



BS5837:2012

Trees in relation to design, demolition and construction –  
Recommendations

## Arboricultural Method Statement

38 Oakleigh Park North

London

N20 9AR

29 January 2024

Author: Aran Nearn FdSc MArborA

## Table of Contents

1. Introduction .....	3
2. Executive Summary .....	3
3. General Information .....	5
4. Tree Survey .....	6
5. Arboricultural Method Statement .....	7
Tree Works .....	7
Protected Species .....	8
Sequencing of Works .....	10
Protective Measures .....	11
Demolition .....	14
Construction.....	15
Prohibition.....	17
Site Management .....	18
Services.....	19
Landscaping.....	21
Monitoring and Supervision .....	22
Appendix 1: Tree Survey Schedule .....	25
Appendix 2: Tree Protection Notice .....	27
Appendix 3: Contact Details .....	29
Document Production Record .....	30

## 1. Introduction

Arbtech Consulting Limited (Arbtech) received written instruction on 18 January 2024 from Borzou Aram to attend 38 Oakleigh Park North, London, N20 9AR to undertake an arboricultural survey to BS5837:2012 guidance to assess trees, hedges and major shrub groups growing on and within influencing distance of the site and to produce a Schedule of Trees, Tree Constraints Plan, Arboricultural Method Statement and Tree Protection Plan.

## 2. Executive Summary

This report describes the extent and effect of the proposed development at 38 Oakleigh Park North, London, N20 9AR (“site”) on individual trees and groups of trees within and adjacent to the site.





Trees within the site were surveyed; using a methodology guided by British Standard 5837:2012 ‘Trees in relation to design, demolition and construction –Recommendations’ (“BS5837”).

Subsequently, this report has been produced, balancing the layout of the proposed development against the competing needs of trees. This report comprises all of the requisite elements of an arboricultural implications assessment, method statement and supporting plans.



Figure 1: Aerial Image of Site (Bing Maps)

## Checklist for Submission to Local Planning Authority

Tree survey	
Tree constraints plan	
Arboricultural impact assessment	
Tree protection plan	

This report and its appendices follow precisely the strategy for arboricultural appraisal intended to provide local planning authorities with evidence that trees have been properly considered throughout the development process.

It is the conclusion of this report that the overall quality and longevity of the amenity contribution provided for by the trees and groups of trees within and adjacent to the site will not be adversely affected as a result of the local planning authority consenting to the proposed development. It is considered that any issues raised in this report, or beyond the scope of it can be dealt with by planning conditions.

### 3. General Information

Client: Borzou Aram and Akhtar Towfighi

Site: 38 Oakleigh Park North, London, N20 9AR.

Brief proposal description: The proposed scheme is to build a side extension behind garage and a kitchen extension.

Table 1: Documents referred to.

Document	Reference No.
Topographical / Site survey drawing	47139_01_P
Proposed layout drawing	00_002
British Standard 5837:2012	“BS5837”
Tree Protection Plan	Arbtech TPP 01

## 4. Tree Survey

Survey: An arboricultural survey to BS5837 of all trees within impacting distance of the site was undertaken by Phil Gower on 23 January 2024.

A total of 10no. individual trees and 3no. groups of trees were surveyed. Details for each of the trees surveyed are provided in the Schedule of Trees (see Appendix 1)

Table 2: Documents upon which this tree survey has been based.

Document	Originator	Reference Number	Title
Survey base drawing	Neo Architects	47139_01_P	Existing Topographical

Limitations: The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and decay detection equipment were not employed, though may form part of the survey’s management recommendations. Measurements were taken using specialist tapes, laser and GPS devices. Where this was not possible, measurements are estimated.

Scope: Pre-development tree surveys make arboricultural management recommendations based exclusively upon the individual tree or group of trees condition relative to their present context (*i.e., not in relation to the proposed development*).

Legal Status: No statutory protection check has been performed. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order (“TPO”), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

\* For more information on the surveyed trees please see Arbtech Consulting Ltd, Tree Survey Schedule (Appendix 1), Tree Survey Report and Tree Constraints Plan.

## 5. Arboricultural Method Statement

The purpose of this method statement is to demonstrate how any aspect of the development that has potential to result in loss or damage to a tree may be implemented and provide an adequate level of protection for those trees that are to be retained during the proposed works.

Details of key site personnel, including site / project manager will be submitted to the Council's Tree Officer prior to the commencement of site works.

This method statement is to be approved and agreed to in writing by all key personnel prior to the commencement of site works.

No site personnel are to be present and no demolition, site clearance, building work or delivery of materials is to occur until the protective measures are in accordance with this method statement and the Tree Protection Plan drawing number Arbtech TPP 01.

Protective measures should be in accordance with this method statement and the Tree Protection Plan; drawing number Arbtech TPP 01 will remain unaltered and in situ, unless otherwise specified, for the entire duration of the construction.

Table 3: Documents upon which this assessment has been based.

Document	Originator	Reference Number	Title
Survey base drawing	Neo Architects	47139_01_P	Existing Topographical
Proposed Site Plan	Neo Architects	00_002	Site Plan

### Tree Works

If any unforeseen tree work is required, it is to be undertaken in accordance with British Standard BS 3998:2010, Recommendations for tree work. All arising's are to be removed and the site is to be left as found. Care is to be taken of the ground around retained trees to make sure that it does not become compacted as a result of tree surgery operations. No equipment or vehicles such as timber Lorries, tractors, excavators or cranes shall be parked or driven beneath the crowns of any retained trees, to prevent subsequent compaction and root death.

