

EDMANSONS CLOSE  
ALMSHOUSES  
BRUCE GROVE  
TOTTENHAM  
LONDON

ARBORICULTURAL  
IMPACT  
ASSESSMENT &  
METHOD  
STATEMENT

for

THE DRAPERS  
ALMSHOUSE CHARITY



|                    |                  |
|--------------------|------------------|
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## 1. Executive Summary

- 1.1. This report has been revised (rev D) in August 2025 to address tree officer comments for additional survey data. A full BS5827:2012 survey was carried out on the frontage trees. The constraints for these trees have been shown on the Tree Protection Plan. A number of poor quality Cherry trees are identified for removal, with replacement cherries proposed to secure a similar historic landscape on the frontage of the Almshouses.
- 1.2. This report has been revised (rev C) in July 2025 following comments received from Haringey Council to provide clarity regarding the constraint's information provided for tree located within the centre of the site.
- 1.3. This report has been revised (rev B) July 2025 to assess the revised layout design and additional parking bays proposed adjacent to trees. this sees the incorporation of information from a previously produced technote that has been subject to comment by Haringey Council (ACD file reference: PRI20989\_technote (Arb Impact Assessment)\_revA).
- 1.4. These proposals are the subject of an existing planning application reference: HGY/2022/4320.
- 1.5. This impact assessment is intended to evaluate the direct and indirect effects of the proposed design on the trees on site, and where necessary recommends mitigation. The revised site layout has no greater arboricultural impact than previously assessed. A reduction in construction footprint has resulted in a positive redesign.
- 1.6. The development proposals are in accordance with BS5837:2012 'Trees in relation to design, demolition, and construction – Recommendations'. Adequate protection can be provided to ensure all retained trees are protected throughout development in the form of barriers and/or ground protection.
- 1.7. The site comprises an almshouses estate, associated gardens, and roadway infrastructure. Tree cover is found across the site and is varied in both age and species. Trees are predominately found on the large estate gardens on the frontage with Bruce Grove, with the remaining trees mostly situated on the rear boundary with the Magistrates Court. It is proposed to return the almshouses to their former use as self-contained family homes, with some combined to form larger units. The poor quality 1970's extension block, and the laundry block will both be demolished to allow a new apartment building (comprising 16 flats) and a new single detached almshouse to be built. In addition, two corner pavilions will be constructed in the corners formed by the terraces of almshouses and each will contain two flats.
- 1.8. **Rev C:** As the existing planning application has progressed, it has become required to provide additional disabled parking bays within the site. Locations for additional parking bays has been informed by the existing surface infrastructure, the existing landscape proposals and the desire to keep in accordance with the symmetrical layout of the current development.

- 1.9. **Rev C:** Comparison of these estimated projections against trees with existing BS5837 tree survey data at the rear of the property indicate that the estimated projections from the recorded topographical survey are within a suitable degree of accuracy to be used to make this impact assessment, with the estimated RPAs from the topographical survey data resulting in slightly larger radii from the stems than those derived from onsite survey measurements for a majority of the comparisons made.
- 1.10. **Rev C:** Review of available imagery of the trees, coupled with the expected remaining contribution of these already mature Cherry specimens being realistically less than 20+ years, these trees are considered to be 'C' category in contrast to BS5837 categorisation.
- 1.11. Excluding a single category 'B' individual all the trees proposed for removal are in the lower two categories, 'C' and 'U', and are not of a quality that should represent any constraint to development. The remaining surveyed trees recorded as 'A' and 'B' category trees are to be retained. Adequate tree protection has been proposed to protect them throughout the demolition and development phases
- 1.12. Number of trees to be removed for the current design (see section 4 for details):

| BS Category | Number of individual trees | Tree Groups |
|-------------|----------------------------|-------------|
| U           | 6                          | 0           |
| A           | 0                          | 0           |
| B           | 1                          | 0           |
| C           | 8                          | 0           |

- 1.13. A section of G13 approximately 21m in length is also proposed for removal to facilitate the development.
- 1.14. The relationship between the buildings and retained trees is sustainable and should not result in any situations which may result in unreasonable pressure to prune requests from future occupants.

## 2. Introduction

- 2.1. ACD Environmental was instructed in February 2020 to prepare the following Arboricultural Impact Assessment and Method Statement by The Drapers Almshouse Charity.
- 2.2. This Method Statement is to be made available to all operatives on site during the construction process, so that they understand the scope and importance of the measures set out for tree protection. Implementation of the protection methods are integral to ensuring protection for the retained trees.
- 2.3. For details of trees to be retained, and locations and types of special protection methods, reference should be made to the latest revision of Tree Protection Plan (ref: PRI20989-03E), which should be displayed on site for all staff to see.
- 2.4. To ensure accuracy and avoid future adjustments, the Tree Protection Fence must be set out by a surveyor/engineer with all points being marked on site for the fencing contractor. The AutoCAD of the Tree Protection Plan is available.
- 2.5. The site falls within the London Borough of Haringey Bruce Castle conservation area. A single Ash tree on-site is subject to a tree preservation order. This individual is not found within the original survey area.



**Image 1:** Bruce Castle Conservation Area outlined in green.

- 2.6. The controlling authority is London Borough of Haringey, who can be contacted at:  
**Address:** Level 6 River Park House, 225 High Road, London, N22 8HQ.  
**Telephone:** (0208) 489 1478.  
**Email:** [development.control@haringey.gov.uk](mailto:development.control@haringey.gov.uk)
- 2.7. Any questions relating to the content of this report should be directed in the first instance to: ACD Environmental, Unit 7 Godalming Business Centre, Woolsack Way, Godalming, GU7 1XW, 01483 425714, quoting the site address and report reference number.

