Rangepay Ltd

53-55 Chalton Street and 60 Churchway

Discharge of Condition 1
Tree and Public Realm Work

Planning Permission 2016/5266/P

Condition 1:

Prior to first occupation of the hotel planting of 1 tree to the Churchway frontage shall be carried out in accordance with details of species, position, date and size, where applicable, that have first been submitted to and approved by the local planning authority in writing.

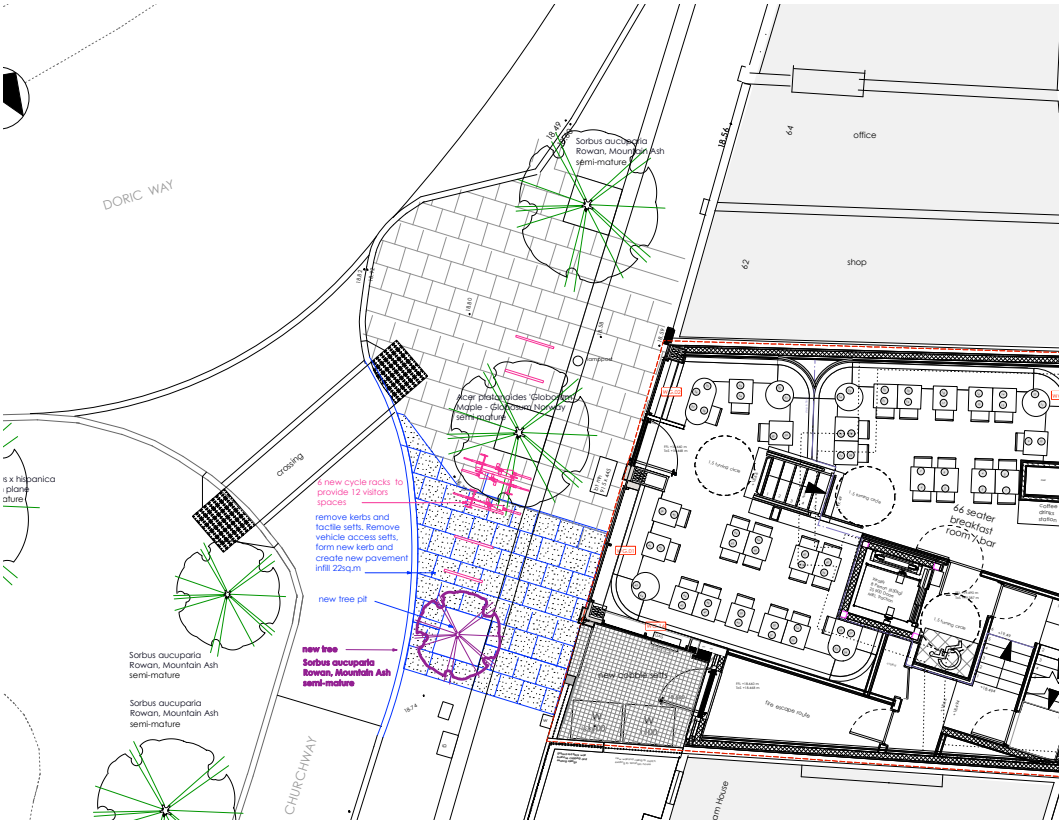
Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2 and A3, D1 of the London Borough of Camden Local Plan 2017.

Currently there is an existing vehicle access point to 60 Churchway and as part of the planning permission we looked at the removal of the access point and reinstating a pavement to this area to create an improved public realm. Continuous pavements are uninterrupted pavements that extend across a side road. They aim to give the visual impression of priority to pedestrians over motor traffic and help to improve the pedestrian environment by reducing traffic speeds and conflicts between road users, thereby improving safety for pedestrians and people who cycle. As part of the improved public realm pavement new cycle racks where proposed for the neighbourhood and visitors use.