## Protected Species

### Conservation Status of British Bats

The general consensus in Britain and Europe is that virtually all bat species are declining and vulnerable. Our understanding of population status is poor as there is very little historical data for most bat species. Certain species, such as the horseshoe bats, are better understood and have well documented contractions in range and population size.

Given this general picture of decline in UK Government within the UK Biodiversity Action Plan has designated five species of bats as priority species (greater and lesser horseshoe bats, barbastelle, Bechstein's and pipistrelle). These plans provide an action pathway whereby the maintenance and restoration of the former populations levels are investigated.

### Legal Status of British Bats

Given the above position all British bats as well as their breeding sites and resting places enjoy national and international protection.

All bat species in the UK are fully protected under the Wildlife and Countryside Act 1981 (as amended) through inclusion in Schedule 5. All bats are also listed on Annex IV (and some on Annex II) of the EC Habitats Directive giving further, European protection. Taken together the act and Conservation of Habitats and Species Regulations 2012 (as amended)\* make it an offence to; intentionally or deliberately kill, injure or capture (take) bats;

- Deliberately disturb bats (whether in a roost or not);
- Damage, destroy or obstruct access to bat roosts;
- Possess or transport a bat or any part of a bat, unless acquired legally;
- Sell, barter or exchange bats, or parts of bats

The legislation although not strictly affording protection to foraging grounds does protect roost sites. Bat roosts are protected at all times of the year whether or not bats are present. Any disturbance of a roost due to development must be licenced.

*\*the regulations that delivered by the UK's commitments to the Habitats Directive.*



## Breeding Birds

All nesting birds are protected under the Wildlife and Countryside Act (as amended) 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. Furthermore, a number of birds enjoy further protection under that Act and are listed on Schedule 1 of the Act. These further protected birds are also protected from disturbance and it may be necessary to operate “no-go” buffer zones around such nests –typically out to 100m.

Planning policy guidance on the treatment of species identified as priorities under the biodiversity action programme suggests that local authorities should take measures to protect the habitats of these species from further decline through policies in local development documents and should ensure that they are protected from the adverse effects of development, where appropriate, by using planning conditions or obligations. The conservation of these species should be promoted through the incorporation of beneficial biodiversity designs within developments.

## Sequencing of Works

A logical sequence of events is to be observed and shall be phased as follows.

Table 4: Sequence of Events

Stage	Event
Stage 1	Installation of protective measures in accordance with the approved tree protection plan
Stage 2	Pre-commencement site meeting
Stage 4	Site set up
Stage 5	Undertake and complete demolition works
Stage 6	Undertake and complete construction works
Stage 7	Undertake external landscaping works outside of the construction exclusion zones
Stage 8	Removal of all machinery and materials from site
Stage 9	Arboricultural approval to dismantle and remove tree protection measures
Stage 10	Dismantle and removal of protective measures
Stage 11	Undertake external landscaping works within the construction exclusion zones
Stage 12	Sign off from project arboriculturist

## Protective Measures

Protective measures are to be installed immediately and aligned in accordance with the tree protection plan (Arbtech TPP 01) prior to the commencement of any works or the introduction of any machinery or material to site.

Upon installation of the protective measures around the retained trees the project arboriculturist will visit the site to inspect and document the position and specifications of the protective measures.

In the event that the protective measures and their positions do not comply with this arboricultural method statement document number Arbtech AMS 01 (29 January 2024) and tree protection plan drawing number Arbtech TPP 01, the project arboriculturist shall inform the client and fencing contractor so adjustments can be made.

When the protective measures comply with document number Arbtech AMS 01 (29 January 2024) and tree protection plan drawing number Arbtech TPP 01, the project arboriculturist will sign off the protective measures in writing to the client and will send a copy to the fencing contractor, site agent and local authority tree officer.

If the protective measures become damaged or there is any accident or emergencies involving trees, these areas are to be cordoned off immediately with high visibility plastic mesh fencing. The site agent is to photograph and document the damage and inform the project arboriculturist immediately after the incident and all work within in this area is to cease until the project arboriculturist has made a visit to the site. Any and all damaged sections of protective measures shall be replaced within 48 hours of the initial incident.

The protected area is sacrosanct and will not be invaded by the storage of materials, mixing of concrete or other products, accessed by machinery, equipment or pedestrians or in any other way disturbed by construction activity.

The protective measures will remain in place until the completion of stage 8 (see Sequencing of Works), there after they will be carefully dismantled only with the agreement of the project arboriculturist and or the local authority tree officer.

The existing site boundary measures are to be retained for the duration of the development. If for any reason the existing boundary measures are not to be used protective barrier fencing is to be installed along the line of the boundaries and is only to be removed upon the written permission of the project arboriculturist or LPA tree officer upon the completion of the development or immediately prior to the installation of the permanent boundary measures.

Proposed hard surfacing is to be installed immediately to act as ground protection, where it is decided that this is not a viable option these areas are to be covered by ground boarding as designed by the project engineer to cope with any likely loading.

