

Rangepay Ltd

53-55 Chalton Street and 60 Churchway

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Discharge of Condition 1  
Tree and Public Realm Work

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Planning Permission 2016/5266/P

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Revision A

# 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 were proposed for the neighbourhood and visitors use.

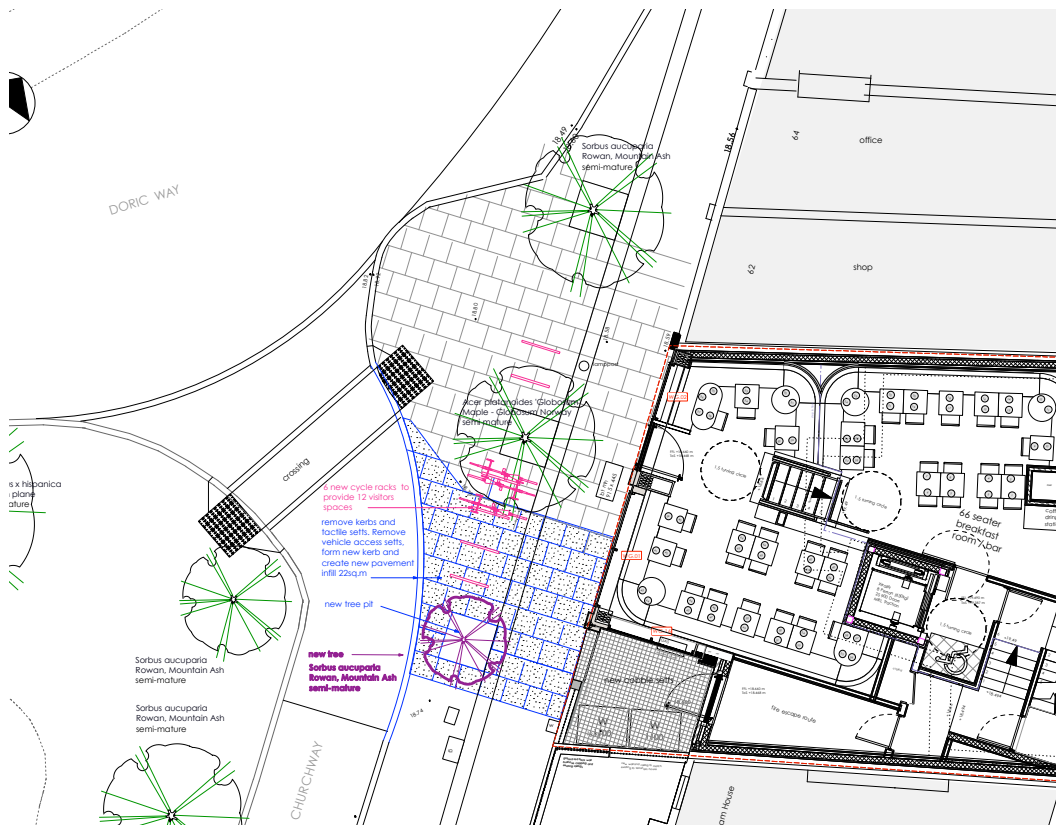
Alongside the public realm improvements the planting of a new tree is proposed to further enhance the visual appearance of the neighborhood. This new tree helps to address a key objective of Camden’s Climate Action Plan by helping to provide shade, shelter on our streets and contributing to improved 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

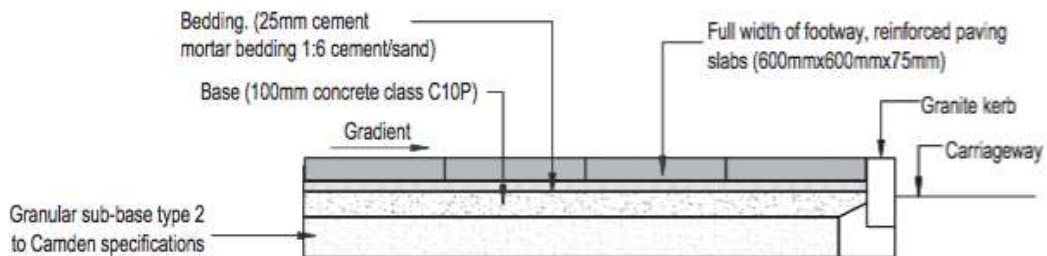
Concrete slab paving is a cost effective, practical alternative to natural stone paving. It provides a uniform 'uncluttered' appearance, with a durable surface and is easy to clean and maintain.

