BS5837:2012 *Trees In relation to design, demolition and construction – Recommendations*, and to produce an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan. The instruction was received on the 16th March 2023. The tree survey was carried out on the 17th March 2023.

2.0 Statement of purpose

The purpose of this report is to provide local planning authorities with sufficient arboricultural information to consider the effect of the proposed development on nearby trees, and to demonstrate that trees have been carefully considered throughout the development process.

The report includes an arboricultural method statement that describes how work will be undertaken to provide adequate protection of retained trees.

3.0 Associated documents and drawings

This report should be read in conjunction with the following documents and drawings:

1. 53 Cholmeley Crescent - Rear - Proposed landscaping
2. British Standards Institute - BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*
3. Tree Protection Plan – AATPP33CH

4.0 Site description

The site is in the urban area of London and is a detached residential dwelling. The site gradually increases in level from the front to the rear (South to North). The proposal is the landscaping of the rear garden to improve amenity. The site falls under the jurisdiction of Haringey Council and an online search shows the property is within the Highgate Conservation Area and there are no Tree Preservation Orders present on site.

5.0 Vegetation description

The vegetation consists of 1 off site Category B tree and 3 Category C trees.

6.0 Arboricultural impact assessment

Table 1: Summary of impacts

Tree removal	T2, T3
Facilitation pruning	None
Demolition within RPA	None
New surfacing within RPA	None
New structures within RPA	None

Building construction in relation to tree roots: No facilitation pruning is required for the implementation of the proposed development. The removal of T2 and T3 is required to facilitate the proposal.

The rear retaining wall will be replaced by hand using the existing foundations. Parts of the proposed are within the BS standard root protection area (RPA) of T1 but in reality due to the retaining wall, 1m height difference and clay soil is it highly unlikely the roots of T1 have extended into this area. The roots of the Ash would need to grow vertically, unusually deep, in order to by-pass the retaining wall and footings between the tree and the site, but this is not unheard of. Again, however, bearing in mind that soil conditions become less favorable to normal growth with increasing depth, especially in clay soils (due mostly to low oxygen levels), the number of roots passing down under the footings of the retaining wall is most likely to be low. The majority of roots important to the tree's anchorage and physiological condition, will be confined to the rear gardens, North of the retaining wall. As precaution, all works close to the RPA of the retained tree will be carried out under arboricultural supervision and in the unlikely event that roots with a diameter >25mm are discovered works should be immediately stopped, roots recovered and further advice and consent sought from the Arboriculturist and Tree Officer.

Building construction in relation to tree crowns: It is important that sufficient growing space is allowed between the mature crown extent of each tree and the roof edge of the proposed structures. This is to reduce conflicts of interest in the future and to reduce the pressure to prune trees to keep them clear of roofs: A clearance of two metres from the mature tree crown is generally considered acceptable which is the case with this proposal.

Tree root and canopy protection: The RPA (Root protection area) of the retained tree should be protected during the development phase with heras fencing to ensure heavy machinery is not operated, or materials stored within the rooting area. This can be detrimental to the tree, causing soil compaction and root die back. The crowns of retained trees also require protection to avoid damaging branches. The heras fencing should follow the line of the RPA, or crown extent, whichever is greater. Where access is required within the RPA, the heras fencing may be temporarily pulled back and the exposed ground augmented with alternative protection as detailed in the method statement. Alternatively, if hard surfacing is required within the RPA, it may be laid prior to heavy machinery entering the site and following appropriate protocol, in order to provide a hard surface from which to operate. The protection of the RPA and canopy spread is detailed in the Arboricultural Method Statement below.

Special surfacing: I do not consider special surfacing to be warranted.

Materials delivery, storage and handling: Materials should not be handled or stored within the RPAs of retained trees; the load exerted can result in soil compaction and leachate from spills can be toxic to trees.

Surface drains, soakaways and services: It is important that services, surface drains and soakaways avoid the RPAs of retained trees as roots can be damaged during trench excavations. The location of services should therefore be agreed with the local planning authority prior to the development phase commencing.

