

## Comment on a planning application

### Application Details

**Application:** 24/2278/VRC

**Address:** North Boundary WallDorchester MewsTwickenham

**Proposal:** Variation of condition LT04 - Protective Fencing (Other)-Small Fencing of planning permission 23/3057/FUL to revise the Arboricultural Method Statement to reduce and remove all roots within trench fill foundation to secure long-term structural integrity of the boundary wall.

### Comments Made By

**Name:** Ms. Juanita Taliadouros

**Address:** 7 Dorchester Mews Twickenham TW1 2LE

### Comments

**Type of comment:** Support the proposal

**Comment:** It is unclear to Dorchester Mews as-well, why the requirement has been progressed in this format.

This is a very targeted requirement relating to specific roots from only 2 - possibly 3 trees. And for very specific reasons.

We understand the import of Trees and Conservation Areas. However, in Dorchester Mews, there are structures, owned property assets and residential spaces immediately next to the S-face of the N perimeter boundary with St Stephens Gardens. And a large elderly demographic (80-90).

Understandably we value our assets, their structural well-being, our right to unimpaired enjoyment of them & our well-being as we go about our daily activities in our residential spaces.

Many of the Trees generally now in St Stephens Gardens next-to Dorchester Mews did not exist when the development was built. And have been allowed to seed or grow to large proportions, in too-close proximity to a residential boundary, built environment & structures.

The 'subject roots' are causing trespass into Dorchester Mews, nuisance and harm to structures, surfaces, assets. And action from them, presents risk of harm to persons in their residential spaces from trip hazards.

However it's important to understand that the requirement applied-for in respect of Roots - is relevant ONLY-to 2-3 specific trees.

24 St Stephens Gardens (Willow) and 20 St Stephens Gardens (False Acacia):-

Where their Roots are intruding across the Foundation Trench & into Dorchester Mews. These Roots & action from these particular Trees have harmed existing structures / surfaces / assets on the Dorchester Mews side via lifting or moisture draw / subsidence. They present ongoing risk of nuisance / harm & health-&-safety hazards for a predominantly elderly community in Dorchester Mews. In some respects, effect on the previous Wall was evident. Bridging merely enshrines risk / more damage.

Requirement for these two trees, is simply for roots intruding across the foundation trench & trespassing in Dorchester Mews - to be cut, to stop current damage to assets & protect against ongoing action & future risk to assets, as-well-as persons in Dorchester Mews.

(potentially) 1 tree root from 18 St Stephens Gardens (Silver Birch):-

A tree root has been unearthed adjacent to the boundary between 16 St Stephens Gardens and Dorchester Mews, where efforts are being made to try to manage Drainage from Raised Planters historically-built up-to the (porous) New Wall / enclosed Structures at Dorchester Mews without agreement. Objective here is to mitigate against Ground Saturation adjacent to the Foundations / adjoining Dorchester Mews Structures.

This root is either a legacy from a no-longer existing Tree previously at rear-of 16 St Stephens Gardens adjacent to the boundary with Dorchester Mews (See 13/T0798/TCA, Officer Report-2, bottom Photo, <https://images.richmond.gov.uk/iam/IAMCache/1487490/1487490.pdf>).

Or possibly emanates-from the Silver Birch at 18 St Stephens Gardens.

The source / status of the root will be assessed by the arboricultural consultants on record (SJA) - as soon as scaffolding from the build has been removed & access can be secured for this assessment. As we understand, if the tree root cannot be removed, then the raised planters build up-to the Boundary Wall cannot be insulated from inappropriate drainage adjacent to a boundary, causing ground saturation next to foundations / the adjacent garages, for which the Boundary Wall is their rear (4th) side.

There's action & damage from particular tree roots emanating from the Willow and False Acacia @ 20 & 24 St Stephens Gardens. And a structural / drainage consideration ref. the tree root at 16 St Stephens Gardens (possibly emanating from a tree at 18 St Stephens Gardens - tbd). And risk of further-harm from continuing action, from each-of these.

The objective is purely to prevent further damage / continuing action / nuisance / risk to structures, surfaces, and persons - on the Dorchester Mews side.