Impact Assessment for land

at 5 Oval Road
London
NW1 7EA

Client

Levy Real Estate LLP

Nuffield House
41-46 Piccadilly
London
W1J 0DS

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9965-KC-XX-YTREE-Impact Assessment-Rev0

13 Farnham Business Centre, Dogflud Way, Farnham, Surrey, GU9 7UP
Telephone +44(0)1252 850096 |Email: mail@keenconsultants.co.uk
Registered Office: 4 Sudley Road, Bognor Regis, Registration Number 2455088

KEEN CONSULTANTS

Document history

Revision	Issue Status	Details	Approved/Date
Rev0	Final	Initial report	JK / 07 March 2018
RevA	Final	Revised following clarity about tree ownership	JK / 08 March 2018

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Tables

1.0 Introduction

1.1 This assessment will consider the impact upon trees of implementing the proposals shown on the drawings listed below

Table 1 - List of drawings referred to in this assessment

Originator	Drg No	Title	Scale
Charles Doe Architects	TP-200	Proposed - Site Plan	1:100@A3
Keen Consultants	9965-KC-XX-YTREE-TPP02Rev0	Arboricultural Plan	1:200@A3

1.2 Site proposals considered in this application include:

1.2.1 Extension to current dwelling, including lower ground floor

1.2.2 Parking and other access surfaces

1.2.3 Utilities and services

1.2.4 New and replacement tree planting

1.3 In overview, the proposals seek to provide an extension to the northern elevation of the building and remodel the internal layout of the current building.

1.4 This report is based on information about the trees that was collected during a tree survey on the 19th February 2018. Details of each tree are shown on the Arboricultural Plan listed in Table 1.

2.0 Assessment of impact upon trees

Impact of proposed extension

2.1 At the northern elevation of the building it is proposed to provide an extension consisting of a lower ground and ground floor. The lower ground will act as a family room whilst the ground level floor provides garage space.

2.2 The footprint of these two floors coincides with the location of shrubs, small trees (number 5 of the tree survey) and a larger sycamore (number 6). The loss of the shrubs and small trees has no material impact on the tree cover in the area and I consider this loss to be acceptable to achieve the required scheme.

2.3 The loss of the sycamore is worthy of consideration. Ordinarily a tree of such size, that makes a contribution to the perceived tree cover from Oval Road, would pose a constraint to such development. In this case I consider it does not pose a constraint and actually the tree should be considered for removal irrespective of these proposals.

2.4 My reason for saying that is the extensive decay and hollowing that this tree exhibits. The small aperture on the southern side of the main stem reveals extensive cross-sectional and vertical hollowing. This species of tree is poor at resisting the spread of decay. It's woody structure is such that it struggles to form barriers to resist the colonisation and consumption of wood by the fungus. As a result the decay and hollowing increases so further reducing the strength of the tree stem. The current extent is such that immediate action is required to reduce the risk of this tree collapsing in whole or in part and the prognosis is one that the tree will be lost in the short-term; I suggest action is taken so that loss is controlled as a tree such as this will cause extensive harm to property and life.

2.5 As the tree requires action to reduce the risk I therefore consider it ought not to present a constraint to these extension proposals – the tree cannot be retained in the long-term so it is prudent, through this application for consent, to remove the tree and secure replacement planting to ensure long-term tree cover is maintained.

2.6 This tree grows against the boundary and has originated within the ownership of number 5 Oval Road so is within the applicant's control.

Impact of hard surfaces

2.7 The proposed layout of hard surfaces, where near retained trees, coincides with the existing forecourt hence results in no material impact on those retained trees

2.8 As a result there is no need to construct the proposed forecourt using specialist measures.

Impact of drainage and services

2.9 The proposed drainage and services are not shown on the proposed layout plan but they can be located outside of root protection areas of retained trees. By so doing they do not require specialist measures for their installation.

2.10 If services do need to be installed within root protection areas then specialist techniques for their installation will be needed. Such specialist techniques include moling, thrust-boring, broken trench or excavation by AirSpade.

2.11 No other installations, including mechanical and electrical equipment, are proposed in an area that would be of detriment to trees.

New and replacement tree planting

2.12 This property enjoys generous tree cover. Along the western boundary, with the railway line, is a row of established trees. On the frontage with Oval Road there are several established trees with potential for significant growth. As a consequence most of the spaces that will accommodate a tree are already containing a tree.

2.13 The creation of the proposed extension will preclude tree planting between the dwellings however there is an ideal opportunity to plant a tree just off the north west corner of the proposed terrace. In this location the new tree will have space to develop remote from the other established trees. It has the potential to develop and replace the amenity provided to public view currently provided by the sycamore to be removed. We know the sycamore has no long-term future so this application could bring forward security of tree cover through this replacement planting.

2.14 The species of new tree would need to be one that reached reasonable proportions at maturity. There is no need to plant a large forest species but there are several species that have a more columnar form that will attain height but without attaining broadness. Species such as liquidambar, tulip tree, small-leave lime, and many others, are suited to this location and can add further interest and diversity to the tree cover.

2.15 Retaining existing trees and introducing new trees ensures a resource of trees in places where residents and visitors alike will enjoy multiple benefits provided by the tree stock. In so doing the tree stock will be able to withstand climate change, protecting and enhancing the resources of soil, air, water, landscape, amenity value, culture and biodiversity, and increasing the contribution that trees make to the quality of life. In that respect the proposals are in line with the very latest guidance, in terms of integrating trees with built form, contained in *Trees in the townscape: A guide for decision makers* produced by the Trees and Design Action Group.

3.0 Summary of impact on trees

3.1 The proposed extension will require the loss of one visually significant tree. Whilst the tree has visual significance the tree is extensively decayed such that it cannot safely be retained in the long-term. Its significance, of any kind, will therefore be lost in the very near future. These application proposals will provide opportunity to replace the tree and secure long-term tree cover.

3.2 Proposed hard surfaces are in locations remote from retained trees or are a replacement of existing hard surfaces. As a result not further harm is caused to trees through their creation.

3.3 Services and utility installation can be located remote from trees to avoid harm to them.

3.4 New and replacement tree planting is provided as part of these proposals. Replacement will ensure long-term tree cover can be provided. That long-term solution can be secured through this application.