



The O2 Centre Masterplan S73 Submission

Updated CAVAT Assessment

Pell Frischmann
January 2025



Pell Frischmann
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P e l l F r i s c h m a n n

O2 Masterplan Site, Finchley Road – S73
Application

Updated CAVAT Assessment

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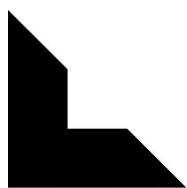
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P05	S4	Final following client comments	28 Jan 2025	C Gilby	A Scott-Swift	C Gilby
Ref. reference. Rev revision. Suit suitability.						

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Executive Summary	
Site Name	O2 Masterplan Site, Finchley Road – S73 Application
Location	<p>The Site is approximately 5.7 ha in size and comprises the O2 Centre, which is arranged over three floors and contains a cinema, a mix of retail units, restaurants and cafes, a health club, a community room and a Sainsbury's store; hard-standing, which is used as a car-park with space for 520 vehicles, car wash and a Homebase store (which was recently demolished), and to the western part of the Site are two purpose-built car showrooms and a builder's merchant.</p> <p>The amendments proposed by the S73 application relate to the central part of the site. This area is covered by the Detailed Element of the approved O2 Masterplan planning permission. This part of the Site is approximately 1.79 ha in size and currently comprises of hard standing, which is used as a carpark, car wash and the site of the former Homebase store (which was recently demolished)</p> <p>The land contained within the red line plan for the O2 Masterplan planning permission (both Outline and Detailed Elements) comprises the following:</p> <ul style="list-style-type: none"> ➤ O2 Centre; ➤ Associated O2 Centre car park; ➤ Site of the former Homebase store (which was recently demolished); ➤ Car wash; ➤ Car showrooms; and ➤ Builder's merchant.
Development proposals	<p>The Site is subdivided into 10 Development Plots (N1, N2, N3, N3-E, N4, N5, N6, N7, S1 and S8). These are identified on Parameter Plan ref. 19066_X_ (02)_102. The 10 plots sit within three indicative phases.</p> <p>The proposed Section 73 amendments relate to Development Plots N3E, N4 and N5, and the associated landscaping, access roads and infrastructure. These plots are located in the centre of the Site and are approved in detail as they form the first phase of the development – the “Detailed Element”. The Detailed Element of the Site extends to 1.79ha.</p> <p>Development Plots S8, N7 and N6 located in the west of the Site are approved in outline and form “Outline Element West”. Development Plots N3, N2, N1 and S1 located in the east of the Site are approved in outline and form “Outline Element East”. These plots together are referred to as the “Outline Elements.” The Outline Elements are not affected by the amendments proposed as part of this Section 73 application except for a minor reduction in the maximum floor area proposed.</p> <p>The amendments proposed as part of this Section 73 application are herein referred to as the “Proposed Development”.</p> <p>Full details and scope of the Section 73 application are described in the submitted Planning Statement Addendum, prepared by Newmark and the Design and Access Statement prepared by GRID.</p>
Assessment Conclusions	<p>The individual trees surveyed have a combined baseline CAVAT valuation of £1,888,878.</p> <p>The draft Tree Protection Plan (ref 104878-PEF-ZZ-XX-DR-GE-400007 and 400007) attached as Appendix C within the Arboricultural Impact Assessment (AIA) (ref 104878-PEF-ZZ-XX-RP-GG-400001) shows the indicative trees to be removed within the Proposed Development and overall, these have the combined value of £610,030; therefore the combined value of retained trees is £1,278,878.</p> <p>There will be a final project CAVAT value of £2,181, 217 when assessing both the combined Outline and Detailed Site areas. These have not been specified to species but will be suitable for inclusion within the landscaped areas and with 100% accessibility. If these are all to be assumed to have an average stem diameter of 10cm and classed as ‘small trees’ with a life expectancy of 20-40years</p> <p>A total of 216 replacement trees were included within the Outline Elements as part of the original application. The combined value of trees to be planted within the Outline Elements would be £441,351.04 (with each individual tree valued at £2,043).</p> <p>A total of 250 replacement trees are included within the Detailed Elements. ‘Standard trees planted on natural soils’ will account for 172 trees at a value of £351,446.20 (with each individual tree valued at £2,043.29). ‘Standard trees planted in pits’ will be on the terraces within raised planters will account for 78 trees at a value of £109,571.53 (with each individual tree valued at £1,404.76).</p>
Recommendations	No further recommendations are proposed

1 Introduction

This updated Capital Asset Value for Amenity Trees (CAVAT) for trees Assessment has been prepared by Pell Frischmann (PF) on behalf of LS (Finchley Road) Limited (the “Applicant”), to support a Section 73 application which seeks to vary planning permission ref. 2022/0528/P, granted on 20 December 2023, in respect of the O2 Masterplan Site (“the Site”) within the London Borough of Camden (“LBC”). Whilst the Section 73 application will grant a new planning permission for the entire Site, amendments are only proposed to the Detailed Element. The Outline Elements will be unaffected by the proposed changes except for a reduction in the maximum residential floor area proposed.

