

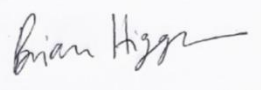
Addendum To Arboricultural Impact Assessment

At

Gloucester Lodge, Gloucester Gate, Regents Park,
London, NW1 4HA

Iconic Properties Limited



Address	Gloucester Lodge, Gloucester Gate, Regents Park, London, NW1 4HA		
Client	Iconic Properties Limited	Client Ref	-
ES Ref	D1006151635	Consultant	Jonnie Setterfield BSc (Hons)
Report Date	14 th November 2016	Quality Checked	Gina Anderson BA (Hons)
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Environmental Services

Arboriculture • Ecology • Landscape Architecture • Environmental Groundworks • Vegetation Management



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Report Caveats

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Specific - Trees

All tree inspections, unless specified, have been undertaken from ground level and using non-invasive techniques. Comments contained within the report on the condition and risk associated with any tree relate to the condition of the tree at the date and time of survey. Please note that the condition of trees is subject to change. This change may occur, but is not limited to biological and non-biological factors as well as mechanical/ physical changes to conditions in the proximity of the tree. Trees should be inspected at intervals relative to identified site risks and in accordance with relevant HSE and Central Government guidance. Environmental Services can provide further information on this matter if required.

Please note no statutory control checks have been undertaken (unless specified). Where tree surgery works have been identified these works are based on the assumption that planning is approved, no tree works should be undertaken prior to determination of this application without up to date confirmation of the Tree Preservation Order / Conservation Area Status of the vegetation. All works should be undertaken in accordance with the appropriate Duty of Care. This should include, for example, site specific risk assessments and due diligence inspections for the presence of protected species.

Any comment relating to 3rd party trees has been made without full access to the tree(s). Should these trees have any impact on the proposed development we would advise you to instruct us to contact the 3rd party and undertake further inspection work.

1.0 Introduction

- 1.1 Environmental Services have been appointed by Iconic Properties Limited to provide advice on the arboricultural issues relating to the proposed development of the above site.
- 1.2 We undertook a Pre-Development Tree Condition Survey (see Appendix 1), on 16th June 2015. This survey assessed the condition of the tree resource, categorised the trees and provided the Root Protection Area (RPA) information according to the BS5837:2012 “Trees in relation to design, demolition and construction – Recommendations”. Following this survey, a detailed Arboricultural Implications Assessment (AIA) was developed to support the planning application.
- 1.3 This addendum has been produced to help provide detail in response to feedback from the LPA Tree Officer
- 1.4 Our detailed check with the Local Planning Authority has confirmed that no onsite trees are subject to statutory protection:

2.0 Arboricultural Comments

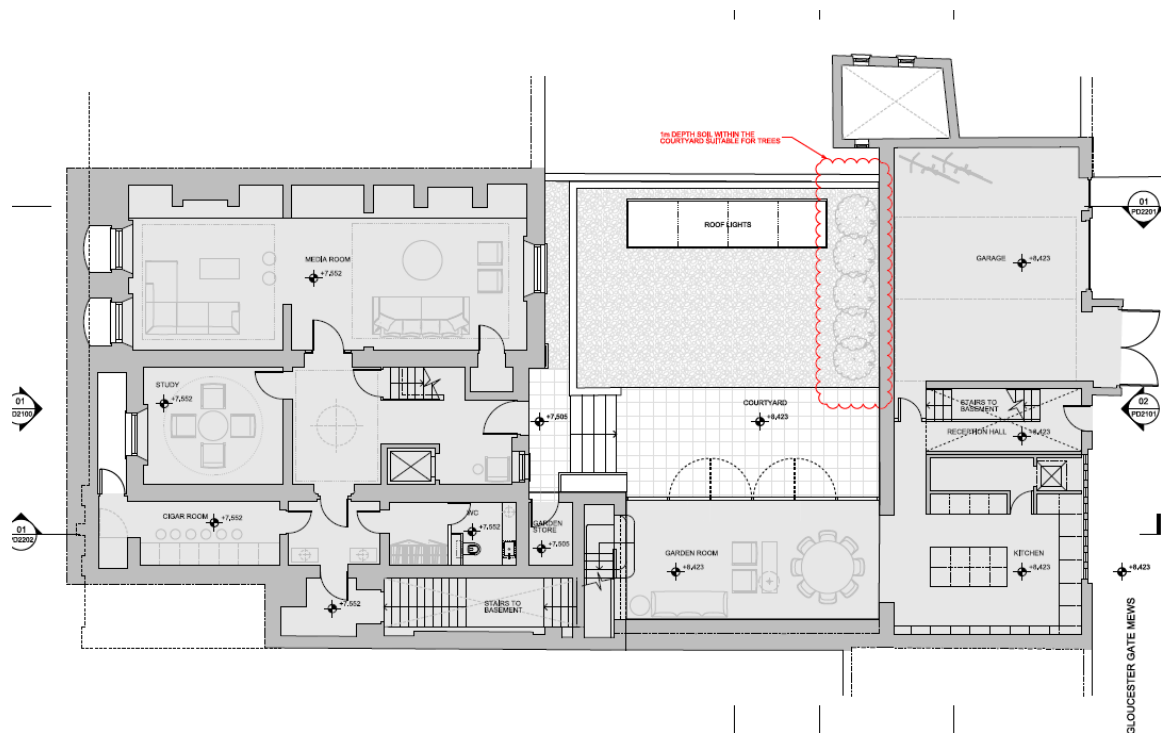
- 2.1 Following correspondence between the client and the LPA, a comment has been received about the impact of the rear basement and the removal of the pleached Hornbeam hedge (see below)