Shading: The shading effects of trees should be taken into consideration when locating fenestration. Where structures are located too close to trees and to the north of them, the shade cast by the trees may prompt requests to fell or prune in the future and is therefore not encouraged by local planning authorities.

7.0 Arboricultural Method Statement

Implementation and phasing of the development: Prior to any building work commencing on site, a meeting will be held with the tree consultant and site manager present. During the meeting details regarding the location of heras fencing will be discussed and a time to reconvene in order to assess the heras fencing will be agreed. The schedule of events during the development phase will be as follows:

Heras fencing will be installed as indicated in plan AATPP33CH.

During the development phase, the arboricultural consultant will be notified and asked to supervise any excavating within the RPA of retained trees.

Tree protection barriers: Protective fencing will be installed prior to the commencement of any development activity and will be retained in the positions shown on the tree protection plan (AATPP33CH). The fencing will be to the BS 5837:2012 'Trees in relation to design, demolition and construction – recommendations' (section 6.2) i.e. preformed galvanised steel mesh panels ('Heras' or similar) facings on a driven braced scaffold pole framework. It will be retained at the locations shown until construction is completed. It may be moved or removed only with notice to and consent from the local planning authority.

Ground protection: Temporary ground protection will not be required.

Storage and handling of materials: This site has sufficient space for materials to be stored and handled.

Contractors parking: There is sufficient space on Cholmeley Crescent for parking.

Welfare facilities: Toilets and hand washing facilities shall be made available within the property.

Surfacedrains, soakaways and services: RPAs will be avoided in the drainage design however, in the unlikely event that existing cables need to be unearthed within an RPA, the method for doing so will accord with the recommendations in the NJUG Publication: Volume 4: Issue 2: 16/11/2007: Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Trenches will be dug by hand and any roots over 2.5cm in diameter will be retained undamaged. Smaller roots may be cut back to the proximal face with a clean, sharp pair of secateurs. The trench backfill around the roots shall be a granular material that can be compacted to the point where it can bear the new surfacing without subsiding but without abrasion of tree roots and without raising the soil bulk density to the point where root growth cannot take place. Should it be necessary, this operation will be overseen by the project arboriculturist.

Supervision: The project arborist will attend the site to inspect the heras fencing and ensure that it has been laid out as prescribed in the method statement and meets the requirements of BS5837:12. Any excavations within the RPA of retained trees will be overseen by the project arboriculturist. It is the responsibility of the site manager to inform the arboricultural consultant when inspections are required for example, when heras fencing is ready to be inspected.

Treeworks: The removal of 2 small category C trees (T2 and T3) are required for the development. At the time of writing this report, no pruning works are required to enable the planning permission to be implemented.

Treeplanting: It is the intention to plant tree to replace the T2 and T3 and also to produce screening on the Northern boundary.

Sequencing of works

Site clearance of a light nature
Hard and soft landscaping (if required)
Removal of all non-essential
equipment Landscaping hard and soft
(if required) Completion

Contacts

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APPENDIX 1 - Tree Schedule Schedule

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground (m)	Life stage	General observations	BS 5837 cat	Root protection area (m)
1	Ash <i>Fraxinus excelsior</i>	14	48	3	5	5	Early Mature	Ivy clad. Deadwood present.	C	5.7
				4	4					
2	Apple <i>Malus domestica</i>	4	32	1	2	1	Early Mature	Previously reduced. Stem decay present.	C	3.8
				2	1					
3	Apple <i>Malus domestica</i>	3	30	2	2	1	Early Mature	Previously reduced. Stem decay present.	C	3.6
				2	2					
4	Sycamore Acer <i>pseudoplatanus</i>	20	95	6	7	4	Early Mature	Co dominant. Off site tree.	B	11.4
				7	6					

APPENDIX 1 - Tree Schedule Schedule

Survey Key

Diameter (mm)

Stem diameter in millimetres measured at 1.5m above ground level. Where the stem is divided below 1.5m, measurement is taken as directed by BS:5837 Annex

C. RPA - Root Protection Area

RPA circle radius is determined from Annex D of BS:5837. R- Radius

A – Area

Branch Spread (m)

Radial crown spread in metres, measured for each of the four cardinal points of the compass from the centre of the trunk.