### 3. Arboricultural Impact Assessment

- 3.1. It is proposed to return the almshouses to their former use as self-contained family homes, with some combined to form larger units. The poor quality 1970's extension block, and the laundry block will both be demolished to allow a new apartment building (comprising 16 flats) and a new single detached almshouse to be built. In addition, two corner pavilions will be constructed in the corners formed by the terraces of almshouses and each will contain two flats.
- 3.2. **Rev C:** As the existing planning application has progressed, it has become required to provide additional disabled parking bays within the site. Locations for additional parking bays has been informed by the existing surface infrastructure, the existing landscape proposals and the desire to keep in accordance with the symmetrical layout of the current development.
- 3.3. **Rev C:** Comparison of these estimated projections against trees with existing BS5837 tree survey data at the rear of the property indicate that the estimated projections from the recorded topographical survey are within a suitable degree of accuracy to be used to make this impact assessment, with the estimated RPAs from the topographical survey data resulting in slightly larger radii from the stems than those derived from onsite survey measurements for a majority of the comparisons made.
- 3.4. **Rev C:** Review of available imagery of the trees, coupled with the expected remaining contribution of these already mature Cherry specimens being realistically less than 20+ years, these trees are considered to be 'C' category in contrast to BS5837 categorisation.
- 3.5. This impact assessment is intended to evaluate the direct and indirect impacts on the trees on the site in relation to the proposed development. Any potential tree impacts are identified as per BS5837:2012 section 5.4, and details are given of proposed mitigation.
- 3.6. Any potentially damaging activities proposed in the vicinity of retained trees are identified, such that mitigation to significantly reduce or avoid this impact can be detailed in the Arboricultural Method Statement and Tree Protection Plan as recommended in BS5837:2012 section 5.4.2.
- 3.7. The development proposals are in accordance with BS5837:2012 'Trees in relation to design, demolition, and construction – Recommendations'. Adequate protection can be provided to ensure all retained trees are protected throughout the development.
- 3.8. The tree survey for the site is at Appendix 2 of the Tree Report for the site ACD reference PRI20989tr.

### 3.9. Assessment of Proposed Parking Arrangement

- 3.9.1. Assessment of the proposed parking bay footprints with the estimated RPA projections indicate that the proposals will impact x1 Cherry tree located on the northern end of the open green space to the front of the property, x1 Cherry tree to the south of the open green space and x2 trees along the site frontage consistent with being Lime specimens (*Tilia sp.*).
- 3.9.2. It is observed that in both instances the revised surfacing footprint are confined within areas of similar existing hard surfacing currently onsite. Given the presence of existing vehicular surfacing, it is considered that the proposed layout will have no greater impact to trees than the existing, and as such no technical mitigation such as Cellular Confinement Systems is considered necessary for the proposed development.
- 3.9.3. If removal of the existing surfaces within RPAs is required to deliver the new surfacing layouts, then a sensitive methodology will need to be used to ensure any impact to retained trees is minimised (see methodology at the end of this report).
- 3.9.4. Removal of existing surfaces should be conducted under direct supervision by a suitably trained arboriculturist to ensure any impacts can be suitably quantified.
- 3.9.5. Where feasible the existing sub-base should be re-used so as to minimise disturbance to any potentially underlying rooting systems. Where existing sub-bases cannot be re-used, these should be carefully broken up and removed by hand, with no additional excavation into underlying soil to deliver the new surfacing.
- 3.9.6. A review of the site using Google® 'Streetview' indicate that canopy pruning may be required to allow usage of the new parking bays given the current low canopy clearance. In accordance with advice provided by the London Tree Officers Association (LTOA) a suitable clearance over vehicular surfacing is 5.5m. However, given that the proposed parking bays within the indicated existing canopy spreads of the trees (as shown on the supplied topographical survey), it is reasoned that the relationship with any future vehicle usage will be similar (if not unchanged) from that of the existing, and therefore any canopy management surrounding these parking bays will not have a significant change of scope.

### 3.10. Almshouses Construction Footprint within RPAs

- 3.10.1. BS5837:2012 states at section 5.3.1: 'The default position should be that structures (see 3.10) are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction within the RPA, technical solutions might be available that prevent damage to the tree(s) (see Clause 7).
- 3.10.2. If operations within the RPA are proposed, the project arboriculturist should:
- a) demonstrate that the tree(s) can remain viable, and that the area lost to encroachment can be compensated for elsewhere, contiguous with its RPA.
  - b) propose a series of mitigation measures to improve the soil environment that is used by the tree for growth.'
- 3.10.3. The construction footprint of the proposed almshouse on the northern boundary is sited on the periphery of the RPA for Pear tree no. T4. An incursion of less than 1% of the total area has been calculated. It is reasoned that bespoke construction methodology will not be appropriate given this minimal incursion.
- 3.10.4. A 1.5m off-set has been allowed for scaffold working room between proposed units and trees nos. T4 and T8. Potential impact caused by foot traffic and associated works can be mitigated using ground protection as specified in BS5837:2012 section 6.2.3. To ensure the ongoing survival of the retained trees, this is detailed in the Arboricultural Method Statement and indicated on the Tree Protection Plan where required. This ground protection will be installed as part of the scaffold infrastructure.
- 3.10.5. All remaining construction footprints have been sited outside the RPAs of trees identified for retention or contained within the existing built-form footprint. Where development within projected RPAs is located within the footprint of similar existing development, it is reasoned that there would be no greater impact to the tree.

