

















Tree Data Schedule

Reference C-Group	Age & Species	Height (m)	Crown Ht (m)	Crown Spread (m)			Scaled Tree Diagram (m)	Notes	Recommendations (Independent of any development proposals)		Vigour Physiological Condition	Anxiety Value Life Expectancy (Yrs)	Life Expectancy (Yrs)	Remarks	
				N	W	E			Priority	Impact (m)					
T1	Semi-Mature Holly <i>Ilex aquifolium</i>	6.5	0.5	17	2	2		Form: Single stemmed and vertical with a balanced crown. History: No evidence of significant pruning. Defects: No significant defects observed.	No action required.	n/a	3	High Good	Low	40+	C
	Semi-Mature Yew <i>Taxus baccata</i>	7	0	15	1	1		Position: Situated on third party land. Form: Trimmed hedgerow.	No action required.	n/a	3	High Good	Low	40+	C
T3	Semi-Mature Apple <i>Malus sp.</i>	5.5	2	24	2	2		Form: Twin-stemmed at 1.5m with a balanced crown. History: Multiple pruning wounds due to crown reduction. Defects: No significant defects observed.	No action required.	n/a	3	Moderate Good	Low	10-20	C
	Semi-Mature Yew <i>Taxus baccata</i>	5.5		32	3	3		Position: Situated on third party land. Form: Single stemmed and vertical with a balanced crown. History: Multiple pruning wounds due to crown reduction. Defects: No significant defects observed. Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	High Good	Moderate	40+	B -
T5	Early-Mature Silver Birch <i>Betula pendula</i>	12	2	43	4	6		Position: Situated on third party land. Form: Multi-stemmed at ground level with an unbalanced crown. History: No evidence of significant pruning. Defects: No significant defects observed. Other: Recorded stem diameter is equivalent for 4 stems (15cm, 21cm, 15cm, 15cm).	No action required.	n/a	3	Moderate Good	Low	20-40	C
	Semi-Mature Silver Birch <i>Betula pendula</i>	2V 7.5	2V 17	2V 4.5	2V 3.5	2V each		Position: Situated on third party land. Form: Two close growing specimens. History: No evidence of significant pruning. Defects: No significant defects observed.	No action required.	n/a	3	High Good	Low	20-40	C
T7	Early-Mature Silver Birch <i>Betula pendula</i>	10	1.5	37	4.5	4		Position: Situated on third party land. Form: Single stemmed with a slight lean and a slightly unbalanced crown. History: No evidence of significant pruning. Defects: No significant defects observed. Other: Loose bark and early signs of decay to stem at ground level to 2m - acceptable condition at present.	Monitor.	Moderate	1	Moderate Good	Low	20-40	C
	Early-Mature Bay <i>Laurus nobilis</i>	5	1.5	37	3	3		Form: Multi-stemmed at ground level with a balanced crown. History: Topped at 5m. Defects: No significant defects observed. Other: Recorded stem diameter is equivalent for 6 stems (all 15cm).	No action required.	n/a	3	High Good	Low	20-40	C
T9	Mature Cherry <i>Prunus sp.</i>	14	3	60	6.5	5.5		Form: Single stemmed and vertical with a balanced crown. History: Multiple pruning wounds due to crown lifting and crown reduction. Defects: Girdler damage decay fungi at base to the east. Other: Stem sounded - acceptable condition at present.	Monitor.	Moderate	1	Moderate Good	Low	10-20	C
	Semi-Mature Beech <i>Fagus sylvatica</i>	4.5	1	20	2	3		Form: Single stemmed and vertical with a balanced crown. History: No evidence of significant pruning. Defects: No significant defects observed. Other: Larger end specimen of hedgerow.	No action required.	n/a	3	High Good	Low	40+	C
H11	Semi-Mature Beech <i>Fagus sylvatica</i>	3.5	0.5	15	1.5	1		Form: Hedgerow of seven specimens. History: Topped at 3m. Defects: No significant defects observed.	No action required.	n/a	3	High Good	Low	40+	C
	Early-Mature Ash <i>Fraxinus excelsior</i>	15	5	46	5	7		Position: Situated on third party land. Form: Multi-stemmed at ground level with a balanced crown. History: No evidence of significant pruning. Defects: No significant defects observed. Other: Limited inspection, dimensions estimated. Recorded stem diameter is equivalent for 4 stems (15cm, 20cm, 20cm, 20cm).	No action required.	n/a	3	High Good	Moderate	40+	B
T13	Semi-Mature Ash <i>Fraxinus excelsior</i>	10	4	40	3	2		Position: Situated on third party land. Form: Twin-stemmed at ground level with an unbalanced crown. History: Topped at 5m. Defects: No significant defects observed. Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	High Good	Low	40+	C +
	Semi-Mature Holly <i>Ilex aquifolium</i>	6	0	15	3	3		Position: Situated on third party land. Form: Single stemmed and vertical with a balanced crown. History: No evidence of significant pruning. Defects: No significant defects observed. Other: Limited inspection, dimensions estimated.	No action required.	n/a	3	High Good	Low	40+	C
T15	Mature Hybrid Black Poplar <i>Populus sp.</i>	7	4	85	3	2		Position: Situated on third party land. Form: Twin-stemmed at 3m with a balanced crown. History: Recently topped at 6m. Defects: Significant decay visible to pruning wounds. Significant cavity at 2m. Other: Limited inspection, dimensions estimated.	Remove or decay detection required.	High	1	Moderate Fair	Low	<10	U
	Mature Ash <i>Fraxinus excelsior</i>	11	3	67	3.5	4		Position: Situated on third party land. Form: Single stemmed and vertical with a balanced crown. History: Topped at 6m. Defects: Significant bark wounding throughout stem from ground level to 2m above ground level. Significant cavity at 2m to south.	Decay detection required.	Moderate	1	Moderate Fair	Low	10-20	C

