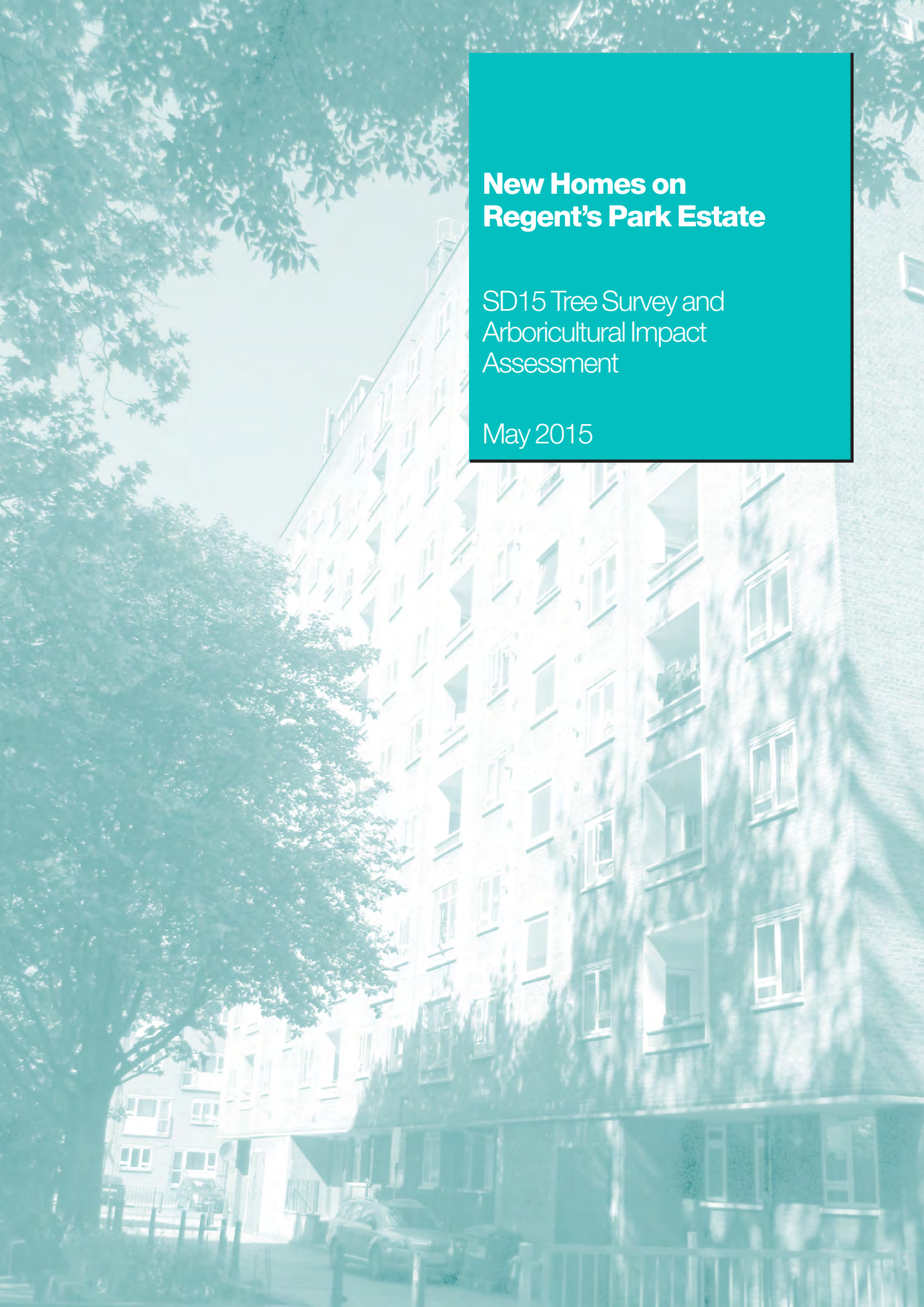

# New Homes on Regent's Park Estate

## SD15 Tree Survey and Arboricultural Impact Assessment

May 2015

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Confidential

# Regent's Park Estate

## Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement

For

Camden

Project Number:

11775

May 2015

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## Contents



## Appendices

## 1.0 INTRODUCTION

1.1. Thomson Ecology was commissioned by Campbell Reith Hill LLP ('CampbellReith') on behalf of the London Borough of Camden to undertake an Arboricultural Survey of the 11 sites within the Regent's Park Estate. The objective of the survey and report was to assess the condition of the existing trees on site and any offsite trees that might be affected by the development, providing sufficient information to enable decisions to be made on potential design layout and tree retention for the proposed development. The brief was to:

