

Adam Arya
26 Rochester Square
Camden
NW1 9SA

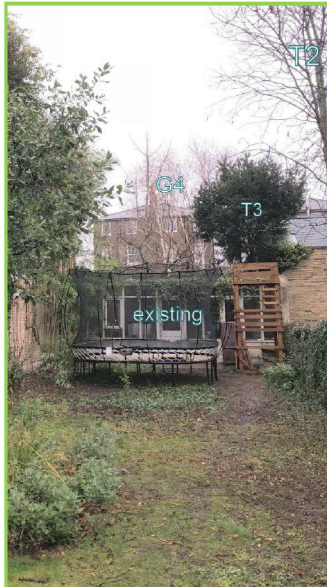
Your ref:
Our ref: 1-38-4626

20th July 2018

Dear Mr. Arya,

Re: 27 Rochester Square, London, NW1 9SA

Thank you for your email of 20th June 2018 with enclosures of: photos and existing and proposed ground floor plans by Visual Box Ltd. refs: P_01 B, P_02B.



1) You have requested a brief assessment of impact of the scheme on trees based on the supplied data. I have not attended site at this stage ; for reasons presented below I do not consider this essential to the assessment and conclusion.

2) From my long professional experience of the area (33 years +) there is history of intensive micro-development of this kind in the vicinity. The existing conditions are that an existing brick-built ancillary building occupies the rear of the site, a suburban back garden. There are no trees within the garden of no.27. All the trees considered below are outside the curtilage.

3) Substantial brick boundary walls delineate the subject garden from its neighbours. This will have tended to strongly influence the shape of root systems of trees, and in particular those of trees currently relatively young, by largely limiting the root systems to the gardens in which the various trees stand.

Registered Consultant of the Arboricultural Association
John Cromar, Dip. Arb. (RFS), F.Arbor A.



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4) Additionally, the proposal entails a replacement building on the site of the existing structure, albeit extending further to the south. Whilst this entails constructing new



footings closer to T2 (in particular) and T1, neither's root system is likely to be deleteriously affected. RPA is an acronym used in BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations', signifying the root protection area. The RPA is a guide to where systemically significant roots are likely to be located. In the case of T2 it is (given the juvenility of the tree) likely to have developed roots to date almost entirely within the garden of no.26 adjoining. In the case of T1, an elderly apple tree, whilst some small part of the root system may over time have developed below the intervening wall the RPA does not extend anywhere near the proposed structure.

5) A directly similar position applies to T3 and G4 to the rear (within no.63 Camden Square); both of these items are very young trees. In my opinion roots from them will not have underpassed the intervening boundary brick walls, in these cases effectively deepened by the presence of the footings of the existing outbuilding. Thus the RPAs of these trees lie completely outside the site.

6) I see no reason to consider any minor access pruning required to T3, which overhangs the site slightly, to be harmful to the tree, nor to be likely to affect the appearance of the item as viewed from the north.

CONCLUSION

7) The development as outlined will have negligible effect on trees present and retained.

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If I can be of further assistance, or any point needs clarification, please do not hesitate to contact me. For a brief overview of our small company please visit www.treescan.co.uk

Yours sincerely,



John C. M. Cromar

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TREE DATA
PLANS

TREE DATA

Please read with plans appended

Tree number prefix(es)	Tree number	Tree type	Height	Height to lowest branch	Stem diameters	Radius of RPA if circle (mm)	RPA (m ²)	Comments	Life expectancy (years)	Assessed BS5837 value category
T	1	apple	7	1.8	350	4200	55.4	Large old tree ; no particular screening value.	10+	C1
T	2	sycamore	9	5.0	190	2280	16.3	Young wind sown tree; etiolated. Potential for future skyline contribution	40+	C1
T	3	yew	7	3.5	180, 190	3140	31.0	Very close to adjoining outbuilding	40+	B1
G	4	birches	9	3.0	200	2400	18.1	Some general screening and softening value	20+	B2

PLANS

Camden Mews



Abbreviations:

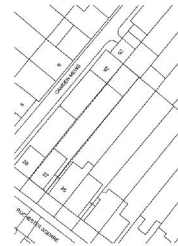
RWP - Rain Waterpipe

EX - Existing

MH - Manhole

HC - Handkerchief Compote

SE - Structural Engineer



Demolish existing garden building

REV B: First floor omitted from proposals following advice from LBC

Planning Issue

Project No. **17050**

Client: **Lewis & Vanessa Lessen**

Date: **October 2017**

Scale:

Project: **27 Rochester Square**

Drawing Title: **Existing Ground Floor Plan**

Drawing No. **P_01** Rev. **B**

Drawn	Approved	Signed
AA	AA	AA

No liability for errors. This drawing should not be used to calculate areas for the purposes of valuation. All dimensions to be checked on site by the contractor and each dimension to be their own responsibility.

All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect.

VISUAL BOX LTD