## 4. Evaluation of Impact for Proposed Tree Removals

- 4.1.1. Those trees which are to be removed are shown with a red dashed canopy outline, and a dashed emblem around the trunk on the Tree Protection Plan ACD reference PRI20989-03E.

**Table 1: Trees to be removed as a direct consequence of development**

| BS Category | Number of individual trees | Tree Groups |
|-------------|----------------------------|-------------|
| U           | 6                          | 0           |
| A           | 0                          | 0           |
| B           | 1                          | 0           |
| C           | 8                          | 0           |

- 4.2. A section of G13 approximately 21m in length is also proposed for removal to facilitate the development.
- 4.2.1. Tree no. T21 is surveyed and recorded as a category 'B' tree. There is a secondary category 'B' individual sited to the north of this tree that will minimise any impact to the wider landscape.

- 4.2.2. All the remaining listed trees proposed for removal are in the two lower categories (C & U) and as such it is judged that they are not of a quality that should present any constraint to development of the site.
- 4.2.3. The cherries identified for removal will be replaced with similar Cherry cultivars proposed to secure a similar historic landscape on the frontage of the Almshouses.
- 4.2.4. In terms of the effects of the tree loss required to implement the design, the majority of trees to be removed are all located within the interior of the site or are small individuals situated on the northern boundary, such that they can be replaced with tree planting as part of the landscape proposals, (or even future residents).
- 4.2.5. It is therefore deemed acceptable to remove the listed trees and, as part of the detailed landscape design for the scheme, include suitable and sustainable replacements as and where appropriate.

## 5. Trees to be pruned

- 5.1.1. At this time the following tree surgery works are proposed. These works fall well within the level of good arboricultural practice and will be undertaken in accordance with BS 3998:2010 Tree Work – Recommendations.

| Tree number | Species                    | Operation                                                                           |
|-------------|----------------------------|-------------------------------------------------------------------------------------|
| T4          | <i>Pyrus sp.</i><br>(Pear) | Western part of crown to be side pruned by 2.0m to allow for scaffold installation. |
| T8          | <i>Pyrus sp.</i><br>(Pear) | Western part of crown to be side pruned by 2.0m to allow for scaffold installation. |

- 5.1.2. Any additional surgery works be required; it should comply with BS3998:2010 Tree Work or more recently accepted arboricultural good practice and be approved by the Haringey Borough Council prior to any commencement.

## 6. Protection for Retained Trees

- 6.1.1. BS5837:2012 section 6.2.1. states: 'All trees that are being retained on site should be protected by barriers and/or ground protection (see 5.5) before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. A specification for protective fencing is given on the Tree Protection Plan. This consists of interlocking weld-mesh panels (e.g., Heras) well braced by attachment to scaffold pole uprights driven firmly into the ground. Should any alternative method of barrier construction be proposed, should any alternative method of barrier construction be proposed, the design should be approved by the local planning authority.

- 6.1.2. BS5837:2012 figure 2 recommends a default specification for protective barrier. This is a weld mesh panel design, mounted upon a well braced scaffold framework.
- 6.1.3. A suitable specification for tree protection fencing has been shown on the latest revision of the corresponding Tree Protection Plan. This is a weld mesh panel design (Heras) braced against impact through attachment to scaffold upright secured firmly into the ground and is considered to be perfectly adequate for this site where there are to be areas of high intensity development.

## **7. Demolition and groundworks**

- 7.1.1. To ensure damage does not occur to trees highlighted for retention, tree protection fencing must be erected prior to ANY plant machinery entering site whatsoever. No special demolition procedures need be observed on this site, other than respecting the tree protection fencing.

## **8. Shade and Future Pressure to Prune**

- 8.1.1. The site layout has been assessed in terms of shading and future pressure to prune. Given the orientation of the site, and the relationship between the proposed buildings and the retained trees, the juxtaposition is viable for long-term tree retention, and it is considered that shading by trees is unlikely to be a concern to future residents. As a result, it is considered unlikely that there would be any undue pressure to remove trees, or excessively prune from any future occupants.

## **9. Services Infrastructure**

- 9.1.1. It is fundamental to tree protection that infrastructure design is sensitively approached, as trenching close to trees may damage roots and affect tree health and stability. Detailed service design has not been provided at the time of writing. The Tree Protection Plan, showing the constraints posed by retained trees will be passed to the infrastructure engineers to inform their design, ensuring that all services avoid areas of potential conflict.

## **10. Levels and Landscaping**

- 10.1.1. Full details of any changes in ground levels on site remain to be finalised. Any alterations to levels close to trees may damage roots and affect tree health and stability. Unless no-dig methodology is proposed for installation of surfaces within RPAs the original levels in these areas must be noted, retained, and integrated into the engineering design of the site. Landscaping operations within the RPAs of retained trees must be carried out in a sensitive manner and be subject to a detailed method statement and arboricultural supervision.

## **11. Property and Site Boundaries**

- 11.1.1. Both on plot and site boundary treatments will need to be designed, positioned, and installed to avoid damage to retained trees. When within RPAs, this will include hand excavation of all post holes, and the lining of any post holes with a non-porous membrane to stop leachates from the concrete damaging tree roots.