- Conduct an Arboricultural Survey of up to 80 trees (grouped where deemed appropriate), within or immediately adjacent to the 11 sites within the red line boundary provided, in accordance with standards set out in BS5837:2012 *Trees in Relation to Design, Demolition and Construction - Recommendations* (BSI, 2012);
- Undertake a desk study to determine the presence of any Tree Preservation Orders or Conservation Area restrictions affecting the sites;
- Produce a combined report for all 11 sites detailing our methods and the results including the Tree Schedule; and
- Produce a Tree Schedule Tree Constraints Plan (TCP)

1.2. This initial work recommended that an Arboricultural Impact Assessment and Arboricultural Method Statement were prepared. Therefore, a further phase of work was undertaken to:

- Provide informal design advice relating to tree issues at the nine sites being taken forward for development;
- Produce the Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) based on the proposed layouts for the nine sites, detailing the trees to be removed and retained, and make recommendations for the tree protection measures required; and
- Produce a Tree Protection Plan.

1.3. This report summarises the Arboricultural Survey (Ref: ACAM206/006/002/002) (**Appendix 1**) and the AIA and AMS (Ref: ACAM206/008/004/003) which is contained within **Appendix 2**.

1.4. Eleven sites that were assessed within the Arboricultural Survey are listed within the first two columns of **Table 1.1** below. However, since the survey was undertaken, the sites are now referred to as 'Plots' and only 9 of the previously identified 11 sites are being taken forward to planning. Plot 7 Camden People's Theatre will be applied for via a separate planning application. The Plots that are being taken forward to planning are listed in **Table 1.1** and will be referred to within this document.

*Table 1-1: Superseded site names and plots being taken forward to planning*

| Sites originally assessed | | Plots being taken forward to planning | |
|---|---|---|---|
| Site | Site Name | Plot | Plot Name |
| Site 1 | Roberts Street Car Park | Plot 1: | Robert Street Car Park |
| Site 2: | Former One Stop Shop | Plot 2: | Former One Stop Shop |
| Site 3: | Varndell Street Corner | Plot 3: | Varndell Street Corner |

| Sites originally assessed | | Plots being taken forward to planning | |
|---|---|---|---|
| Site | Site Name | Plot | Plot Name |
| Site 4: | Newlands Plot | Plot 4: | Newlands Plot |
| Site 5: | Dick Collins Hall | Plot 5: | Dick Collins Hall |
| Site 6: | Cape of Good Hope Public House | Plot 6: | Cape of Good Hope |
| Site 7: | Troutbeck Overbuilds | No longer considered | |
| Site 8: | Staveley / Newby Overbuilds | No longer considered | |
| Site 9: | Camden Peoples Theatre | Plot 7: | Camden Peoples Theatre* |
| Site 10: | Victory Public House | Plot 8: | The Victory Pub |
| Site 11: | St Bede's Mews | Plot 9: | St Bede's Mews |

*Note that Plot 7 Camden Peoples Theatre will be applied for via a separate planning application

1.5. The location of the 9 plots within the Regent's Park Estate is shown on **Figure 1.1.**

| Sites originally assessed | | Plots being taken forward to planning | |
|---|---|---|---|
| Site | Site Name | Plot | Plot Name |
| Site 1 | Roberts Street Car Park | Plot 1: | Robert Street Car Park |
| Site 2: | Rydal Water Open Space | Plot 2: | Former One Stop Shop |
| Site 3: | Varndell Street | Plot 3: | Varndell Street Corner |
| Site 4: | Newlands Open Space | Plot 4: | Newlands Plot |
| Site 5: | Rothay / Dick Collins Community Hall | Plot 5: | Dick Collins Hall |
| Site 6: | Cape of Good Hope Public House | Plot 6: | Cape of Good Hope |
| Site 7: | Troutbeck Overbuilds | No longer considered | |
| Site 8: | Staveley / Newby Overbuilds | No longer considered | |
| Site 9: | Camden Peoples Theatre | Plot 7: | Camden People's Theatre |
| Site 10: | Victory Public House | Plot 8: | The Victory Pub |
| Site 11: | St Bede's Hall | Plot 9: | St Bede's Mews |

Legend

Plot Boundary

1:10000@A4

Regents Park Estate

Client: Camden

Figure 1.1:
Location of Plots within Regent's Park Estate

Scale: 1:10000@A4



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## 2.0 ARBORICULTURAL SURVEY

### 2.1. Methodology

2.1.1. The condition of each tree was assessed according to the following categories outlined in BS5837:2012 and listed below:

- Category A: Trees of high quality and value;
- Category B: Trees of moderate quality and value;
- Category C: Trees of low quality and value; and
- Category U: Trees in such a condition that they cannot realistically be retained.

