

John Senter, Architect
10 Constable Walk,
College Road,
Dulwich,
London, SE21 7LX

Our reference: K34
6th May 2019

Dear Mr Senter

Proposed replacement patio and boundary fence at 107 Highgate West Hill, London, N6 6AP
Arboricultural report

1. I refer to your emailed instructions asking me to prepare a brief report and tree protection plan to accompany a planning application to remove the existing patio at 107 Highgate West Hill and replace it with a new one and to erect a timber boundary fence.
2. On 7th January 2019 planning and listed building consent was granted for the erection of a single storey side extension following demolition of the existing extension and alterations to the fenestration and internal works under reference 2018/5656/P and 2018/5171/L. The application was supported by a Tree Survey, Arboricultural Impact Assessment and Method Statement report dated 19th October 2018 prepared by Martin Dobson Associates which provided details of trees present on or adjacent to the site and the means by which they would be protected from harm during development. Since issuing that report three trees have been felled with consent from the planning authority (T2 elm, T3 sycamore and T6 oak) and a further three have been crown reduced (T1 sycamore) or re-pollarded (T4 and T5 lime) under planning reference 2018/5204/T and 2018/5209/T. A revised tree schedule with root protection areas (RPA) is presented at Appendix 1 using the same tree numbering as the previous report.
3. An updated tree protection plan (TPP) to deal with the removal and replacement of the existing patio and erection of boundary fencing is presented at Appendix 2 and will be implemented once the main works to the house have been completed. At that time the 2 m high protective fencing that was specified in the approved arboricultural report will be moved from its original position to the new position marked on the TPP. The fencing is intended to enclose the patio area so that works do not stray into the garden and into tree RPAs.
4. The existing patio will be removed using hand tools only. The sub-base will be removed only if required and there will be no removal of soil below the sub-base. The sub-base will be topped up as necessary to achieve desired levels. It is considered that the installation of the patio will cause no harm to tree roots.
5. The fence posts to support the new fence will be installed at 2 m intervals and the post holes will be dug by hand ensuring that no roots larger than 25 mm diameter are cut. If a root of

25 mm diameter or more is encountered the position of the post hole will be moved to avoid it. All post holes will be dug before any posts are installed to ensure that the required distance between posts can be achieved bearing in mind any adjustments that might need to be made to preserve roots.

I trust that this brief report will be adequate to demonstrate that the retained trees will be protected during the proposed external landscaping works.

Yours sincerely



Dr Martin Dobson

BSc (Hons) Biol, DPhil, FArborA, RCarborA, MEWI



APPENDIX 1
Revised tree survey schedule (BS5837: 2012)

Tree No.	Species	Height (m)	Trunk diameter (mm)	N (m)	S (m)	E (m)	W (m)	Height of crown clearance (m)	Age class	Physiological condition	Structural condition	Useful life	BS5867 Grade	Comments
T1	Sycamore	13	630	3.5	3.5	3.5	3.5	7	Mature	Good	Good	20 to 40 yrs	B	Crown reduced by 25% recently.
T4	Lime	10	540	2.0	2.0	2.0	2.0	4	Mature	Good	Good	20 to 40 yrs	B	Recently pollarded. Cavity at 4m
T5	Lime	4	320	1.5	1.5	1.5	1.5	4	Semi-mature	Good	Good	10 to 20 yrs	C	Recently pollarded. Growing against boundary wall.
T7	Lime	19	490	5	4	5	6	6	Mature	Good	Good	20 to 40 yrs	A	Neighbouring garden
T8	Lime	19	520	3	3	4	6	6	Mature	Good	Good	20 to 40 yrs	A	Neighbouring garden
T9	Sycamore	14	520	7	5	6	4.5	4.5	Semi-mature	Good	Good	20 to 40 yrs	A	Cavity at base SE

BS5837 schedule of root protection areas

Tree No.	Species	Trunk diameter (mm)	BS5837: 2012 Root protection area, RPA, (m ²)	BS5837: 2012 Radial protection distance (m)
T1	Sycamore	630	179.6	7.6
T4	Lime	540	131.9	6.5
T5	Lime	320	46.3	3.8
T7	Lime	490	108.6	5.9
T8	Lime	520	122.3	6.2
T9	Sycamore	520	122.3	6.2

APPENDIX 2

Tree protection plan showing retained trees, root protection areas (dashed circles) and 2 m high protective fencing (purple line).

