Rosenheim Building
(UCLH – Proton Beam Therapy Centre)

Part 1
Tree Survey Report

July 2014

Prepared by:

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Contents

1.0 Introduction

Charles Funke Associates (CFA) have been appointed by CAPITA Property & Infrastructure to prepare a tree survey on the existing trees located on Grafton Way and University Street.

The objective of this report is to assess the condition of the existing trees in question and provide sufficient information to inform decisions on any future development proposals on the Rosenheim Building site.

The report will include the following;

- Tree Survey Plan including Root Protection Areas
- Tree Condition Schedule
- Issues to be addressed by Arboricultural Method Statements

The initial survey of the tree was carried out in dry and bright weather conditions during mid June 2014.

The tree survey has been carried out in accordance with the guidelines of BS 5837:2012 – Trees in Relation to Design, Demolition and Construction – Recommendations.

It is essential to confirm that the trees have been firstly assessed objectively and without reference to site layout proposals for any proposed new development.

The information recorded in this report will then be used to inform the process of tree retention, protection, remedial or mitigation works to supplement the planning application for a property extension.

CFA is a landscape architectural practice based in Godalming, Surrey, which currently works and has worked extensively in central London.

2.0 Current Status Of Site

The site is located within a conservation area and is also recognised as an opportunity site within the Fitzrovia Area Action Plan. The Rosenheim Building is a UCLH property. The Odeon site that forms part of the development site lies vacant and has done so since the cinema was demolished.

There are no trees located within the site boundary. Those trees identified for survey are located within the public streetscene along Grafton Way and University Street. Refer to CFA existing tree survey drawing 770-PH4-LAN-PLN-002.

There is a location plan included in Appendix II.

3.0 Existing Landscape Value and Character

The Rosenheim Building site lies within the Bloomsbury Conservation Area in the London Borough of Camden. As a consequence of the conservation area designation,

any trees over 75mm in diameter at 1.5m above ground level are automatically protected.

As determined within the Fitzrovia Area Action Plan the site lies within the University College Hospital and University Street Character Area. The urban grain is based upon blocks with large institutional buildings that often present blank frontages to the street. The blocks are separated by busy streets, with high service access requirements. The street scene is often compromised by these needs. Large street trees make a valuable contribution to urban greening.

4.0 Site Survey Of Existing

The site was visited in June 2014 by Charles Funke Associates for the purpose of Arboricultural survey work. In this instance the trees in question are located outside of the property boundary.

The information contained in this report covers only the individual semi mature trees that were examined, and reflects the condition of these specimens at the time of inspection.

The tree has been allocated a number for reference only and no tags have been placed on the tree. The numbering starts with T1. T1 – T5 are located on Grafton Way, T6 – T9 are located on University Street. Refer to CFA existing tree survey drawing 770-PH4-LAN-PLN-002.

The trees were inspected from the ground only and was not climbed. No samples of wood, roots, or soils were taken for analysis.

As the inspection was visual only, no guarantee, either expressed or implied, of the condition of the wood of any of the trees can be given. Furthermore, no warranty that problems or deficiencies may not arise in the future can be given.

Care has been taken to obtain all information from reliable sources, and all data has been verified where possible. However, no guarantee can be given of the accuracy of information provided by others.

5.0 Existing Tree Condition

For further details of the tree refer to the Tree Condition Schedule in Appendix III.

6.0 Summary

The site is part demolished and the Rosenheim Building dominates the site boundary along Huntley street, with frontages on Grafton Way and University Street also. There are no trees within the site boundary. Those trees surveyed are in the public realm, planted as street trees.

The site is located within a conservation area and the trees have protected status.

The trees themselves are;

- BS 5837: 2012 category A2 or B1.