- 2.2 The removal of this hedge is shown on the extract below from the Tree Protection Plan as TG1 (shown in red for removal)



- 2.3 The use of pleached Hornbeam as a means of providing screening between properties has been popular for a number of years. In effect, the pleached trees provide a narrow hedge, but elevated off the ground by the trunks of the more widely spaced trees.
- 2.4 TG1 is a recently planted feature, with little visual amenity (as it can only be viewed from the rear of a small number of properties). Its removal would have no impact upon the streetscene, and would be unnoticed by the majority of people.
- 2.5 The rear basement does provide for boundary landscape treatments, and it would be very easy to replace the pleached trees once the basement was completed. These are commonly available as 'extra heavy' standards or even semi-mature trees, and once planted would immediately replace the screen.
- 2.6 A revised landscape proposal has been produced (Ref PD199) which shows an alternative location for a replacement Hornbeam hedge to directly replace TG1. The soil depth is sufficient at this location to establish and sustain the hedge during its life-expectancy. An extract showing this alternative location (highlighted in red) is shown below;



- 2.7 The proposed planting location provides a soil volume of approx. 1.0m deep and up to 1.50m wide. An assessment of required soil volume was undertaken using the TSoil Volume Calculator (<http://greenleaf.co.uk/wp-content/uploads/2012/12/Calculating-Target-Soil-Volumes-for-Trees.pdf>) which gave the following required volume (per tree) assuming a canopy diameter of 1.5m when fully mature. The proposed planting location provides soil volume in excess of this requirement.

In a natural environment root systems can extend to 3 times the radius of the tree canopy. Probably the simplest way of calculating a minimum required soil volume is to take the projected canopy area of the mature tree, multiplied by a depth of 0.6. The shape of this area can be configured to suit the particular site.

ENTER PROJECTED MATURE CANOPY
DIAMETER IN FEET OR METERS:

1.5

Calculate

TARGET SOIL VOLUME FOR MY TREE:

3.5325 cu. ft.

1.05975 cu. m.

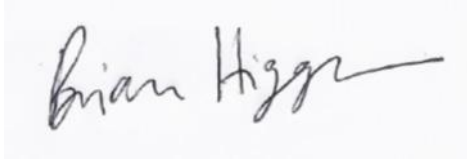
- 2.8 The proposed development provides an opportunity to replace the Weeping Ash located in the front garden (see image below)



This tree is a 'U' category tree and should be removed regardless of any development. The development provides an opportunity to replace this tree with a semi-mature, suitable specimen (exact species (to be agreed in advance with the LPA)).

3.0 Conclusions

- 3.1 The removal and direct replacement of the pleached Hornbeam hedge is achievable and sensible, considering the proposed development.
- 3.2 The Weeping Ash should be replaced with a suitable specimen
- 3.3 The Local Planning Authority is invited to secure the replacement of both the Hornbeam hedge and the Weeping Ash by way of a Condition of Planning.

A handwritten signature in black ink on a light grey background. The signature reads "Brian Higginson" in a cursive script, followed by a long horizontal flourish.

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