

- 3.3.10 These additional steps have been added to the drawing as a technical exercise and not in an attempt to offer an alternative design solution. They are however a useful starting point for attempting to quantify the extent of the excavation that would be required within the RPA of T001 if the 'mound' referred to above were to be reduced to any given degree.
- 3.3.11 The drawing shows (crosshatched) the extent of excavation that would be required to achieve a maximum level of 5.75. This would require roughly 3 steps upwards from basement finished floor level instead of the one that is currently proposed and would involve excavation to reduced levels of between zero and 600mm covering 15% of T001's RPA.
- 3.3.12 It should be noted however, that as the excavation is centred on the steep, narrow bank referred to in 2.1.5 above, its depth does not reduce gradually from 600mm to zero but drops steeply on its southern edge - by about 200mm in the final metre - according to the rough existing contours shown on Drawing No 294.02.01.
- 3.3.13 In my opinion a reduction in levels of the extent described above in 3.3.9 to 3.3.13 could be achieved without serious adverse impact on T001, particularly as the southern extent of the excavation would be about 6.5m from the tree's main stem. It should be remembered however, that as the site sits upon London Clay subsoils, it will be necessary to excavate to about 100mm below finished levels to allow a surface layer of topsoil to be replaced.
- 3.3.14 It would be very unwise to undertake any more excavation or raising of levels within this large Oak's RPA if, as all parties intend, it is to be successfully retained as a feature tree.

Tree 012 (Maple)

- 3.3.15 The proposed basement extension will remove approximately 8% of the RPA of this small tree and subsequent ground modelling may cause secondary disruption.
- 3.3.16 However, in my opinion, disturbance to the extent proposed is unlikely to have a long-term adverse impact on this young tree.

Tree 013 (Cherry)

- 3.3.17 It would be prudent to lift and replant this small tree before re-modelling of the rear garden takes place. The adverse impact of doing this will be negligible.

Tree 014 (Horse Chestnut)

3.3.18 Re-contouring of the rear garden may affect up to 5% of the RPA of this large neighbouring tree, at its eastern edge.

3.3.19 However, judging from the available information, major changes of level within the tree's RPA will not be essential.

T015

3.3.19 It is proposed to replace existing hard surfaces within the RPA of this handsome Purple Leaved Plum and to re-build an existing boundary wall upon its present foundations.

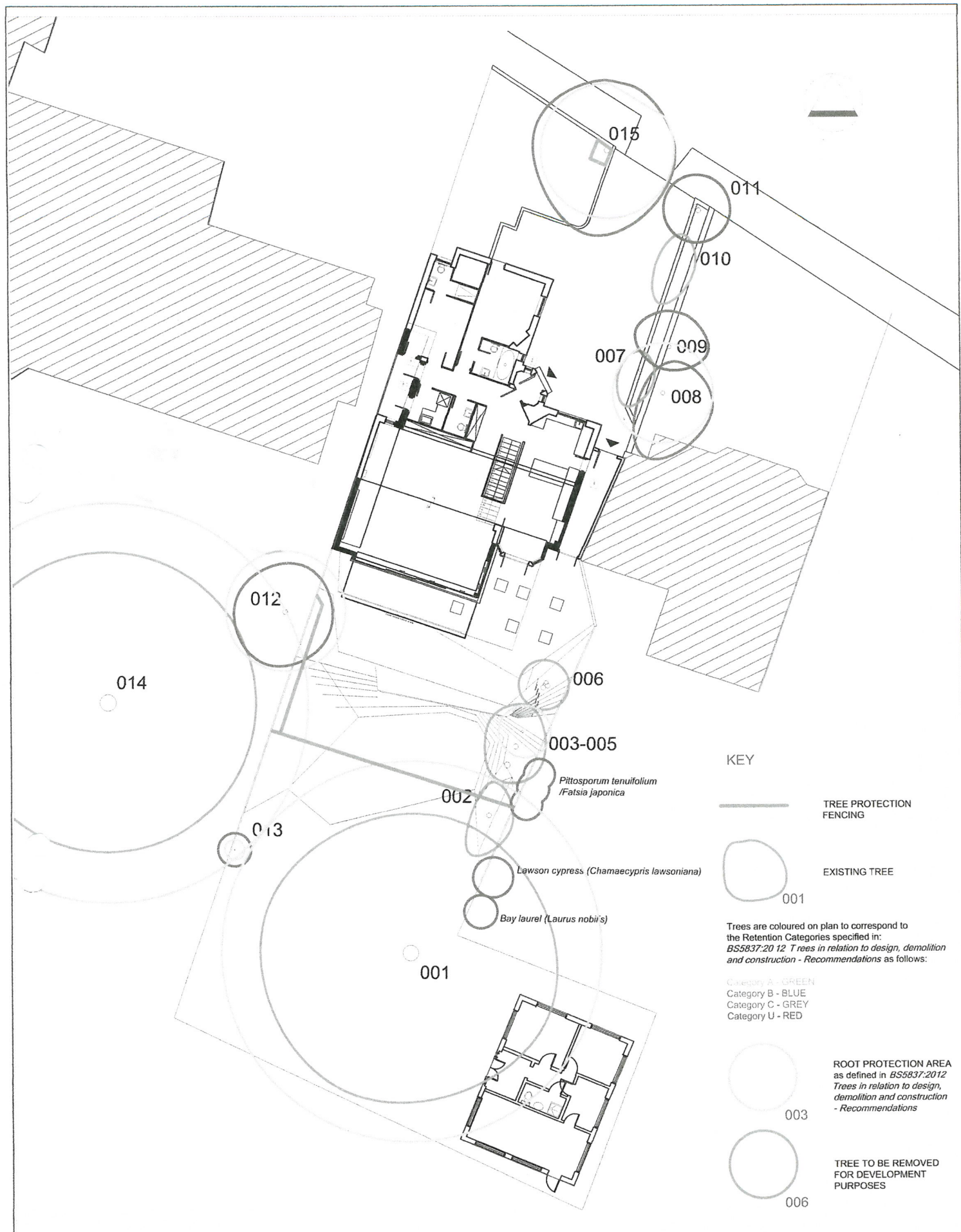
3.3.20 Provided that this tree is protected from direct physical damage to the stem and branches while works are in progress, there is no reason why it should suffer measurable disruption.

