



Triangle Amenity Limited
c/o Westbourne Block
Management Limited
19 Eastbourne Terrace London,
W2 6LG
www.triangleamenity.com

11th April 2018

Dear Residents

As you may be aware, for some time the Roadway Committee has been examining options for a major project to improve the roadway. The broad outline of the proposed works will include a new wall, resurfaced road and parking, electric charge points and security cameras. The matter has been under discussion for many years and has finally crystallised around two broad options for the wall:

– one option that involves over time the removal and replacement of three lime trees. The trees that would be removed are effectively the trees that you can see have grown into the wall and caused damage to the wall.

- a second option that effectively creates “indents” in sections of the wall to avoid the removal of trees.

The design and appearance of the wall and the other improvements will be substantially the same in both options, other than the wall indents.

The proponents of the tree replacement scheme believe that in the long term the avenue will look better with a smart, evenly spaced avenue of trees and are keen to remove the lime trees and the honey-dew they cause and replace them with other trees – possibly Whitebeams some of which have been planted already. The proponents of the second scheme believe that the existing trees should be preserved, and have found a simple solution to enable the new wall to be built around the three trees. They also do not think it worthwhile to spend time engaging with the council to remove the lime trees because it appears from correspondence that the council will not afford great weight to honey-dew and wall damage in deciding whether to give permission to remove trees.

Plans of the two options are attached with accompanying statements from the proponents of the two schemes. Please note that these statements should not be treated as necessarily representing the Board’s views on the respective merits of the two schemes, but you will find on the next page a table with the Board’s summary of the impact of the two schemes in certain key areas. You will see from the summary that the cost of the two options appears to be somewhat greater for the tree replacement option, and that whilst both options have complexities, the tree replacement option will be more complex to implement and get planning permission for, and there is no guarantee that we will obtain this permission. The Board would like the views of all residents of the garden on the options but will weight the views of roadway residents more heavily as they live on the roadway and the project is being paid for out of roadway funds. Based on the feedback, we will revert to residents on the proposed way forward and with detailed final plans and costings. Obviously the Committee will do everything in its power to minimize disruption to roadway residents during the works.

Please could you return this form NO LATER THAN 30th APRIL 2018 by email to info@wb19.co.uk or post to Westbourne Block Management Limited, 19 Eastbourne Terrace, London W2 6LG, marking your preferred option:

In favour of tree removal option

In favour of wall indent option

No strong views

Please add any further comments you wish to make:

NAME:

HOUSE / FLAT NUMBER:.....

Owner or Tenant:.....

Summary of Options	Tree Replacement Option	Wall Indent / No Replacement Option
Likelihood of Westminster permission	There will be significant complexities with getting Westminster approval for the tree replacement option – they had granted permission before to replace trees in the early 2000s but changes to council policy whereby they do not give great weight to honey-dew as a justification for tree removal may mean that even if residents prefer this option we may not get permission for the tree replacement or may need to change the type of replacement trees from Whitebeams to something else.	This would be a simpler option than the tree replacement option vis a vis Westminster but (as with the other option) there may still be some complexities around permissions to build the wall around the tree roots.
Impact on timetable	If we get permission from Westminster, they may require a staggered programme for tree removal with a tree cut every two to three years which would mean that the wall may need to be built in two phases, or deferred over several years.	Once agreement is reached on building the wall around the tree roots the programme can take place in one go. However, there may still be some delays - for example, there have been delays of over a year on a scheme to build a new wall near tree roots in Camden.
Impact on the avenue look and feel / honey-dew issues / future maintenance	In the short term, certain houses behind the lime trees will have less “tree cover” than presently. In the medium term a new and full avenue of trees will grow. The honey-dew from the replaced lime trees will no longer be an issue for residents, but they will be left with the issue from the remaining lime trees.	There will be no short or medium term impact on the “look and feel” of the avenue other than the new wall and other features as no trees will be cut. The honey-dew from all the lime trees will continue to be present. We believe that the indent wall should not need future maintenance as the trees grow but there is some risk over a longer time period that maintenance will be more with this option.
<p>Cost; Notes</p> <p>1. These are based on indicative estimates.</p> <p>2. No account is taken in these estimates of the cost of resurfacing the roadway, nor the installation of electricity charging points, ducts and CCTV, and associated professional fees. This is because there is not expected to be any material difference between the two options.</p>	<p>The basic construction cost plus the cost of tree cutting and replacement with associated professional costs to obtain planning consent give a likely cost in the region of £43,000.</p> <p>Note that this includes VAT but excludes the cost of professional supervision.</p> <p>If the wall has to be built in two phases over time, then the cost is almost certain to rise, and the increase is likely to be in the region of £5,000, but depending on the timescales (which are largely outside of the Board’s control) could be significantly greater.</p>	<p>No tree cutting or replacement cost and lower complexity combine to give a likely cost in the region of £38,000.</p> <p>Note that this includes VAT but excludes the cost of professional supervision.</p> <p>Overall, this option is likely to be £5-10,000 cheaper, but note the risk that the difference could be greater than this range.</p>