The Site is subdivided into 10 Development Plots (N1, N2, N3, N3-E, N4, N5, N6, N7, S1 and S8). These are identified on Parameter Plan ref. 19066_X_ (02) 102. The 10 plots sit within three indicative phases.

The proposed Section 73 amendments relate to Development Plots N3E, N4 and N5, and the associated landscaping, access roads and infrastructure. These plots are located in the centre of the Site and are approved in detail as they form the first phase of the development – the “Detailed Element”. The Detailed Element of the Site extends to 1.79ha.

Development Plots S8, N7 and N6 located in the west of the Site are approved in outline and form “Outline Element West”. Development Plots N3, N2, N1 and S1 located in the east of the Site are approved in outline and form “Outline Element East”. These plots together are referred to as the “Outline Elements.” The Outline Elements are not affected by the amendments proposed as part of this Section 73 application except for a reduction in the maximum residential floor area proposed.

The amendments proposed as part of this Section 73 application are herein referred to as the “Proposed Development”.

In summary, the Section 73 design amendments relate principally to the Detailed Element and involve adjustments to the height, massing and footprints of the buildings; the replacement of Block N4D with a two-storey community centre; new landscaping and additional public realm; revisions to architecture; and revisions to unit mix and internal layouts. Overall, there is an increase in floorspace of 5,766 sqm (GIA) for the Detailed Element compared with the Approved scheme, an increase of 43 residential units, an increase in the size of the community centre and a slight reduction in commercial floorspace (-8sqm GIA). The affordable housing provision remains the same at 36% of the floorspace (GIA).

While there is an increase in the floorspace proposed in the Detailed Element, there is a corresponding reduction in floorspace in the Outline Elements such that overall, there is no change proposed to the total floorspace permitted for the O2 Masterplan as a whole, apart from an 8sqm (GIA) reduction in commercial floorspace from the Detailed Element.

The Proposed Description of development is as follows:

“Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary Conditions 14 (Severability Condition), AD1 (Approved Drawings - Masterplan), AD2 (Approved Drawings - Reserved Matters), AD3 (Approved Drawings - Phase 1), RM1 (Parameter Plans and Development Specification), RM6 (Phasing Plan), RM11 (Reserved Matters – Access Statement), RM21 (Reserved Matters – Total floorspace), D20 (Photo-voltaic Cells), D21 (Phase 1 Long Stay Cycle Parking), D22 (Phase 2 Short Stay Cycle Parking), D24 (Phase 1 Disabled Car Parking), D26 (Phase 1 Fire Safety Implementation of Approved Measures), and M28 (Phase-Wide Lighting Strategy) and the removal of Conditions M6 (Enabling Works) and M7 (Major Utilities Infrastructure) of planning permission ref. 2022/0528/P dated 20 December 2023 for ‘Detailed planning permission for Development Plots N3-E, N4, and N5 and Outline planning permission for Development Plots N1, N2, N3, N6, N7, S1 and S8, including demolition of all existing structures and associated works, and redevelopment to include residential development (Class C3), commercial, business and service uses (Class E), local community uses (Class F2), and Sui Generis leisure uses (including cinema and drinking

establishments) together with all landscaping, public realm, cycle parking and disabled car parking, highway works and infrastructure within and associated with those Development Plots, in accordance with the Development Specification. For the avoidance of doubt, the Detailed and Outline planning permission are separate and severable for each of the Plots shown on plan P011 and the description of development on any decision notice issued pursuant to the application would reflect that', to allow for amendments to the Detailed Element (Plots N3-E, N4 and N5) including additional height, alterations to the design, massing and footprint of the buildings; the replacement of Block N4D with the relocated community centre; additional residential floorspace (and corresponding reduction in floorspace within Outline Elements); revisions to unit mix and internal layouts; additional community (Class F2) floorspace, reduction in retail (Class E,a) floorspace, reduction in professional services (Class E,c) floorspace, additional blue badge parking and cycle parking; revised landscaping and additional public realm; and associated works”.

Full details and scope of the Section 73 application are described in the submitted Planning Statement Addendum, prepared by Newmark and the Design and Access Statement prepared by GRID.

This report aims to inform the S73 application and includes an assessment of change to the CAVAT Assessment for the full Site in relation to the amendments as part of the S73 application. This updated CAVAT Assessment has been fully updated and is intended to supersede the Revision P03 (August 2022) version previously approved as part of the original planning permission.

1.1 Site Location and Description

The Site is approximately 5.7 ha in size and comprises the O2 Centre, which is arranged over three floors and contains a cinema, a mix of retail units, restaurants and cafes, a health club, a community room and a Sainsbury's store; hard-standing, which is used as a car-park with space for 520 vehicles, car wash and a Homebase store (which was recently demolished), and to the western part of the Site are two purpose-built car showrooms and a builder's merchant.