4. Conclusions

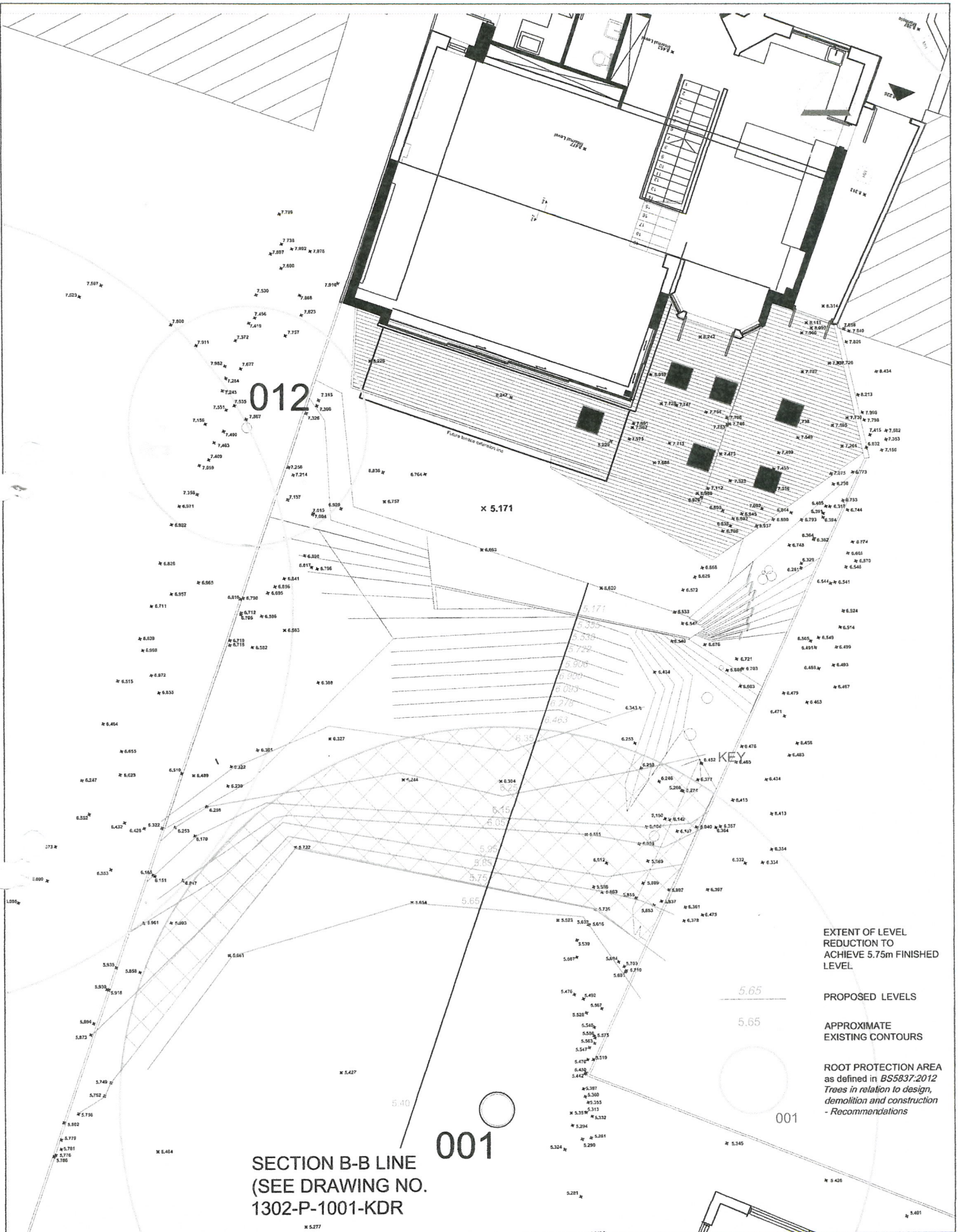
- 4.1 The construction of the proposed basement floor will have a small direct impact upon T012 (Maple) only. It is considered that the degree of disturbance proposed is unlikely to have a significant adverse impact upon this young tree.
- 4.2 Proposals for the re-modelling of the rear garden contours are still not fully developed but there is no technical reason why external works should have any adverse impact upon the RPAs of key trees 001 (Oak) and 014 (Horse Chestnut).
- 4.3 Reduction of levels within the RPA of T001 may however be required to meet design objectives and, within limits, this can be achieved without significant adverse impact.
- 4.4 Proposed level changes within the RPAs of T001 and 014 should be fully detailed prior to start of works, subject to an **Arboricultural Method Statement (AMS)** and supervised by an arboricultural specialist when they are implemented..
- 4.5 The loss of boundary trees and shrubs T002-006 inclusive will have an adverse impact upon immediate neighbours only, and the loss of screening can be rapidly compensated for with appropriate replanting.
- 4.6 The loss of boundary screen T007 to 010 inclusive will have a limited impact upon public visual amenity but, taken in context, it will not be unacceptable. A planting reservation is to be retained along the eastern boundary of the front garden. Replacement planting in this strip, together with the continuing contribution of neighbouring trees, will mitigate any loss of visual amenity.
