



Arboricultural Impact Assessment

**4b Parkhill Road,
London
NW3 2YN**

Client:

Adarsh Radia,
4b Parkhill Road, NW3 2YN

Prepared by

Robin Howorth

B.Sc. M.Sc. MRICS, MICFor. M.Arbor.A.

Chartered Building Surveyor

Chartered Arboriculturist

Date of Report : 26th September 2014



1 Brief

To provide an Arboricultural Impact Assessment based on my 19th September 2014 tree survey, schedule, the proposals for a basement below the house and within the garden and BS 5837:2012 (trees in relation to design demolition and construction).

2 Proposed Works

The proposed works include the construction of a new basement below the house and within the rear patio garden with orientation given as if facing the garden from the front.

3 Trees

The attached tree schedule lists three trees within significant distance to the proposed structure.

These trees are as follows:

1. T1. The Hornbeam tree is situated to the rear right of the garden within the neighbouring school grounds. It is a mature 12 metre high tree previously only lightly managed and generally in good condition from the limited visual inspection. It is some 5 metres from the proposed works. It is a Category A 1tree.
2. T2. This is a Lime tree to the front right in the car park of the right side school. It is some 5 metres away from the front of the house and has been heavily pruned in previous and recent times. It is in reasonable condition. It is a Category A1 tree.
3. T3. This is a Magnolia tree to the front left in the garden/car parking area of the left side house. It is some 8 metres away from the front of the house and has not been previously managed. It is in reasonable condition. It is a Category A1 tree.

3.1 Category A trees (High Amenity Value)

T1, T2 & T3

3.2 Category B trees (Moderate Amenity Value)

None.



3.3 Category C trees (Low Amenity Value)

None.

3.4 Category U tree (Trees recommended for removal)

None.

4 Impact Assessment

T3 is separated from the works by the front garden/car parking area of No.4 Parkhill road and a boundary wall. It is too remote from the works to be affected.

The construction of the new basement is within the root protection areas of T1 & T2.

The canopies of these trees are above the construction zone so there is no possibility of disturbance to the canopy of these trees.

T2 is also separated from the works by a fence and a neighbour's garden.

T1 tree stem is separated from the construction zone by a brick boundary wall.

For the proposed construction works to be carried out, no trees are to be removed.

There is an existing rear patio and brick planting beds than form hardstanding and built up ground.

There is an existing concrete base to the front where it is proposed to build the basement extension.

Due to the existing rear patio and the front concrete, there will be no difference to the potential rooting area of both T1 and T2.

The canopies will not be affected due to their current height and the physical separation will not allow stem damage.

The front car parking area of No.4b is within the root protection zone.

This area may be affected by construction traffic.

To ensure that no further ground compaction occurs in this area. I would recommend that a geogrid with infill gravel be laid to withstand the weight of skip lorries and the like be laid in this area during the construction phase and to completion.



5 Tree Protection

No tree protection is required.

6 Arboricultural Method Statement

I would recommend that a geogrid with infill gravel be laid to the front car park/garden to withstand the weight of skip lorries and the like during the construction phase and to completion.

7 Statutory Constraints

I have been informed that the property is located in a Conservation Area.

No cutting or removal of trees may be carried out without written approval from the local authority planning department.

8 Conclusion

None of the trees to the site are to be removed or are expected to be adversely affected.

Signed

A handwritten signature in black ink, appearing to read 'Robin Howorth', written over a faint, light-colored rectangular stamp or watermark.

**Robin Howorth, B.Sc. M.Sc. MRICS MICFor, M.Arbor.A.
CHARTERED ARBORICULTURIST
CHARTERED BUILDING SURVEYOR**