2.1.2. Trees categorised as either A, B or C were allocated three subcategories:

- Category grading based on mainly Arboricultural qualities;
- Category grading based on mainly landscape qualities; and
- Category grading based on mainly cultural values, including conservation.

2.1.3. In order to prevent damage to the roots or the rooting environment of retained trees the Root Protection Zones (RPZ) was also calculated using the formula states within BS5837: 2012 '*Trees in relation to Design, Demolition and Construction – Recommendations*'.

2.1.4. The Arboricultural Survey was undertaken on 21st January 2015.

### 2.2. Desk Study

2.2.1. It was confirmed by a representative of the London Borough of Camden Council that no trees within the plots or immediately adjacent to the plot boundaries are covered by Tree Preservation Orders (TPO) or located within a Conservation Area.

### 2.3. Tree Survey

2.3.1. A total of 85 individual trees and seven groups were recorded during the survey across the 11 sites. Across the 9 plots being taken forward to planning, 53 individual trees and six groups were recorded. This includes two Category A trees, 40 Category B trees, one Category B group, 14 Category C trees, 5 Category C groups and one Category U tree located within or adjacent to the plots.

2.3.2. The number of trees in each category at each plot is shown in **Table 2.1**.

*Table 2-1: Number of significant trees and groups allocated to each retention category in each plot*

| | Category A Trees and Groups | Category B Trees and Groups | Category C Trees and Groups | Category U Trees and Groups |
|---|---|---|---|---|
| Plot 1 Robert Street Car Park (formally Site 1) | 0 | 4 | 12 | 0 |
| Plot 2 Former One Stop Shop (formally Site 2) | 0 | 2 | 0 | 1 |
| Plot 3 Varndell Street Corner (formally Site 3) | 1 | 6 | 2 | 0 |
| Plot 4 Newlands Plot | 0 | 11 | 5 | 0 |

| | Category A Trees and Groups | Category B Trees and Groups | Category C Trees and Groups | Category U Trees and Groups |
|---|---|---|---|---|
| (formally Site 4) | | | | |
| Plot 5 Dick Collins Hall (formally Site 5) | 0 | 7 | 0 | 0 |
| Plot 6 Cape of Good Hope (formally Site 6) | 0 | 4 | 0 | 0 |
| Plot 7 Camden People's Theatre (formally Site 9) | 0 | 0 | 0 | 0 |
| Plot 8 The Victory Pub (formally Site 10) | 1 | 1 | 0 | 0 |
| Plot 9 St Bede's Mews (formally Site 11) | 0 | 2 | 0 | 0 |

2.3.3. Category A, B and C trees represent a material consideration to development. Strong effort should be made to retain Category A and B trees within the development. While Category C trees should be retained where possible, they should not be retained where they would present a serious constraint to development.

## 2.4. Recommendations

2.4.1. All trees on the plots should be considered for retention where possible, with the greatest consideration given to Category A trees, then Category B and finally Category C trees. However, the retention of Category C trees should not be at the expense of an efficient design.

2.4.2. Category U trees are recommended for removal for sound Arboricultural reasons. Where trees of any category are on adjacent land, and removal is required for the development, permission must be sought from the landowner before any works can be undertaken.

2.4.3. For those trees selected to be retained as part of the redevelopment, it will be necessary to maintain Construction Exclusion Zones (CEZs) during the construction phase. The purpose of CEZs is to prevent damage to the tree roots from severance, compaction of the soil, or exclusion of air and water to the soil.

2.4.4. General recommendations for tree management within the sites are:

- Building lines should be kept clear of RPAs where possible. Limited use may be made for parking, drives or hard surfaces within the RPA, subject to advice from a qualified arboriculturist;
- Wherever possible, service runs should be routed outside the RPAs. If this is not possible, they should be kept together and trenchless techniques should be used. At all times where services pass within an RPA, detailed plans showing the proposed routing should be drawn up in conjunction with an arboriculturist; and
- On residential developments consideration must be given to future tree growth and orientation (BS5837:2012), i.e. adverse shading and blocked views from windows, which may lead to pressure to fell or remove trees in the future. Wherever possible, the windows of primary rooms should be orientated to avoid any potential conflict with tree canopies.

## 3.0 ARBORICULTURAL IMPACT ASSESSMENT

### 3.1. Arboricultural Background

3.1.1. Across the nine plots being taken forward for development, 53 individual trees and size groups were recorded. This includes two Category A trees, 40 Category B trees, one Category B group, 14 Category C trees, 5 Category C groups and one Category U tree.