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.

### "FULL" - 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.

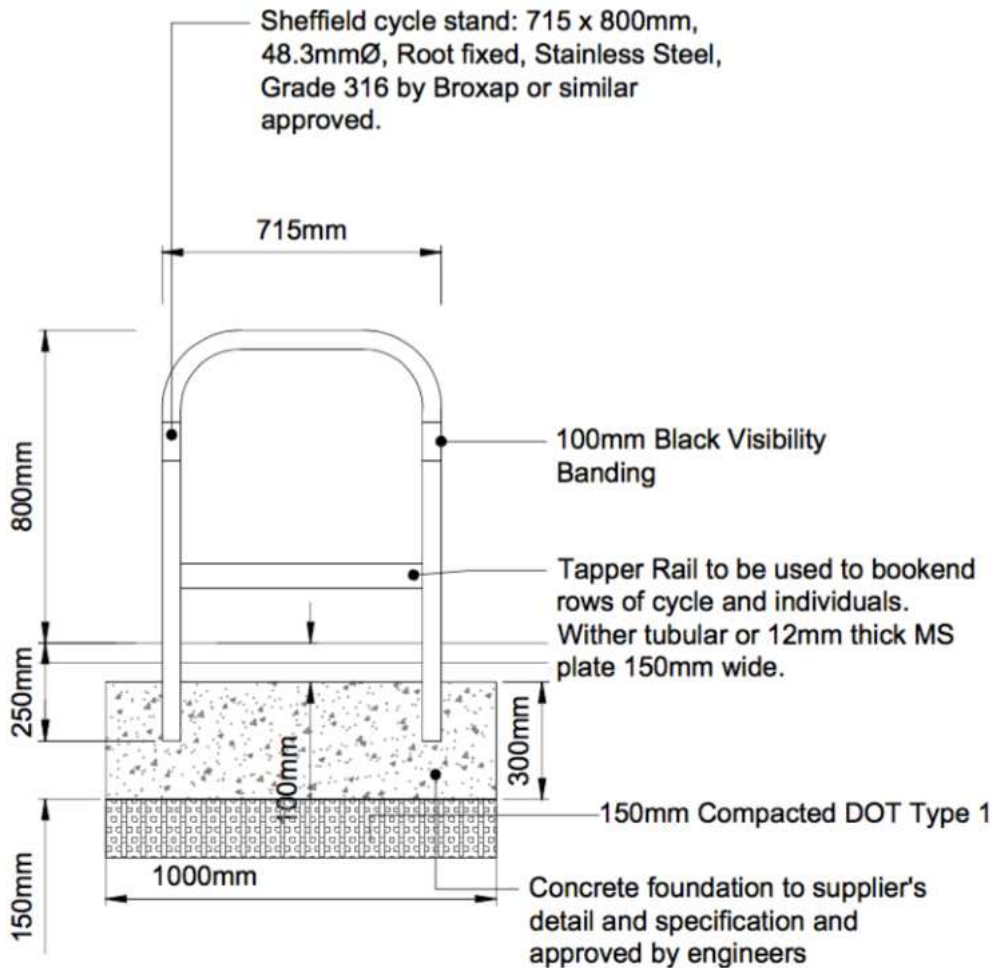
For all 'Boulevard' streets, slabs are to be butt jointed with a concrete base beneath cement mortar bedding.