Alongside the public realm improvements the planting of a new tree is proposed to further enhance the visual appearance of the neighborhood. This new tree helps to address a key objective of Camden's Climate Action Plan by helping to provide shade, shelter on our streets and contributing to improved air quality, helping to tackle the climate crisis, and promoting biodiversity. Trees also help to soften hard landscapes and help to make walking more enjoyable.

Existing Public Realm plan

Existing view looking from Churchway to Dorice Way with 60 Churchway access on the right of the photo

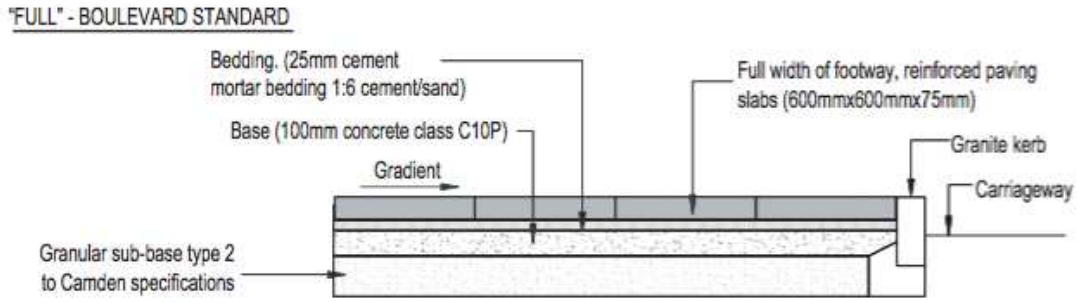


Proposed Public Realm plan

Public realm works

Paving

Concrete slab paving is a cost effective, practical alternative to natural stone paving.
It provides a uniform 'uncluttered' appearance, with a durable surface and is easy to clean and maintain.
Reinforced concrete paving is thicker than standard concrete paving, but has the same appearance.
Concrete paving is required for all 'Boulevard' streets, likely to be subject to 'continental-style cleansing' in the near future. For more details on the Boulevard Project see section 0.07.
The full width of the footway must be laid with reinforced concrete paving to reach 'Boulevard' standard.



Slab options

• 'Marshall' Liverpool natural re-enforced slabs or an equivalent product are commonly used. Size to match the existing pavement

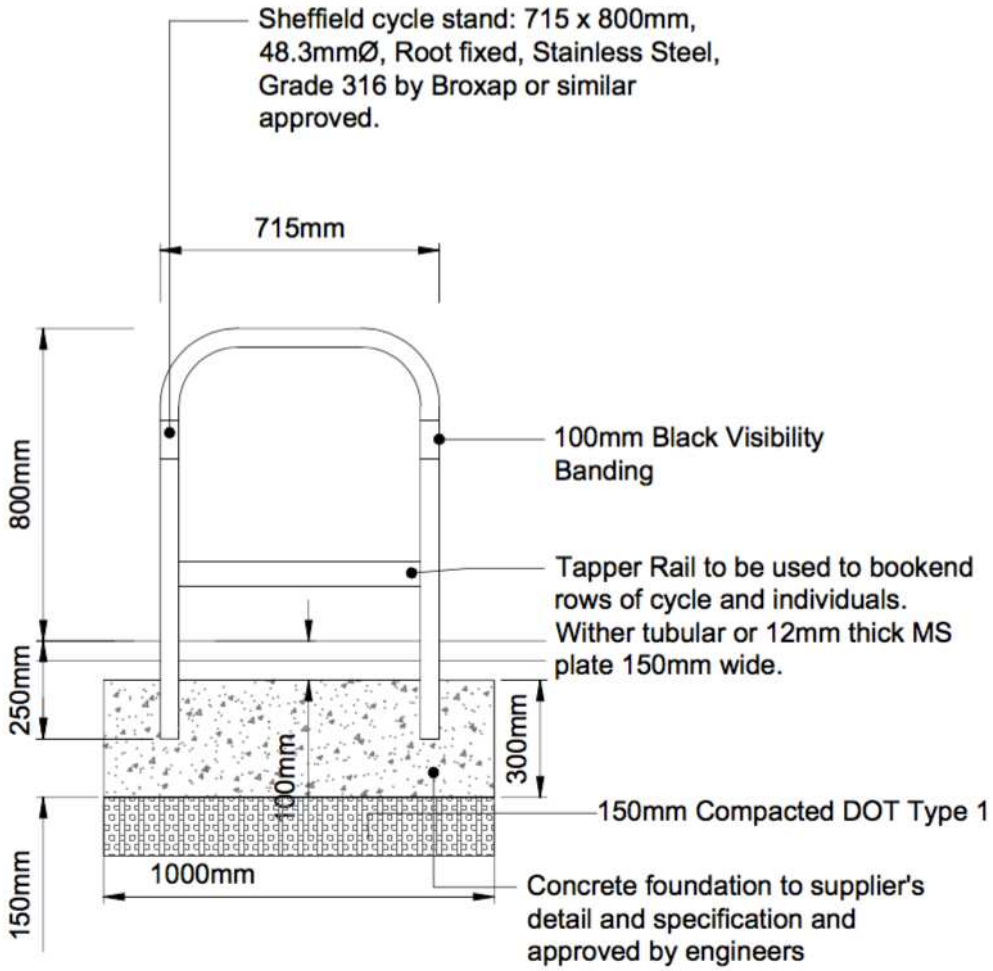
Paving slabs and kerbs to council specification to match existing street pavement.