## 12. Arboricultural Method Statement

### **TO BE READ IN CONJUNCTION WITH THE APPENDED TREE PROTECTION PLAN REFERENCE: PRI20989-03E**

#### 12.1. Phasing of operations for tree protection

12.1.1. Implementation of tree protection measures on the site must be carried out in the following order

- 1) Tree removals and tree surgery
- 2) Line of tree protection fence to be set out to node points by surveyor
- 3) Accurate erection of tree protection fence and ground protection
- 4) **Pre-commencement site meeting with Local Authority Tree Officer, site manager and groundworkers.**
- 5) Site accessible to construction/demolition traffic
- 6) Demolition/site clearance
- 7) Construction
- 8) Removal of tree protection fencing
- 9) Remedial tree surgery (if required)

12.1.2. The above phasing must not be changed without approval from the project arboriculturist and agreement with the Council.

#### 12.2. Restrictions within tree protection areas

12.2.1. Inside the exclusion area of the fencing, the following shall apply:

- No mechanical excavation whatsoever
- No excavation by any other means without arboricultural site supervision
- No hand digging without a written method statement having first been approved by the project arboriculturist.
- No lowering of levels for any purpose (except removal of grass sward using hand tools)
- No storage of plant or materials
- No storage or handling of any chemical including cement washings
- No vehicular access
- No fire lighting

12.2.2. In addition to the above, further precautions are necessary adjacent to trees:

- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builders' sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees
- No fire shall be lit such that flames come within 5m of tree foliage.

### 12.3. **Avoiding damage to stems and branches**

- 12.3.1. Care shall be taken when planning site operations in proximity of retained trees to ensure that wide or tall loads, or plant with booms, jibs, and counterweights, can operate without encountering retained trees. Such contact can result in serious injury to them and might make their safe retention impossible.
- 12.3.2. Consequently, any transit or traverse of plant in proximity of trees shall be conducted under the supervision of a banksman, to ensure that adequate clearance from trees is at all times maintained. In some circumstances, it may be impossible to achieve this without pruning works known as 'access facilitation pruning'.
- 12.3.3. Access facilitation pruning shall be kept to the barest minimum necessary to facilitate development and shall be carried out in strict accordance with the guidance below (Tree Surgery). Under no circumstances shall construction personnel undertake any tree pruning operations.

### 12.4. **Tree protection fencing**

- 12.4.1. The Tree Protection Plan (see the latest revision of: PRI20989-03) shows the alignment of Tree Protection Fencing (TPF) which is to be installed prior to any of the following taking place:
  - Demolition
  - Plant and material delivery
  - Soil stripping
  - Utility installation
  - Construction works
  - Landscaping
- 12.4.2. Stages for installation of TPF:
  - 1) Hand clearance of any vegetation to allow clear working access.
  - 2) Setting out of fencing points
  - 3) Fencing erected
  - 4) Site accessible to demolition/construction traffic
- 12.4.3. To ensure accuracy and avoid future costly adjustments, the Tree Protection Fence must be set out by a surveyor with all node points being marked clearly on site for the fencing contractor to work to.
- 12.4.4. Once erected, all TPF will be regarded as sacrosanct, and will not be removed or altered without prior recommendation by the project arboriculturist and approval of the local planning authority.
- 12.4.5. The typical TPF construction is suitable for areas of high intensity development, and shall comprise of interlocking weld-mesh panels, well braced to resist impacts by attachment to a scaffold framework that is set firmly into the ground. A detailed specification can be found on the TPP.

## 12.5. **Site storage, parking, welfare facilities**

- 12.5.1. The site will require provision for; site storage, contractor parking, welfare facilities, temporary services/drainage, material drop of points, etc.
- 12.5.2. No details of these provisions are available at the time of writing of this report.
- 12.5.3. None of the above provisions will be sited within RPAs of retained trees without the input or the project arboriculturist and the consent of the Local Authority.

## 12.6. **Ground Protection (pedestrian movement)**

- 12.6.1. The following methodology will be used to provide ground protection for pedestrian movement within RPAs in the areas indicated on the Tree Protection Plan.
- 12.6.2. Where directly adjacent to proposed buildings, an additional layer of scaffolding will be installed just above ground level to form a suspended walkway (specification given on Tree Protection Plan).
- 12.6.3. Stages for ground protection installation:

### No plant machinery to be used around ground protection for whatever reason

- 1) Proposed buildings, and extents of ground protection to be set out to co-ordinates using wooden pegs/ground marking spray paint.
  - 2) **Either:** Where adjacent to buildings where scaffold is to be erected, install additional layer of scaffold at 150mm above existing ground level to form a suspended walkway.
  - 3) **Or:** Install an edging to the ground protection area using 100mm treated timber boards. Each edging board will be fixed in place with two 3-400mm treated wooden stakes driven firmly into the ground.
  - 4) Lay TreeTex T300 non-woven geotextile membrane (or equivalent) within edged ground protection area by hand
  - 5) Cover area with wood chip to a depth of 100mm.
  - 6) If over the course of the development the wood chip rotes or compresses below 50mm this will be refilled to 100mm in depth
  - 7) Area ready for pedestrian access
- 12.6.4. There is to be no-excavation within ground protection area whatsoever. This includes installation of services and associated utilities.

## 12.7. Resurfacing and Repair of Hard Surfacing

All works within protected constraint areas are to be supervised at all times by the project arboriculturist.

Stages for repair/replacement of existing hard surface within tree constraint areas.

### No plant machinery to be sited on any exposed rooting area

- 1) Contact project arboriculturist to hold an onsite pre-start meeting and 'toolbox' talk before starting work.
- 2) Plant machinery to run only on existing tarmac surface.
- 3) Plant may be used to carefully peel up existing tarmac.
- 4) Other hard landscape features are to be removed by hand (kerbs etc.) or carefully lifted with plant.
- 5) Sub-base to be retained (or enhanced if required):
  - Where existing sub-base cannot be re-used, it is to be broken up and removed by hand.
  - New sub-base to be installed with no additional excavation of the underlying rooting environment.
- 6) New tarmac surface to be installed.

