

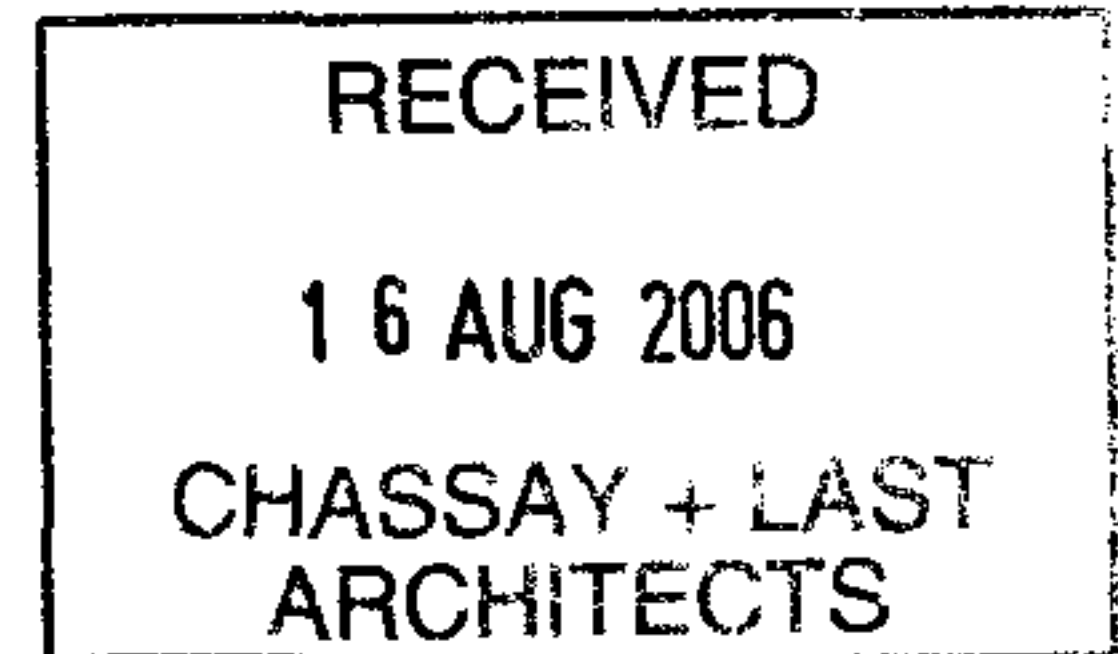


GEOFFREY BUNYAN ASSOCIATES

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2 August 2006

Mr M Last
Chassay + Last Architects
Berkeley Works
Berkley Grove
London
NW1 BXX



Dear Mr Last,

Trees at 87 Redington Road, Hampstead

I refer to our recent meeting on site and my assessment of the trees within the curtilage of the property.

I enclose 9 copies of Drg. No. GBA4006.01 on which I have indicated the trees assessed including an oak (3) that is just outside the property. I also enclose a copy of my tree survey schedule giving details of my assessment of the trees in accordance with the recommendations of BS5837:2005.

My further comments on the trees with reference to the development proposals for the site are as follows.

1 Silver Birch – Whilst this is a tree of reasonably good form the crown has low vigour. Its location is such that the base of the trunk is near the bottom of a slope and close to existing structural elements including retaining walls and terracing and it is possible that its root development has been restricted by the close proximity of these features. Given its relatively poor appearance and the fact that it does not make a contribution to public amenity I consider the birch should not prejudice the proposed extension, that it should be removed and replaced with another birch. A *Betula utilis jacquemontii*, the white barked birch, would in my view be appropriate.

2. Cherry – This is a rather one-sided, suppressed small tree at the edge of the substantial group of trees on the adjoining property which may not be affected by the proposed site work.

3. Oak – The footprint of the extension is outside the root protection area of this tree, which is located outside the curtilage of the site.

4. Cypress – This is of no particular amenity value and will need to be removed to accommodate the proposed development.

5. Eucalyptus – This also will need to be removed. It is a specimen of poor form; the entire tree has a marked lean away from the adjacent ash 6.

6. Ash – This is a prominent tree on the site. It has a reasonable crown but careful pruning could improve its present imbalance. The root protection area for this tree is crossed by the retaining wall bordering the driveway to the existing garage. From the top of the wall the ground level rises up to the base of the ash. It is understood that the site proposals will not affect the ash tree.

7. Cherry – This is a visually important tree within the property. Here too there is a substantial retaining wall and associated paving close to the base of the tree which may have restricted root development on the northern side of it. The proposed extension does encroach the tree's root protection area on this side although this is considered minimal in terms of the tree's overall root system.

Please let me know if you would like further discussion on any of these matters.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'G.V. Bunyan', with a horizontal line drawn underneath the signature.

G.V. Bunyan
For Geoffrey Bunyan Associates

TREE SURVEY SCHEDULE

Sheet 1

Site: 27 Redington Road London NW3 Date of Survey: 12 July 06

Tree reference number	Species	Height m	Stem diameter mm	Branch spread m	Height of crown clearance m	Age class	Physiological condition	Structural condition	Preliminary management recommendations	Estimated remaining contribution years	Category grading
1	Silver birch	16	300	N 4 E 5.5 S 6 W 4	2	Mid	Poor/Fair - Low-vigour/ deadwood	Good	-	15 >	C2
2	Cherry	11	260	N 4 E 4.5 S 5 W 4	2	Mid	Fair	Fair - One-sided/ supported	-	15 +	C2
3	Oak (outside site)	19	450	N - E 6 S 6.5 W 6	2.7	Mid	Good	Fair	-	40 +	B2
4	Cypress	14	350	N 3 E 3 S 2.5 W 3	0.5	Mid	Fair	Fair	-	30 +	C2
5	Eucalyptus	9	200	N 5 E 3.5 S 3.5 W 7	1.2	Mid	Good	Fair - Marked lean	-	30 +	C2
6	AsL	19	480	N 6 E 6.5 S 6.5 W 6.5	8	Mid	Good	Good	-	40 +	B2
7	Cherry	17	550	N 6.5 E 7 S 6.5 W 6.5	1.4	Mat	Good	Good	-	15 >	A1
				N E S W							
				N E S W							
				N E S W							
				N E S W							