Laying

All paving (including kerb side strengthening) must be laid in a 150mm staggered bond, transverse (90°) to the kerb line.
For all 'Boulevard' streets, slabs are to be butt jointed with a concrete base beneath cement mortar bedding.
No slabs should be cut to less than 300mm wide or splay cut, until approved by the lead officer, except where abutting street furniture.
Careful attention must be paid to cutting slabs around street furniture to leave a neat finish.

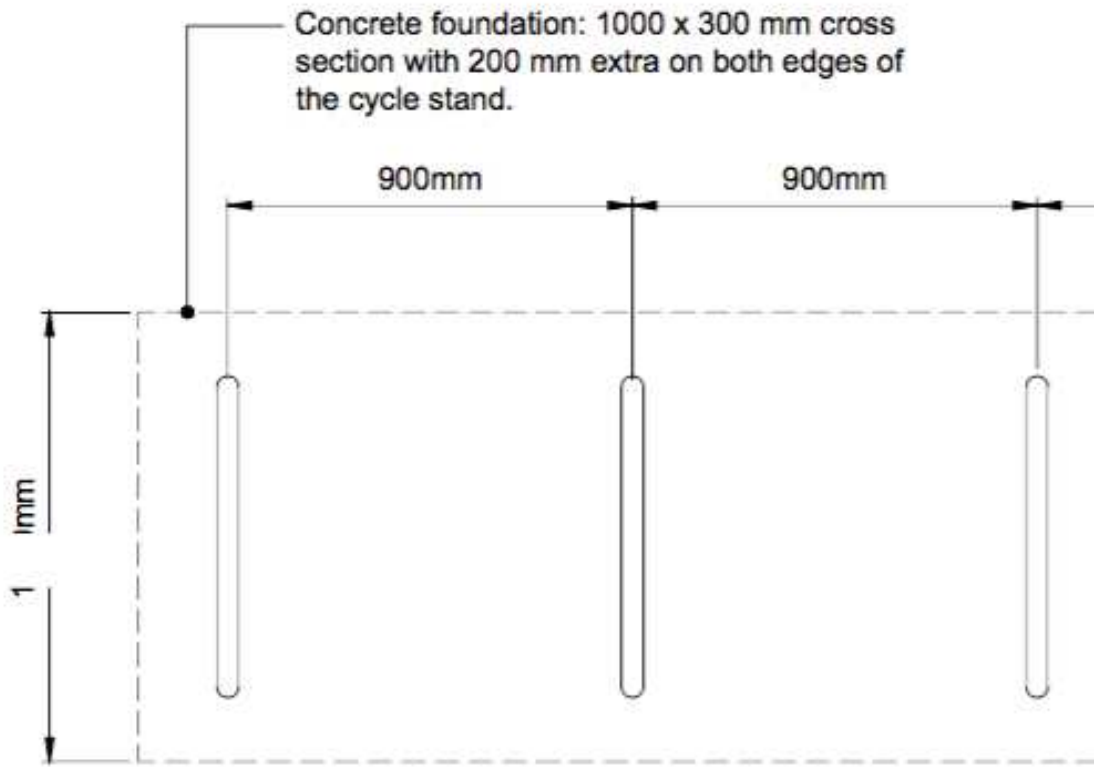
New cycle racks

As part of the improvement to the public realm there is facility to accommodate new **cycle parking stands** to provide short stay facilities for people who cycle visiting the area.



Cycle stand detail

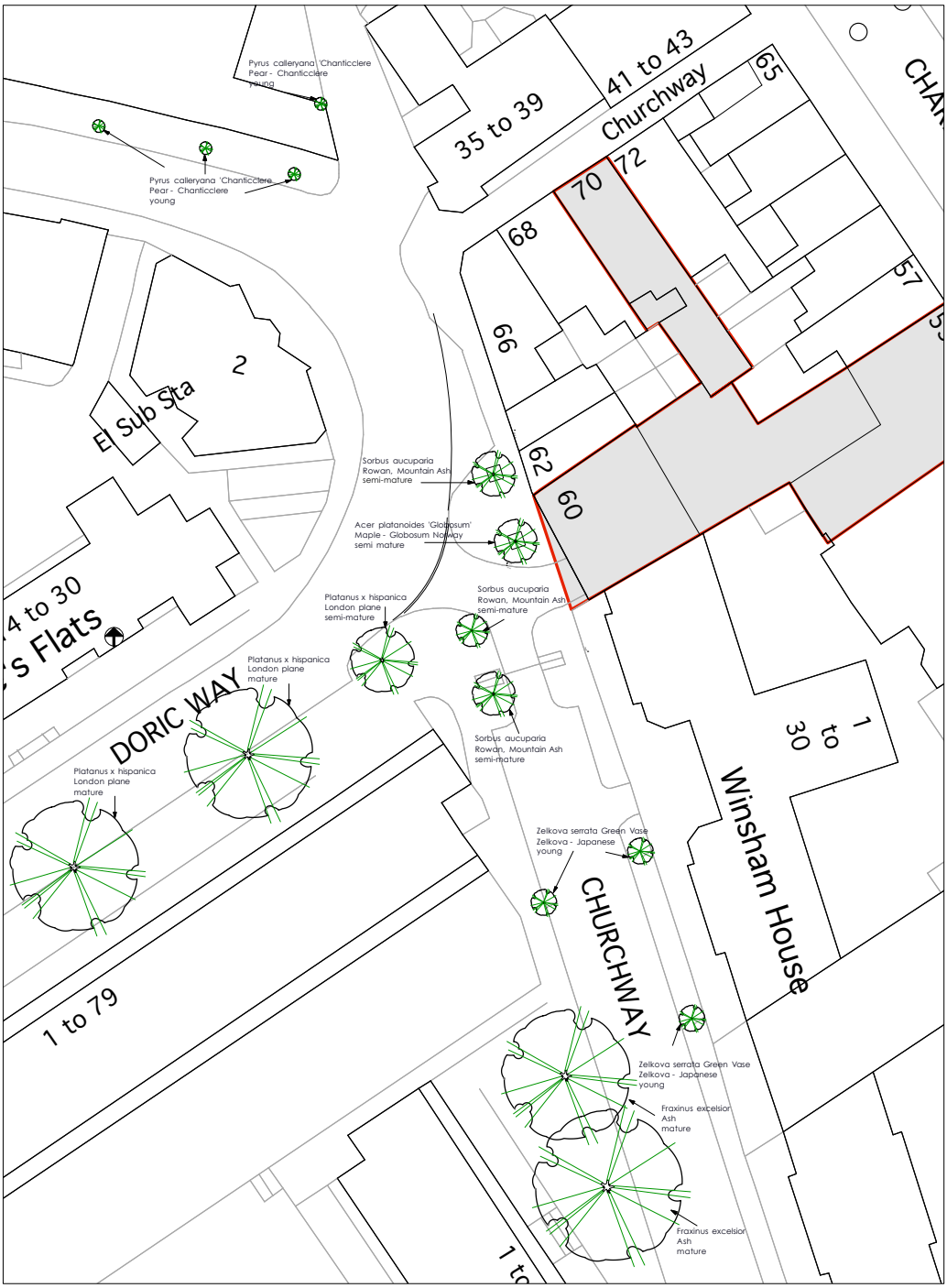
Installing Sheffield stands too close together may only leave room for one bike per stand. For 2 bikes per stand, 1m separation is usual, 0.8m is the minimum.



