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4th June 2020

Raphael Saltman BSc (Hons) MSc MRICS
Simon Levy Associates
Link House,
49 Theobald Street,
Borehamwood,
Hertfordshire,
WD6 4RT

Dear Raphael

Re: Garden tree adjacent to Rear Garden Boundary Wall , 15 & 16 Ainger Road and 8 & 9 Chamberlain Street London NW1 8XB

Further to my inspection of Thursday 21st May 2020, I wish to report as follows.

Please note all orientation is given as if one is facing the wall and rear gardens of No. 15 & 16 Ainger road from Chamberlain street.

Background

The boundary wall that retains the gardens of No.15 & 16 Ainger road and faces Chamberlain street is leaning significantly and demolition and rebuild is planned.

This report comments on the presence of adjacent trees that are likely to be affected by the planned works and whether tree pruning or removal is required as part of the construction process.

The wall is within a conservation area.

Inspection

The significant adjacent trees are as follows:

T1 – Hawthorn tree. This tree is positioned 0.4 metres from the boundary wall in the left corner of the No.15 garden. The tree has a girth of 22cm and a height of 6 metres. The tree is a mature specimen and has been pruned and reduced in height historically. This is a Category C tree with a maximum expected life of 20 years.

T2 – Sycamore tree. This semi mature tree is positioned to the rear right corner of the rear garden of No.15 Ainger road around 1.2 metres from the rear boundary wall. The tree has two main stems with girths of 35cm and 26cm and a height of 16 metres. There is a large decay hole in the lower stem running from around 1 metres in height to around 2.5 metres. The tree has been previously pollarded and crown reduced. This is a Category C tree with a maximum expected life of 50 years. The canopy of this tree is significantly higher than the wall by at least 3 metres so should not be disturbed by the construction work or machinery.

There is an Elder tree in the mid section of the No.15 garden but this tree is too remote from the works and should not be disturbed by the works and so further comment is made on this tree.

There is also a small Lilac shrub close to the boundary wall in the garden of No.16 Ainger road. This shrub is too small to warrant further comment in terms of planning constraints.

Discussion and Conclusion

Both trees T1 & T2 are close enough to be affected by the works.

The Hawthorn tree (T1) is very close to the boundary wall. The structural roots of this tree will have undoubtably grown up to the boundary wall. This tree will have to be removed to allow the works to proceed due to its close proximity to the boundary wall. If this tree is not removed, the boundary wall cannot be rebuilt in its current position as the wall close to the tree is bowed, leaning and unstable and the roots are likely to have grown into the soil as the wall has bowed and moved.

As the Sycamore tree (T2) is 1.2 metres from the boundary wall, it is very likely that the roots of this tree will be present in the soil in the area of the wall.

Any tree roots found in the area of the boundary wall will have to be removed as part of the construction process. Where roots larger than 25mm in diameter are cut, the remaining roots should be wrapped in hessian cloth and left insitu.

It is important to reduce the leaf cover of the Sycamore tree (T2) if roots are be cut that would provide starch, water and nutrients to the tree canopy.

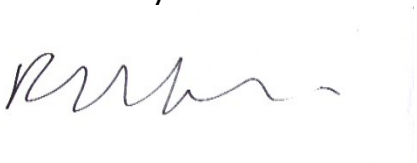
It is therefore recommended that T2 should be re-pollarded at a height of 6 metres or crown reduced back to the previous cutting points on a 2 -3 year cycle to reduce the potential and existing leaf cover.

Due to the large decay pocket in the tree stem, I would recommend the pollarding rather than the crown reduction to reduce the structure and weight of the tree. Sycamore trees are resilient as a species and should manage the pollard heavy pruning work.

I would recommend the planting of a small tree to mitigate the loss of the hawthorn tree in a similar position. A suitable replacement tree could be a Rowan (*sorbus aucuparia*), crab apple tree (*malus sylvestris*) or Strawberry tree (*arbutus unedo*) planted at least 1 metre away from the replacement wall.

Please consider the above and if you wish to discuss do contact me.

Yours sincerely



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