

## 21A Lady Somerset Road, Kentish Town, London NW5

### Statement concerning the existing trees within the site

#### 1.0 Introduction

- 1.1 4orm have made a planning application in relation to proposed development at 21a Lady Somerset Road, Kentish Town NW5 for a full width lower ground floor extension and partial width upper ground floor extension to the rear of the main building and the construction of a home-studio within the rear garden.
- 1.2 The planning authority have asked for our assessment of the quality of the existing trees and the impact on the appearance of the site and surrounding area.

#### 2.0 Site information

- 2.1 The subject property is close to the junction of Lady Somerset Road and Burghley Road. Both are residential streets being a mixture of single family houses and flat conversions. The rear gardens are typically 12-16 metres long and predominantly planted, including many small and medium size (mostly) deciduous trees and bushes. The overall outlook is informal and green.
- 2.2 21a Lady Somerset Road, Kentish Town is a maisonette occupying the upper and lower ground floors and opening out to a garden at the rear.
- 2.3 The garden is 5.5 metres wide and runs to the south from the main building for 12 metres. At the end of the garden there is a raised wooden deck and a timber cabin. A plan of the rear garden is included on the attached drawing number 4065-T1.
- 2.4 Within the rear garden there are two existing trees, within the decked area is a dessert apple tree (labeled T1) and at the bottom of the rear garden is a leyland cypress tree (labeled T2). The leyland cypress is the last of a row running along the bottom of the gardens within 17, 19 and 21 Lady Somerset Road and appear to have been planted at the same time several years ago.

#### 3.0 Tree Quality Assessment

- 3.1 Tree labeled T1 is a dessert apple tree, approximately 4 metres high. It is considered of low quality. The applicant has advised that the fruit are generally small, of poor taste and quality.
- 3.2 The tree T2 is a Leyland Cypress, it is approximately 15 metres high. The fast-growing evergreen foliage is very dense and being sited at the (south) end of the garden blocks view of the sky and sun light. Under the considerable shadow of the tree, the lack of light and moisture restricts enjoyment of the garden and prevents other diverse plants growing.

#### 4.0 Construction Requirements

- 4.1 The construction of a home-studio within the rear garden will require the removal of the two trees, but as described above it is considered that these are not of high quality.
- 4.2 The removal of the Leyland Cypress will allow for increased quality of daylight and sunlight which will encourage better growth to the proposed sedum roof and otherwise generally in the garden.

#### 5.0 Conclusion

- 5.1 The two trees do not contribute significantly to the appearance of the site and surrounding area and indeed the increased penetration on daylight and sunshine from the removal of the Leyland Cypress will improve the amenity and appearance of the garden area.

23

21

19

Do not scale from this drawing.  
Dimensions are to be verified on site prior to construction.

Notes

T1\_dessert apple tree

row of leyland cypress within neighbouring gardens

Revisions

T2\_leyland cypress

77 Fortess Road

# 4orm

1-5 Offord Street London N1 1DH

studio@4orm.co.uk  
www.4orm.co.uk

Project

21a Lady Somerset Road  
London, NW5 1UR

Drawing Title

site plan:  
tree locations

Drawing Status

Date

april 2017

Scale @ A3

1:100

Drawn

Drawing Number

4065-T.01