No equipment, vehicles or plant shall operate beyond the tree protection fencing. Booms, hoists and rigs should be kept as far away from the canopies of retained trees at all times. Where it is necessary to operate within 5m of a tree canopy, it will be done with the utmost caution and under the control of a banks man. Damage to trees will be considered a breach of this tree protection plan, which in turn could be a breach of planning permission.

### Protective Barrier Fencing

Protective barrier fencing should be appropriate for the intensity and proximity of the development to protect trees where development activity is in close proximity.

Default specification: To comprise either 2.4m wooden site hoarding; or a 2.3m high scaffold framework, well braced to resist impacts, with uprights to be spaced at a maximum of 3.0m intervals and driven into the ground by a minimum of 600mm. On to this, standard anti-climb welded mesh panels are to be securely fixed to each other with at least two scaffold clamps and to the scaffold frame work with wire.

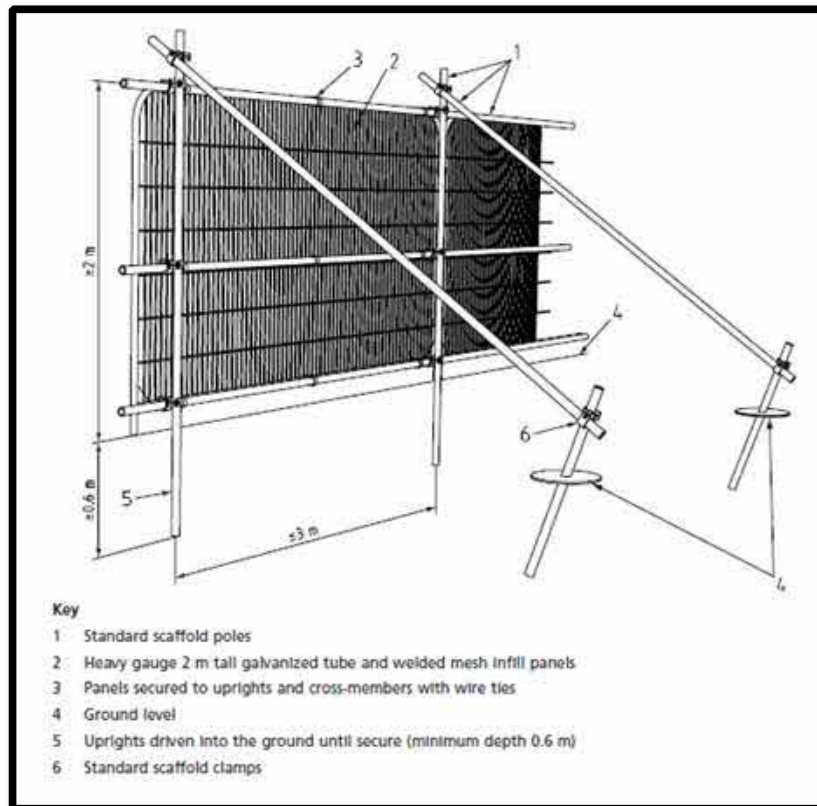


Figure 2: BS5837:2012 - Figure 2, Default specification for protective barriers.

Secondary specification: To comprise of 2m tall welded mesh panels on rubber or concrete feet. Panels are to be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The panels should be supported on the inner

side by stabiliser struts, which should be attached to a base plate and secured with ground pins.

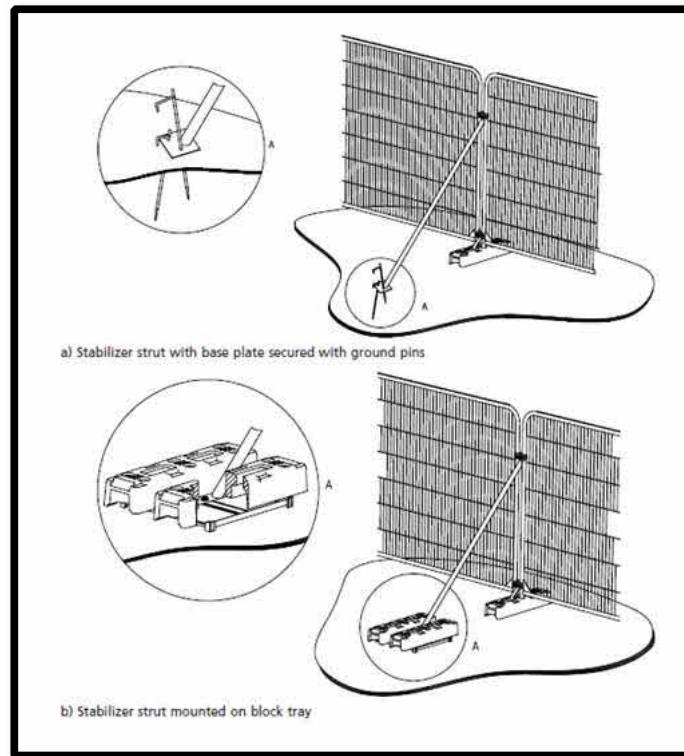


Figure 3: BS5837:2012 - Figure 3, Examples of above-ground stabilising systems.