### 3.2. Trees to be Removed

3.2.1. A total of 30 trees and three groups require removal as part of the development of each of the plots. A breakdown of the associated categories assigned to these specimens can be seen in **Table 3.1** below and the species and what plots these are in shown in **Table 3.2**.

*Table 3-1: Number of trees to be removed within each retention category*

| | Category A Trees and Groups | Category B Trees and Groups | Category C Trees and Groups | Category U Trees and Groups |
|---|---|---|---|---|
| Number of Trees and Groups | 0 | 22 | 10 | 1 |

*Table 3-2: Details of trees to be removed*

| Tree / Group number | Plot number/ Name | Category | Reason |
|---|---|---|---|
| T1 | Plot 1 Robert Street Car Park (formally Site 1) | C1 | To facilitate the development |
| T2 | Plot 1 Robert Street Car Park (formally Site 1) | C1 | To facilitate the development |
| T3 | Plot 1 Robert Street Car Park (formally Site 1) | B1;2 | To facilitate the development |
| T4 | Plot 1 Robert Street Car Park (formally Site 1) | C1 | To facilitate the development |
| T5 | Plot 1 Robert Street Car Park (formally Site 1) | B1;2 | To facilitate the development |
| T6 | Plot 1 Robert Street Car Park (formally Site 1) | C1;2 | To facilitate the development |
| T7 | Plot 1 Robert Street Car Park (formally Site 1) | C1 | To facilitate the development |
| T8 | Plot 1 Robert Street Car Park (formally Site 1) | C1 | To facilitate the development |
| T10 | Plot 1 Robert Street Car Park (formally Site 1) | B1;2 | To facilitate the development |
| T12 | Plot 1 Robert Street Car Park (formally Site 1) | B2 | To facilitate the development |
| T13 | Plot 1 Robert Street Car Park (formally Site 1) | C1 | To facilitate the development |
| T15 | Plot 2 Former One Stop Shop (formally Site 2) | B1;2 | To facilitate the development |

| Tree / Group number | Plot number/ Name | Category | Reason |
|---|---|---|---|
| T16 | Plot 2 Former One Stop Shop (formally Site 2) | U | Good arboricultural practice and to facilitate the development |
| T19 | Plot 3 Varndell Street Corner (formally Site 3) | B1;2 | To facilitate the development |
| T20 | Plot 3 Varndell Street Corner (formally Site 3) | C1;2 | To facilitate the development |
| T21 | Plot 3 Varndell Street Corner (formally Site 3) | B1;2 | To facilitate the development |
| T22 | Plot 3 Varndell Street Corner (formally Site 3) | B1;2 | To facilitate the development |
| T23 | Plot 3 Varndell Street Corner (formally Site 3) | B1;2 | To facilitate the development |
| T28 | Plot 4 Newlands Plot (formally Site 4) | B1;2 | To facilitate the development |
| T29 | Plot 4 Newlands Plot (formally Site 4) | C1 | To facilitate the development |
| T30 | Plot 4 Newlands Plot (formally Site 4) | B1;2 | To facilitate the development |
| T31 | Plot 4 Newlands Plot (formally Site 4) | B2 | To facilitate the development |
| T32 | Plot 4 Newlands Plot (formally Site 4) | B2 | To facilitate the development |
| T33 | Plot 4 Newlands Plot (formally Site 4) | B2 | To facilitate the development |
| T34 | Plot 4 Newlands Plot (formally Site 4) | C2 | To facilitate the development |
| T35 | Plot 4 Newlands Plot (formally Site 4) | B2 | To facilitate the development |
| T36 | Plot 4 Newlands Plot (formally Site 4) | B2 | To facilitate the development |
| T39 | Plot 5 Dick Collins Hall (formally Site 5) | B1;2 | To facilitate the development |
| T40 | Plot 5 Dick Collins Hall (formally Site 5) | B1;2 | To facilitate the development |
| T48 | Plot 6 Cape of Good Hope (formally Site 6) | B1;2 | To facilitate the development |
| G1 | Plot 1 Robert Street Car Park (formally Site 1) | C1 | To facilitate the development |
| G2 | Plot 1 Robert Street Car Park (formally Site 1) | C1 | To facilitate the development |
| G4 | Plot 4 Newlands Plot (formally Site 4) | C1 | To facilitate the development |

3.2.2. The proposals avoid the loss of any Category A trees but include the removal of Category C or U features whose loss should not have a significant detrimental effect of the Arboricultural value of the plots. The loss of the Category B trees should be offset by suitable compensatory planting.

