



## GEOFFREY BUNYAN ASSOCIATES

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19 March 2009

Mr I Z Sharon  
S Ilan Architectural Workshop Limited  
Winston House  
Suite 332  
2 Dollis Park  
London  
N3 1HF

RECEIVED  
- 9 APR 2009

Dear Ilan,

**3 Kidderpore Avenue, London NW3**

Further to earlier discussions I enclose my report in respect of the lone ash tree at the site frontage.

If it is intended to try and retain the tree I recommend the digging of trial pits, as referred to in my report, in order to ascertain the level of root presence in the vicinity of the excavations for the proposed basement.

However, whilst the ash is the subject of a TPO it is in my view not a particularly good specimen and the local planning authority may be amenable to a proposal to remove and replace it with a much better specimen semi-mature tree which would do justice to its prominent position in the street picture.

I am assuming that construction costs for the proposal are likely to be high whilst the provision of a good attractive new tree as part of the redevelopment would be relatively low but likely to be of considerable benefit to public amenity in future years.

If your client is favourably disposed to this suggestion I feel it would be helpful for me to meet the Council's arboricultural officer on site with a view to gaining his reaction to such a proposal in principal.

I would of course be happy to discuss any of these matters with you further.

Yours sincerely,

*G.V. Bunyan*

G.V. Bunyan  
For Geoffrey Bunyan Associates



## Sheet

Date of Survey:

[illegible]

















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### **3 KIDDERPORE AVENUE, LONDON NW3**

### **ARBORICULTURAL REPORT**

#### **Introduction**

1. This report has been prepared in respect of an ash tree in the frontage area of 3 Kidderpore Avenue, London NW3 in support of proposals to redevelop the property with a detached dwelling.
2. The advice from London Borough of Camden is that the tree is the subject of a Tree Preservation Order.
3. The report has been prepared in accordance with the recommendations of BS5837:2005 and includes a Tree Survey Schedule and Drg. No. GB A1009.01 upon which is indicated the location and approximate crown spread of the ash tree, and its minimum root protection area.
4. Assessment of the tree was visual only. All observations were made from the ground; the tree was not climbed and no invasive tests undertaken.

#### **The Tree**

5. **T1 Ash** – This is a mature tree located close to the north-west corner of the property within a raised bed. The bed is contained on two sides by boundary

BS5837:2005. It is possible that the existing walls surrounding the raised beds together with their foundations have created a barrier to root development and the actual extent of any root growth beyond the retaining wall can only be assessed by hand-digging exploratory trial holes close to the outer face of the wall.

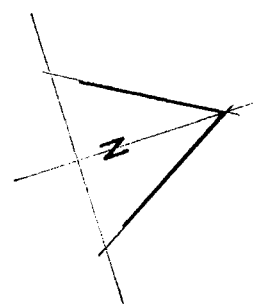
10. Once the level of root presence in this area has been established it will be possible to assess more fully the likely affect of the proposed excavations on the ash tree T1, including any appropriate tree protection measures which may be required.
11. Given the extent of excavations proposed in respect of the new building it is likely that any trees outside the site within adjoining properties may be affected by the proposals, and I would be pleased to consider any such trees located close enough to require an assessment under the terms of the BS.

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G.V. Bunyan

March 2009





GROUND FLOOR FOOTPRINT OF PROPOSED HOUSE

LINE OF PROPOSED BASEMENT

Retaining wall to existing raised bed

Root protection area

Existing boundary walls

T1 Ash

Approximate line of canopy

KIDDERPORE AVENUE

Scale 1:50

GBA

GEOFFREY BUNYAN ASSOCIATES

Planning and Arboricultural Consultancy Landscape Design

3 KIDDERPORE AVENUE  
LONDON NW3

Tree Appraisal

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Dwg. No. GBA 1009/01

Date: March 2009