Signage denoting the words “*tree protection area*” at 5.0m intervals should be fixed to the protective barrier fencing (See Appendix 2).

Protective fencing is to be removed ONLY with the written permission of the arboricultural consultant and approval of the local planning authority (LPA).

## Demolition

Prior to the demolition of the existing site features, tree protection measures are to be in place as per Arbtech Consulting Ltd. tree protection plan document number Arbtech TPP 01 and have been signed off and a copy of the demolition method statement has been submitted and approved by the project arboriculturist and LPA tree officer, to ensure that there is no conflict with this method statement.

All demolition work within or immediately adjacent to RPAs or canopies of retained trees is to be undertaken under the direct on-site supervision of an arboriculturist.

## Hard Surfacing

Where it is required for hard surfacing is to be removed and or re-surfaced within the RPAs of retained trees it is to be undertaken under direct on-site arboricultural supervision, during the landscaping phase of the development.

The wearing course will be broken up using a handheld pneumatic breaker, hand tools and wheelbarrows to break up and remove the surfacing. Where is necessary to remove the subbase, this is to be undertaken using a fork to loosen the material and moved using shovels and wheelbarrows.

In some situations, and at the discretion of the arborist it may be possibly to use an excavator using a hydraulic breaker and a suitably sized toothless grading bucket. If an excavator is to be used it must be situated outside of the RPAs, on top of the hard surfacing working away from the RPAs or from ground boarding.

Whichever system is used there is to be **NO** disturbance of the soil beneath. If roots are found they are to be covered over with damp hessian and a layer of either sharp sand, wood chip or topsoil will be applied as soon as practicably possible to prevent desiccation.

## Existing Underground Services

Existing services within the site should be retained wherever possible. Where existing services within RPAs require upgrading, the upmost care must be taken to minimise disturbance, and where feasible trenchless techniques are to be employed, and only where necessary should open excavations be considered.

## Construction

Prior to the construction of the proposed development, a copy of the construction method statement should have been submitted and approved by the project arboriculturist and LPA tree officer, to ensure that there is no conflict with this method statement.

All excavations and construction work within or immediately adjacent to RPAs or canopies of retained trees is to be undertaken under the direct on-site supervision of an arboriculturist.

### Hard Surfacing –Trees T03, T04 & G01

New hard surfacing to be situated within the RPAs of retained trees is to be designed in conjunction with arboricultural advice to accommodate the likely loading. The design should not require excavation however the removal of the turf layer or other surface vegetation may be acceptable, if necessary, but ideally the construction will be situated entirely above the existing ground level.

Appropriate options for the subbase of hard surfacing situated within the RPAs of retained trees include multi-dimensional confinement systems (CellWeb™ or similar). Alternatively, piles, pads or elevated beams can be used to bridge over the RPAs, or following exploratory investigations to determine location, to provide support within the RPAs while allowing retention of roots of 25mm or greater in diameter.

Exploratory investigation is to be undertaken manually under arboricultural supervision using hand tools (See Manual excavation).

Prior to the installation of the hard surfacing within the RPAs vegetation may be removed using hand tools or sprayed with an approved non residual herbicide such as ‘Glyphosate’.

*NOTE:* The use of a multi-dimensional confinement system will affect the finished level of the hard surfacing by raising the levels and needs to be taken into consideration when designing foundations and setting the finished floor level of adjacent buildings.

### Multi-dimensional confinement system

If a multi-dimensional confinement system (such as CellWeb™ or similar) is to be used it is to be laid entirely above the existing soil surface over a geo textile membrane and or a bi-axel geo-grid (such as tensor TriAx). Prior to this any small hollows on the surface may be filled with clean sharp sand (not builders’ sand) to a maximum depth of 150mm. The ‘CellWeb’ is to be backfilled by hand with no-fines aggregate of 20mm –30mm. The use of an excavator/machinery to fill the confinement system may be possible at the discretion of the project arboriculturist.

The area of ‘CellWeb’ shall be covered with a permeable geotextile fabric and the finished wearing course laid on top. The wearing course shall be permeable to both water and air to comply with ‘SUDS’ regulations.

Edge supports of an appropriate size and strength should be set above ground level and should be secured with either haunching or steel pins driven into the ground. The outer edge of the supports may be banked up with clean topsoil.

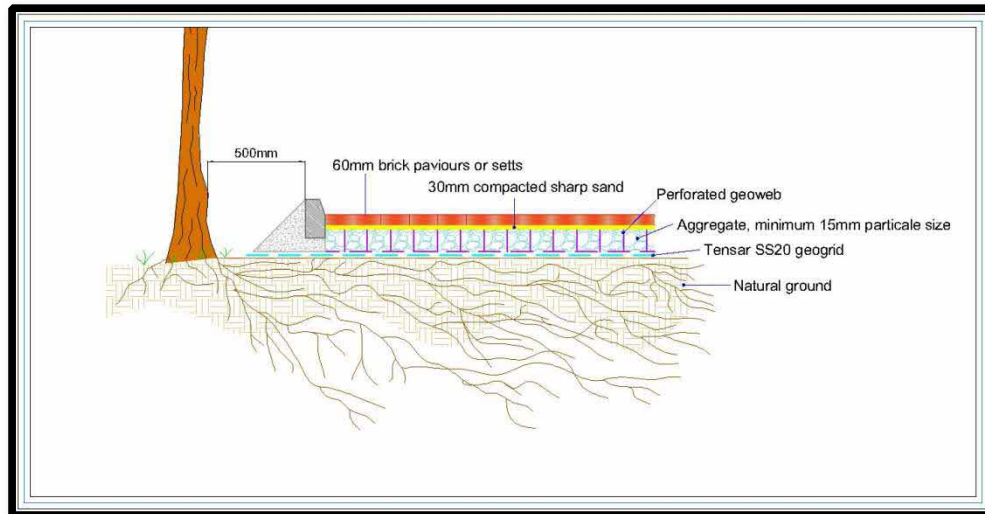


Figure 4: Typical cross section for multi-dimensional confinement system using kerb edging