The amendments proposed by the S73 application relate to the central part of the site. This area is covered by the Detailed Element of the approved O2 Masterplan planning permission. This part of the Site is approximately 1.79 ha in size and currently comprises of hard standing, which is used as a carpark, car wash and the site of the former Homebase store (which was recently demolished)

The land contained within the red line plan for the O2 Masterplan planning permission (both Outline and Detailed Elements) comprises the following:

- O2 Centre;
- Associated O2 Centre car park;
- Site of the former Homebase store (which was recently demolished);
- Car wash;
- Car showrooms; and
- Builder's merchant.



Figure 1 Site Location Plan

2 Capital Asset Value for Amenity Trees (CAVAT)

CAVAT surveys provide a basis for managing trees in the UK as public assets rather than liabilities. This is a strategic tool which aids the decision-making process in relation to trees. It can be applied to the tree stock as a whole or also to individuals where value needs to be expressed in monetary terms. CAVAT is a useful tool for councils and other Public Authorities, particularly for public trees, and can also be used by private institutions, the courts, or individuals.

The CAVAT assessment submitted as part of the original planning application was completed in May 2022, and updated in August 2022. This amendment to support the S73 application was undertaken in January 2025. The CAVAT assessment used the data collected during the Arboricultural Survey completed on 16th February 2021 which included taking diameter (DBH) measurements and making a detailed assessment of each tree to calculate the functional crown value, public accessibility and amenity value and appropriateness. The survey data is attached in a schedule in Appendix A.

The tree species and Tree Preservation Order (TPO) information has been taken from the Arboricultural Survey Report (ref 104878-PEF-ZZ-XX-RP-GE-400001) as per BS5837 guidelines. The Tree Constraints Plan (ref 104878-PEF-ZZ-XX-DR-GE-400003 TCP Sheet 1 & 2) is attached in Appendix B of the Arboricultural Survey Report to show the location of trees surveyed.

The number of trees within the Detailed Element were not included within the in the original planning application. Therefore, the figures submitted in the original CAVAT Assessment included only the 216 known trees to be planted as part of the Outline Elements, and recommendations for how many trees would be needed as part of the Detailed Element to ensure a positive CAVAT score. This updated assessment includes both the 216 trees to be planted as part of the Outline Elements, and the 250 trees to be planted as part of the Detailed Element.

We have followed the Full CAVAT valuation for all the individual trees which were recorded:

- Basic value/unit value x size (including calculations for single and multi-stemmed trees);
- Community Tree Index value/location, in terms of population, use, and accessibility;
- Functional value/functional status;
- Adjusted value/amenity factors, both positive and negative; and
- Full value/life expectancy (based on no change of use or further disturbance to the trees).

2.1.1 Global Variables

The unit value of £16.26 per square centimetre of cross-sectional trunk measured at 1.2 metres from ground level has been used as per the current London Tree Officers Association website.

The community tree index (CTI) factor for Camden is 200%.

2.1.2 Value Adjustments

The valuation is based on the features of each individual tree rather than the Site trees as a whole. Most of the trees were planted within the existing Site as car park landscaping and were young, with additional trees alongside the boundaries which were young to semi-mature. Off-site trees within the network rail boundary were not included within the CAVAT assessment as they will not be impacted by the Proposed Development and do not fall within the red line of the planning application.

All trees surveyed were considered as having 100% public accessibility as all were fully visible from any part of the Site (including the carpark, public footpaths and shop windows from the O2 Centre), which was all publicly accessible.

Trees were also assessed based on amenity appropriateness. Only the Category A London plane trees (T98-103) were increased by 10% for their townscape and visual importance; this adjustment increases the value of a

tree. All other trees were not adjusted as, while they were suitable for the location, they did not provide a suitable increase to amenity value.

Functional value was reduced for trees where factors affected function such as growing through a large fence which would ultimately lead to shorter lifespan (for example T97).

Lifespan was initially based on the maximum life expectancy for the specific species and reviewed based on the location of trees within the carpark. Rowan trees within the central sections of the main carpark were considered unlikely to survive to full maturity (80+ years) due to limitations to root growth and damage from cars and were therefore reduced accordingly. In general, trees within the Site were therefore considered likely to live for 20-40 years, with the hornbeam 40-80, and the London plane trees having a lifespan of 80+ years. T97 was assessed as not surviving for more than 5 years due to growing through the fence and requiring removal.

No trees were covered by Tree Preservation Orders.

2.1.3 Overall Baseline CAVAT Score

The individual trees surveyed have a combined baseline CAVAT valuation of **£1,888,878¹**. Individual tree values are identified within the CAVAT Tree Schedule attached in Appendix A.

2.1.4 Overall Loss of Value within the Site

The draft Tree Protection Plan (ref 104878-PEF-ZZ-XX-DR-GE-400007 and 400007) attached as Appendix C within the Arboricultural Impact Assessment (AIA) (ref 104878-PEF-ZZ-XX-RP-GG-400001) shows the indicative trees to be removed within the Proposed Development.

Overall, these have the combined value of **£610,030¹**.