Cycle stand plan

Tree Works

We have reviewed Camden tree map and looked at the neighbouring trees in order to make an appropriate species selection. This is in order to ensure 'right tree for the right place' approach with the aim of delivering an attractive treed environment with age and species diversification.



Plan showing the neighbourhood trees

Proposed Species

We are proposing a new tree which will be Sorbus Aucuparia. This UK native tree with wildlife appeal and colour in every season.

Sorbus Aucuparia is also known as Rowan or Mountain Ash and is actually a member of the rose family. These highly attractive deciduous, ornamental trees are grown especially for their colourful berries which cover the tree in summer and are adored by birds. It is a round shape with pinnate-paired leaves that are a lovely deep green contrasting beautifully with the bright red berries. The small white flowers appear in Spring time in clusters of blossom that are attractive to bees - followed by the orange and red berries which appear in summer through to early autumn, which are popular with the birds.

Sorbus Aucuparia is particularly suited to small gardens, a columnar shape these trees have a narrow habit that works well in smaller spaces.
The leaves will change colour in Autumn to a lovely golden yellow - these attractive ornamental trees provide interest through most seasons and are very low maintenance.

A hardy small ornamental tree, this Cut-leaved Mountain Ash will grow in most conditions including polluted and exposed areas. Whilst happiest in slightly acid soil, it will still do well in both neutral and alkaline conditions.

This lovely upright Mountain Ash tree will grow to 6 x 3 metres in 20 years and looks equally as impressive as a single specimen as it does in a formal avenue. It relates to the neighbouring trees and helps reinforce the tree lined street.

The highlights

- Superb wildlife friendly native tree with shiny red berries for the birds
- Compact tree with spectacular autumn colour
- Spring flowers attract early pollinators to your garden
- Pollution tolerant and suitable for all garden sizes

Plant Provenance

UK grown plant stock should be specified to minimise environmental impacts. These impacts include reducing transportation distances and the potential spread of plant pests and diseases. Using plants grown in similar conditions to the project site, particularly with a similar climate, and ideally with similar soil types, should increase establishment rates. All these benefits can be further increased by specifying locally grown stock, so where practical, locally grown stock should be specified.

Use of Water

The majority of planting should be specified to suit site conditions, to minimise the need for irrigation to the establishment period, or exceptionally dry hot periods. Watering pipes should be included in tree pits for this purpose.

Tree Planting

Where planting in hard surfaces is unavoidable, suspended pavement systems must be incorporated to provide both support to paving around the tree pit, and sufficient rootable soil volume for the proposed trees.
There are a range of approaches to this, including:

- Deeproot 'Silva Cells'
- GreenBlue Urban 'Strata Cells'
- Heicon 'Amsterdam Tree Sand'

Research has identified that the Cell systems are more effective in supporting tree growth.

