

191004-PD-31 Arboricultural Memo



Pursuant to the Section 73 Application to amend details of 2023/2510/P.

18th of October 2024

To whom it may concern,

This *Arboricultural Memo* ('the Report') has been prepared, to provide arboricultural information relating to the *Section 73 Application* ('the S73') that has been submitted to vary details of *Full Planning Permission 2023/2510/P* ('the Planning Permission' – the description inset below) at *Selkirk House, 166 High Holborn and 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16A-18 West Central Street* ('the Site') – specifically, at the *1 Museum Street* portion of the wider Site. As part of the Planning Permission, to facilitate the relevant consultee responses, TMA prepared the *Arboricultural Impact Assessment (191004-PD-11k)*.

Redevelopment of Selkirk House, 166 High Holborn and 1 Museum Street following the substantial demolition of the existing NCP car park and former Travelodge Hotel to provide a mixed-use scheme, providing office, residential, and town centre uses at ground floor level. Works of part-demolition and refurbishment to 10-12 Museum Street, 35-41 New Oxford Street, and 16A-18 West Central Street to provide further town centre ground floor uses and residential floorspace, including affordable housing provision. Provision of new public realm including a new pedestrian route through the site to link West Central Street with High Holborn. Relocation of cycle hire docking stations on High Holborn.

For clarity, the description of the S73 that affects only the *1 Museum Street* portion of the Site is as follows (note: refer to the *Section 73 Design Statement (295AB_1MS & WCS S73 Design Statement)* for a full suite of changes covered under the S73):

Variation of Condition 2 of planning permission ref: 2023/2510/P to reflect proposed changes to the ground floor and basement (levels 1 and 2) layout, including a revised servicing strategy and associated alterations to entrances; alterations to core layout at upper floors; and changes to the elevations across the upper floors of 1 Museum Street including changes to the floor levels, additional glazing to the facade, introduction of inset terraces at levels 7, 10 and 15 and openable vent panels and revised BMU layout at roof level.

With particular reference to the ground floor general arrangements of the S73 (refer to the *DSDHA plan 1MS Proposed Ground Floor Plan (SGQAP20.130-D)*), the only change at ground floor level relevant to arboricultural matters is to shift the proposed service access connection to High Holborn slightly to the east – its relocation does not result in any alterations to the impacts to the retained trees along *Museum Street*.

TMA Environmental Consultants

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Furthermore, there are no alterations to the massing of the building that would result in its encroaching closer towards these retained trees. Consequently, the conclusions of the AIA remain fully applicable and the S73 can be determined without the further provision of arboricultural details.

For ease, it is the case that this Report is accompanied by a plan (appended to this Report – i.e., overleaf) that shows the proposed general arrangements of the 1 *Museum Street* area – this plan shows that the proposed revised service crossover does not encroach into the *Root Protection Area* of T3, which is the closest adjacent tree that is specified for retention.

