



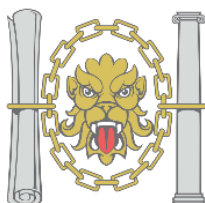
# Tree Report

Property Address:  
80 Church Street  
Edmonton  
London  
N9 9PB

Date of Issue:  
April 2024

On Behalf of:  
Mr Ercan Aksu

Prepared by:  
Alexander Hopkins



**Chartered Institute of  
Architectural Technologists**  
Registered Practice

## Arboricultural Considerations

The submitted site and block plans detail the locations of all existing trees on and around the site. The only trees within the site boundary are those in the rear part of the site along the rear boundary line as shown in the photographs below and these are generally very small and immature trees. Nonetheless, all existing trees are to be retained on site and will be suitably protected during construction works as they offer some amenity value in screening and greening of the site. All other trees indicated are outside the site boundary and will not be affected by the proposal.



We feel it is clear that the proposal will not have any impact on trees, and hence a full tree survey and arboricultural implications assessment would not be necessary in this instance for the following reasons:

- The footprint of the existing building would not be changed as the building is not being extended at ground level. Only the upper floors of the building are being extended over the existing ground floor footprint. Hence there will be no impact or incursion upon the Root Protection area of any trees.
- There is sufficient space to erect scaffolding around the affected parts of the building for construction without this being near any trees. Additionally, all trees are a sufficient distance away from the building itself to ensure they will not have any physical interaction with it at the time of construction or considering future growth.
- As is evident from photographs and satellite imagery of the site, the entirety of the site outside the footprint of the building is covered with an existing tarmac build up and hard surfacing. This is because it was formerly fully occupied for car parking and vehicular driveway access at the time of construction. It is not proposed to change any of this surfacing and hence there will be no impact on tree root systems or access to water as a result of landscaping.
- The only equipment to be installed in the rear part of the site that can be considered 'near' to trees is a cycle storage shelter over some Sheffield stands for cycle parking in the form of a surface fixed 'toast-rack' arrangement as detailed in Appendix 3 of this document. The shelter is being installed onto an area of existing hardstanding and is low-level (below the crown height of any significant trees). In the worst-case scenario, the foundations for the shelter will consist of 6no small localised concrete pads for the frame posts which would sit within the depth of the existing tarmac build up. Alternatively, if the tarmac substrate proves to be strong enough, the shelter may even be simply surface fixed, avoiding the need for breaking into the tarmac surface altogether. Therefore, reasonably, the cycle parking structures will have no impact on the trees.

- Regarding access to the site, other than the front servicing area, which is already used for vehicular access, no vehicles other than cars will access the retained parking spaces in the rear part of the site. This is an existing arrangement and thus there is no adverse impact on trees from it.

The measures that will be taken to avoid any accidental damage to trees during construction and beyond are as follows:

- As detailed in the submitted transport statement, no vehicles other than cars using the existing and retained staff car parking spaces at the rear of the site will enter the site beyond the front service area. Therefore, no construction vehicles and/or servicing/delivery or other large vehicles will therefore come anywhere near any trees.
- All deliveries and storage of materials will take place on the existing hard surfaced front court, which is away from all trees, and especially avoids coming close to the tree near the front of the site in the adjacent grounds of the Church.
- The trees at the rear of the site are already protected against movement of cars and bicycles etc by existing low level metal guard rails as visible in the above photographs.

Other than these simple practical measures, no other formal tree protection will be necessary as there is simply no further scope for damage to trees to realistically occur. There is also no intention to remove or prune any trees as their existing condition and state can be comfortably accommodated during the construction works and the future use of the proposed development.

We therefore assert that the consideration that has been given to arboricultural matters is reasonable and commensurate with the type and scale of development proposed and clearly demonstrates that there will be no harm to trees should planning permission be granted.