- 4.7 T015 (Purple Leaved Plum) may suffer minor disruption in the course of the re-construction of an existing boundary wall (upon existing footings) and the replacement of existing hard surfacing.
- 4.8 It would be preferable if the proposed refurbishment and extension of the dwelling were completed before the external works programme commences, as tree protection requirements will differ significantly between the different stages.
- 4.9 The draft **Tree protection plan** in **Appendix a** sets out the tree protection requirements for the main construction stage.

Appendix b

**Drawing No. 295.02.01
Investigation of likely impacts
On T001, 012 and 014**



Client: LHQ SERVICES LTD	Drawing Title: DRAFT TREE PROTECTION PLAN HOUSE REFURBISHMENT /EXTENSION STAGE	<div> <div>Skerratt</div> <div>arboricultural advice</div> </div>	
Job Title: 7 KIDDERPORE AVENUE LONDON NW3 7 QY	Date: 29.03.00 Drawing Number: 15.08.14	Scale: 1:200 (A3) Drawn by: RS	158 MALDEN ROAD, LONDON NW5 4BT 01274 566539



Client: LHQ SERVICES LTD	Drawing Title: TREE CONSTRAINTS PLAN: INVESTIGATION OF LIKELY IMPACTS ON T001, 012 and 014	<div> Skerratt arboricultural advice </div> <div> 158 MALDEN ROAD, LONDON NW5 4BT 01274 566539 </div>
Job Title: 7 KIDDERPORE AVENUE LONDON NW3 7 QY	Date: 29.02.01 Drawing Number: 15.08.14	
	Scale: 1:100 (A3) Drawn by: RS	