



# Quaife Woodlands

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12<sup>th</sup> January, 2021

Our Ref: AR/4033/jq

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Westminster City Council  
64 Victoria Street  
London  
SW1E 6QP

FAO Barbara Milne, Senior Arboricultural Officer

**By e-mail only**

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**Erection of flat roof extension to form rear entrance porch shelter and raised decking area with handrail and balustrade.  
at 120 Lisson Grove, Canal House, NW8 8LB WCC Ref: 20/08193/FULL**

Dear Christina and Barbara,

I am instructed by Mr J Pople of Pople Associates to provide a supporting arboricultural statement for this application. I have attached two plans at Appendices A and B.

As far as the arboricultural factor is concerned the proposal is to provide a raised deck off the northern elevation of the building. The existing trees are near the top of the slope up from the canal (Appendix A) and the intention is to retain them to conserve the appearance and character of the property.

The new deck framework is to be supported off the ground on a cantilever beam. This requires two concrete plinths to be installed. The first 'A' (Appendix B) is the base of the cantilever and will be substantial. I am not aware of the depth which is necessary but the rooting habit of the palms is generally deep with very restricted lateral growth. (I happen to know this having used a mini-excavator to extract two palm stumps in my garden in last October). Accordingly the excavation will be manual and I don't anticipate any harm being caused to the adjacent trees.

The second smaller concrete plinth 'B' (Appendix B) is to support the western end of the cantilever beam and the same installation principles apply, although one palm will have to be removed. The need for this second plinth is to reduce the leverage on plinth A, and thus reducing its size. It is less than a metre from the adjacent eucryphia but this represents a "cake slice" from the roots and I doubt that it will cause any harm to it or destabilise it. It is in good condition and vigorous and will adapt readily.

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I have shaded the palm to be removed in the photograph at Appendix B and the loss of it will not have a landscape impact of any significance. The lower branches of the eucryphias will be pruned as necessary to clear the decking.

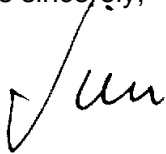
The decking will not impede rain reaching the soil beneath and the two eucryphias will have stem cut-outs.

Clearly the working area will be restricted but care will be exercised and the physical protection of the trees will be wooden boarding attached to the scaffolding. The use of 'Heras' panels would be impractical.

In conclusion, although the working area is small, the arboricultural aspects of the proposal are straightforward. The retention of the trees is a fundamental design principle and the design of the decking support structure is specifically to minimise the physical impact upon the trees. The loss of one palm is unavoidable but there will be no significant detracting from the landscape as a consequence.

Should you have any queries please contact me directly.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jim Quaife', written in a cursive style.

Jim Quaife

**Attachments:** Appendix A - existing layout (one page A3)

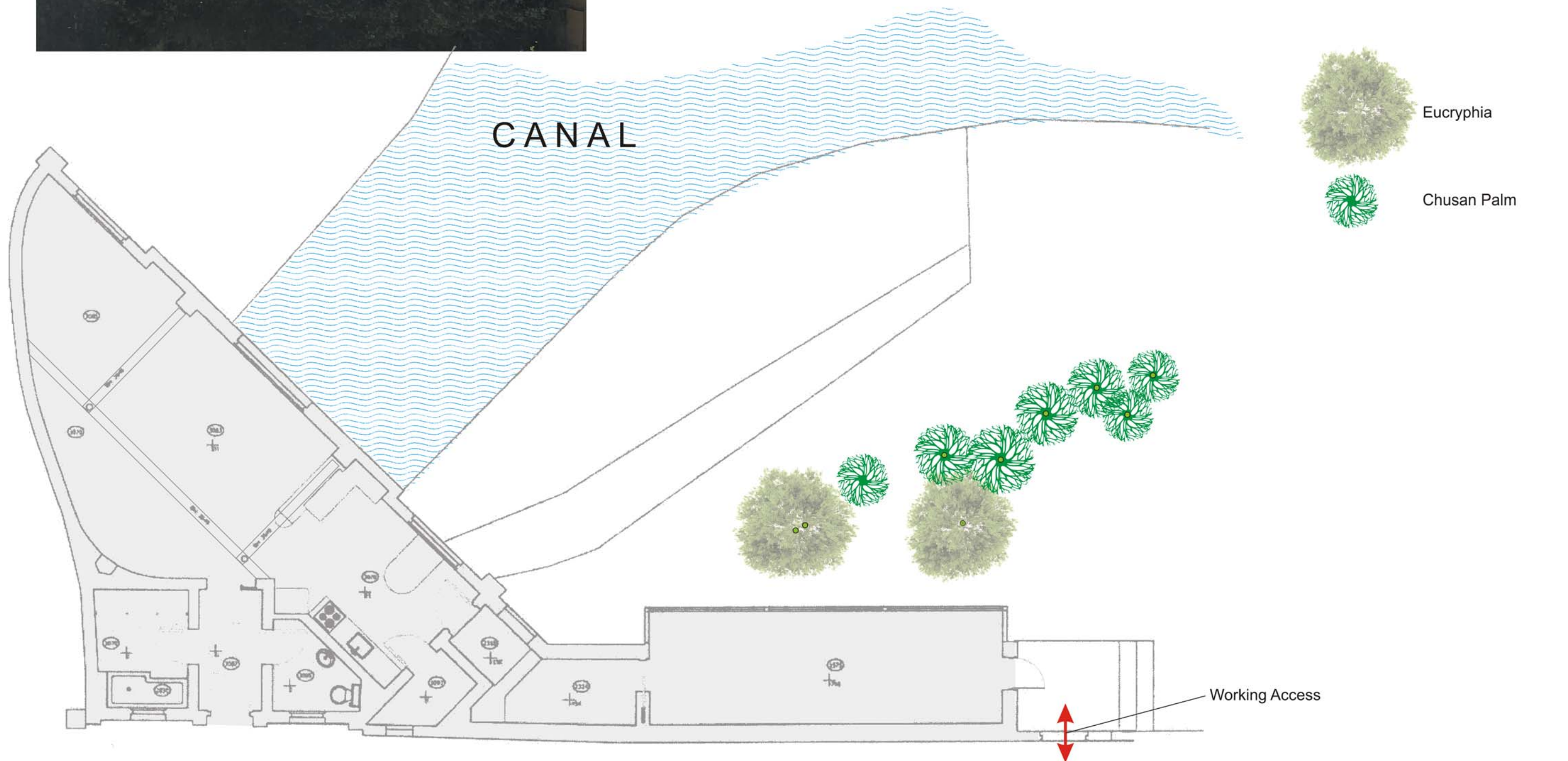
Appendix B - proposed layout (one page A3)



Appendix A



**Quaife Woodlands** Arboricultural Survey AR/4033jq  
120 Lisson Grove, Canal House, London NW8 8LB  
Site Plan - Existing Layout 20th December 2020  
Scale 1:200 approximately @ A3

Scaling accuracy is sufficient for planning purposes but this drawing should not be used for construction  
This plan is drawn in colour so monochrome reproduction may be unreliable



-  Eucryphia
-  Chusan Palm

Appendix A

**Quaife Woodlands** Arboricultural Survey AR/4033jq

120 Lisson Grove, Canal House, London NW8 8LB

Site Plan - Proposed Layout

12th January 2021

Scale 1:200 approximately @ A3



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CANAL

CANAL WALL



Eucryphia



Chusan Palm

Single palm removed

**A**

Concrete plinth for the cantilever base

**B**

Concrete support plinth

Proposed New Deck with stem cut-outs

Working Access