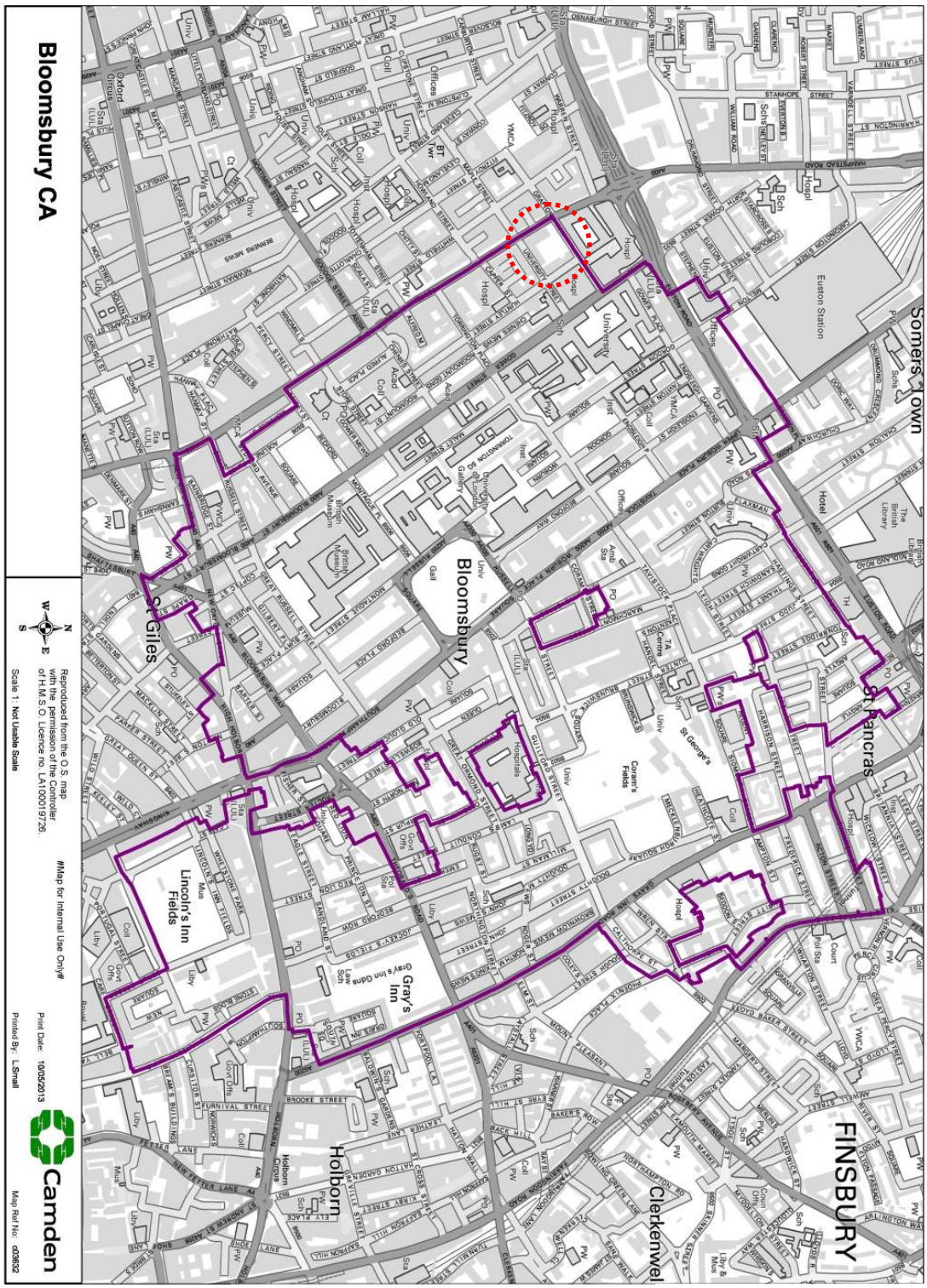
- in good/fair structural condition, with a number displaying scars from historic vehicle damage.
- in excess of 13m in height with a crown clearance of between 3-5.5m ht.
- in the main leaning in search of light.

Part 1 of this report includes the tree survey information. Part 2 will be an Arboricultural Impact Assessment.

The information included in Parts 1 and 2 of this report will then be used to inform an Arboricultural Method Statement to support a planning application the demolition of the Rosenheim Building and construction of the UCLH Proton Beam Therapy Centre (PBT).