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

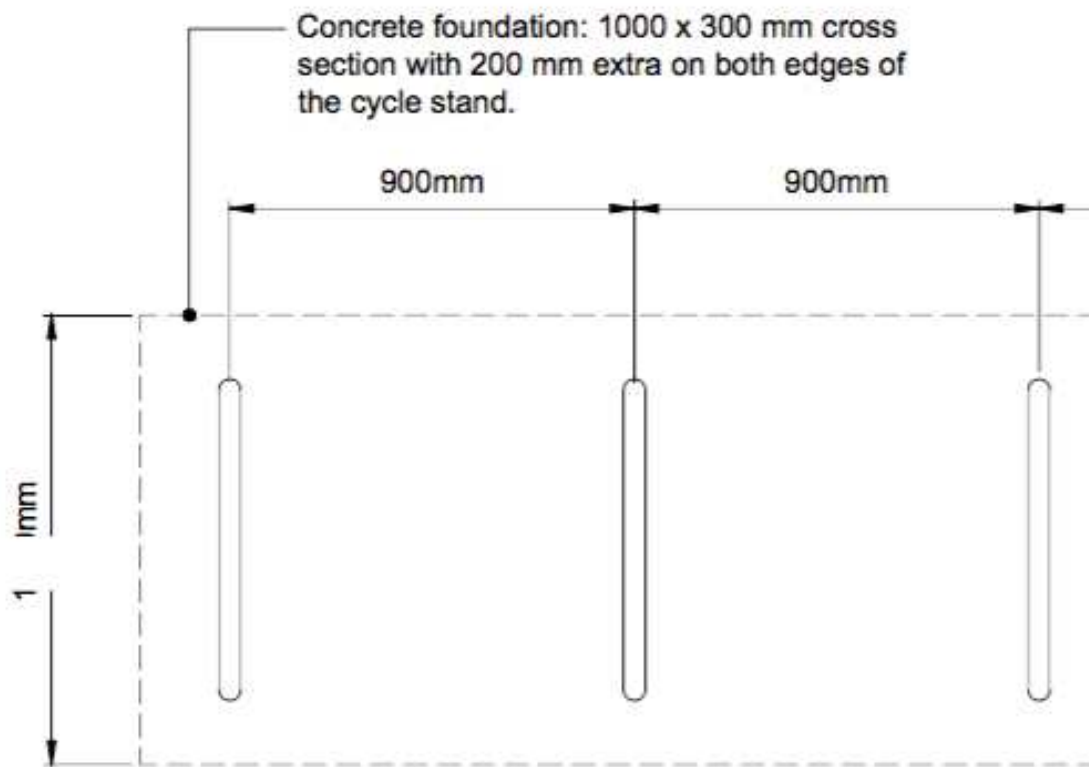
As part of the improvement to the public realm there is facility to accommodate new **cycle parking stands** to provide short stay facilities for people who cycle visiting the area.