Site Overview



Drawing No:	CCL 10715 / TCP Rev: 1
Title:	Tree Constraints Plan (Existing Layout)
Site:	1 St Annes Close N6 6AR
Scale:	1:1500
Paper Size:	A1



Tree Retention Categories	
	Category A tree
	Category B tree
	Category C tree
	Category U tree

	Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.
	Trees of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees.
	Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.

Young Yew and Holly
Ht: 5m Dia: 10cm

H2

T14

T13

T12

H11

T10

T9

T8

T5

T4

T3

T1

H2

G6

T7

T16

T15

T14

T13

T12

T11

T10

T9

T8

T7

T6

T5

T4

T3

T2

T1

H2

G6

T7

T8

T9

T10

T11

T12

T13

T14

T15

T16

H2

G6

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T11

T12

Excerpts from the
Arboricultural
Impact Assessment

Overview

It is proposed to extend the existing building and modify the landscaping within the garden, as indicated on the plans in Appendix 6. The existing layout is indicated in black, and the footprint of the proposed layout is indicated in green.

The table below summarises the potential impact on trees due to various activities.

Activity	Trees Potentially Affected
Tree Removal- Retention Category A	None
Tree Removal- Retention Category B	None
Tree Removal- Retention Category C	T10 and H11
Tree Removal- Retention Category U	None
Tree Pruning	T14
RPA: House Foundations	T4, T9 and T13
RPA: Pergola Foundations	T8, T9 and T12
RPA: New Hard Surface	T9 and T12
RPA: Replace Existing Hard Surface	T12
RPA: Underground Services	None Anticipated
RPA: Change of Ground Levels	None
RPA: Soil Compaction	Trees adjacent the construction area (preventable by installing tree protection measures)

Other potentially damaging activities often associated with construction sites include demolition or the careless use of plant machinery, hazardous materials, or fires. All of the above potential impacts are considered in detail throughout this section.

Tree Removal

All trees to be removed are indicated on the Tree Removal Plan and are listed below:

- Retention Category A:** Our survey did not identify any Retention Category A trees.
- Retention Category B:** It is proposed to retain all Retention Category B trees.
- Retention Category C:** It is proposed to remove the following Retention Category C trees: T10 and T11. These trees are located within the footprint of the proposal and so their retention is not possible.