Low branches

Height above ground in metres of the lowest branch and use of the 4 cardinal points of the compass.

Age class

(NP) Newly planted – a tree within 3 years after planting

(Y) Young – a tree within its first one third of life expectancy

(EM) Early Mature – a tree within its second third of life expectancy

(M) Mature – a tree in its final one third of life expectancy

(OM) Over Mature – a tree having reached its maximum life span and is declining in health and size due to old age

(V) Veteran – a tree in the second or mature stage of its life and has important wildlife and habitat features including; hollowing or associated decay fungi, holes, wounds and large dead branches.

(A) Ancient – a tree in the ancient or third and final stage of their life that is of interest biologically, aesthetically or culturally because of its age, size and condition

N E
W S

Physiological Condition

GOOD – a tree in a healthy condition with no significant problems

FAIR – a tree generally in good health with some problems that can be remediated POOR – a tree in poor health with significant problems that can't be remediated DEAD – a tree without sufficient live material to sustain life

Structural Condition

An assessment of the structural/safe condition of the tree categorised into:

GOOD – a tree in a safe condition with no significant defects

FAIR – a tree in a safe condition at present but with defects or with significant defects that can be remediated POOR – a tree with significant defects that can't be remediated.

EC - Estimated remaining contribution in years (based on the species and its current condition)

<10 Up to 10 years

10+ 10 years or more

20+ 20 years or more

40+ 40 years or more

Category (Tree quality assessment)

Category U – Tree in poor condition that cannot realistically be retained for longer than 10