12.7.1. Should any roots over 25mm diameter be encountered during deconstruction of the old profile, their removal will only be carried out under arboricultural supervision and with the approval of the LPA.

12.7.2. Any new kerbing must be installed within the current hard construction profile.

12.7.3. No new excavation closer to the tree will be permitted.

12.7.4. Following completion of the works a supervisor summary will be produced by the project arboriculturist for submission to Haringey Council London Borough by the client.

12.7.5. It is the responsibility of the client to ensure that all instances of required supervision are suitable instructed and scheduled with a suitably trained arboriculturist.

## 12.8. Tree surgery and removal

12.8.1. Trees to be removed to enable the proposed layout are shown with a red dashed canopy outline, and a dashed emblem around the trunk on the Tree Protection Plan ACD reference PRI20989-03E.

12.8.2. The following surgery works are to be carried out:

| Tree number | Species                    | Operation                                                                           |
|-------------|----------------------------|-------------------------------------------------------------------------------------|
| T4          | <i>Pyrus sp.</i><br>(Pear) | Western part of crown to be side pruned by 2.0m to allow for scaffold installation. |
| T8          | <i>Pyrus sp.</i><br>(Pear) | Western part of crown to be side pruned by 2.0m to allow for scaffold installation. |

12.8.3. If further tree surgery works are required, a specification will be submitted to, and approved by Haringey the Local Planning Authority before works are carried out.

12.8.4. All work will be carried out in accordance with BS 3998:2010 Recommendations for Tree Work, industry best practice and inline with works agreed with the Haringey.

12.8.5. The tree surgery contractor is responsible for carrying out any relevant health and safety risk assessment, and insurance, prior to any work being carried out.

12.8.6. The statutory protection afforded by the Wildlife and Countryside Act and Countryside and Rights of Way Act will be adhered to. If further advice is required, particularly if bats are discovered during tree work, it will be obtained from Natural England or other competent persons and recommendations adhered to.

## 12.9. Soft landscaping within RPA

- 12.9.1. All landscaping and associated ground preparation within exclusion zones will be carried out sensitively to ensure root damage is mitigated as much as is practicable. At no time is any heavy plant to be used within any protected area. Removal of existing vegetation will be carried out by hand, turf may be removed using a mechanical turf stripper or by hand.

### **Turfing**

- 12.9.2. Stages for turfing gardens and open spaces:

No plant machinery<sup>1</sup> to be used in the area for whatever reason

- 7) Remove TPF to allow access to area.
- 8) Do not reduce any high spots or excavate in any way.
- 9) Existing poor-quality turf may be removed with a turf stripper.
- 10) Use good quality topsoil to level any low-lying areas and hollows, and provide a fine tilth to lay turf on. This imported soil must not result in a level increase of more than 100mm in any area.
- 11) Import turves by hand in wheelbarrow
- 12) Lay turves

### **Planting**

- 12.9.3. Should the soil be compacted or have a poor structure which may hinder the development of any new planting, soil decompaction techniques may be used upon consultation with the project arboriculturist.

- 12.9.4. Stages for planting within tree protection areas:

No plant machinery to be used in the area for whatever reason

- 1) Remove TPF to allow access to area.
- 2) Remove existing vegetation by hand, turf may be removed using a mechanical turf stripper.
- 3) Do not reduce any high spots or excavate in any way.
- 4) Import good quality topsoil by hand (with wheelbarrow) into area.
- 5) Level to a depth of no more than 100mm with hand tools
- 6) Dig individual planting pits for each plant by hand (including hedging which must not be trench planted)
- 7) Any mulch should also be imported and spread by hand.

- 12.9.5. No works will be carried out within any protected areas if the soil moisture is of a level likely to allow compaction to occur.

---

<sup>1</sup> Including rotovators

## 12.10. Installation of boundary fencing within protected areas

### 12.10.1. Stages for installing wooden fence posts:

#### No plant machinery to be used in the area for whatever reason

- 1) Contact project arboriculturist to hold pre-start site meeting and 'toolbox' talk before starting work.
- 2) Remove TPF to allow access to area.
- 3) Dig post holes using hand tools, avoiding damage to the protective bark covering larger roots. Roots smaller than 25mm diameter may be pruned back using either secateurs or a hand saw, leaving a clean cut.
- 4) Damage or severance of roots above 25mm diameter must be avoided. If roots of this size are discovered, the hole should be relocated. If there are a large number of such roots it may be necessary to relocate the hole by half a fence panels length and adjust the fence panels accordingly.
- 5) Line hole with non-porous lining, for example durable polythene bag.
- 6) Insert post and fill post hole with concrete to ground level.
- 7) Trim polythene to ground level

Andrew Bigg *CertArb (RFS)*  
Arboriculturist  
17 February 2020

Revised (rev A) by CC 28/06/22: -

- Relocation of Tree Protection Fencing back to enable 2 m width for scaffold installation and ground protection in the enlarged footprint by T4.
- Recommendations for specialist foundations such as pile and beam in RPA of T4.
- Pruning to crowns of T4 and T8 due to enlarged footprint.

Revised (rev B) by AJB 10/07/25: -

- Relocation of proposed disabled parking arrangement.
- Revised wider site layout.

