# Landmark Trees

Licia De Angelis
Greenway Architects
Branch Hill Mews
London
NW3 7LT

5th September 2019

Dear Licia,

**Re: Replacement of vault roof at 106 Regent's Park Road**

I write with regard to the replacement of the vault ceiling / roof at 106 Regent's Park Road, London NW1 8UG. As I understand matters, planning permission is not required to carry out the replacement of the roof but this will require the severance of a significant number of roots of the southern magnolia standing above the vaults. Trial investigations by specialist contractors Arboraeration identified the presence of meshed roots shown in Photograph 1 below over the vault's roof and I see no feasible means of avoiding cutting them to provide access. The level of root loss that would entail would render the retention of the tree impossible and so a Section 211 notice to fell a tree in a Conservation Area will need to be submitted to the London Borough of Camden.

I understand that it is proposed to provide a replacement planting to compensate for the loss of the southern magnolia and would recommend that a saucer magnolia of 12-14cm girth would be suitable. Your enclosed drawing 1939 C – 230 shows that the replacement tree will be planted into a larger bed than the existing one, the area increasing by 21% from 4.8sqm to 5.8sqm. This is a significant proportional increase in the rooting volume available to the replacement magnolia which will result in a more sustainable long-term situation, providing the replacement with far more ability to tolerate the likely effects of climate change.
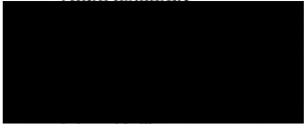
Photograph 1: Roots above vault roof

I further understand that your client's structural engineer has raised concerns over the potential of the replacement magnolia to cause damage to the replacement root directly through root pressure and also to adjacent structures indirectly through causing shrinkage / swelling of the soil.

With regard to the potential for direct damage to the replacement vault roof, I would first comment that roots do not possess the faculty to damage an otherwise undamaged structure, they exploit (and often exacerbate) an existing fault so assuming that the roof construction is of good quality there should be little chance of this occurring. Having said this, installation of a proprietary root barrier such as Terram's Rootguard or GreenBlue Urban's RootStop over the roof would provide a further measure of protection.

Prevention of indirect damage to adjacent structures could be achieved by ensuring that the rooting medium within the new planter does not comprise shrinkable clay, the installation of a root barrier against potentially vulnerable structures and / or the provision of a suitable irrigation system (damage resulting from soil shrinkage caused by water abstraction is considerably more likely than from soil swelling).

Arboricultural Letter: 106 Regent's Park Road, London NW1 8UG
Instructing party: Greenway Architects, Branch Hill Mews, London NW3 7LT
Prepared by: Adam Hollis of Landmark Trees, Holden House, 4th Floor, 57 Rathbone Place, London W1T 4JU

2

I trust the above provides you with sufficient information on this matter.

Yours sincerely

Adam Hollis
MSc Arb MRICS FArborA MICFor C ENV
Registered Consultant
Chartered Surveyor, Forester & Envrionmentalist

**Encs:**
**Arboraeration site investigation findings**
**Proposed planter drawing**

Arboricultural Letter: 106 Regent's Park Road, London NW1 8UG
Instructing party: Greenway Architects, Branch Hill Mews, London NW3 7LT
Prepared by: Adam Hollis of Landmark Trees, Holden House, 4th Floor, 57 Rathbone Place, London W1T 4JU

3

ARBORAERATION
TREE HEALTHCARE SPECIALISTS

Root Excavation Report

106 Regent's Park Road

London

NW18UG

Undertaken by

James Abbott

Arboraeration 22nd May 2019

## Introduction

Site Address: 106 Regent's Park Road, London, NW1 8UG

Arboraeration were instructed to excavate trial bits at the above property by Adam Hollis of Landmark Trees following a Tree Survey of the site.