The combined value of retained trees is therefore **£1,278,878¹** (including the Category A London plane trees and larger Callery pears, hornbeams and a large Fuji cherry).

2.1.5 Overall Value of Replacement Trees

There will be a final project CAVAT value of **£2,181, 217¹** when assessing both the combined Outline and Detailed Site areas.

Outline Element

A total of 216 replacement trees were included within the Outline Elements as part of the original application and will not change as part of the S73 Application. These have not been specified to species but will be suitable for inclusion within the landscaped areas and with 100% accessibility.

If these are all to be assumed to have an average stem diameter of 10cm and classed as 'small trees' with a life expectancy of 20-40 years; the combined value of trees to be planted within the Outline Elements would be **£441,351.04¹** (with each individual tree valued at £2,043).

Detailed Element

A total of 250 replacement trees are included within the Detailed Elements. These have not been specified to species but will be suitable for inclusion within the landscaped areas and with 100% accessibility.

'Standard trees planted on natural soils' will account for 172 trees. If these are all to be assumed to have an average stem diameter of 10cm and classed as 'small trees' with a life expectancy of 20 - <40years; the combined

¹ Note numbers taken directly from the CAVAT Tool so rounding errors may occur

value of these trees to be planted within the Detailed Elements would be **£351,446.20**¹ (with each individual tree valued at £2,043.29).

'Standard trees planted in pits' will be on the terraces within raised planters will account for 78 trees. If these are all to be assumed to have an average stem diameter of 10cm and classed as 'small trees' with a precautionary reduced life expectancy of 10 -<20years; the combined value of these trees to be planted within the Detailed Elements would be **£109,571.53**¹ (with each individual tree valued at £1,404.76).

2.2 Recommendations

No further recommendations are proposed.

2.3 Builders Yard / Plot S8

The proposed severability plan shows the extent of severable area within Plot S8 within the Outline Element West. It is the applicants' very firm intention to deliver this plot in accordance with the approved parameter plans through the submission of reserved matters pursuant to the hybrid planning permission. This will maximise the public benefits that will result from the development. However, it is recognised that an extant planning permission (ref PWX0202103), together with an extant section 73 permission (ref 2023/1292/P), exists in relation to this part of the Site, and as a consequence this area has been identified as severable. In order to ensure a robust approach, an assessment has been made of the environmental impacts that would potentially arise in the event that this plot is brought forward under those existing extant planning permissions rather than pursuant to reserved matters under the hybrid consent.

The CAVAT assessment report has not considered the extent of the severable area within the final calculation figures. This is due to the very small amount of both baseline trees (T097 only) and landscaping tree planting (three trees) included in this area as part of the Outline Elements, the removal of which would create a very minor change to the final Site wide CAVAT score.

For the completeness the updated figures would as follows:

- Removal of T097 – the removal of this single trees within the S8 area would produce a revised baseline value of the Site at **£1,888,872** which is reduction of **£6**. The low value of T097 is due to the small size and limited life expectancy.
- In turn this would create a revised combined value of trees to be removed as **£610,024**.
- The Outline Elements included in S8 included three trees to be planted which would be valued at **£2043.29** each (in line with the criteria set out in the sections above).
- The severability of S8 would therefore result in a reduced total value across the combined Outline and Detailed Elements of **£2,175,086**.

Therefore, the severability of this part of the Site would not cause a material change to the CAVAT assessment and would still produce a total value over and above the baseline.

3 CAVAT Report Limitations

The information reported is based only on the interpretation of data collected during the survey undertaken on site. The condition and size of the trees is likely to change with time.

This report has been prepared by Pell Frischmann with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client.

This report has been prepared solely for the use of LS (Finchley Road) Limited and may not be relied upon by other parties without written consent from Pell Frischmann. In addition, it must be understood that this report does not constitute legal advice.

Pell Frischmann disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

4 References

Neilan,C (2017) Capital Asset Value for Amenity Trees (CAVAT) Full Method: Users' Guide [last accessed May 2022]. [CAVAT \(Itoa.org.uk\)](http://Itoa.org.uk)

Pell Frischmann (2022) Arboricultural Impact Assessment. Report reference 104878-PEF-ZZ-XX-RP-GE-400001.

Appendix A CAVAT Tree Schedule

Project:
Name of Surveyor:
Date:

O2 Masterplan, Finchley Road
C Gilby
P03 21.01.2025

CAVAT

CALCULATE VALUE OF TREE STOCK

- Baseline

CTI Factor (Please select):
Unit Value Factor

200
16.26

Cumulative Total: £ 1,888,878

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Tree Information		Step 1: Basic Value										Step 2: CTI Value		Step 3: Locational Value		Step 4: Structural Value		Step 5: Functional Value		Step 6: Amenity Value		Step 5: Final Value		FINAL VALUE	
Species ID	Location (I.e near tree no. 1)	Stem Diameter (1)	Stem Diameter (2)	Stem Diameter (3)	Stem Diameter (4)	Stem Diameter (5)	Stem Diameter (6)	Stem Diameter (7)	Stem Diameter (8)	Stem Diameter (9)	Stem Diameter (10)	Basic Value	CTI Factor (Please select)	CTI Value	Accessibility Factor (Please select)	Location Value	Structural Factor (Please select)	Structural Value	Functional Factor (Please select)	Functional Value	Amenity Factor (Please select)	Amenity Value	Life Expect. Factor (Please select)		
Callery Pear	T001	17										£ 3,691	200	£ 7,381	100	£ 7,381	100	£ 7,381	100	£ 7,381	0	£ 7,381	20 - <40		£5,905
Callery Pear	T002	17										£ 3,691	200	£ 7,381	100	£ 7,381	100	£ 7,381	100	£ 7,381	0	£ 7,381	20 - <40		£5,905
Callery Pear	T003	15.5										£ 3,068	200	£ 6,136	100	£ 6,136	100	£ 6,136	100	£ 6,136	0	£ 6,136	20 - <40		£4,909
Mount Fuji cherry	T004	25										£ 7,982	200	£ 15,963	100	£ 15,963	100	£ 15,963	100	£ 15,963	0	£ 15,963	20 - <40		£12,771
Mount Fuji cherry	T005	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376
Mount Fuji cherry	T006	23										£ 6,756	200	£ 13,511	100	£ 13,511	100	£ 13,511	100	£ 13,511	0	£ 13,511	20 - <40		£10,809
Mount Fuji cherry	T007	23										£ 6,756	200	£ 13,511	100	£ 13,511	100	£ 13,511	100	£ 13,511	0	£ 13,511	20 - <40		£10,809
Mount Fuji cherry	T008	39										£ 19,424	200	£ 38,848	100	£ 38,848	100	£ 38,848	100	£ 38,848	0	£ 38,848	20 - <40		£31,078
Callery Pear	T009	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376
Callery Pear	T010	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376
Callery Pear	T011	22.5										£ 6,465	200	£ 12,930	100	£ 12,930	100	£ 12,930	100	£ 12,930	0	£ 12,930	20 - <40		£10,344
Callery Pear	T012	12										£ 1,839	200	£ 3,678	100	£ 3,678	100	£ 3,678	100	£ 3,678	0	£ 3,678	20 - <40		£2,942
Callery Pear	T013	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376
Callery Pear	T014	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376
Mount Fuji cherry	T015	22										£ 6,181	200	£ 12,362	100	£ 12,362	100	£ 12,362	100	£ 12,362	0	£ 12,362	20 - <40		£9,890
Mount Fuji cherry	T016	24										£ 7,356	200	£ 14,712	100	£ 14,712	100	£ 14,712	100	£ 14,712	0	£ 14,712	20 - <40		£11,789
Mount Fuji cherry	T017	21										£ 5,632	200	£ 11,264	100	£ 11,264	100	£ 11,264	100	£ 11,264	0	£ 11,264	20 - <40		£9,011
Mount Fuji cherry	T018	15										£ 2,873	200	£ 5,747	100	£ 5,747	100	£ 5,747	100	£ 5,747	0	£ 5,747	20 - <40		£4,597
Cherry	T019	14										£ 2,503	200	£ 5,006	100	£ 5,006	100	£ 5,006	100	£ 5,006	0	£ 5,006	20 - <40		£4,005
Mount Fuji cherry	T020	14										£ 2,503	200	£ 5,006	100	£ 5,006	100	£ 5,006	100	£ 5,006	0	£ 5,006	20 - <40		£4,005
Mount Fuji cherry	T021	16										£ 3,269	200	£ 6,539	100	£ 6,539	100	£ 6,539	100	£ 6,539	0	£ 6,539	20 - <40		£5,231
Cherry	T022	15										£ 2,873	200	£ 5,747	100	£ 5,747	100	£ 5,747	100	£ 5,747	0	£ 5,747	20 - <40		£4,597