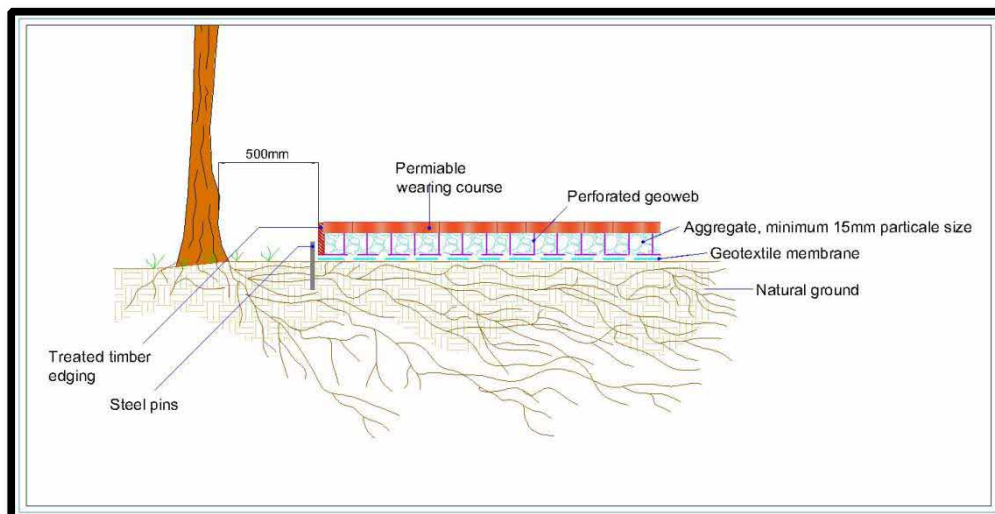


Figure 5: Typical cross section for multi-dimensional confinement system using timber edging

## Concrete Foundations

Prior to concrete being poured to form the foundations within or immediately adjacent to the RPAs of retained trees the excavation is to be lined and sealed to prevent any leaching of the concrete into the soil and causing desiccation of retained roots by concrete run off.



## Prohibition

- Mechanical digging or scraping is not permitted within a defined root protection area or within areas cordoned off by protective barrier fencing.
- No access will be permitted within the protected areas;
- No materials, equipment or debris will be stored within any of the fenced areas, or against the fencing;
- Fires are not permitted within 10m of any vegetation.
- Leaning objects against or attaching of objects to a tree is not permitted.
- Machinery, plant and vehicles are not permitted to be washed down within 10m of vegetation.
- Chemicals and materials are not to be transported, stored, used or mixed within a root protection area or within areas cordoned off by protective barrier fencing.
- Cement silos, mixing site to be situated within a bunded area to prevent pillage/leaking of chemicals harmful to trees. These areas are to be sited well clear of protected trees.
- Refuelling of plant or machinery is prohibited within 10m of the construction exclusion zones.
- It is essential that allowance should be made for the slope of the ground so that damaging materials such as concrete washings, mortar or diesel oil cannot run towards trees.
- Where machinery is to be used within 5m of retained tree canopies a banks man will be required at all times whilst setting up, moving or operating within this distance of retained trees canopies.
- Storage of all caustic material and chemicals are to be situated well clear of protected areas and preferably on lower ground if slopes are present, or to be situated within a bonded area to prevent any spills or leaks entering the ground.

## Site Management

The site manager will be responsible for briefing and inducting all personnel who will be working on any stage of this development and especially those who will be working within or adjacent to the canopies or RPAs of retained trees; and will make them aware of, and provide a copy of this method statement and tree protection plan drawing number Arbtech TPP 01; this is to include but not exclusively the movement and or operation of plant, excavations, unloading deliveries, mixing and or pouring of cement and concrete.

The site manager will be responsible for the day to day running and protection of all retained trees and for liaising with the project arborist about any tree related matters and prior to any works that may or will affect the RPAs or canopies of retained trees; this is to include but not exclusively the movement and or operation of plant, excavations, unloading deliveries, mixing, pouring and storage of all caustic materials that may cause harm to retained trees.

Any incidents of damage to retained trees or of tree protection measures will be documented by the site manager who will then report these incidents to the project arboriculturist immediately and make sure that works within this area cease until the project arborist has had an opportunity to inspect the damage and where appropriate, agree a mitigation plan with the local planning authority tree officer.

The site manager may designate another person to take charge of briefing and inducting process of new site personnel or visitors in his absence.