Revised (rev C) by HEP 10/07/25: -

- Clarification of tree constraints data for central trees.
- Revisions to address LPA comments

Revised (rev D) by AJB 06/08/25: -

- Additional Tree Survey Data added

Revised (rev E) by HEP 09/09/25: -

- Corrections to Tree Removals table

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## APPENDIX 1: SUMMARY OF CATEGORIES BS5837:2012

| BS5837:2012 Table 1 - Cascade chart for tree quality assessment                                                                                                           |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Category and definition                                                                                                                                                   |                                        | Criteria (including subcategories where appropriate)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                   |
| Trees unsuitable for retention (see Note)                                                                                                                                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                   |
| <b>Category U</b><br>Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years |                                        | <ul style="list-style-type: none"><li>*Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g., where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li><li>*Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li><li>*Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</li></ul> <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p> |                                                                                                                                                                                                                                                                   |
|                                                                                                                                                                           | <b>1 Mainly arboricultural quality</b> | <b>2 Mainly landscape qualities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>3 Mainly cultural values, including conservation</b>                                                                                                                                                                                                           |
| Trees to be considered for retention                                                                                                                                      |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                   |
| <b>Category A</b><br><b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years                                                        |                                        | Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g., the dominant and/or principal trees within an avenue)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features                                                                                                                                                            |
| <b>Category B</b><br><b>Trees of moderate quality</b> with an estimated remaining life expectancy of at least 20 years                                                    |                                        | Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g., veteran trees or wood-pasture)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality |
| <b>Category C</b><br><b>Trees of low quality</b> with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm        |                                        | Trees with material conservation or other cultural value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories                                                                                                                                                 |
|                                                                                                                                                                           |                                        | Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Trees with no material conservation or other cultural value                                                                                                                                                                                                       |

**SITE:** Almshouses, Edmansons Close, Tottenham  
**CLIENT:** The Drapers Almshouse Charity  
**DATE:** January 2017 & July 2025

**SURVEYOR:** A Bigg/Henry Pinn

**TAGGED?** No

## APPENDIX 2: TREE SCHEDULE (UPDATED JULY 2025)

| No. | Name                                                        | Ht<br>(crown) | Dia<br>(stems)     | Canopy spread<br>N   E   S   W |     |     |     | Life<br>stage | ERC | Comments & preliminary<br>recommendations                                                                                               | BS<br>Cat |
|-----|-------------------------------------------------------------|---------------|--------------------|--------------------------------|-----|-----|-----|---------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------|-----------|
| T1  | <i>Acer platanoides</i><br>(Norway Maple)                   | 8(1)          | 150,150,150,100(4) | 3                              | 3   | 3   | 3   | SM            | 20+ | Tree of moderate quality but of reduced value due to small size.                                                                        | C2        |
| T2  | <i>Taxus baccata</i><br>(Yew)                               | 10(0.5)       | 450(1)             | 5                              | 4.5 | 4.5 | 4.5 | SM            | 40+ | Tree of high quality and value.                                                                                                         | A2        |
| T3  | <i>Quercus rubra</i><br>(Red Oak)                           | 10(0.5)       | 230,310(2)         | 5                              | 4   | 5   | 6.5 | SM            | 10+ | Twin-stemmed individual of reduced physiological condition. Dieback in upper canopy. Little branch growth in former season.             | C2        |
| T4  | <i>Pyrus communis</i><br>(Common Pear)                      | 12(1)         | 470(1)             | 6                              | 5   | 5.5 | 5.5 | SM            | 20+ | Tree of moderate quality and value. Considerable build-up of garden waste around base of tree.                                          | B2        |
| T5  | Malus (Apple)                                               | 7(1.5)        | 270,160(2)         | 6                              | 6   | 6   | 6   | SM            | 10+ | Small domestic fruit tree. Tree of moderate quality but of reduced landscape value having views currently restricted to the Almshouses. | C2        |
| T6  | <i>Prunus cerasifera</i><br>(Cherry Plum)                   | 7(1.5)        | 150(3)             | 2                              | 2   | 2   | 2   | SM            | 10+ | Small tree of little quality or value.                                                                                                  | C2        |
| T7  | <i>Cryptomeria japonica</i><br>(Japanese Red Cedar)         | 9(0.5)        | 350(1)             | 2                              | 1.5 | 1.5 | 1.5 | SM            | 40+ | Fast growing non-native conifer                                                                                                         | C2        |
| T8  | <i>Pyrus communis</i><br>(Common Pear)                      | 12(1)         | 470(1)             | 6                              | 5   | 5.5 | 5.5 | SM            | 20+ | Off-site tree inaccessible so dimensions estimated.                                                                                     | B2        |
| T9  | X<br><i>Cupressocypariss leylandii</i><br>(Leyland Cypress) | 5(0)          | 540(1)             | 1                              | 1   | 1   | 1   | SM            | 20+ | Topped @ 3.                                                                                                                             | C2        |
| T10 | <i>Prunus avium</i><br>(Wild Cherry)                        | 4.5(1.5)      | 180(1)             | 1.5                            | 1.5 | 1.5 | 1.5 | Y             | 40+ |                                                                                                                                         | C2        |

**Notes:** **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.). | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

**SITE:** Almshouses, Edmansons Close, Tottenham  
**CLIENT:** The Drapers Almshouse Charity  
**DATE:** January 2017 & July 2025

