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ARBORICULTURAL STATEMENT:
IN RELATION TO TREES & DEVELOPMENT

Date:

8th May 2018

Site:

45 Lancaster Grove
London
NW3 4HB

Client:

Planning & Party Wall Specialists Ltd

Prepared by:

Marcus Foster
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Report Reference:

AS/MF/054/018

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1.Arboricultural Statement in relation to Implemented & Proposed Development

1.1 Marcus Foster Arboricultural Design & Consultancy have prepared this Arboricultural Statement in relation to implemented development works at 45 Lancaster Grove, London, NW3 4HB. The statement has been instructed by Planning & Party Wall Specialists Ltd.

1.2 The site includes 6 mature trees located within the rear garden / close proximity of the implemented development site. The trees are mixed species comprising Sycamore, Beech and Leyland Cypress.

1.3 The implemented development works at the property have included the following:

- Construction of basement within initial rear garden area including all associated development works having been completed in 2012
- Existing small ground floor extension demolished with associated development works

1.4 Further to these works having been implemented the impact upon the trees appears limited. It is likely that excavations occurred within the Root Protection Area (RPA) of the Beech tree closest to the development on the eastern boundary.

1.5 However, for this tree closest to the property and likely the only tree where encroachment within the RPA has occurred, it shows good vigour with no obvious signs of dieback; it should be noted that the construction methodology and tree protection measures implemented are not known. For this species generally, Beech trees (*Fagus sylvatica*) represent significant root damage within the mid - upper crowns with signs of dieback - normally within the first 2-3 years following development and for the trees retained at this property, a diminished canopy is not evident at present.

1.6 The implementation of further development works to construct a small ground floor extension within the existing basement footprint will not impact upon the trees within the rear garden area.

1.7 It should be noted that should any access be required for reasons related to the remainder of the proposed development measures for tree protection may be required as highlighted within an AMS (Arboricultural Method Statement). However for works within the existing footprint of the implemented development no further arboricultural protection is required.

1.8 It is important to note that trees are natural and dynamic organisms which are sensitive to environmental change. If during the continued development process, the condition of a tree and its associated root system is detrimentally affected the Local Authority Tree Officer and / or Arboricultural Consultant should be contacted for advice immediately.

1.9 This statement and the opinions within it have been produced by Marcus Foster, a qualified Arboriculturist holding a National Diploma in Arboriculture, and the Arboricultural Association's Technicians Certificate as well as a degree in History and Society. Work experience within the industry includes work as a Contracts Manager for an Arboricultural Association Approved Company, a Local Authority Tree Preservation Officer and an independent Arboricultural Consultant.

2. PHOTOGRAPHS - 45 LANCASTER GROVE, LONDON, NW3 - MAY 2018

Trees viewed to rear of property in a north westerly direction



Trees on eastern boundary and rear northern boundary to rear of 45 Lancaster Grove



Trees on eastern boundary at rear of property



Trees closest to property on eastern boundary as viewed in a south easterly direction



3. Proposed Landscape General Arrangement Plan (RMF Studio - 04/04/18)

