



ARBORICULTURAL ADVISORY and INFORMATION SERVICE

ALICE HOLT LODGE • WRECCLESHAM • FARNHAM • SURREY • GU10 4LH

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Ms M O'Sullivan
Kyson
Studio
257E Mare Street
LONDON
E8 3NS

Your Ref:

Our Ref: SWCO/01/10

Date:

26 February 2010

COPY

Dear Ms O'Sullivan,

Re: 43 – 45 Fitzjohns Avenue, Swiss Cottage, London.

I visited the above property on Monday 8th February. I inspected trees and reviewed the potential for conflict between the trees and the proposed extension to the rear of the building as shown on Project 195-09 drawing number 1001 dated October 09.

The trees adjacent to the rear elevation of the building are reviewed in the Schedule of Trees appended to this letter report. They are generally young specimens, but one tree, No. 4 a mature Birch, was found to be decayed in the base of the trunk. It is recommended that this tree should be felled for safety irrespective of any proposed development.

The trees being immature and located close to the rear of the building have very low visibility for motorists using Fitzjohns Avenue. Furthermore because of the mass of the building and the closeness of the trees to it, they are unlikely to become visible to the public even in maturity. Pedestrians may just notice the Holly (No. 1) between the site and adjacent property (No. 47). The Birch (No. 4) is visible through the arch in the centre of the building, but this tree is recommended for removal for safety.

The proposed extension at the rear of the building will require removal of all of the trees and the group of Laurels reviewed in the Schedule of Trees. As none of these makes, or is likely to make any real impact on the visual appearance of the district there should be no detrimental effect if they are removed. Trees adjacent to the rear boundary of the site, which would be unaffected by the development, offer a continuing screen between the adjoining group of properties and they should be retained. This can be achieved by construction a temporary fence across the garden between the building and the timber 'summer' house. Such a fence should be anchored to prevent it being moved and maintained throughout any development works.

Post development the character of the rear garden could be improved by some new planting near the boundaries.

Registered Office: Alice Holt Lodge, Wrecclesham, Farnham, Surrey GU10 4LH

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The Arboricultural Advisory and Information Service provides advice and information about trees based on research results and experience, both national and international, to arboriculturists, landscape architects, the construction industry and other professionals, also to private individuals. This service is part of The Tree Advice Trust Ltd.

Access to the rear of the building is likely to be along the concreted driveway extending along the side of the property. This appears adequate to accommodate site offices and storage of materials. However, the crown would need lifting to ensure that there is adequate headroom clearance for the delivery and movement of materials.

In conclusion I do not consider that either the quality or the visual amenity offered by the trees should be considered a restraint on the proposed development.

If you need further information or assistance please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in dark ink, appearing to be 'D Patch', with a stylized flourish at the end.

Derek Patch, MSc., ND Arb(RFS)., MICFor., FArborA

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43 – 45 Fitzjohns Avenue, Swiss Cottage, London
Proposed Extension
Schedule of Trees
(8th February 2010)

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43 – 45 Fitzjohns Avenue, Swiss Cottage, London

Proposed Extension

Schedule of Trees

(8th February 2010)

This Schedule should be read with reference to the attached plan.

Tree Nos.	Species	Diam (mm) Ht (m)	Condition	BS Cat RPA (m)
1	Holly <i>Ilex aquifolium</i>	150 8	A young tree with a single stem. Crown 1m radius. Low visibility for the public.	C
2	Laurel <i>Prunus laurocerasus</i> Holly <i>Ilex aquifolium</i>		A group of six plants – 4 x Laurel; 2x Holly. Group is about 8m diameter. Crown open at the base. Not visible to the public.	C
3	Ash <i>Fraxinus excelsior</i>	70; 2x160; 2x10; 12	A group of five stems from ground level – probably coppice shoots. Not visible to the public.	C
4	Birch <i>Betula pendula</i>		A mature specimen becoming clothed in Ivy. Estimated 70% of stem base hollow. Stem leans to the west. Main fork suspect. Recent growth has been generally poor	Fell for safety. R
5	Sorbus species	60; 45 5	A sapling with two stems from ground level growing between two sets of steps. Crown 1.5m radius. Not visible to the public.	C
6	Holly <i>Ilex aquifolium</i>	100 4	Crown 1m radius. A single stemmed tree standing adjacent to a flight of steps. Not visible to the public.	C
Tree in the garden of No. 41 Fitzjohns Avenue				
A	Horse chestnut <i>Aesculus hippocastanum</i>	700e 20	In the adjacent property. Separated from the site by a wide concrete driveway. Low visibility to the public.	C

DP/02/2010

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