**SURVEYOR:** A Bigg/Henry Pinn

**TAGGED?** No

**Comments & preliminary recommendations**

| No. | Name                                    | Ht (crown) | Dia (stems) | Canopy spread<br>N   E   S   W |      |      |      | Life stage | ERC |                             | BS Cat |
|-----|-----------------------------------------|------------|-------------|--------------------------------|------|------|------|------------|-----|-----------------------------|--------|
| T11 | Ilex aquifolium (Holly)                 | 4.5(0.5)   | 180(1)      | 1                              | 1    | 1    | 1    | SM         | 40+ |                             | C2     |
| T12 | Ilex aquifolium (Holly)                 | 3.5(1)     | 200(1)      | 1                              | 1    | 1    | 1    | SM         | 40+ |                             | C2     |
| T13 | Magnolia (Magnolia)                     | 4.5(1.5)   | 310(1)      | 4.25                           | 4.25 | 4.25 | 4.25 | SM         | 40+ |                             | B2     |
| T14 | Acer palmatum (Japanese Maple)          | 6(2)       | 150,100(2)  | 2                              | 2    | 2    | 2    | Y          | 40+ |                             | C2     |
| T15 | Aesculus hippocastanum (Horse Chestnut) | 17(2)      | 650(1)      | 6                              | 6    | 6    | 6    | M          | 20+ | Diameter measured over ivy. | B2     |
| T16 | Aesculus hippocastanum (Horse Chestnut) | 17(2)      | 800(1)      | 6                              | 6    | 6    | 6    | M          | 20+ | Diameter measured over ivy. | B2     |
| T17 | Aesculus hippocastanum (Horse Chestnut) | 17(2)      | 750(1)      | 6                              | 6    | 6    | 6    | M          | 20+ | Diameter measured over ivy. | B2     |
| T18 | Aesculus hippocastanum (Horse Chestnut) | 0          | 0           | 0                              | 0    | 0    | 0    | 0          | 0   | Dead. Nesting Parakeets.    | 0      |
| T19 | Aesculus hippocastanum (Horse Chestnut) | 18(2)      | 700(1)      | 5.5                            | 5.5  | 5.5  | 5.5  | M          | 20+ | Diameter measured over ivy. | B2     |
| T20 | Aesculus hippocastanum (Horse Chestnut) | 18(2)      | 750(1)      | 6.5                            | 6.5  | 6.5  | 6.5  | M          | 20+ | Diameter estimated.         | B2     |

**Notes:** **Dia (stems):** trunk diameter in mm at 1.5m above ground level (number of stems) | **HT (crown):** Tree height (crown clearance) | **Life stage:** **Y:** Young (obviously planted within the last three years (unless as a heavy or extra-heavy standard)). **SM:** Semi mature (recently planted and yet to attain mature stature; up to 25% of attainable age.). **EM:** Early mature (almost full height, crown still developing and seed bearing; up to 50% of attainable age.). **M:** Mature (full height, crown spread, seed bearing; over 50% of attainable age.). **OM:** Over mature (full size, die-back, small leaf size, poor growth extension.). | **FSB:** First significant branch (& compass bearing) | **ERC:** Expected remaining contribution in years- <10, 10+, 20+, 40+ (assuming that there will be no physical changes to its immediate environment.) | **BS Category:** Refer to appendix 1 of this report or BS5837:2012 Table 1 for detailed descriptions.

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**CLIENT:** The Drapers Almshouse Charity  
**DATE:** January 2017 & July 2025

**SURVEYOR:** A Bigg/Henry Pinn

**TAGGED?** No

| No. | Name                                          | Ht<br>(crown) | Dia<br>(stems)     | Canopy spread<br>N   E   S   W |     |     |     | Life<br>stage | ERC | Comments & preliminary<br>recommendations                                                                                                                                                                      | BS<br>Cat |
|-----|-----------------------------------------------|---------------|--------------------|--------------------------------|-----|-----|-----|---------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| T21 | Acer<br>pseudoplatanus<br>(Sycamore)          | 18(3)         | 420,350,300,430(4) | 5                              | 7   | 7   | 6   | M             | 20+ | Tight compression forks at base. Included bark.                                                                                                                                                                | B2        |
| T22 | Acer<br>pseudoplatanus<br>(Sycamore)          | 18(5)         | 510(1)             | 6                              | 6   | 6   | 6   | M             | 20+ |                                                                                                                                                                                                                | B2        |
| T23 | Prunus serrulata<br>'Kanzan' Kanzan<br>Cherry | 10(1.5)       | 450(1)             | 5.2                            | 4   | 6.5 | 4.7 | M             | <10 | Standing dead tree. Historic stem wound at base Northside with exposed sapwood, no decay visible.                                                                                                              | U         |
| T24 | Prunus serrulata<br>'Kanzan' Kanzan<br>Cherry | 10.5(1.5)     | 360(1)             | 5                              | 5.6 | 5.2 | 5.1 | M             | <10 | Standing dead tree. Historic stem wound at base Northside with exposed sapwood, no decay visible.                                                                                                              | U         |
| T25 | Prunus serrulata<br>'Kanzan' Kanzan<br>Cherry | 10(2)         | 470(1)             | 7.8                            | 6.5 | 6.6 | 6.7 | M             | 10+ | Tree in open green space. Surface roots to the south.                                                                                                                                                          | C2        |
| T26 | Prunus serrulata<br>'Kanzan' Kanzan<br>Cherry | 12(2)         | 600(1)             | 6.7                            | 3.7 | 5.5 | 7.9 | M             | 20+ | Tree in open green space with upright form. Large surface roots at base. Historically topped at approx. 11m. x1 dead stem to North.                                                                            | B2        |
| T27 | Prunus serrulata<br>'Kanzan' Kanzan<br>Cherry | 14(0.5)       | 960(1)             | 8.4                            | 8.7 | 7.1 | 7   | M             | 20+ | Significant tree in open green space. Large surface roots at base. x1 dead stem to the north.                                                                                                                  | B2        |
| T28 | Prunus serrulata<br>'Kanzan' Kanzan<br>Cherry | 9(2)          | 550(1)             | 5.4                            | 6.3 | 6.7 | 6   | M             | 10+ | Tree on edge of open green space. Significant surface root buttressing at base. Fungal bracket at base consistent with <i>Ganoderma applanatum</i> indicating Internal dysfunction. Deadwood throughout crown. | C2        |
| G1  | <i>Tilia X europaea</i><br>(Common Lime)      | 6(5)          | 350(1)             | 1                              | 0.5 | 0.5 | 0.5 | SM            | 20+ | Diameter is estimated average. Pollarded individuals growing on plot boundaries. Trees have been pollarded at 5m with average regrowth height of 1m. Of some landscape value                                   | C2        |
| G2  | Ilex aquifolium<br>(Holly)                    | 4(0.75)       | 120(1)             | 3                              | 3   | 3   | 3   | Y             | 40+ |                                                                                                                                                                                                                | C2        |