years Category A – Trees of high quality

Category B – Trees of moderate quality Category

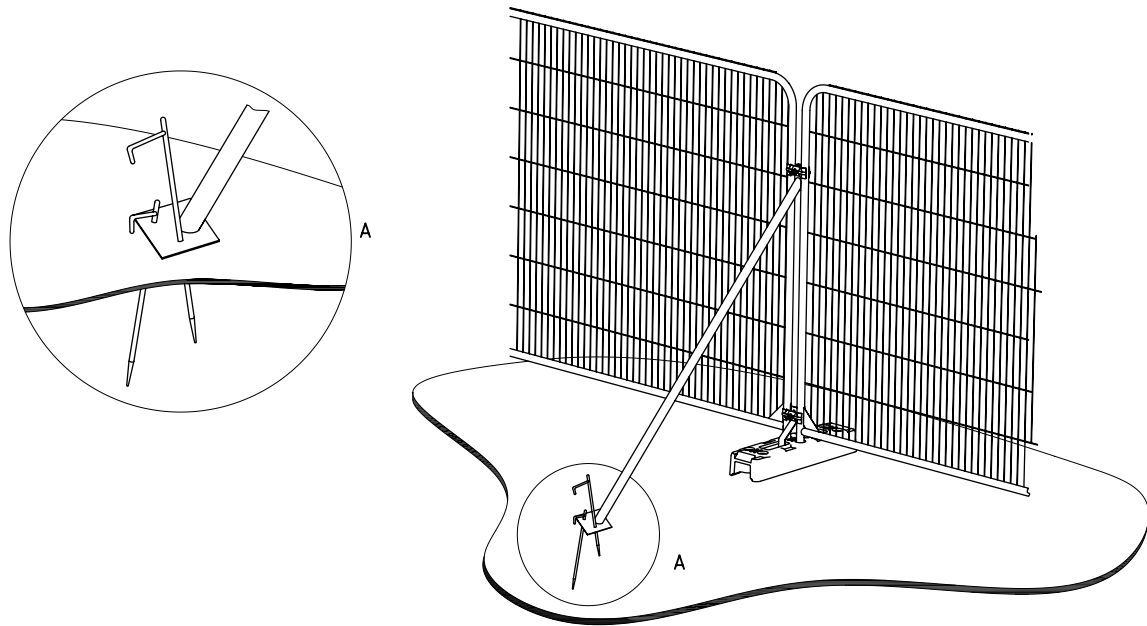
C – Trees of low quality

APPENDIX 2 – Protective Fencing

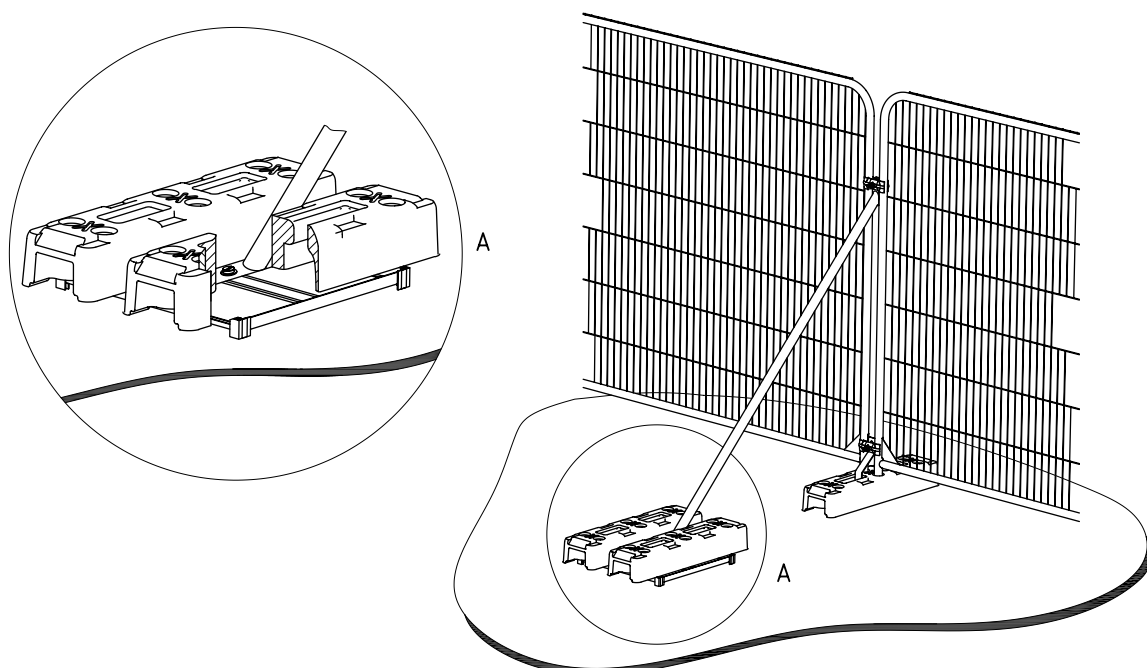
Protective fencing should be erected before any construction commences on site. It should also be in position to protect important trees prior to demolition.

Protective fencing should stay in position until all construction activity has finished.