#### 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.



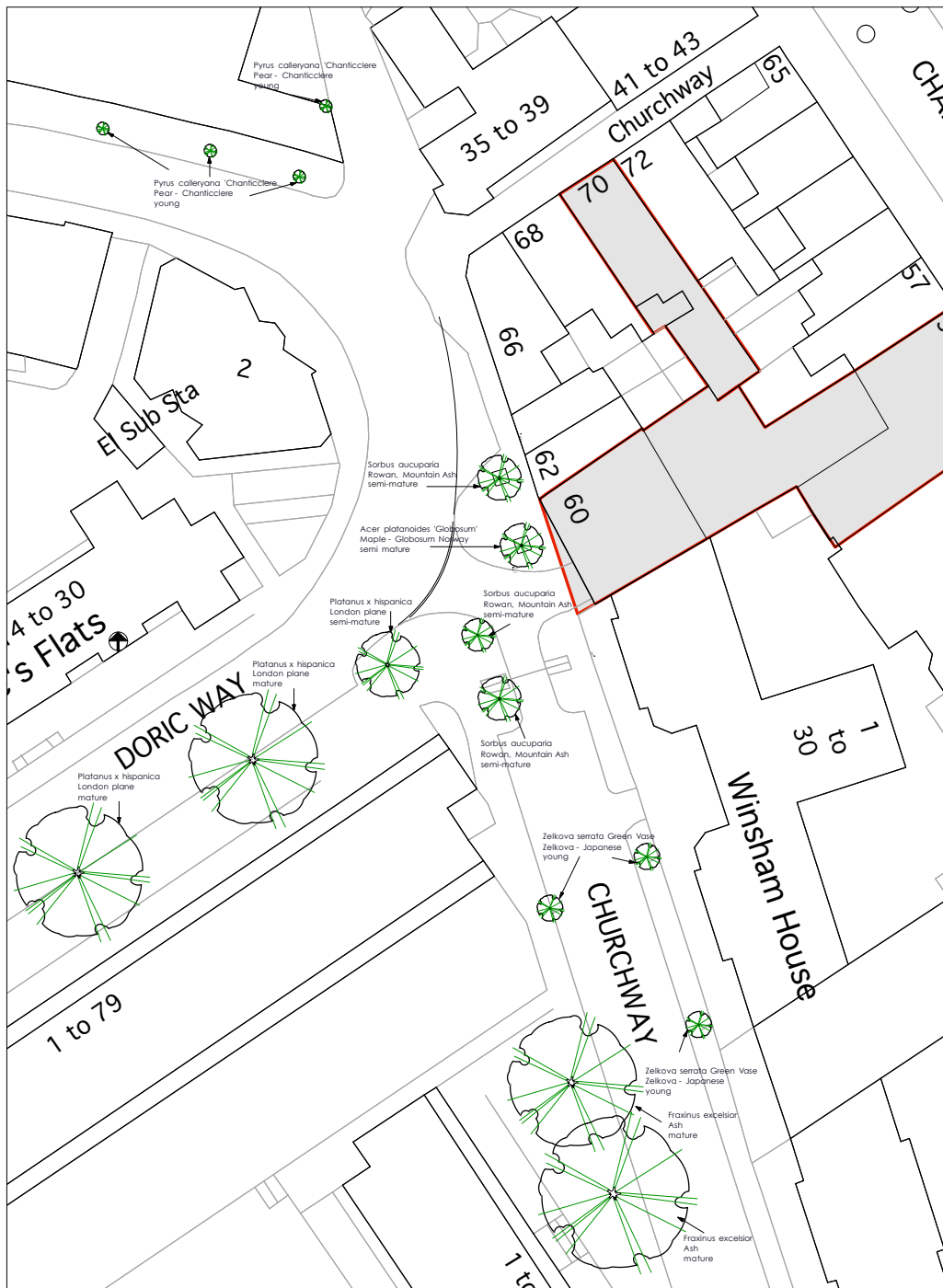


*Cycle stand plan*



# 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 thuringiaca* Fastigiata.



The foliage of *Sorbus thuringiaca* Fastigiata, also known as Service Tree), retains some of the beauty of its parent, [Sorbus aria](#). Each leaf emerges with a dark green surface and light silvery-grey underside, turning to a brilliant orange in the autumn.

The creamy white flowers appear in clusters in the spring and are followed by abundant bunches of red berries in the autumn. These berries will remain on the tree well into the winter or until they are picked from the tree by the birds.

*Sorbus thuringiaca* Fastigiata forms a small tree at maturity. It is columnar when young and becomes broadly oval with time.



It is a tough tree that can withstand some wind and cold. On the other hand, it is tolerant of direct heat and air pollution and thrives on most soils, performing best on well-drained ones.

This tree makes a fine street tree and is a super choice for urban environments and gardens alike.

It is useful for restricted spaces, and given optimum conditions and space, this tree can reach over 10m in height.

Offering year-round interest and extreme durability, this tree is a great choice when the soil quality is doubtful or if the planting site has harsh environmental conditions.

#### The highlights

- Superb wildlife friendly with shiny red berries for the birds
- Compact tree with spectacular autumn colour
- Spring flowers attract early pollinators
- 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.

#### 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.

## 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

A standard tree pit is proposed with 1mx1m excavation to approx. 450mm depth as minimum. Please refer to appendix A for drawing of proposed tree pit.

### Tree Support

Tree is to be staked with 2 no. 3500mm pressure treated softwood stake set 1500mm above ground. Stakes are to be hammered into the ground before the tree is positioned in the pit. 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, SHRUBS AND TIES 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.

