

35 Upper Park Road, London NW3

Detailed Report on Existing Vegetation on Site

March 2007

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35, Upper Park Road London NW3

DETAILED REPORT ON EXISTING VEGETATION ON SITE

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Photograph of Sycamores in adjacent gardens taken
from the upper floor of the existing property

35, Upper Park Road London NW3

DETAILED REPORT ON EXISTING VEGETATION ON SITE

Summary

There are no trees of outstanding value on site.

In the rear garden, on the left looking away from the house, there is a specimen of *Prunus cerasifera* 'Pissardii' (Purple Leafed Cherry Plum) and on the right specimens of *Acer davidii* (Snake Bark Maple) and *Malus x eleyii*. None of these trees are exceptional specimens of their type.

Otherwise the rear garden has only mature shrubs and bamboo. A large *Philadelphus* (Mock Orange) leans over the garden from the next door property (no 33) and in the same garden is a large and healthy specimen of *Pyrus communis* (Common Pear).

In the front garden there are good specimens of the following shrubs and small trees:-

<i>Magnolia x soulangeana</i>	Soulange's Magnolia	
<i>Cordyline australis</i>	Cabbage Palm	
<i>Prunus</i> species	Japanese Cherry	(suffering from Peach Leaf Curl)
<i>Ilex aquifolium</i>	Common Holly	
<i>Thuja plicata</i>	Western Red Cedar	(grown as a hedge)

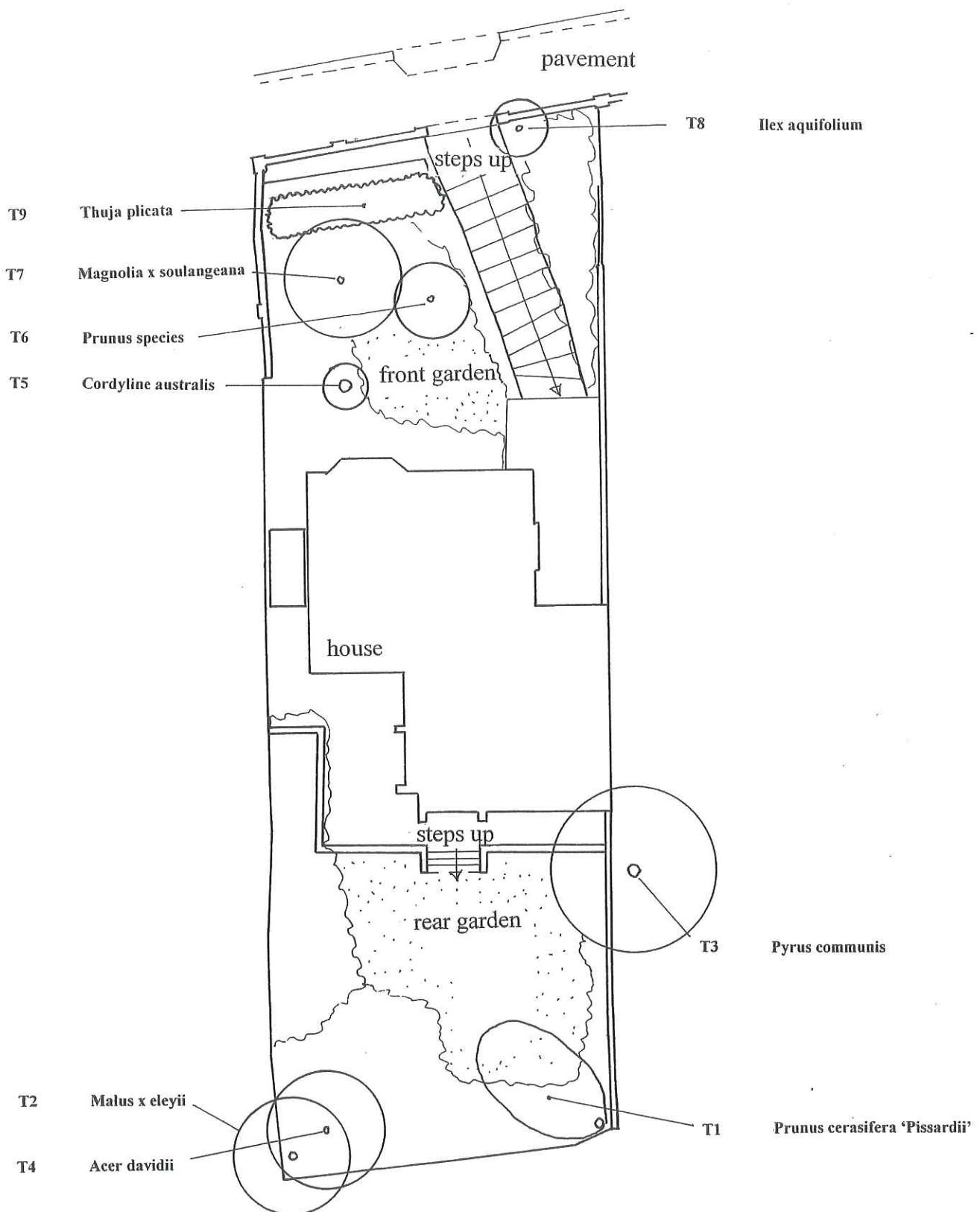
The proposed development will require the removal of all vegetation in both the front and the rear gardens.