Rootable soil volume

Trees require a minimum volume of soil that their roots can grow into, to support their growth after the establishment period, and sustainability over their potentially long lives. The table below shows the volume required. The rootable volume includes topsoil and any layers of washed sand or subsoil that the tree roots can access, up to a combined depth of 1m in soft verges.

Mature tree size	Canopy diameter in metres	Example tree species	Root-able soil volume, cubic metres
Small	3m	Prunus 'Unimeko', Amelanchier lamarckii 'Robin Hill'	5m3
Medium	5m	Prunus sargentii, Acer campestre	12m3

Tree root-able soil volume table

Age Proposed Semi-Mature

*Example of Heavy Standard Tree, 12-14cm girth approx 3.5-4.5m 45L pot**

We propose planting a semi-mature tree so that it sits better with the ages of the neighbouring trees and helps reflect that area of the street as an immediate improvement.

All trees and shrubs shall conform to the specification for nursery stock as set out in the National Plant Specification where it applies to trees, shrubs and plant handling and establishment: http://www.gohelios.co.uk/nps/nps.aspx and British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236. Handling, planting and establishment of trees shall be in accordance with BS 8545:2014 Trees from nursery to independence in the landscape: Recommendations.

Tree pits

Please refer to appendix A for drawing of proposed tree pit.

Tree Support

Use softwood timber stakes unless underground methods are desirable due to the nature of the environment. Stakes are to be hammered into the ground before the tree is positioned in the pit. Support with two tree stakes and a cross spar. The overall length of the stakes shall be sufficient to ensure that they are firm when driven into the soil and that the top of the stake extends above ground level to approximately one third of the tree's height. Stakes shall be whole sections of softwood timber of 75 mm top diameter. Drive stakes into the tree pit before positioning the tree. Fix a 100mm x 30mm section cross to the posts with galvanised nails. The tree tie should utilise a rubber collar to ensure that tree and stake do not touch in any place. All timber shall be peeled and pressure treated in accordance with BS 4072

Aftercare

A 5 year aftercare period is required, during which time plants shall be maintained regularly to ensure establishment. Plant condition is to be assessed annually at the end of each growing season and any plants that die or are badly misshapen by dieback, disease or damage shall be replaced during the planting season in the year the fault was identified. Replacement stock shall be of the same size and species as that originally specified.

Monthly maintenance visits through the growing season should include:

a) WEEDING Keep planting beds clear of weeds by use of suitable herbicides or hand weeding and maintain an area of clean ground 1 m. in diameter around each transplant tree or shrub, feathered and standard tree.

b) WATERING Water as necessary to promote establishment

c) STAKES,TREES,SHRUBSANDTIES All stakes, trees and shrubs are to be maintained in firm positions within the ground and with all ties securely fixed and adjusted to allow for the increase in stem girth.

d) MULCH Mulches should be hand weeded as necessary and replenished to their original depth at least once annually

e) PRUNING Remove all dead wood and diseased tissue from all planted material at the end of each growing season, and all stem growths from standard trees immediately before the completion of the maintenance period. Prune tree crowns if necessary to encourage development of good shape.