Mount Fuji cherry	T023	15										£ 2,873	200	£ 5,747	100	£ 5,747	100	£ 5,747	100	£ 5,747	0	£ 5,747	20 - <40		£4,597
Mount Fuji cherry	T024	14.5										£ 2,685	200	£ 5,370	100	£ 5,370	100	£ 5,370	100	£ 5,370	0	£ 5,370	20 - <40		£4,296
Mount Fuji cherry	T025	10										£ 1,277	200	£ 2,554	100	£ 2,554	100	£ 2,554	100	£ 2,554	0	£ 2,554	20 - <40		£2,043
Mount Fuji cherry	T026	16										£ 3,269	200	£ 6,539	100	£ 6,539	100	£ 6,539	100	£ 6,539	0	£ 6,539	20 - <40		£5,231
Mount Fuji cherry	T027	14										£ 2,503	200	£ 5,006	100	£ 5,006	100	£ 5,006	100	£ 5,006	0	£ 5,006	20 - <40		£4,005
Mount Fuji cherry	T028	17										£ 3,691	200	£ 7,381	100	£ 7,381	100	£ 7,381	100	£ 7,381	0	£ 7,381	20 - <40		£5,905
Mount Fuji cherry	T029	13										£ 2,158	200	£ 4,316	100	£ 4,316	100	£ 4,316	100	£ 4,316	0	£ 4,316	20 - <40		£3,453
Mount Fuji cherry	T030	11										£ 1,545	200	£ 3,090	100	£ 3,090	100	£ 3,090	100	£ 3,090	0	£ 3,090	20 - <40		£2,472
Mount Fuji cherry	T032	18										£ 4,138	200	£ 8,275	100	£ 8,275	100	£ 8,275	100	£ 8,275	0	£ 8,275	20 - <40		£6,620
Rowan	T033	0.6										£ 5	200	£ 9	100	£ 9	100	£ 9	100	£ 9	0	£ 9	20 - <40		£7
Rowan	T034	0.5										£ 3	200	£ 6	100	£ 6	100	£ 6	100	£ 6	0	£ 6	20 - <40		£5
Mount Fuji cherry	T035	23										£ 6,756	200	£ 13,511	100	£ 13,511	100	£ 13,511	100	£ 13,511	0	£ 13,511	20 - <40		£10,809
Mount Fuji cherry	T036	23										£ 6,756	200	£ 13,511	100	£ 13,511	100	£ 13,511	100	£ 13,511	0	£ 13,511	20 - <40		£10,809
Mount Fuji cherry	T037	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376
Mount Fuji cherry	T038	21										£ 5,632	200	£ 11,264	100	£ 11,264	100	£ 11,264	100	£ 11,264	0	£ 11,264	20 - <40		£9,011
Cherry	T039	24										£ 7,356	200	£ 14,712	100	£ 14,712	100	£ 14,712	100	£ 14,712	0	£ 14,712	20 - <40		£11,789
Cherry	T041	30										£ 11,494	200	£ 22,987	100	£ 22,987	100	£ 22,987	100	£ 22,987	0	£ 22,987	20 - <40		£18,390
Mount Fuji cherry	T042	22										£ 6,181	200	£ 12,362	100	£ 12,362	100	£ 12,362	100	£ 12,362	0	£ 12,362	20 - <40		£9,890
Mount Fuji cherry	T043	31										£ 12,273	200	£ 24,545	100	£ 24,545	100	£ 24,545	100	£ 24,545	0	£ 24,545	20 - <40		£19,636
Mount Fuji cherry	T044	21										£ 5,632	200	£ 11,264	100	£ 11,264	100	£ 11,264	100	£ 11,264	0	£ 11,264	20 - <40		£9,011
Cherry	T047	16										£ 3,269	200	£ 6,539	100	£ 6,539	100	£ 6,539	100	£ 6,539	0	£ 6,539	20 - <40		£5,231
Mount Fuji cherry	T048	16										£ 3,269	200	£ 6,539	100	£ 6,539	100	£ 6,539	100	£ 6,539	0	£ 6,539	20 - <40		£5,231
Callery Pear	T049	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376
Callery Pear	T050	13										£ 2,158	200	£ 4,316	100	£ 4,316	100	£ 4,316	100	£ 4,316	0	£ 4,316	20 - <40		£3,453
Callery Pear	T051	16										£ 3,269	200	£ 6,539	100	£ 6,539	100	£ 6,539	100	£ 6,539	0	£ 6,539	20 - <40		£5,231
Callery Pear	T052	15										£ 2,873	200	£ 5,747	100	£ 5,747	100	£ 5,747	100	£ 5,747	0	£ 5,747	20 - <40		£4,597
Callery Pear	T053	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376
Callery Pear	T054	16										£ 3,269	200	£ 6,539	100	£ 6,539	100	£ 6,539	100	£ 6,539	0	£ 6,539	20 - <40		£5,231
Callery Pear	T055	12										£ 1,839	200	£ 3,678	100	£ 3,678	100	£ 3,678	100	£ 3,678	0	£ 3,678	20 - <40		£2,942
Callery Pear	T056	13										£ 2,158	200	£ 4,316	100	£ 4,316	100	£ 4,316	100	£ 4,316	0	£ 4,316	20 - <40		£3,453

