

26 Lyndhurst Road 2016/6961/T Notice of Intent

FRONT GARDEN: 2 x Yew - Fell to ground. REAR GARDEN: 2 x Apple - Fell to ground.



As is commonly encountered in reports on subsidence in Hampstead, the engineer and the arboriculturalist erroneously state the path and wall are on London clay and therefore susceptible to tree-related subsidence. In fact, they are on Claygate Beds with a very large proportion of silt within the clay and sands, all erodible, hence the dips in the pavement they refer to but which are not limited to outside number 26.

The picture of 26 Lyndhurst Road on the front of the Design & Access Statement of 2016/4885/P shows the far end of the footpath from the yew trees heavily subsiding *on one side* and gives the lie to this being caused by the tap-rooting yew trees; this is due to erosion of silt from the underlying Claygate Beds by the action of groundwater. While the clay within the Claygate Beds will expand and contract seasonally to some degree according to increasing and decreasing rainfall and groundwater, what is principally here is not seasonal or vegetation-related subsidence or it would also go significantly up in wet periods. As can be seen, the subsidence both near and far from the trees is actively still going down.

The walls, piers and path have already been removed. Even if the yew trees were responsible for subsidence, the walls, piers and path should be reinstated with foundations that allow the retention of these trees; they provide very significant amenity to the treescape of the Conservation Area and to the house. There are plenty of examples in Hampstead of walls which have been rebuilt to *include* and retain the trees in this tree-loving village. The builder here might like to search for and use one of these examples. Yew trees are particularly good for not causing problems to low walls and paths as they are tap-rooting and have fewer superficial roots – which is one reason why they are used in churchyards.

It is hard to see how the apple trees in the rear garden could be responsible and no evidence has been presented of their guilt.

Please refuse any fellings or further work here and place TPOs on all four trees.

Vicki Harding
Volunteer Tree Officer, Heath & Hampstead Society