



Landmark Trees

Our ref: TSS/92FJA/AIA/ACC/ltr

John Weston,  
92 Fitzjohn's Avenue,  
London  
NW3 6NP

17<sup>th</sup> December 2015

Dear John,

**Re: Revised Access for Construction Activities at 92 Fitzjohns Avenue, London NW3 6NP**

Further to detailed conversations with Nazy Sargood, the Project Manager (Projektplus Ltd) for the proposals, it has become clear that alternative access arrangements are required to those consented for the construction of your house at the above site. In brief, through the provision of our AIA and AMS reports (TSS/92FJA/AIA/02 and TSS/92FJA/AMS/02a), I am aware there was to be construction access off Fitzjohn's Avenue through the grounds of Henderson Court (as well as via the existing site's driveway off Fitzjohn's Avenue). Ms Sargood has confirmed that an alternative construction access is now proposed off Prince Arthur Road, along the existing service road for Henderson Court.

I understand that access from Fitzjohn's is untenable for the following reasons:

- a. traffic problems on the main stretch in Hampstead on Fitzjohn's Avenue;
- b. traffic stand still at drop off and pick up times;
- c. construction traffic and safety issues for school children and other pedestrians;
- d. road closure would have been required during the phase of house delivery;
- e. further details have emerged that indicate a wider entrance would have been required into Henderson Court, requiring the further felling of T1 and T3;
- f. a much longer in length temp access road;
- g. the felling of the off-site T9 Magnolia tree at Henderson Court has proven emotive for the residents;
- h. traffic vibration and disturbance to elderly residents at Henderson Court.

The benefits for relocating the construction access to Prince Arthur Road have been noted as follows:

- a. no traffic disturbance and no impact on school traffic;
- b. no road closures required;
- c. no hazard to pedestrians;
- d. construction traffic is kept away from the surrounding schools;
- e. the safe keeping of the Magnolia tree T9 is guaranteed;

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- f. minimum disturbance to Henderson Court residents
- g. the opportunity to reinstate and landscape an area within Henderson Court that has been used as a compound/site offices to service development at this property.

I have therefore undertaken an Arboricultural Impact Assessment of the proposed access from Prince Arthur Road. I have been advised that the level differences between Prince Arthur Road and your development site will require excavation to lower the ground and create a level access. I have also plotted the route onto the Tree Protection Plan for the original proposals (see enclosed plan).

It is clear that the new access will require the felling of two trees within area between Prince Arthur Road and your site. These trees are a mature category B sycamore and a mature category C Holly. Whilst the felling of this category B tree would be considered significant, the sycamore in question has lost much of its amenity in a substantial reduction to previous points; this appears to have been undertaken to facilitate the erection of site offices/storage to facilitate a separate development at Henderson Court (see photograph below).



Photograph 1: Sycamore Tree T29 in April 2015

As the proposed access is over the Holly T28, there is no option but to fell this tree, which would be rated as a low impact due to the category C rating and its limited public visibility. We considered the potential to retain the sycamore T29, in terms of the proposed excavation and proximity of the road. Significant roots were found within the sample trial pits dug by ArborAeration on the 29th April 2015, which were undertaken either side of the sycamore tree. The results table and the photographs indicate that these roots are within 3.5m of the stem and within close proximity to the surface, making any excavation in this area may impact the tree's health and stability.

Arboricultural Impact Assessment Letter for Construction Access : 92 Fitzjohns Avenue, London NW3 6NP

Prepared for: John Weston, 92 Fitzjohns Avenue, London NW3 6NP

Prepared by: Adam Hollis of Landmark Trees, Holden House, 4th Floor, 57 Rathbone Place, London W1T 4JU

### Trial Pit Results

<b>Trial Pit 1</b> Located 3.5m to the east of the tree 2m Long, 70cm Deep, 30cm Wide.	3x sub 25mm roots 3x 25mm to 30mm roots 1x 30mm to 50mm root 1x50mm root that splits and tapers to 40mm within 3.5m of the tree.
<b>Trial Pit 2</b> Located 3.5m to the west of the tree. 2m Long, 70cm Deep, 30cm, Wide.	6x 20mm to 30mm roots 1x 40mm root 1x 50mm root tapering to 40mm within the pit. 1x 80mm root tapering to 40mm within 3.65m of the tree.



Photograph 2: Location of Trial Pit 2





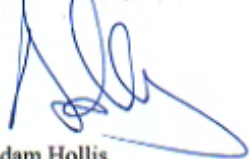
Photographs 3 and 4: Trial Pit 1 and Trial Pit 2

I understand the proposals to remove the two trees has been discussed by email with Camden's Arboricultural Officer Riccardo Arnone on the 14<sup>th</sup> December 2015, who has also liaised with Nick Bell (whom I have met on site to discuss previous arboricultural matters relating to the above application). It appears that in principle, the Arboricultural Team would not object to the removal of the two trees, subject to details confirming the trees will be replaced and confirmation as to who will carry out the replanting.

Therefore, I conclude that subject to agreeing the replanting/landscaping within the area currently occupied by the trees T28 and T29, arboricultural impacts from the revised access can be mitigated; furthermore the loss of these two trees will have a lower impact than the revisions required to facilitate access from Fitzjohn's Avenue. In the longer term, this area will benefit from new planting, possibly with species that are appreciated by the residents such as the magnolia, T9.

Please do not hesitate to contact us should you require further information.

Yours sincerely



Adam Hollis  
MSc Arb FABorA MICFor HND Hort  
Chartered Forester  
Fellow & Registered Consultant of Arboricultural Association

**Enc. Tree Protection Plan.** Note that none of the two affected trees fall within the application red line boundary for the previous planning permission 2015/1856/P.