Project: O2 Masterplan, Finchley Road
 Name of Surveyor: C Gilby
 Date: P03 21.01.2025

CAVAT

CALCULATE VALUE OF TREE STOCK

- Trees to be Removed (Red)

CTI Factor (Please select): 200
 Unit Value Factor: 16.26

Cumulative Total: £ 1,888,878

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 Created by Alexandra Sleet and Phillip Handley

Tree Information		Step 1: Basic Value										Step 2: CTI Value		Step 3: Locational Value		Step 4: Structural Value		Step 5: Functional Value		Step 6: Amenity Value		Step 7: Final Value		FINAL VALUE	
Species ID	Location (I.e near tree no. 1)	Stem Diameter (1)	Stem Diameter (2)	Stem Diameter (3)	Stem Diameter (4)	Stem Diameter (5)	Stem Diameter (6)	Stem Diameter (7)	Stem Diameter (8)	Stem Diameter (9)	Stem Diameter (10)	Basic Value	CTI Factor (Please select)	CTI Value	Accessibility Factor (Please select)	Location Value	Structural Factor (Please select)	Structural Value	Functional Factor (Please select)	Functional Value	Amenity Factor (Please select)	Amenity Value	Life Expect. Factor (Please select)		
Callery Pear	T001	17										£ 3,691	200	£ 7,381	100	£ 7,381	100	£ 7,381	100	£ 7,381	0	£ 7,381	20 - <40		£5,905
Callery Pear	T002	17										£ 3,691	200	£ 7,381	100	£ 7,381	100	£ 7,381	100	£ 7,381	0	£ 7,381	20 - <40		£5,905
Callery Pear	T003	15.5										£ 3,068	200	£ 6,136	100	£ 6,136	100	£ 6,136	100	£ 6,136	0	£ 6,136	20 - <40		£4,909
Mount Fuji cherry	T004	25										£ 7,982	200	£ 15,963	100	£ 15,963	100	£ 15,963	100	£ 15,963	0	£ 15,963	20 - <40		£12,771
Mount Fuji cherry	T005	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376
Mount Fuji cherry	T006	23										£ 6,756	200	£ 13,511	100	£ 13,511	100	£ 13,511	100	£ 13,511	0	£ 13,511	20 - <40		£10,809
Mount Fuji cherry	T007	23										£ 6,756	200	£ 13,511	100	£ 13,511	100	£ 13,511	100	£ 13,511	0	£ 13,511	20 - <40		£10,809
Mount Fuji cherry	T008	39										£ 19,424	200	£ 38,848	100	£ 38,848	100	£ 38,848	100	£ 38,848	0	£ 38,848	20 - <40		£31,078
Callery Pear	T009	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376
Callery Pear	T010	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376
Callery Pear	T011	22.5										£ 6,465	200	£ 12,930	100	£ 12,930	100	£ 12,930	100	£ 12,930	0	£ 12,930	20 - <40		£10,344
Callery Pear	T012	12										£ 1,839	200	£ 3,678	100	£ 3,678	100	£ 3,678	100	£ 3,678	0	£ 3,678	20 - <40		£2,942
Callery Pear	T013	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376
Callery Pear	T014	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376
Mount Fuji cherry	T015	22										£ 6,181	200	£ 12,362	100	£ 12,362	100	£ 12,362	100	£ 12,362	0	£ 12,362	20 - <40		£9,890
Mount Fuji cherry	T016	24										£ 7,356	200	£ 14,712	100	£ 14,712	100	£ 14,712	100	£ 14,712	0	£ 14,712	20 - <40		£11,769
Mount Fuji cherry	T017	21										£ 5,632	200	£ 11,264	100	£ 11,264	100	£ 11,264	100	£ 11,264	0	£ 11,264	20 - <40		£9,011
Mount Fuji cherry	T018	15										£ 2,873	200	£ 5,747	100	£ 5,747	100	£ 5,747	100	£ 5,747	0	£ 5,747	20 - <40		£4,597
Cherry	T019	14										£ 2,503	200	£ 5,006	100	£ 5,006	100	£ 5,006	100	£ 5,006	0	£ 5,006	20 - <40		£4,005
Mount Fuji cherry	T020	14										£ 2,503	200	£ 5,006	100	£ 5,006	100	£ 5,006	100	£ 5,006	0	£ 5,006	20 - <40		£4,005
Mount Fuji cherry	T021	16										£ 3,269	200	£ 6,539	100	£ 6,539	100	£ 6,539	100	£ 6,539	0	£ 6,539	20 - <40		£5,231
Cherry	T022	15										£ 2,873	200	£ 5,747	100	£ 5,747	100	£ 5,747	100	£ 5,747	0	£ 5,747	20 - <40		£4,597
Mount Fuji cherry	T023	15										£ 2,873	200	£ 5,747	100	£ 5,747	100	£ 5,747	100	£ 5,747	0	£ 5,747	20 - <40		£4,597
