

1A Norfolk Rd, St John's Wood

1946_Proposed Front alterations / Tree Protection Method Statement

29.01.13

Background

This Detached house is situated on Norfolk Rd on the favoured east side of St John's Wood. Norfolk Rd is situated between Avenue Rd and Ordnance Hill within close proximity to all the local shopping and transport amenities.

It comprises of 5 Beds, 4 Bathrooms, 1 Reception room, breakfast room and a front garden. The property has off street parking behind an existing gated entrance. It is part of the Eyre estate which looks after the welfare of its buildings.

Previous works have been carried out at the property including relocating the front entrance door to where the existing and now demolished garage was positioned previously. The front steps to this original door still remain. The new entrance door provided and new entrance lobby has created more space for a larger living area. This has meant, however that the existing pedestrian gate to the front of the property is no longer useful as a means of access to the new front entrance of the property. Currently the front boundary wall is punctuated by the front pedestrian gate and a vehicular main entrance gate which sit either corner of the properties front boundary.

Protecting Existing trees during works

In relation to demolition and construction, we recognise **BS5837 2012** as being wholly important to maintain character and amenity of the area in accordance with the requirements of policy CS15 and providing protection to the existing trees during the minor construction works.

Proposed Works

1.New entrance gates & timber trellising

Existing front gate to be replaced with new automatic more ornate and curved black metal entrance gate (automatic) will not affect the existing tree T1 'Prunus 'Pissardii'.

No excavations will be made within the immediate Root protection Area to T1 'Prunus Pissardii'. The Tree branches are also to be protected during installation of new Gate.

On top of the existing front boundary wall we are introducing a timber trellis to sit on top of the wall, again care will be taken not to affect the existing tree branches.

2.New seating bench & Extended Paved Area

A new seating bench is to be installed around the T4'Magnolia Soulang' tree. No excavations will be made within the immediate Root protection Area

All details of tree protection in regards to the above can be found on Drwgs; 1946 D001_ Tree Protection Plan