

OASIS PROJECT, FINCHLEY ROAD, NW3 LANDSCAPE STATEMENT

The Site

The area of soft landscape associated with this development is a small copse of about 300 sq m North of the proposed building, at a level elevated above the building plot but level with surrounding gardens to the North and East.

It consists of mature trees, mostly multi stemmed Norway Maple with an Oak and Plane (refer to Tree Survey dated 23.5.07). All are in average or poor condition with one dead. They have been allowed to grow with no management so that they are too crowded to achieve proper maturity and tend to have spindly branches with foliage just on the top. All are in need some corrective tree surgery. It is expected that the roots of the trees are contained by the retaining wall that surrounds the copse and that, as no building works extend to the North of the wall, except scaffolding above ground, the roots of the trees will not be affected.

The floor of the copse is covered with ivy that has grown up some of the trees, with sapling Maples seeded throughout, all making for limited habitat diversity and wild life potential.

Refer to Ecological Assessment dated May 2007 for details

General landscape proposals are to:

- 1 Removed dead tree and stumps and clear out Maple seedlings
- 2 Thin out copse by felling trees in poor condition to allow the others to mature (refer to Tree Survey and Ecological Assessment)
- 3 Remove branches or trees overhanging new building (clear stem to 10m)
- 4 Plant 8 No. new semi-mature trees (20-25cm girth) of native species that tolerate shade, such as *Prunus avium* (Wild Cherry), *Sorbus torminalis* (Wild Service Tree), and *Corylus avellana* (Hazel), in the North West area of the site, in order to

compensate the loss of trees felled and increase species diversity of copse. On the East boundary, *Acer campestre* (Field Maple) are proposed to help screen the building from the adjacent houses, and increase species diversity.

- 5 Remove areas of ground cover ivy and plant up a more diverse and less invasive woodland floor

The Tree Officer Kevin Fisher was consulted on site on 9 May 2006 and he indicated the trees nos. 1,2,3,8,10,11, and 14 could be felled subject to satisfactory replacement proposals. Since then, Tree No.13 has been added to the trees to be 'felled and replaced' owing to its poor condition and amenity value, and proximity to the building

A footpath through the copse is proposed to link the fire escape to the East of the building with the main car park and to provide a outdoor seating area for office staff. The path would have a 'no dig construction' to reduce any root disturbance and a permeable gravel surfacing so as not to effect water relationships.

Adjacent Gardens

The trees in adjacent gardens were surveyed by Simon Pryce Arboricultural Consultant and his observations/recommendations are in the report dated 7 December 2007.

The report gives all the trees a low category of C1 or potentially R. The architect's have responded to the Root Protection Areas by hanging the stairs case off the building on the East side and omitting the lower ground floor around Tree No. 20 on the South side. The canopies would need to be pruned back to accommodate the building but the Arboricultural Consultant did not see this as a problem. The root protection zone around Tree No. 20 would be bark mulched or graveled.

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