These are relatively small trees (4.5m height). They are located within the garden of the property and are considered to have a low amenity value. Their removal shall not have a significant impact on the visual amenity of the locality, and they are not considered to be a material planning consideration.

T10 and T11 are not protected by a tree preservation order or considered worthy of special protection.

- Retention Category U:** Our survey did not identify any Retention Category U trees.

Details specific to each tree can also be found in the Tree Data Schedule.

Mitigation Planting

The trees/shrubs to be removed are of such low amenity value that no mitigation planting is considered necessary.

Impact on Tree Canopies

In order to create a clearance distance from the proposal, it is proposed to trim the southwest portion of the overhanging foliage of T4 back to the boundary. This shall require the removal of relatively small secondary branches which should be pruned back to a secondary growth point.

Such a small amount of pruning shall have no impact on local visual amenity.

All other tree canopies shall be unaffected by the proposals.

Impact on Tree Roots

Rooting Habits:

The Root Protection Area of T13 is shown to extend into the area where foundations are proposed for the extension. However, roots are not likely to proliferate in this area as ground levels are approximately 1m higher than where the tree grows. Rooting conditions are likely to be inhospitable to roots in this area due to compacted soils, anaerobic conditions and lack of rainwater. Instead, the roots are likely to proliferate in within the garden of the neighbouring property in which the tree grows.

Building Foundations:

Foundations for the new extension will extend into the Root Protection Area of T4, T9 and T13. However, only a very small portion of each Root Protection Area shall be affected so the potential impact is considered to be negligible.

In order to minimise root severance for T4 and T9, it is proposed to excavate the foundations within their Root Protection Areas using hand tools only to a depth of 0.6m. This shall be done under the supervision of the project arborist. Deeper excavation may be undertaken using a mechanical excavator so long as it operates from a suitable load spreading surface or from outside all Root Protection Areas. Excavation for the foundations shall not extend more than 200mm beyond the build line in the direction of the trees. This will keep the extent of excavation towards the trees down to the minimum amount possible. Any roots growing close to the edge of the excavation should be kept intact or pruned by the project arborist. These measures shall ensure that the impact of such a small incursion will be minimal.

Given that the roots of T13 are not likely to proliferate in this area, no restrictions on foundation design are considered necessary here.

Pergola Foundations:

Post-hole foundations are proposed for the new pergola. Because the foundations are within a Root Protection Area of T8, T9 and T12, the following restrictions shall apply:

- Post holes shall be kept as narrow as possible.
- Excavation for the post holes shall be undertaken using hand tools and overseen by the local authority tree officer or an approved project arborist.
- If any roots in excess of 50mm or an abundance of roots in excess of 25mm are encountered, they should be retained intact and the post hole relocated.
- Any exposed roots over 25mm diameter shall be sleeved to prevent contact with the posts and cement products.

By adopting such a sympathetic method of installation, it will be possible to retain all significant roots. Hence it is considered that the proposed pergola shall not result in any long term detrimental impact on the health of these trees.

New Surfaces:

In order to facilitate a new pedestrian surface for the walled garden, it is proposed to lower ground levels over the Root Protection Area of T12 where raised planting beds exists. However, only circa 7% of the Root Protection Area shall be affected, and so the potential impact is considered to be negligible and within tolerable limits.

In order to minimise root severance, it is proposed to excavate within the Root Protection Area of T12 using hand tools only and under the supervision of the project arborist. Excavation shall not extend further beyond the footprint of the new surfacing than is absolutely necessary. Any roots growing close to the edge of the excavation should be kept intact or pruned by the project arborist. These measures shall ensure that any potential impact shall be kept to the minimum amount possible.

The Impact Assessment Plan indicates where it is proposed to install a new pedestrian surface over the Root Protection Areas of T9 and T12. In order to minimise root severance, the following mitigation is recommended:

- Where hard surfacing exists, excavation shall not exceed the hard surfacing and its sub-base.
- Over the existing lawn, excavation shall be limited to 100mm, including any existing vegetation or turf.
- Any edging structure used shall be installed without excavation below this depth.
- All excavation should be undertaken using hand tools only.
- If significant rooting activity is encountered, the finished surface shall be raised to accommodate them.
- Any sub-base used shall not contain any fines (finely crushed aggregate material).
- Paviments to be used and dry jointed (i.e. no mortar joints) to permit infiltration of rainwater through to the ground beneath.

