

Dear Ms Haji-Ismail,

As the adjoining Conservation Area, Redington Froggnal is gravely concerned by the loss of trees due to basement excavation and car parking.

The regrettable plans for 15 Lyndhurst Terrace are a prime example of how such developments impact negatively on the street scene and of the harm caused to important mature trees.

This magnificent mature horse chestnut is integral to the street scene and must not be endangered. It also has a considerable biodiversity value and its loss would be appreciable in an area where there is an excess of hard surface. It is certainly not "over mature" nor "of low amenity". Indeed, it has a very high amenity value in an area with few trees on private land. We also dispute the negative connotation of the term "decay". In fact, the reverse applies: if a tree develops some decay in future, its biodiversity value is greatly enhanced and this will strengthen the case for ensuring that it is preserved.

We are also concerned about the failure to provide for storage of building materials and equipment. It is imperative that these are stored well beyond a tree's root protection area, in order not to cause stress to the tree and consequent harm in the longer term.

The historical significance of the medlar tree must also be recognised. This is nearly 20 feet high and growing just 5 feet from where the basement excavation is planned. This is a rare, mature tree from Christopher Lloyd's famous gardens at Great Dixter. Given that the tree's roots must extend under the current house, they will inevitably be severed by the new excavation and the building which is proposed for over the existing side entrance.

In failing to make provision to ensure the retention of nearby trees, the proposals are highly damaging both to the street scene and to biodiversity. It is essential that the safety of the adjacent horse chestnut and medlar trees are not compromised. This will require a complete rethink for building proposed over the current side entrance.

We should additionally like to strongly object to the very excessive building to plot ratio and to the lack of soft surface. We also note that the proposed new basement extends well beyond the footprint of the building to cover over 65% of the entire plot and almost all of the existing small back garden, thereby prohibiting any tree or shrub planting .

We consider that the design should be re-worked to incorporate a far more substantial area of soft surface and planting, and in such a way as to not threaten existing trees.

Kind regards,

Nancy Mayo

Secretary

Redington Frogna! Association