Appendix I

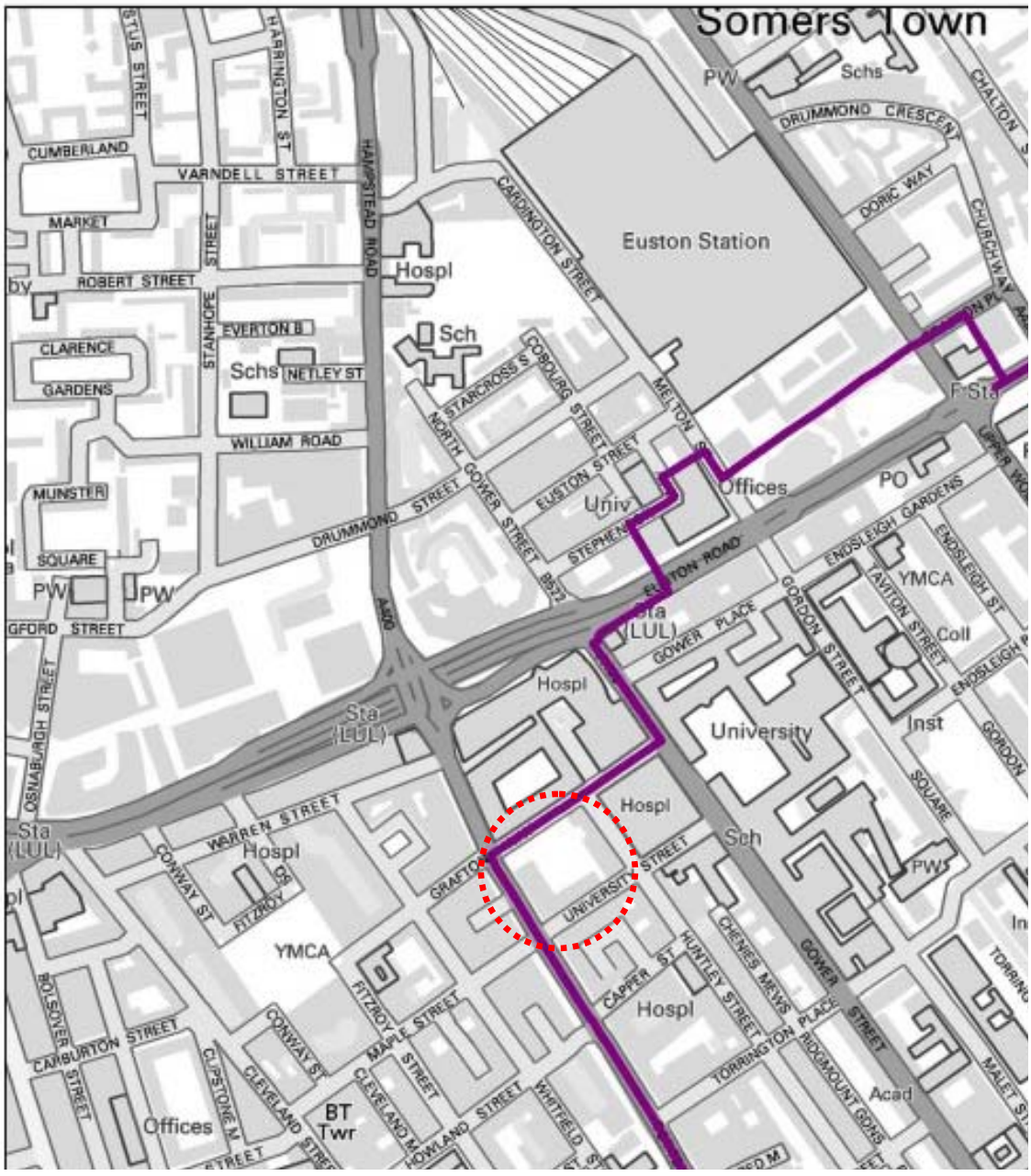
Bloomsbury Conservation Area Map



Appendix II

Site Location

North



Appendix III

Existing Tree Condition Survey

The information contained in the schedule on the following page results from the site visit and visual inspection of the trees. The information contained follows in sections as detailed below in accordance with BS 5837:2012, Section 4.4.2.5.