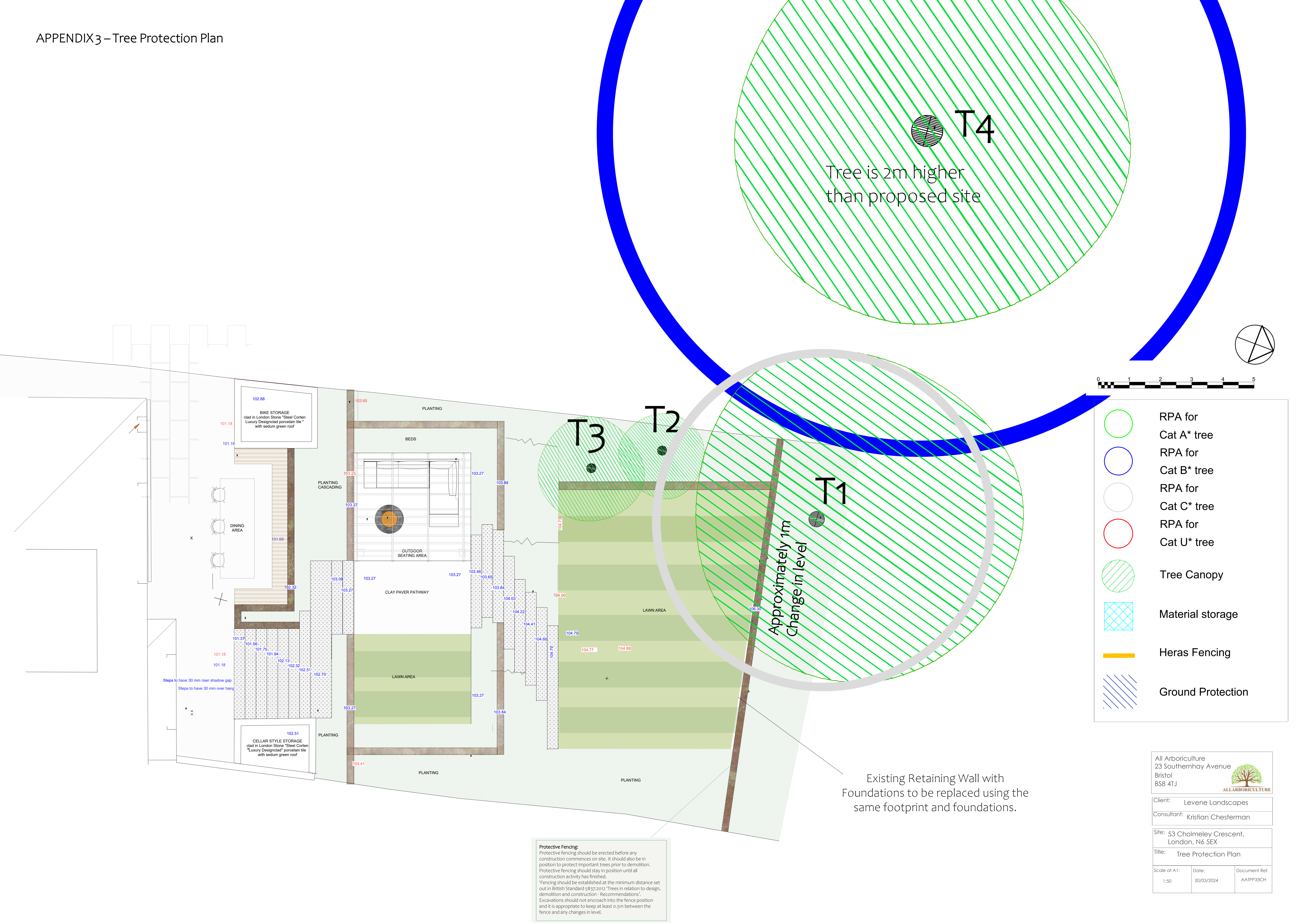
‘Fencing should be established at the minimum distance set out in British Standard 5837:2012 *‘Trees in relation to design, demolition and construction - Recommendations’*. Excavations should not encroach into the fence position and it is appropriate to keep at least 0.5m between the fence and any changes in level.



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray



BIKE STORAGE
clad in London Stone "Steel Corten"
Luxury Designed porcelain tile
with sedum green roof

DINING AREA

BEDS
OUTDOOR SEATING AREA

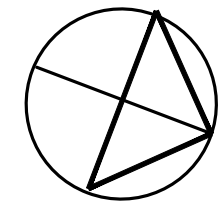
CLAY PAVER PATHWAY

CELLAR STYLE STORAGE
clad in London Stone "Steel Corten"
Luxury Designed porcelain tile
with sedum green roof

Steps to have 30 mm riser shadow gap
Steps to have 30 mm over hang

Protective Fencing:
Protective fencing should be erected before any construction commences on site. It should also be in position to protect important trees prior to demolition. Protective fencing should stay in position until all construction activity has finished.
*Fencing should be established at the minimum distance set out in British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. Excavations should not encroach into the fence position and it is appropriate to keep at least 0.5m between the fence and any changes in level.

Existing Retaining Wall with Foundations to be replaced using the same footprint and foundations.



- RPA for Cat A* tree
- RPA for Cat B* tree
- RPA for Cat C* tree
- RPA for Cat U* tree
- Tree Canopy
- Material storage
- Heras Fencing
- Ground Protection

All Arboriculture 23 Southernhay Avenue Bristol BS8 4TJ		
Client: Levene Landscapes		
Consultant: Kristian Chesterman		
Site: 53 Cholmeley Crescent, London, N6 5EX		
Title: Tree Protection Plan		
Scale of A1: 1:50	Date: 20/03/2024	Document Ref. AATPP33CH