Mount Fuji cherry	T024	14.5										£ 2,685	200	£ 5,370	100	£ 5,370	100	£ 5,370	100	£ 5,370	0	£ 5,370	20 - <40		£4,296
Mount Fuji cherry	T025	10										£ 1,277	200	£ 2,554	100	£ 2,554	100	£ 2,554	100	£ 2,554	0	£ 2,554	20 - <40		£2,043
Mount Fuji cherry	T026	16										£ 3,269	200	£ 6,539	100	£ 6,539	100	£ 6,539	100	£ 6,539	0	£ 6,539	20 - <40		£5,231
Mount Fuji cherry	T027	14										£ 2,503	200	£ 5,006	100	£ 5,006	100	£ 5,006	100	£ 5,006	0	£ 5,006	20 - <40		£4,005
Mount Fuji cherry	T028	17										£ 3,691	200	£ 7,381	100	£ 7,381	100	£ 7,381	100	£ 7,381	0	£ 7,381	20 - <40		£5,905
Mount Fuji cherry	T029	13										£ 2,158	200	£ 4,316	100	£ 4,316	100	£ 4,316	100	£ 4,316	0	£ 4,316	20 - <40		£3,453
Mount Fuji cherry	T030	11										£ 1,545	200	£ 3,090	100	£ 3,090	100	£ 3,090	100	£ 3,090	0	£ 3,090	20 - <40		£2,472
Mount Fuji cherry	T032	18										£ 4,138	200	£ 8,275	100	£ 8,275	100	£ 8,275	100	£ 8,275	0	£ 8,275	20 - <40		£6,620
Rowan	T033	0.6										£ 5	200	£ 9	100	£ 9	100	£ 9	100	£ 9	0	£ 9	20 - <40		£7
Rowan	T034	0.5										£ 3	200	£ 6	100	£ 6	100	£ 6	100	£ 6	0	£ 6	20 - <40		£5
Mount Fuji cherry	T035	23										£ 6,756	200	£ 13,511	100	£ 13,511	100	£ 13,511	100	£ 13,511	0	£ 13,511	20 - <40		£10,809
Mount Fuji cherry	T036	23										£ 6,756	200	£ 13,511	100	£ 13,511	100	£ 13,511	100	£ 13,511	0	£ 13,511	20 - <40		£10,809
Mount Fuji cherry	T037	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376
Mount Fuji cherry	T038	21										£ 5,632	200	£ 11,264	100	£ 11,264	100	£ 11,264	100	£ 11,264	0	£ 11,264	20 - <40		£9,011
Cherry	T039	24										£ 7,356	200	£ 14,712	100	£ 14,712	100	£ 14,712	100	£ 14,712	0	£ 14,712	20 - <40		£11,769
Cherry	T041	30										£ 11,494	200	£ 22,987	100	£ 22,987	100	£ 22,987	100	£ 22,987	0	£ 22,987	20 - <40		£18,390
Mount Fuji cherry	T042	22										£ 6,181	200	£ 12,362	100	£ 12,362	100	£ 12,362	100	£ 12,362	0	£ 12,362	20 - <40		£9,890
Mount Fuji cherry	T043	31										£ 12,273	200	£ 24,545	100	£ 24,545	100	£ 24,545	100	£ 24,545	0	£ 24,545	20 - <40		£19,636
Mount Fuji cherry	T044	21										£ 5,632	200	£ 11,264	100	£ 11,264	100	£ 11,264	100	£ 11,264	0	£ 11,264	20 - <40		£9,011
Cherry	T047	16										£ 3,269	200	£ 6,539	100	£ 6,539	100	£ 6,539	100	£ 6,539	0	£ 6,539	20 - <40		£5,231
Mount Fuji cherry	T048	16										£ 3,269	200	£ 6,539	100	£ 6,539	100	£ 6,539	100	£ 6,539	0	£ 6,539	20 - <40		£5,231
Callery Pear	T049	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376
Callery Pear	T050	13										£ 2,158	200	£ 4,316	100	£ 4,316	100	£ 4,316	100	£ 4,316	0	£ 4,316	20 - <40		£3,453
Callery Pear	T051	16										£ 3,269	200	£ 6,539	100	£ 6,539	100	£ 6,539	100	£ 6,539	0	£ 6,539	20 - <40		£5,231
Callery Pear	T052	15										£ 2,873	200	£ 5,747	100	£ 5,747	100	£ 5,747	100	£ 5,747	0	£ 5,747	20 - <40		£4,597
Callery Pear	T053	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376
Callery Pear	T054	16										£ 3,269	200	£ 6,539	100	£ 6,539	100	£ 6,539	100	£ 6,539	0	£ 6,539	20 - <40		£5,231
Callery Pear	T055	12										£ 1,839	200	£ 3,678	100	£ 3,678	100	£ 3,678	100	£ 3,678	0	£ 3,678	20 - <40		£2,942
Callery Pear	T056	13										£ 2,158	200	£ 4,316	100	£ 4,316	100	£ 4,316	100	£ 4,316	0	£ 4,316	20 - <40		£3,453
Callery Pear	T057	13										£ 2,158	200	£ 4,316	100	£ 4,316	100	£ 4,316	100	£ 4,316	0	£ 4,316	20 - <40		£3,453
Callery Pear	T058	15										£ 2,873	200	£ 5,747	100	£ 5,747	100	£ 5,747	100	£ 5,747	0	£ 5,747	20 - <40		£4,597
Callery Pear	T059	22										£ 6,181	200	£ 12,362	100	£ 12,362	100	£ 12,362	100	£ 12,362	0	£ 12,362	20 - <40		£9,890
Callery Pear	T060	25										£ 7,982	200	£ 15,963	100	£ 15,963	100	£ 15,963	100	£ 15,963	0	£ 15,963	20 - <40		£12,771