1. Sequential Reference Number
2. Specie - to include both common and scientific names
3. Height - Given approximately in meters.
4. Stem diameter- The stem diameter of each tree was measured at 1.5m above the ground unless stated otherwise. The units of measurement are millimetres.
5. Crown spread - The spread of the crown taken as a minimum at the four cardinal points. Expressed in metres.
6. Height of crown clearance above Ground Level- Given approximately in metres.
7. Life Stage or Age Class – (young, semi-mature, early mature, mature, over-mature)
8. Physiological condition – (good, fair, poor, dead)
9. Structural condition - An indication of whether there is any evidence of any significant decay or cavities within the tree. General comments relating to the health or condition of the tree.
10. Preliminary management recommendations
11. Estimated remaining contribution – Given in years (Less than 10, 10-20, 20-40, more than 40).
12. Category grading – A, B, C or U

Existing Tree Condition Survey

Ref	Species	Height	Stem Diameter	Canopy NESW	Crown Clearance Height	Age Class	Physiological Condition	Structural Condition	Comments	Est. Remaining Contribution	Category	RPA Radius	Recommendations
T1	Platanus x hispanica	15	500	N 3m E 4m S 7m W 6m	5.5m	Mature	Good	Good	Leaning towards road. Bifurcates at 4m.	20+	A2	6m	Reduce canopy by 25%
T2	Platanus x hispanica	15	400	N 3m E 3m S 5m W 3m	5.5m	Mature	Good	Good	Vehicular damage to trunk at 3m healing. Slight lean over road.	20+	A2	4.8m	Reduce canopy by 25%
T3	Platanus x hispanica	15	550	N 3m E 6m S 7m W 3m	5.5m	Mature	Good	Good	Good condition, straight trunk.	20+	A2	6.6m	Reduce canopy by 25%
T4	Platanus x hispanica	15	650	N 2.5m E 4m S 6m W 3m	5.5m	Mature	Good	Good	Damage to trunk at 3m healing. Bifurcates at 3.5m	20+	A2	7.8m	Reduce canopy by 25%
T5	Platanus x hispanica	15	550	N 2m E 6m S 6m W 4m	5.5m	Mature	Good	Good	Tree leaning towards road for light.	20+	A2	6.6m	Reduce canopy by 25%
T6	Platanus x hispanica	15	500	N 7m E 6m S 2m W 6m	4m	Mature	Fair	Fair	Severe lean over road for light.	20+	B1	6m	Reduce canopy by 30%.