Sincerely,

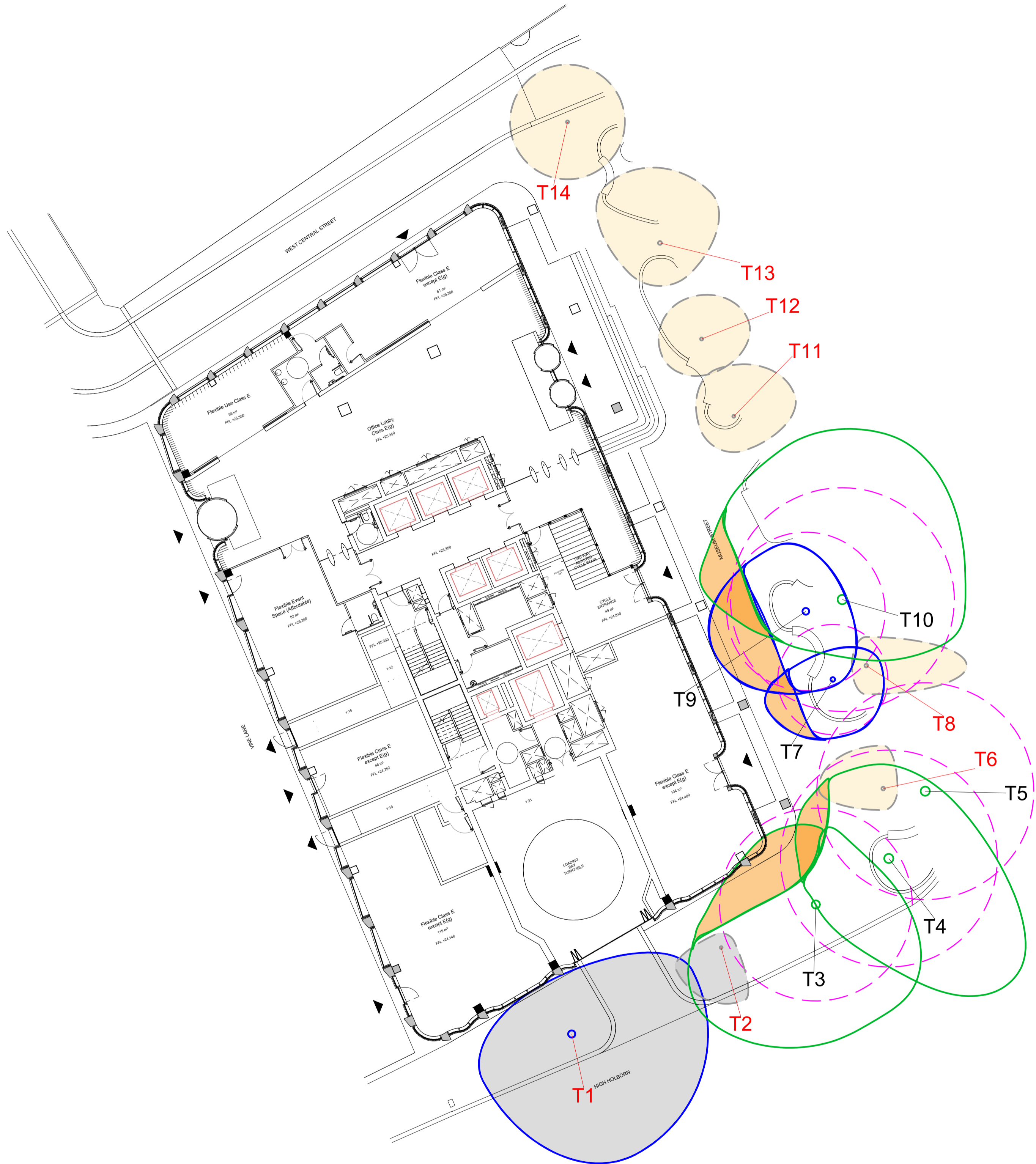
Christopher Wright
(Principal Arboricultural Consultant)

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BS 5837:2012 TREE RETENTION CATEGORIES

- Canopy spread (m)
- Tree Stem
- Unique tree identification number
- Root Protection Area (RPA)
- Group canopy extents shown in their retrospective retention category.
- Unique group identification number
- Root Protection Area (RPA)
- Category A**
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B**
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C**
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- Category U**
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas**
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
- Trees and groups to be removed to facilitate development shown shaded grey and dashed.
- Trees and groups to be removed for landscape improvements shown shaded yellow and dashed.
- Trees to be pruned back shown shaded orange.
- For general access around the proposed development: T3, T4, T7, T9 and T10; and
 - For access enabling the use of a piling rig: T4, T7, and potentially T9.

This plan is only to be used to identify the position of the proposed service crossover from High Holborn; it is not to be used for any other purpose. All arboricultural particulars relating to works at 1MS are covered within the Arboricultural Impact Assessment (191004-PD-11k) that was submitted as part of the Full Planning Application 2023/2510/P.

rev	date	description	drawn by
Base Drawing: 295A-DSD-SITE-ZZ-DR-A-20.003			

Title
S73 Proposed Layout (1MS) and Tree Works

Client
Lab Selkirk House Ltd

Project
Selkirk House, 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16A-18 West Central Street, London, WC1A 1JR

Date	Drawn by	Authorised
27.08.24	HR	CW

Drawing No	Rev	Scale
191004-P-32	-	1:200@A1



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arboriculture ecology landscape innovation