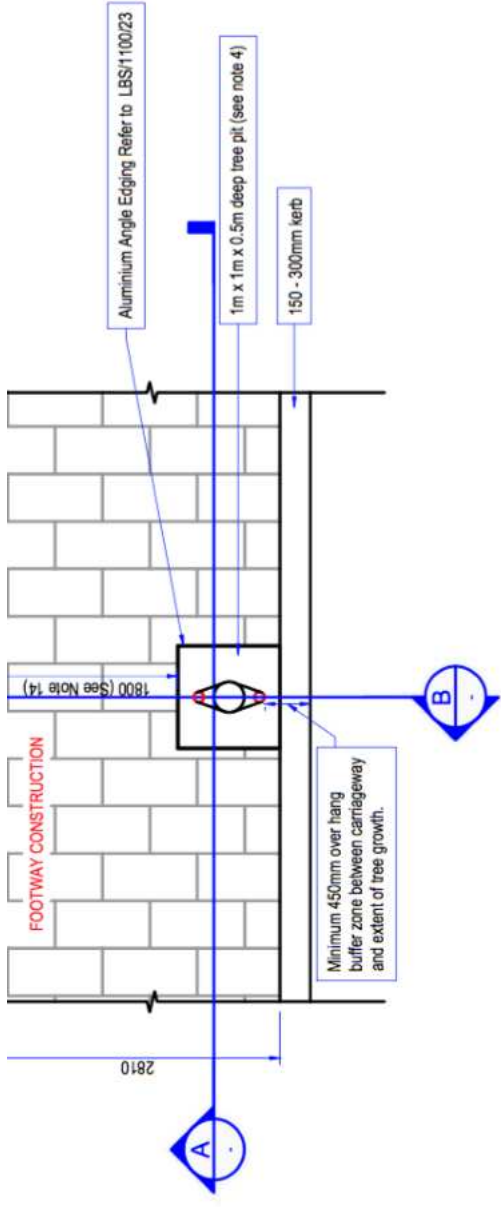
# Conculsion

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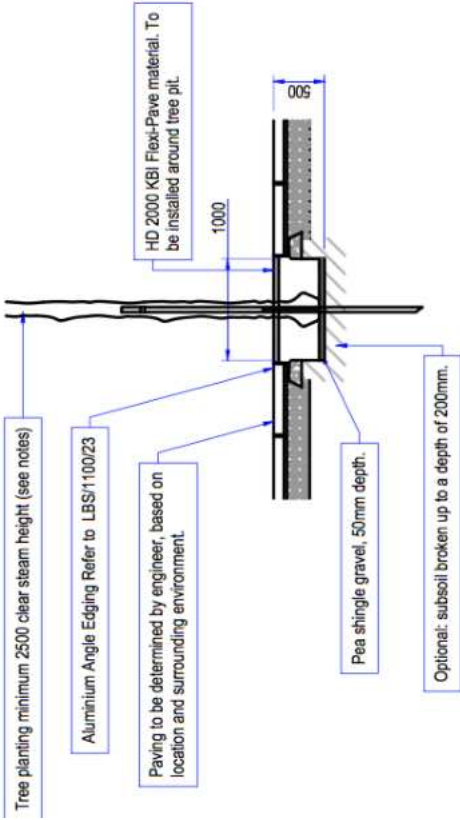
As 69% of households in Camden do not own a car and public transport usage remains lower than pre-pandemic, we know that providing infrastructure and improvements that enable safe and easy walking, wheeling, cycling, and scooting are more important than ever. Supporting and encouraging those who can 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**.

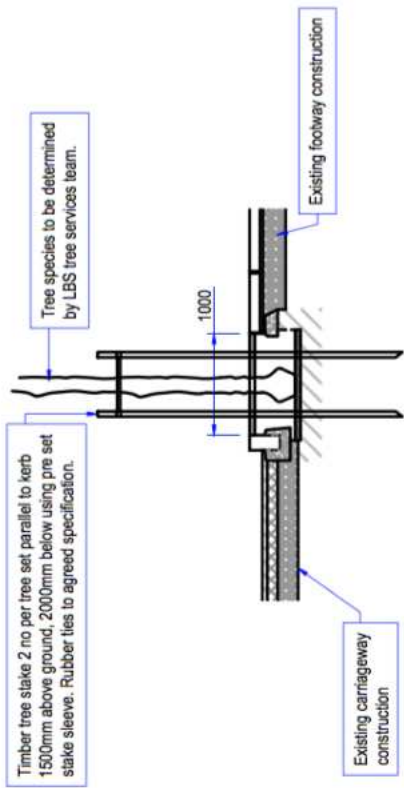
# APPENDIX A



TREE PIT PLAN



TREE PIT SECTION A-A



TREE PIT SECTION B-B