

Arboricultural Impact Assessment for land

*at 14 Queen's Grove
St. John's Wood
NW8 6EL*

Client

Mr and Mrs Nayar
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9874-KC-XX-YTREE-Impact Assessment-RevD

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Document history

Revision	Issue Status	Details	Approved/Date
Rev0	Final	Initial report	JK/ 21 March 2018
RevA	Final	Updated report	JK/ 20 September 2018
RevB	Final	Updated report	JK/ 20 December 2018
RevC	Final	Updated report	JK/ 03 January 2019
RevD	Final	Updated report	JK/ 30 April 2019

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1.0 Introduction

- 1.1 Proposals have been devised to extend the current dwelling at 14 Queen's Grove. New front and rear basements are proposed along with extensions to the rear elevation at ground level.
- 1.2 Trees are located within the far rear of the garden at 14 Queen's Grove as well as trees in adjoining properties to the east and south east.
- 1.3 A tree survey was undertaken on the 19th February 2018. Details of each tree and the constraints they pose upon the site are given on the Keen Consultants' Arboricultural Plan listed in Table 1. This information is used to inform the design process and understand the impact on trees.
- 1.4 This assessment will consider the impact upon trees of implementing the proposals shown on the drawings listed below

Table 1 - List of drawings referred to in this assessment

Originator	Drg No	Title	Scale
Charles Brice Ltd	904 PL01 Rev C	Lower Ground and Garden Plans -As Proposed	1:50@A1
Charles Brice Ltd	904 PL09 Rev D	Summer House & Garden Store - As Proposed	1:50@A3
Charles Brice Ltd	904 PL05 Rev F	Section AA & Section CC - As Proposed	1:50@A1
Keen Consultants	9874-KC-XX-YTREE-AP01RevC	Arboricultural Plan	1:200@A3

- 1.5 Site proposals considered in this application include:
 - 1.5.1 Extension to the current building including basements
 - 1.5.2 Proposed summer house
 - 1.5.3 Utilities and services
- 1.6 In overview, the proposals, have sought to retain all the trees on the site and have avoided conflict with the root protection area and crowns of all trees. Relocation of two newly planted trees is proposed.

2.0 Assessment of impact upon trees

Impact of basements

- 2.1 The basement at the front of the dwelling extends to the front boundary of the property. In the street, outside numbers 13 and 15 are two cherry trees. Neither tree is of any particular merit in their own right but they contribute to the row of trees along this side of Queen's Grove. Trial pits (see results in Appendix 1) excavated within the garden of 14 Queen's Grove have not revealed roots from the cherry trees within the front garden area. The roots are likely to be deflected by the boundary wall that lies alongside the pavement. The basement at the front of the dwelling may therefore be excavated without causing material harm to the trees.
- 2.2 The basement at the rear of the dwelling occupies the full width of the property but extends only part way down the current garden area. The basement is remote from the root protection areas of any trees hence results in no impact upon them.
- 2.3 The proposed extension to the rear elevation is remote from trees, and contained within the footprint of the proposed basement. As such it has no impact upon trees.

Impact of proposed summer house

- 2.4 The summer house is located at the rear of the rear garden of 14 Queen's Grove. It lies within the root protection area of trees 3 and 6.
- 2.5 Following comments from the Council tree department the base of the structure has been changed from a slab formed on the top of the existing ground to a raised timber base. The base will now be supported on posts to elevate the base above the ground. This will more readily permit the gaseous and aqueous exchange the Council are keen to secure. The new structure will require post holes to be excavated. These holes are small in terms of their volume and can be dug by hand. This will enable roots of over 25mm in diameter to be retained. Retaining the roots may require some minute adjustment in the position of the summer house or relocation of posts. At the distance this summer house is from the trees the chances of encountering significant roots is minimal. I therefore consider its placement will not materially compromise the growing conditions of these two trees.
- 2.6 The summer house will require the relocation of both recently planted trees. This will permit space for the summer house but retain the contribution the trees make. The relocated tree will enjoy better growing conditions to enable it to flourish and contribute to tree cover.

- 2.7 The summer house requires an electrical supply. The supply will be installed within a trench as shown on the Arboricultural Plan. Where this trench lies within the root protection area of the two retained trees any excavation needs to be undertaken by hand. Hand excavation must be undertaken with care and will retain all roots in excess of 25mm diameter. Exposed retained roots shall be protected with damp hessian sacking until covered when the trench is backfilled. Services must be routed to ensure the roots are retained and that space between them is given to allow for future root growth. Adopting this approach will ensure no material harm to the retained trees.

3.0 Summary of impact on trees

- 3.1 The proposed basement extensions are located such that they are remote from root protection areas of retained trees. They can be achieved without material harm to trees.
- 3.2 The proposed extension to the rearward elevation is contained within the footprint of the proposed basement so has no further impact upon trees.
- 3.3 The proposed summer house can be constructed on a timber base slab suspended above the ground to avoid harm to adjoining trees. An electric supply to the summer house can be installed with hand excavation to avoid harm to the retained trees.
- 3.4 The relocation of both recently planted cherry trees will provide better growing conditions for them.
- 3.5 I consider the proposals can be accommodated without material harm to the trees on or adjoining the site.

Appendix 1

Photographs of trial pits within
front garden of 14 Queen's Grove

Trial pit locations



Trial pit 1 photographs

























Trial pit 2 photographs