Although none of the trees on site are exceptional specimens of their type, together with the mature shrubs in the garden, they form a combined mass of vegetation which makes a significant contribution to the amenity of the neighbourhood but new planting proposed for the gardens of the new development can be of semi-mature trees and shrubs to quickly re-establish the lost greenery.

Excavations close to the roots of the Pear tree in the adjacent garden might have affected this tree, which has some historic as well as amenity value in this area, except that the proposed development alleviates this possibility by diverting the basement walls around the tree.

There are some medium sized Sycamore trees (*Acer pseudoplatanus*) in the rear gardens of properties nearby. Some of these trees are two gardens away from the site and there are smaller Sycamores in the adjacent garden but all are far enough away to be unaffected by the proposed development

Upper Park Road



35, UPPER PARK ROAD LONDON NW3

Survey of Existing Trees on Site



North

Scale 1 : 200

T1 *Prunus cerasifera* 'Pissardii'

The Purple Leafed Cherry Plum

Height 7 metres

Spread 5 metres

Trunk girth 50 cms taken at 1 metre above ground level

Age less than 25 years

Comment The purple leafed tree in the photograph. This is not a good specimen of its type as it is overgrown by adjacent trees and struggling amongst the surrounding shrubs. It is leaning into the garden from the corner where it is planted in search of light. The Philadelphus shrub on its left is leaning into the garden from the adjacent property.

This tree is not worthy of preservation.



T2 Malus x eleyii Eley's Crab Apple

Height 4 metres

Spread 4 metres

Trunk girth 45 cms taken at 1 metre above ground level

Age less than 25 years

Comment Barely more than a large shrub this tree too is surrounded by a vigorous bamboo clump and has not attained the size and quality expected of this variety.

This tree is not worthy of preservation.



T3 *Pyrus communis* Common Pear

Height 14 metres

Spread 5.5 metres

Girth 1.50 metres taken at 1 metre above ground level

Age 75 years +

Comment This is the only tree worth preserving and is already covered by a Tree Preservation Order. It is not a particularly good specimen and is covered with ivy up to a height of about 8 metres. It is not on the site but stands in the adjacent garden. The development recognises its importance and the building has been designed to cause the least possible disturbance to the root system of this tree.

The tree will be retained and it is thought unlikely that the new development will affect its continued growth.



T4 *Acer davidii* Pere David's Maple

Height 5 metres

Spread 4 metres

Trunk girth .25 cms taken at 1 metre above ground level

Age less than 25 years

Comment This tree too is swamped by the vigorous bamboo which surrounds it and has not developed to its full potential. A few scraggly branches spread above the vegetation which surrounds it.

This tree is not worthy of preservation.



T5 *Cordyline australis* Cabbage Palm

Height 4 metres

Spread 1.5 metres

Trunk girth 90 cms taken at 1 metre above ground level

Age less than 10 years

Comment A good specimen of Cabbage Palm but not an unusual tree and easily replaced with a new specimen of almost the same size if required.

This tree is not worthy of preservation.



23/08/2006

T6 Prunus species

Probably a Japanese variety

Height 3 metres

Spread 2.5 metres

Trunk girth 30 cms taken at 1 metre above ground level

Age less than 10 years

Comment This is a very poor specimen suffering from Peach Leaf Curl and not of a stature to be of any value in the garden.

This tree is not worthy of preservation.



T7 *Magnolia x soulangeana* Soulange's Magnolia

Height 4 metres

Spread 4 metres

Trunk girth 60 cms at ground level branching into 3 stems each of 30 cms average

Age less than 10 years

Comment Not a particularly good example of this common Magnolia variety.
Could easily be replaced in the garden of the new development with a
new tree of the same type.

This tree is not worthy of preservation.



T8 Ilex aquifolium Common Holly

Height 1.5 metres

Spread 2 metres

Trunk girth multi stemmed average 20 cms just above ground level

Age less than 10 years

Comment This plant is no more than a bush. It looks larger in the photograph because it is planted on the bank.

Not worthy of preservation.



T9 Thuja plicata Western Red Cedar

Height 2 metres

Spread 1.5 metres wide

Trunk girth not applicable

Age less than 25 years

Comment A very useful hedge to screen the present property from the road but something which can easily be recreated by planting large specimens to compliment the new development.

The hedge is not worth retaining.





Sycamore trees

Garden of 35, Upper Park Road London NW3

Next door garden

Next door but one garden

03/11/2006