If the site manager is replaced or is absent from site for more than three consecutive working days, the project arborist will be informed, and a prestart meeting will be held with the new or acting site manager.

It is the responsibility of the site manager to ensure that the planning conditions attached to the planning consent are adhered to at all times and that a monitoring regime and supervision of any works within or adjacent to the RPAs are adopted.

If at any time pruning works are required other than those previously approved, permission must be sought from the LPA tree officer and once permission is granted, they are to be carried out by a suitably qualified person in accordance with BS3998:2010 Tree work – Recommendations.

## Services

Existing services within the site should be retained wherever possible. Where existing services within RPAs require upgrading, the upmost care must be taken to minimise disturbance, and where feasible trenchless techniques are to be employed, and only where necessary should open excavations be considered.

Where new services are to be introduced into the site they should be located outside of RPAs, where they will not interfere with tree roots. If any excavations are required within the RPAs all trenches are to be excavated by hand and radially to the tree trunks under direct on-site arboricultural supervision and are to be carried out under NJUG guidelines.

Final positions of any proposed services should be verified and approved by the arboricultural consultant and local authority tree officer before implementation.

### **New Underground services**

Trenching for installation of underground services and drainage routes could sever any roots that may be present and as such adversely affects the health of the tree. For this reason, particular care should be taken in routing and methods of installation of all underground services. All underground services and drainage routes should be located so that no excavations are required within RPAs.

Where it has been impossible to keep underground services from passing through RPAs or within close proximity to trees, these sections are to be installed in one of three ways in accordance with the guidance set out in National Joint Utilities Group guidelines (NJUG 4), under on-site arboricultural supervision.

### **Trenchless Techniques**

There are three main types of trenchless techniques, these include, guided and unguided boring and pipe replacement by lining or bursting. These allow for the installation, maintenance or renewal of underground services, without the disturbance of soil in which roots are likely to be growing. Starting and receiving pits for the boring machinery are to be located outside of the RPAs of any retained trees, with the bore depth being maintained at a minimum depth of 600mm below the existing ground level.

Techniques involving external lubrication of the equipment shall use no material other than water as other lubricants could contaminate the soil (e.g., oil, bentonite, etc.).

### **Manual Excavation**

Excavation within RPAs will be undertaken by hand under direct on-site arboricultural supervision of the required depth of the foundation; Or to a minimum of 600mm deep of any excavation, whether for proposed foundations, hard surfacing or underground services. The total depth of the manual excavation will be determined by the arboriculturist whilst on site.

The soil is to be loosened with the aid of a fork or pickaxe and then cleared with the aid of an Air-spade, Air-vac and or shovel. Any roots found will be cleanly severed by the arboricultural consultant with either a hand saw or secateurs.

Any roots found with a diameter of less than 25mm shall be cleanly severed by the arboricultural consultant. Any roots of 25mm and above shall be excavated around without damaging them; the arboricultural consultant shall decide if it's feasible or necessary to retain the root, if not it shall be severed.

The edge of the excavation closest to the trees will be covered with damp hessian to prevent soil collapse or contamination by concrete.

Soil beneath the depth may be sheet piled, regular piled or excavated deeper. Machinery may be used for this providing that it is situated outside of the RPA or has appropriate ground protection in place to move around on and work upon.

### **Broken Trench –Hand Dug**

This technique combines both trenchless techniques and manual excavation where excavation is unavoidable. Excavations should be limited to where there is clear access around and below the roots. All trenches shall be excavated by hand with the same precautions taken as for manual excavation. Open section of trench should only be large enough to allow access for linking to the next section.

## Landscaping

Landscaping around retained trees may only be carried out once all tree protection measures have been removed (planting, turfing, fencing etc.).

All excavations within the Root Protection Areas shall be undertaken by hand and without reducing current ground levels unless it is agreed in writing with the LPA. At no time is the use of a rotavator permitted within the RPAs of retained tree.

Any tree roots discovered will be left in-situ and shall not be cut or otherwise damaged. Where possible, the soil structure within the Root Protection area shall be preserved.

No works will be carried out within the RPAs of any trees if the soil moisture is of such a level that soil compaction may be likely. Should the soil become compacted or has poor structure which would hinder the development of the existing trees and plants or any new plantings the arboriculturist should be consulted about soil decompaction techniques.

## Monitoring and Supervision

Where trees have been identified within this method statement and tree protection plan drawing number Arbtech TPP 01 for retention, there should be an auditable system of arboricultural monitoring. This is to extend to arboricultural supervision whenever demolition or construction activity is to take place within or adjacent to any canopy or RPA.

The development's tree protection measures are to be monitored and all demolition and construction works to be undertaken within or adjacent to the RPAs of retained trees are to be supervised by project arboriculturist, who should be retained to record and report observations to the council at appropriate intervals.

### Pre-commencement Site Meeting

Prior to the commencement of any works or machinery and materials arriving on site a pre-commencement site meeting involving the project arborist, landowner or agent, site manager, contractors and engineer (as appropriate) and the relevant LPA officers will be held to ensure that all aspects of the arboricultural method statement and tree protection are understood and for all parties to swap contact details (see Appendix 3).

### Monitoring and Supervision Schedule

The initial monitoring visit will be to check that the tree protective measures are in the correct location and as specified within the approved method statement; if so to sign off their installation.

