

**Allies and Morrison
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agenda **Kidderpore Avenue**
809
Tree Workshop

attendees	Mark Watson	Barratt London
	Jason Holmes	Barratt London
	Gerry Oxford	London Borough of Camden
	Clive McDonnell	Murdoch Wickham
	Mark Ryan	Gravity Consulting Engineers
	Rachel Ferguson	CBRE
	Nick Rutherford	A&M

date 1 Decemeber 2014

venue Site Office, 21 Kidderpore Avenue

Meeting Notes

Apologies

Michael Roseveare - Landscape Partnership
Mark Ryan - Gravity Consulting Engineers

1.0 A&M present overview to Camden

1.1 Trees to be removed

- GO confirmed T15, T43 and T65 can be removed there should not be a risk with removing T43 now.

1.2 Historic discrepancies

- NR explained difference between the AIA and soft-works landscaping plan. T5 and T30 marked for removal on AIA, but shown as retained on landscaping plan.
- PMN : CBRE checked the Officer's Report which sets out that removal of T30 was approved (see below)
- It also confirms that consent was granted for removal of T5 to enable access to basement car parking below Blocks L and M
- In terms of total figures the Officer's Report sets out:

Removal:

- 9 trees to be removed for poor quality/ short life expectancy;
- 15 to be removed for construction purposes;
- Total of 24 trees (none were Cat A). This is in line with the 24 trees listed for removal in the AIA (9 for arboricultural reasons and 15 to enable the development).

Proposed:

- 50 individual trees, comprising 8 different native species, 16 semi mature trees (up to 5 m high);

1.3 Revisions to proposed planting

- Murdoch Wickham have been appointed to prepare a revised landscaping scheme. Overview provided of key changes to landscaping scheme, including shade tolerant plants.
- GO expressed preference for Mountain Ash;
- This would be regularised through submission of the landscaping scheme (required by condition);
- Action: MW to prepare a table indicating how MW proposals will differ to tree planting scheme proposed for planning.

1.4 Fallen Trees

- Two trees have fallen (one along Kidderpore Avenue, another to rear of Block D):
- GO confirmed if this is the case then these should no longer be shown on the arboricultural drawing.
- A&M to mark up site plan with current assumptions of fallen trees
- LP to advise on which trees remain in central open space as it was unclear on site

1.5 GO would like to meet arboriculturalist – Barratt to arrange

- Arb. consultant should be involved through-out/ monitoring Barratt (note this is not currently conditioned, but could be conditioned thro. the S73 application).
- GO would likely to see measures to protect trees during Phase 2 demolition/ construction (esp. T1 and T2).

1.6 Pruning

- Should be applied for via consent for a Tree Preservation Order (trees subject to this should be discussed with arboriculturalist and GO). Arboriculturalist to coordinate applications (Barratt to confirm).
- A&M advised there would 5 no. ex trees that would require trimming and management to remove ivy and deadwood etc. to be tree T1, T2, T10, T11, T18, T19
- Discussed with GO to remove T58 in 2 phases due to low contribution for replacement planting on landscaped corner of Platt's Lane / Finchley Avenue

Subject to confirmation of the trees which have fallen CBRE to send a summary note of relevant planning points to Seonaid Carr (planning case officer) with GO copied

1.7 Planning Scheme

- PMN : CBRE reviewed tree issues raised at pre-app/planning and any scheme amendments that resulted at that point. In summary, these comprised:
- Tree Officer raised concern about impact of proposals on mature trees located on the Platt's Lane corner of the site - impact would be harmful to character and appearance of the Conservation Area - consequently footprint of individual house on corner set back an additional 750 mm from pavement edge to introduce a wider strip of planted, soft landscaping
- Tree Officer concerned about loss of Cat B trees (T28 and T30 - False Acacias), due to construction of Block E. On balance it was decided re-siting of new HSoA was not possible, and loss accepted subject to replanting. LP to confirm which tree/ roots may be affected by Block E basement.
- Loss of T5 (Kidderpore Avenue) is regrettable, however, this is the practical location for access to the basement car-parking below blocks L and M and thus loss justified;
- T7 and T8 (Kidderpore Avenue) considered attractive, however, as they are Category U it is considered unreasonable to seek retention given their short life expectancy.
- Basement below Blocks L&M reduced in size to enable replanting of more mature native trees along Kidderpore - LP / MW to advise and agree suitability with SE given basement extends to boundary here and potential limited planting zone

2.0 Foundations

- Agreed foundations in relation to proposed buildings, garden walls, bin stores (A-C), and new paving levels to be advised by LP and strategy agreed, in relation to :
 - Proposed chiller units and hard standing for A-C and block D over tree protection areas of T18 and T19
 - Timber walkway foundations and drainage services trench to rear of blocks F-H
 - Northern wall footprint of block E over existing retained trees and impact of basement
 - Block LM basement and block K2 basement

3.0 Any Other Business

- GO asked for regular site attendance by arboriculturalist and regular update reports to be submitted by email