**Reason for trial pits**

Trial pits were excavated on the property to establish the extent of rooting in relation to proposed construction. Plots were excavated using an air spade and manual digging tools.
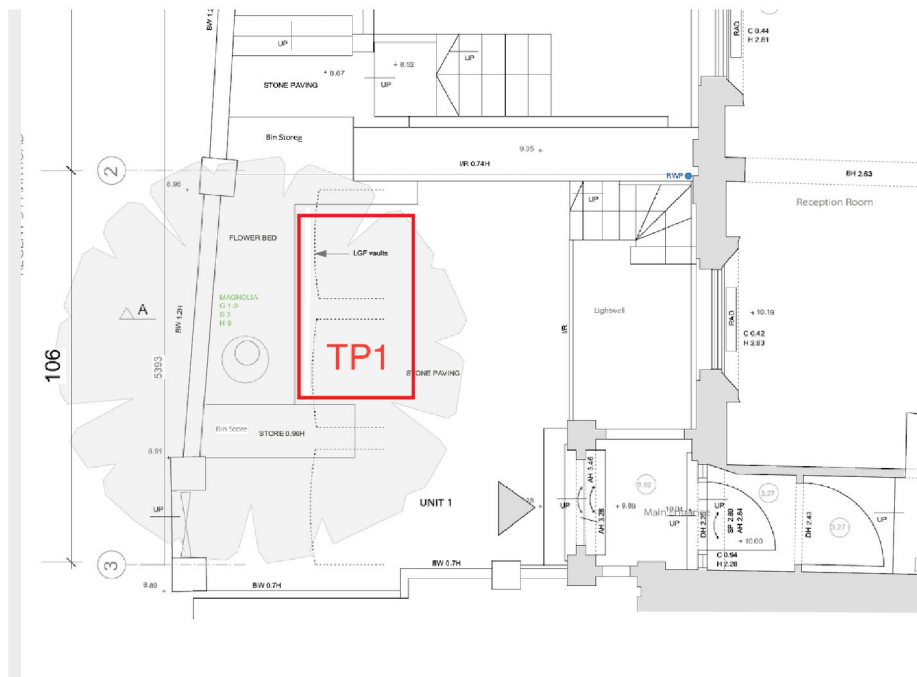
**Trial Pit Results – numbered and located as per plans supplied**

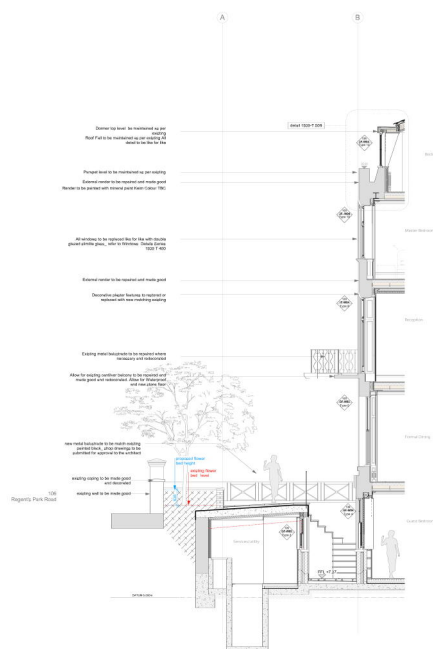| Trial Pit 1 | 1.7m Long x 2.1m Wide x 0.1m Deep |
| --- | --- |
| | Trial pit finishes 1.8m from the edge of the paving |
| | 1x100mm root |
| | 3x45mm roots |
| | 2x30mm roots |
| | Small mass of fibrous roots. |
| | No roots exceed 25mm at 1.8m from edge of light well |

## Further Information

| A Total of 6 Cover Boards were left on site. |
| --- |

## Site Overview

Trial pit 1

A    B

DRAFT

ALL STRUCTURE - REFER TO STRUCTURAL
ENGINEER DRAWINGS AND SPECIFICATION

KEY

| | Existing walls to be retained |
| | Existing walls to be demolished |
| | Concrete |
| | Blockwork |
| | Metal stud partitions, 70 mm or 100 mm faced with plywood, plasterboard and skim |
| | UFH in screed |
| | Warmfloor suspended floor system |
| | Electric UFH in bathroom floors |

NOTES

Project:
106-108 Regent's Park Road
NW1 8UG

Drawing Title:
Proposed Section EE

Drawing No.:
1933 C - 220

| Date | Scale |
|---|---|
| 25.06.2019 | 1:50 @ A1 |

greenway architects
Branch Hill Mews, London NW3 7LT
Tel +44 (0)20 7435 6391
www.greenwayarchitects.co.uk

| No. | Revision | Date |
|---|---|---|