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15 November 2006

Ms A Loxley
Chantrey
20 Savile Row
London
W1S 3PR

Dear Ann

43 Hollycroft Avenue London NW3

Mr Delane mentioned that the Planning Conservation Group had expressed concern that excavation work to create the new extended Lower Ground Floor fitness area and pool, and the permanent construction, may have an effect on the ground water table.

From working on other properties in the area, the site is likely to be underlain by a superficial thickness of Made Ground over a thin veneer of Alluvial deposits which in turn overlie London Clay.

The London Clay formation into which the extended Lower Ground Floor is to be founded is a non-aquifer and if ground water is present this would be within the Alluvial deposits, would be perched above the clay stratum and subject to normal seasonal variations.

To summarise, we are of the opinion that the ground water table will not be affected by these proposals.

We trust this clarifies the situation and removes concerns in respect of this.

Also we confirm that the proposed work and structural support to the chimney breast, to provide a new opening within the Second Floor front bedroom, will be contained within the property and the appearance of the existing chimney stack and pots will remain unchanged.

Yours sincerely



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Tree Report

Re: 43, Hollycroft Avenue, Hampstead NW3.

Site visit 10/11/ 2006.

Our brief: To determine the effects, (if any) of a proposed construction/excavation to the front of the above property, on any street trees in close proximity to the area.

Observations.

In the footpath, outside no45, Hollycroft Avenue(the adjoining property) is a mature London Plane and a small Rowan/Mountain Ash. Both trees are within 8-10metres of the excavation site.

The subsoil is assumed to be London Clay.

The London Plane is considered to be a very durable species (hence its widespread planting throughout the capital where its tolerance of pollution, hard pollarding and services e.g. gas, electricity, telephone and lately cable t.v. have been laid-often in a most insensitive manner-through the roots usually in close proximity to the trunk and the main buttress roots, have stood it in good stead).

The Rowan is, by virtue of its age and size, beyond the range of the excavation.

Statistics.

London Plane (*Platanus x acerifolia*).

Height- 17m x 10m Spread.

Recently pollarded i.e. all growth cut back to main framework.

Girth (circumference) of trunk at 1.5m above ground level: 2.6m.

Root spread- Buttress roots (providing support and anchorage) 3-4m from trunk.

Intermediate roots (sub-divisions of the above giving a lesser degree of anchorage and providing further sub-divisions for water and nutrient absorbing hair roots), 4-8m from trunk, largely in the upper 3m of the ground.

Condition- good, a healthy mature tree.

Age- 100-120 years.

Rowan (*Sorbus Aucuparia*).

Height- 4m x 3m Spread.

Girth, at 1.5m above ground level .38m.

Root spread- up to 2.5m from trunk.

This tree is therefor not in range of the proposed works.

Age 20-30 years.

Condition- fair, (suppressed and mis-shapen due to the dominance of the Plane).

Recommendations.

Zone B (the area of the front garden between the footpath and the excavation area), is to be protected in order to minimise the risk of contamination by building materials leaching into the ground and also by compaction caused by heavy plant or vehicles standing on the area.

The grass area must be covered in a tough impermeable membrane, whose integrity is to be protected by 1.5cm thick plywood.

The hard standing of the drive way may be used for vehicular or plant access to the excavation zone. If heavy plant or vehicles are required to stand on the lawn, then a bedding of railway sleepers should be added to the plywood(see above).

Any roots encountered must be cut cleanly and kept from drying out by draping them with moist, hessian sacking. On completion of the project, the area around excavation is to be back filled with good quality soil.

Conclusion.

The distance from the trunk to the nearest excavation point is 6.4m. This is likely to be well beyond the limit of the buttress roots but within the area of the intermediate and hair roots. However, as the plan shows, only a small arc of the tree's total root spread is within the excavation zone (less than 8% of its total spread). The London Clay subsoil will continue to provide an excellent base for anchorage.

Given the London Plane's innate durable qualities and the protection to be given to the buttress roots, the effect on the tree is likely to be negligible.

It is advisable that the tree is placed on a 3 year cycle of maintenance, in the practice of sound, tree husbandry.