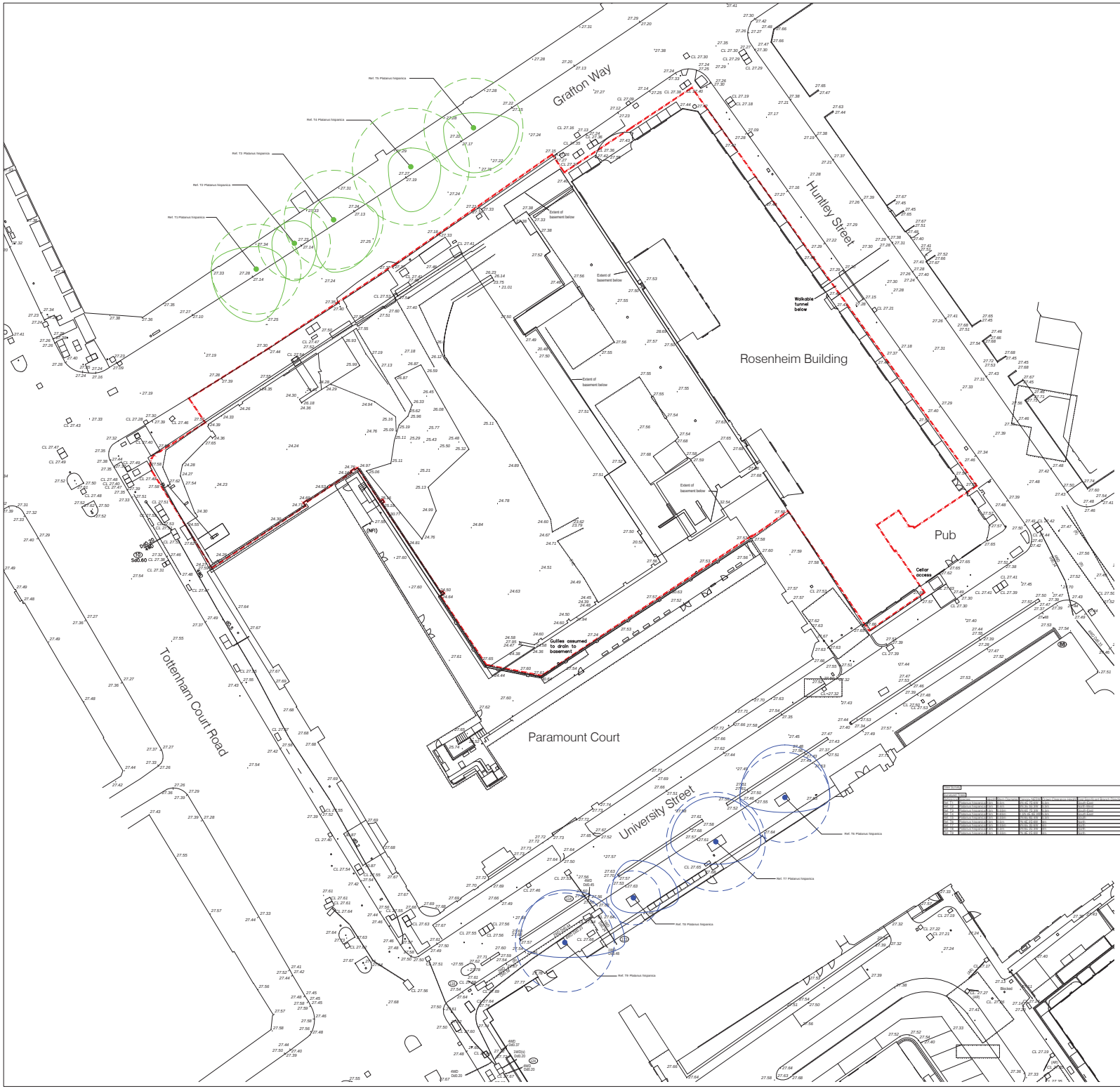
Ref	Species	Height	Stem Diameter	Canopy NESW	Crown Clearance Height	Age Class	Physiological Condition	Structural Condition	Comments	Est. Remaining Contribution	Category	RPA Radius	Recommendations
T7	Platanus x hispanica	15	550	N 6m E 6m S 3m W 6m	4m	Mature	Fair	Fair	Leaning over road for light.	20+	B1	6.6m	Reduce canopy by 30%.
T8	Platanus x hispanica	13	300	N 5m E 6m S 2m W 3m	4m	Youth	Fair	Fair	Smaller than neighbouring trees. Leaning over road for light.	20+	B1	3.6m	Reduce canopy by 30%.
T9	Platanus x hispanica	15	550	N 7m E 8m S 2m W 6m	4m	Mature	Fair	Fair	Leaning over road for light.	20+	B1	6.6m	Reduce canopy by 30%.

Extract of Schedule from BS 5837 – 2012

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see **4.5.7**.*			See Table 2
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Appendix IV Tree Survey Plan (Reduced). Please see full scale copy that accompanies this submission.



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Key:

- Tree Canopy
- Tree RPA
- Site Boundary

NOTE:

There are no trees within the site boundary. Those trees surveyed are in proximity to the site and are established street trees.

Refer to Charles Funke Associates documents;

770-0013 Tree Survey Document

770-0014 Tree Protection Document

770_PH4_LAN_PLN_003 Tree Protection Plan

REVISION		DATE

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CLIENT
UCLH

PROJECT
Proton Beam Therapy
(The Rosenheim Building)

DRAWING TITLE
Existing Tree Survey

DRAWING STATUS
FOR PLANNING

COMP. FILE NAME
770_PH4_LAN_PLN_002

DRAWN BY	CHECKED BY
BS/MY	DR

SCALE	DATE
1:250 @ A1	JULY 2014

DRAWING NO.	REVISION
770_PH4_LAN_PLN_002	0

BS5837:2012 Cascade chart for tree quality assessment

Category & Definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention				
Category U Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years				Red on plan BGA 127.0.0
Trees to be considered for retention	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, including conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years				Light Green BGA 0.255.0
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years				Mid Green BGA 0.0.255
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm				Grey BGA 255,255,255

Appendix V Site Images

Trees T1 – T5 Platanus x hispanica Grafton Way, looking north-east.