There after monitoring visits are to take place at regular intervals, to ensure that tree protection measures are in place and are functioning as designed or whenever necessary to undertake works to be carried out under arboricultural supervision. The frequency of the monitoring visits is to be determined with the LPA tree officer at the pre-commencement site meeting.

A record of all arboricultural monitoring and supervision visits will be kept and any faults will be logged, this will then be copied to the site agent, developer and local planning authority in a digital format.

If during the course of the development, it is necessary for areas to be re-designed so that they would require changes to the approved arboricultural method statement or tree protection plan and so affecting retained trees the project arborist and LPA tree officer will be invited to attend a site meeting with all relevant parties. Prior to any changes being implemented these must have been approved in writing by the LPA tree officer.

## Supervision

The arboricultural consultant will be required to attend site to directly supervise all demolition and construction works that are to be undertaken within or adjacent to the RPAs of all retained trees and will be advised a minimum of 72 hours prior to the commencement of any works that require his attendance, these will include:

1. Pre-commencement site meeting.
2. Location of protective measures.
3. Installation of 'No Dig' hard surfacing within the RPAs of tree nos. T03, T04 & G01.
4. Any demolition and or excavations within or adjacent to RPAs, including foundations, hard surfacing or underground services (a non-exhaustive list).
5. Arboricultural sign off and removal of protective measures.

## Completion Meeting

Once all construction works have been completed all materials and machinery has been removed from site the project arborist shall be informed and will invite the LPA tree officer to meet on site to discuss the process and discuss any final remedial works that may be required and to sign the development off so that the protective measures may be removed.

## Arboricultural Monitoring and Supervision Sign Off Checklist

### 38 Oakleigh Park North, London, N20 9AR

Tree Number	Task	Date Completed	Signed (Project arboriculturist)	Signed (Site Manager)
All	Pre-commencement site meeting			
All	Sign off of the location and specification of the protective measures			
All	Completion of demolition			
T03, T04 & G01	Installation of 'no-dig' hard surfacing			
All	Completion of ground works			
All	Completion of construction			
All	Removal of machinery and materials from site			
All	Dismantle & removal of protective measures			
All	Completion of Landscaping			
All	Sign off from project arboriculturist			



## Appendix 1: Tree Survey Schedule

Client: Borzou Aram & Akhtar Towfighi  
 Project: 38 Oakleigh Park North  
 Survey Date: 1/23/2024  
 Surveyor: Phil Gower



3 Well House Barn  
 Chester Road  
 Bretton  
 Cheshire  
 CH4 0DH  
 Phone: 01244661170

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m <sup>2</sup> ) R (m)	Phys Condition	Structural Condition	Preliminary Recommendation Survey Comment	Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)							
Estimated Measurements												
G01 Leyland Cypress <i>X Cupressocyparis leylandii</i>	4	1	180	N	0.5	0	SM	A: 14.7 R: 2.16	Fair	C: Poor S: Not visible B: Not visible	Off-site group of two trees located in the adjacent neighbouring garden. Basal area obscured by boundary fence. Recently topped at recorded height and cut back to fence line. Little remaining growth. Recorded dimensions representative of the largest estimated tree.	C.1 10+ yrs
G02 Lawson Cypress <i>Chamaecyparis lawsoniana</i>	6.5	1	285	N	2	1	EM	A: 36.8 R: 3.42	Good	C: Fair S: Good B: Good	Group consisting of three trees recently topped at recorded height.	B.1 20+ yrs
G03 A Group <i>See comments for details</i>	12	4	616 (Eq)	N	3	2	M	A: 171.4 R: 7.38	Fair	C: Fair S: Fair B: Fair	Group consisting predominantly of sycamore trees and 1no. ash tree. Recently heavily pruned to recorded dimensions. This has removed significant crown material leaving a high number of moderately sized pruning wounds. Recorded dimensions representative of the largest tree within group.	B.2 20+ yrs
Estimated Measurements												
T01 Common Beech <i>Fagus sylvatica</i>	14	1	220	N	4.5	3	SM	A: 21.9 R: 2.64	Good	C: Good S: Good B: Not visible	Off-site tree located in the adjacent neighbouring garden. Basal area obscured by low level hedge. Historic pruning consistent with crown lifting on the east elevation.	B.1 20+ yrs
<b>Age Classifications:</b>	N	Newly planted	EM	Early Mature	<b>Condition:</b>	C	Crown	<b>Stems:</b>	Ø	Diameter		
	Y	Young	M	Mature		S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition		
	SM	Semi-mature	OM	Over Mature		B	Basal area	<b>ERC:</b>		Estimated Remaining Contributio		

