



**11 Rosslyn Hill
London
NW3 5UL**

Impact Assessment

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Report compiled by:

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4.0 Introduction

The purpose of this document is to provide details as to how any given proposed construction works will impact upon the existing treescape as shown in the attached arboricultural survey report.

The construction of a basement area is proposed to the East (front pool, sauna, toilet & stairs) and West (TV room) of the property. Further the guest house at the front is to be demolished and reconstructed, and the existing property is to be extended with a dining room to the south. Three outbuildings are to be removed, see **plan E**. These design proposals will impact on the local treescape.

An airspade investigation was carried out in the rear garden – see **Excavation boundary conditions** for a map highlighting rooting areas of different importance.

The impacts of the construction work at 11 Rosslyn Hill have been split into trees whose root protection area will be impacted, trees where crown lifting may be required, and trees which will need to be removed. There are two plans for the proposed construction works, see **plan B** for ground floor footprint and **plan C** for basement footprint. See **plan D** for where the construction will impact the trees on site.

ROOT PROTECTION AREAS

- ❖ There are a number of areas on the site where the proposed build will have a negative impact on the condition of the local trees unless protection measures are in place (see **plan D**).

- ❖ The root protection areas of 5 trees to be retained will be impacted (Table 2, see **plan D**) :

Tree ID	Category	Proportion of root protection area effected (%)
3751	B	11 (construction traffic)
3763	B	Minor infringement by TV room (1-2%)
3777 & 3778	B	Minor infringement beyond trench 3 for mini piles and stairs/toilet (1-3% each). Note trench 3 found no evidence of rooting.
3779	C	25% infringement by foundations of new guest house (note – the original foundations would be expected to be excluding root development in this space, so the predicted RPA shape is likely redundant here). The tree base is not in the grounds of 11 Rosslyn Hill.

Table 2. RPAs infringed because of proposed development.

The foundations of the dining room are to be based on the minipiles (300mm diameter) and concrete slabs in the RPA of 3776-78. The impact of these piles is to be alleviated, see **arboricultural method statement**. There is very little root infringement (1-2%) by the basement stairs and toilet beyond trench 3 which showed no evidence of rooting.

CROWN LIFTING

Two trees require crown lifting in order to permit access by construction vehicles.

The necessity of these crown lifting works should be decided upon at a later date, only when it becomes clear their canopies are going to interfere with construction works.

Possible crown lifting required for tarmac removal					
	A	B	C	U	Tag Number
Entrance/exit from junction. Holly trees.			2		3757, 3755

Table 3. Trees to be crown lifted where necessary.

TREE REMOVAL

The category C Laburnum tree '3762' will need to be removed to allow vehicular access to the rear garden and also permit building of the TV room.

5.0 Please see table **Full BS5837:2012 Tree Details, 11 Rosslyn Hill** for tree details.

6.0 See **arboricultural survey report, general comments** document for a brief overview of the arboricultural implications.

7.0 See **Arboricultural Method statement** document which outlines the best mitigation to be used during the construction works on trees to be retained.