Trees T1 – T5 Platanus x hispanica Grafton Way junction with Huntley Street, looking south-west.

Trees T6 – T9 Platanus x hispanica

University Street junction with Huntley Street, looking south-west.

Trees T6 – T9 Platanus x hispanica

University Street junction with Tottenham Court Road, looking north-east.

Trees T6 – T9 Platanus x hispanica

Surveyed trees have a significant lean out across University Street. This is typical of the species as it searches for light, but this is a particularly extreme example.

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Part 2
Arboricultural Impact Assessment

July 2014

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Contents

Part 2 – Arboricultural Impact Assessment

1.0 Introduction

As part of the arboricultural appointment, CFA have undertaken an assessment of the impact upon existing trees of a proposed demolition and development construction.

The tree survey was carried out in June 2014. Trees within the site are all of a solitary specie and are located in two groups; 5no. on Grafton Way and 4no. on University Street.

The following design team drawings have been used to make the assessment;

Originator	Drawing Title	Drawing Number	Scale
Existing Property:			
-	Existing Desktop Site Survey Information	-	-
Reach Active	Existing Utility Drawings	SL20140603 001	1:100@A1
Scott Tallon Walker	Rosenheim Demolition Site Constraints Ground Level	12046-DEM-100	-
Proposed:			
Scott Tallon Walker	Ground Floor GA Plan	12046-EWA-A2 1520	1:200@A1

The following documents were used for guidance;

Originator	Document Title
BSI	BS 5837: 2012 Trees in relation to design, demolition and construction - Recommendations

2.0 General Overview of Development Proposals

The proposals are set out on the drawings as listed above and indicate the proposed demolition works and construction of the new building.

- The proposals do not require the removal of the trees.
- The proposals do not require any tree works or canopy pruning for the facilitation of either access or construction. However, tree canopy reduction is recommended as part of good tree husbandry/management.
- The proposals do require access and construction within the recognised RPA primarily for utilities re-location. The trees are located within the urban realm and the RPA includes an existing road.

3.0 Extent of Impact from Proposals on the Existing Trees

There is a definite intent to retain and protect the trees.

The desktop RPA for the tree as surveyed in June 2014 and extends largely in to the footpath and road of Grafton Way.

With this in mind the direction of root spread may have been affected by the existing urban setting (roads, kerbs, buildings, foundations, services). Root scan investigations may be required if particular utilities diversions are required within the RPA.

The impact of the proposed new building on the RPA of the existing trees will come primarily from the proposed diversion of any utilities/services from Grafton Way in to the site.

4.0 Issues to be Addressed by Arboricultural Method Statements

There is a requirement for preparation of an Arboricultural Method Statement, in line with section 6.1 of BS 5837: 2012. Information from design team specialists will be required and the document will cover issues such as;

- Trial digs and root investigations
- Trial digs and utility investigations
- Tree protection measures
- Excavations within the RPA
- Auditing and site monitoring
- Contact details for all relevant parties

Utilities Diversions and Root Investigations

Within the RPA any utilities diversions undertaken will require an arborist consultant to be in attendance. The guidance of BS 5837:2012 and the NJUG Guidelines For Installing and Maintaining Utility Services Close to Trees must be adhered to at all times.

Tree Works

The trees are protected by their status within a conservation area. Approval must be sought prior to any works being undertaken. Method statements will be required and work will be undertaken by a registered arborist contractor.

Closing Statement

A precautionary approach towards tree protection will be adopted and any actions/operations, including access and trial investigations, proposed within the RPA will be described within the arboricultural method statement.

This is in order that from the outset the design team and client can demonstrate their intention to retain and protect the existing tree, by employing operations and methods that can be undertaken with minimal risk of adverse impact on the retained tree.