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m <sup>2</sup> ) R (m)	Phys Condition	Structural Condition	Preliminary Recommendation Survey Comment	Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)						
Estimated Measurements											
T02 Common Oak <i>Quercus robur</i>	12	1	200	N E S W	3 3 3 1.5	2 2 2 2	SM A: 18.1 R: 2.4	Good	C: Fair S: Ivy B: Not visible	Off-site tree located in the adjacent neighbouring garden. Basal area obscured by low level hedge. Lower stem obscured by ivy. Historic pruning consistent with crown lifting on the east elevation.	B.1 20+ yrs
Estimated Measurements											
T03 Lawson Cypress <i>Chamaecyparis lawsoniana</i>	19	1	400	N E S W	3.5 3.5 3.5 3.5	2 3 2 2	M A: 72.4 R: 4.8	Good	C: Good S: Good B: Not visible	Off-site tree located in the adjacent neighbouring garden. Basal area obscured by boundary fence. Historically topped at 6m and left to lapse at current recorded dimensions.	B.1 20+ yrs
Estimated Measurements											
T04 Magnolia <i>Magnolia sp.</i>	8	4	345 (Eq)	N E S W	5 5 5 5	2.5 2.5 4 4	M A: 53.9 R: 4.14	Good	C: Good S: Fair B: Not visible	Off-site tree located in the adjacent neighbouring garden. Basal area completely blocked by boundary fence and neighbouring shed.	B.1 20+ yrs
Estimated Measurements											
T05 Atlas Cedar <i>Cedrus atlantica</i>	20	1	450	N E S W	6.5 6.5 6.5 6.5	7 7 4 3	M A: 91.6 R: 5.39	Good	C: Good S: Good B: Not visible	Off-site tree located in the adjacent neighbouring garden. Basal area completely blocked by boundary fence and neighbouring shed.	A.1 40+ yrs
Estimated Measurements											
T06 Lawson Cypress <i>Chamaecyparis lawsoniana</i>	12	1	280	N E S W	2.5 2.5 2.5 2.5	1 1 1 1	EM A: 35.5 R: 3.36	Good	C: Good S: Good B: Not visible	Off-site tree located in the adjacent neighbouring garden. Basal area obscured by boundary fence.	B.1 20+ yrs
Estimated Measurements											
T07 Common Ash <i>Fraxinus excelsior</i>	16	1	300	N E S W	5 5 5 5	10 10 10 10	EM A: 40.7 R: 3.59	Good	C: Good S: Fair B: Not visible	Off-site tree located in the adjacent neighbouring garden. Basal area obscured by boundary fence. Historic pruning consistent with crown lifting to recorded canopy height.	B.1 20+ yrs
<b>Age Classifications:</b>	N	Newly planted	EM	Early Mature	<b>Condition:</b>	C	Crown	<b>Stems:</b>	Ø	Diameter	
	Y	Young	M	Mature		S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition	
	SM	Semi-mature	OM	Over Mature		B	Basal area	<b>ERC:</b>		Estimated Remaining Contributio	

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m <sup>2</sup> ) R (m)	Phys Condition	Structural Condition	Preliminary Recommendation Survey Comment	Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)							
Estimated Measurements												
T08 Lawson Cypress <i>Chamaecyparis lawsoniana</i>	14	1	290	N	3.5	2	EM	A: 38.1 R: 3.48	Good	C: Good S: Poor B: Not visible	Off-site tree located in the adjacent neighbouring garden. Basal area obscured by boundary fence. Co-dominant stems formed at 5m with extensive included bark.	C.1 10+ yrs
Estimated Measurements												
T09 Cherry Laurel <i>Prunus laurocerasus</i>	10	1	170	N	3.5	2	EM	A: 13.1 R: 2.04	Good	C: Good S: Fair B: Good	Suppressed form due to companion trees causing asymmetrical crown.	C.1 10+ yrs
Estimated Measurements												
T10 Corsican Pine <i>Pinus nigra var.maritima</i>	18	1	550	N	8	6	M	A: 136.9 R: 6.6	Good	C: Good S: Good B: Not visible	Off-site tree located in the adjacent neighbouring garden. Basal area obscured by boundary fence. Historic pruning consistent with minor crown lifting. Moderate levels of deadwood throughout canopy.	A.1 40+ yrs
<b>Age Classifications:</b>	N	Newly planted	EM	Early Mature	<b>Condition:</b>			C	Crown	<b>Stems:</b>	Ø	Diameter
	Y	Young	M	Mature				S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	<b>ERC:</b>		Estimated Remaining Contributio

## Appendix 2: Tree Protection Notice

(To be printed at A3 or larger)

# Tree Protection Area

# KEEP OUT

**Do not move this fence**

**(TOWN & COUNTRY PLANNING ACT 1990)**

**TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS AND/OR  
ARE THE SUBJECT OF A TREE PRESERVATION ORDER.**

**CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL  
PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN PERMISSION  
OF THE LOCAL PLANNING AUTHORITY**



Arbtech Consulting Limited.  
Unit 3, Well House Barn, Chester Road, Chester, CH4 0DH  
<https://arbtech.co.uk> - 01244 661170

## Appendix 3: Contact Details

Name	Position	Company	Contact
	Client		
	Agent / Project Manager		
	Tree Officer		
	Arboricultural Consultant	Arbtech Consulting Ltd.	
	Site Manager		
	Main contractor		

## Document Production Record

Document number	Editor	Signature	Position	Issue number	Date
Arbtech AMS 01	Aran Nearn		Senior Arboricultural Consultant	01	29/01/24

### Limitations

Arbtech Consulting Ltd has prepared this Report for the sole use of the above-named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us. This Report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Ltd. The assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by Arbtech Consulting Ltd.

### Copyright

© This Report is the copyright of Arbtech Consulting Ltd. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.