Guidance

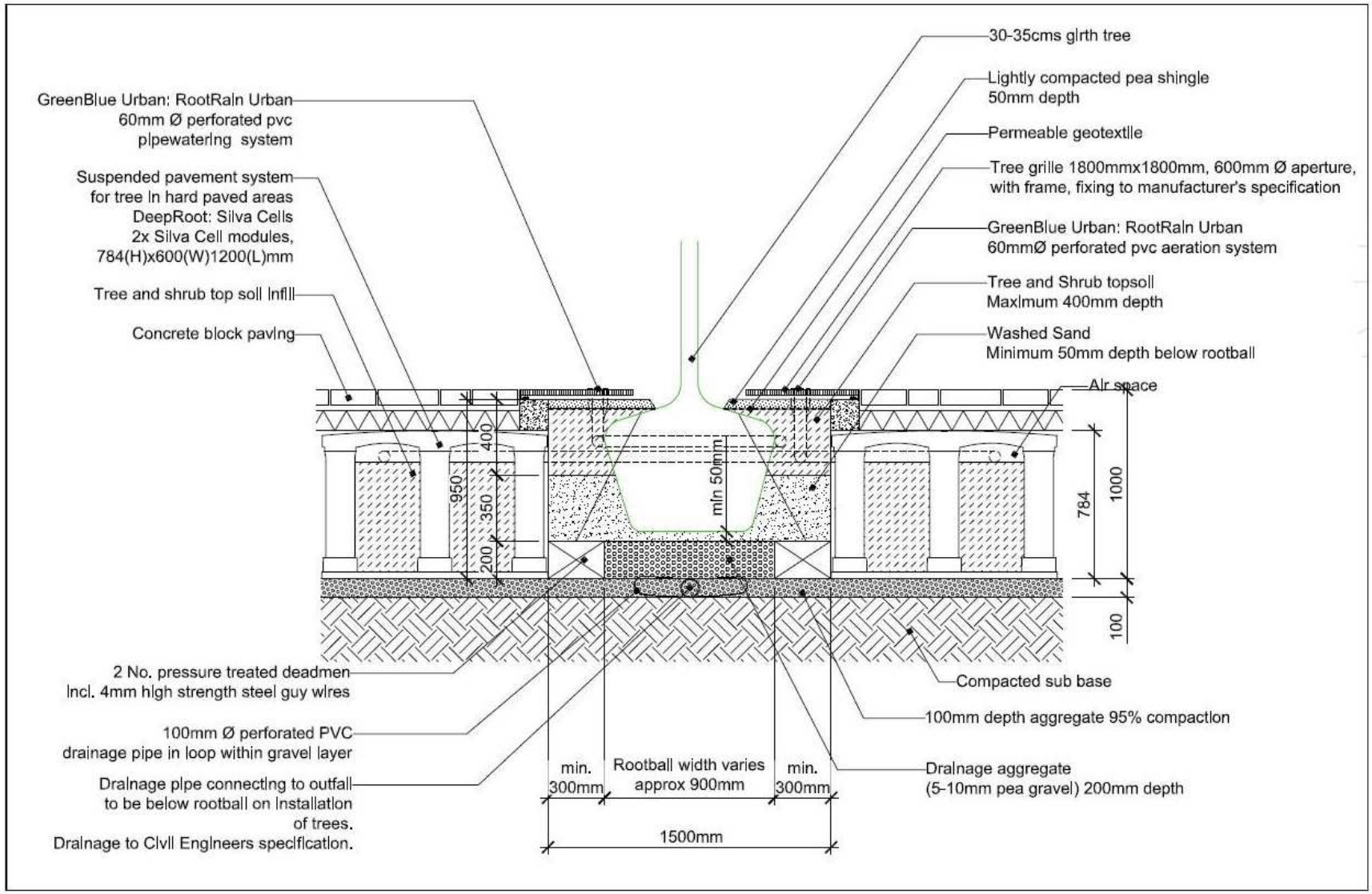
All tree work is carried out according to BS3998: 2010 British Standard Recommendations for Tree Work, and BS5837:2012 Trees in Relation to Design, Demolition and Construction.

Conculsion

As 69% of households in Camden do not own a car and public transport usage remains lower than pre-pandemic, we know that providing infrastructure and improvements that enable safe and easy walking, wheeling, cycling, and scooting are more important than ever. Supporting and encouraging those who can walk and cycle, by creating safer streets, will ensure that there is more space available on public transport and on our roads for those who need it the most.

We hope the Council finds the proposals are in line with **Camden Transport Strategy**, **Climate Action Plan**, and **Clean Air Action Plan**, and the proposed works go towards supporting safe, healthy, and active travel following the pandemic, and could be seen as part of **Safe and Healthy Streets Programme**.

APPENDIX A



Technical planting guidance: tree planting - Hard detail