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**SURVEYOR:** A Bigg/Henry Pinn

**TAGGED?** No

**Comments & preliminary recommendations**

| No. | Name                                                                                      | Ht (crown) | Dia (stems) | Canopy spread<br>N   E   S   W |      |      |      | Life stage | ERC |                                                                                                                                                             | BS Cat |
|-----|-------------------------------------------------------------------------------------------|------------|-------------|--------------------------------|------|------|------|------------|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| G3  | Ilex aquifolium (Holly)                                                                   | 4(1)       | 120(1)      | 5                              | 5    | 5    | 5    | Y          | 40+ | 0                                                                                                                                                           | C2     |
| G4  | Tilia sp. (Lime)                                                                          | 5(2)       | 320(1)      | 2                              | 3.2  | 2.4  | 3.2  | EM         | 20+ | Group of similar trees planted along boundary planting bed. Historically pollarded to 3.5m with canopy of regrowth. Maximum group dimensions recorded.      | C2     |
| G5  | Prunus laurocerasus (Cherry Laurel), Ilex aquifolium (Holly), Mixed Shrubs (Mixed Shrubs) | 3.5(0.1)   | 90(1)       | 1                              | 1    | 1    | 1    | EM         | 10+ | Understory vegetation plaing on site boundary. Average group dimesions recorded.                                                                            | C2     |
| G6  | Prunus cerasifera 'Pissardii' (Pissard Plum)                                              | 3.5(0.5)   | 90(3)       | 2.75                           | 2.75 | 2.75 | 2.75 | SM         | 10+ | x2 similar specimens located in open green space. Posting stakes at base. Multi-stemmed from base. Average group dimensions recorded.                       | C2     |
| G7  | Prunus serrulata 'Kanzan' Kanzan Cherry                                                   | 8.5(2.5)   | 210(2)      | 4.5                            | 4.5  | 4.5  | 4.5  | SM         | 10+ | Group of similar specimens forming an avenue feature in open green space. Average group dimensions recorded.                                                | C2     |
| G9  | Prunus avium (Wild Cherry)                                                                | 4.5(1)     | 175(1)      | 2.75                           | 2.75 | 2.75 | 2.75 | SM         | 10+ |                                                                                                                                                             | C2     |
| G10 | Tilia sp. (Lime)                                                                          | 6.5(0.5)   | 320(1)      | 3.4                            | 3.4  | 3.4  | 3.4  | SM         | 10+ | Group of similar specimens located along central boundary. Historically pollarded at approx. 3m with canopy of regrowth. Average group dimensions recorded. | C2     |

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**TAGGED?** No

**Comments & preliminary recommendations**

**BS Cat**

| No. | Name                                                                                                                                             | Ht (crown) | Dia (stems) | Canopy spread<br>N   E   S   W |     |     |     | Life stage | ERC |                                                                                                                                                                                              |    |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|--------------------------------|-----|-----|-----|------------|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| G11 | Ilex aquifolium (Holly), Taxus baccata (Yew), Rhus typhina (Stags Horn Sumach), Mixed Shrubs (Mixed Shrubs), Prunus laurocerasus (Cherry Laurel) | 2.5(0.1)   | 70(1)       | 1.5                            | 1.5 | 1.5 | 1.5 | EM         | 10+ | Understorey vegetation along central boundary. Average group dimensions recorded.                                                                                                            | C2 |
| G12 | Tilia sp. (Lime)                                                                                                                                 | 8(2.5)     | 340(1)      | 3                              | 3   | 3   | 3   | EM         | 10+ | Group of similar specimens located along boundary. Historically pollarded at approx. 4m with canopy of regrowth. Epicormic basal growth throughout group. Average group dimensions recorded. | C2 |
| G13 | Mixed Shrubs (Mixed Shrubs), Taxus baccata (Yew), X Cupressocyparis leylandii (Leyland Cypress)                                                  | 4(0.1)     | 120(1)      | 2                              | 2   | 2   | 2   | EM         | 10+ | Understorey shrub vegetation along boundary also including some stems of tree species. Average dimensions recorded.                                                                          | C2 |
| G14 | Prunus serrulata 'Kanzan' Kanzan Cherry                                                                                                          | 8.5(2.5)   | 300(2)      | 3                              | 3   | 3   | 3   | EM         | <10 | x3 similar adjacent trees all exhibiting signs of terminal decline, with a majority of each trees structure dead. Some epicormic basal growth present. Average group dimensions recorded.    | U  |

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