Summary

Only low quality, small Retention Category C trees are to be removed to enable the build. Consequently, the impact of tree removal on local amenity shall be minimal.

One tree (T14) requires minimal pruning to create an adequate clearance from the proposal.

All new hard surfacing within RPAs shall be installed sympathetically and with minimal excavation.

Foundations are proposed within the Root Protection Area of T8, T9, T12 and T13. However, the small extent of RPA affected, coupled with the sympathetic foundation design, shall ensure no detrimental impact on trees.

See Section 4
for a more
detailed assessment

Drawing No: CCL 10715 / IAP Rev: 1

Title: Impact Assessment Plan (Existing Layout with Proposals Overlaid)

Site: 1 St Annies Close N6 6AR

Scale: 1:100 Paper Size: A1



Articultural Consultants
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Tree Retention Categories

Stems & canopies shown

Category A tree

Category B tree

Category C tree

Category U tree

Tree of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.

Tree of moderate quality with a life expectancy of 20+ years. Usually maturing trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees.

Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.

Trees unsuitable for retention due to their very poor condition.

It is proposed to install a new pedestrian surface over the Root Protection Areas of T9 and T12. In order to minimise root severance, the following mitigation is recommended:

- Where hard surfacing exists, excavation shall not exceed the hard surfacing and its sub-base.
- Over the existing lawn, excavation shall be limited to 100mm, including any existing vegetation or turf.
- Any edging structure used shall be installed without excavation below this depth.
- All excavation should be undertaken using hand tools only.
- If significant rooting activity is encountered, the finished surface shall be raised to accommodate them.
- Any sub-base used shall not contain any fines (finely crushed aggregate material).
- Paviments to be used and dry jointed (i.e. no mortar joints) to permit infiltration of rainwater through to the ground beneath.

Impact Assessment Plan

(Existing Layout with Proposals Overlaid)

BS s837 Root Protection Area (radius = 1xstem diameter)

Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.

Root Protection Area having been amended to account for site conditions

T1 = Tree No 1

G2 = Group No 2

H3 = Hedge No 3

Tree to be removed to facilitate the proposal

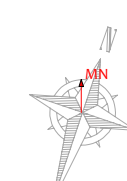
Tree to be removed due to its low quality

Proposed pruning

MN = Measured North:

Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N/S or E/W.

Tree Ref.	Species	Height (m)	Radius (m)	Area (m²)
T1	Holly	6.5	2.0	13
H2	Yew	7	1.8	10
T3	Apple	6.5	2.9	26
T4	Yew	5.5	3.8	46
T5	Silver Birch	12	5.2	84
G6	Silver Birch	7.5	2.0	13
T7	Silver Birch	10	4.4	62
T8	Bay	5	4.4	62
T9	Cherry	14	7.2	163
H10	Beech	4.5	2.0	13
H11	Beech	7	3.5	15
T12	Ash	15	5.5	96
T13	Ash	10	4.8	72
T14	Holly	6	1.8	10
T15	Hybrid Black Poplar	7	10.2	327
T16	Ash	11	8.0	203



Impact Assessment Plan

(Existing Layout with Proposals Overlaid)

The main site plan illustrates the existing building layout and proposed extensions. Key features include:
- **Buildings:** Existing house with rooms like Kitchen, Living Room, and Dining Room. Proposed extensions are shown in green.
- **Trees:** Labeled T1 through T16, with their respective Root Protection Areas (RPAs) shown as circles.
- **Foundations:** Detailed plans for new foundations for T4, T9, T13, T8, T9, and T12, with notes on excavation depths and root severance mitigation.
- **Surfaces:** Plans for new pedestrian surfaces and hard surfacing, with notes on ground level adjustments and root protection.
- **Annotations:** Various notes explaining the impact assessment, retention categories, and proposed mitigation measures for different trees and areas.
- **Scale and Orientation:** A scale bar (1:100) and a north arrow are provided for reference.