### 3.3. Trees to be Retained

3.3.1. Of those trees surveyed across the 9 plots being developed, 23 trees and three groups are to be retained and protected throughout the development. This includes two Category A trees, 18 Category B trees, one Category B group, three Category C trees and two Category C groups.

3.3.2. The RPAs of the retained trees should be protected by fencing to the specification laid out in BS5837:2012 '*Trees in Relation to Design, Demolition and Construction – Recommendations'*. The area protected by the fencing shall be known as the Construction Exclusion Zone (CEZ).

***Shading***

3.3.3. Although the development is of a residential nature, the orientation of the new buildings in relation to the retained trees should mean that there are few issues arising from the shade cast by the retained trees. However, it may be necessary to undertake pruning to T17 which falls within Plot 2 Former One Stop Shop (formally Site 2) and T82 which falls within Plot 8 The Victory Pub (formally Site 10) to prevent their crown's coming into contact with the development in the future. In order to prevent future issues with the crowns of the trees, it may be necessary to undertake pruning to:

- T17 – Plot 2 Former One Stop Shop (formerly Site 2)
- T82 – Plot 8 the Victory Pub (formally Site 10)

3.4. **Trees Works**

3.4.1. Prior to the erection of protective fencing, there are four trees (2 Category B and 1 Category C) and one group (Category C) requiring maintenance or pruning work. Thinning works are also proposed for two of the groups to be retained. All tree work should be undertaken in accordance with the British Standard BS3998:2010 "*Recommendations for Tree Work* (BSI, 2010)".

3.4.2. The works proposed for T17 should be undertaken in an attempt to allow its retention due to its contribution to the amenity of the local landscape. Following the development of Plot 2, T17 will be in close proximity to an entrance to the new building therefore regular repollarding will be required to prevent it causing access issues. It may be necessary to remove it if it is significantly adversely affected during the construction phase. If this is the case, compensatory planning should be undertaken.

3.5. **Construction Work within RPAs**

3.5.1. The development encroaches into the RPAs of trees at Plot 1 Roberts Street Car Park (formally Site 1), Plot 2 Former One Stop Shop (formally Site 2), Plot 4 Newlands Plot (formally Site 4), Plot 8 The Victory Pub (formally Site 10) and Plot 8 St Bede's Mews (formally Site 11). The trees affected are T11, T17, T37, T82, T83 and T84, respectively.

3.6. **Post Development Management**

3.6.1. Although there will be a change in use of each of the sites, they are all currently managed by London Borough of Camden and should therefore be subject to their own tree management programme and therefore not require a change in the current level of management. If any of sites go into to private ownership, guidance on the level of tree management required can be found in the National Tree Safety Group publication, 'Common sense risk management of trees' (NTSG, 2011).

3.7. **New Planting**

3.7.1. The current plans indicate up to 40 new trees will be planted as part of the final landscaping scheme. Given the space available, this should be a sufficient level of new planting to offset the proposed losses and also enhance the street scene. If the retention of T17 is not possible, a

suitably sized replacement of the same species (weeping willow) should be planted in a prominent position on the plot, visible from the surrounding public land.

3.8. **Conclusion**

3.8.1. The development will result in the removal of 30 trees and three groups from the plots. However, all Category A trees will be retained and 14 Category C or U features are among those to be lost. Compensatory planting is included in the landscaping proposals.

3.8.2. There should be no harm caused to any trees planned for retention by these proposals subject to the erection of protective fencing and the creation of a Construction Exclusion Zone.

3.8.3. It is recommend that once detailed finalised drawings for the underground services have been produced, they should be reviewed by an Arboricultural consultant prior to approval by the Local Planning Authority Tree Officer.

## 4.0 ARBORICULTURAL METHOD STATEMENT

### 4.1. Purpose of the Arboricultural Method Statement

4.1.1. The purpose of the Arboricultural Method Statement is to demonstrate how work will be undertaken on the plots to avoid an unacceptable impact on, and provide an adequate level of protection for, the retained trees.

4.1.2. The AMS sets out the tree protection required to facilitate the proposed development, and should not be read as a definitive engineering or construction statement for these plots. Matters relating to construction or engineering detail should be referred to a qualified structural engineer for further information and specification.

4.1.3. The AMS is to be used in conjunction with the Tree Protection Plan (TPP01) in Figure 2a – h of **Appendix 2** of this report and has been prepared based on the documents produced by Matthew Lloyd Architects (MLA) and Mae LLP Architects.

### 4.2. Supervision

4.2.1. Before construction commences, a suitably qualified and experienced Arboriculturist shall be appointed to oversee key stages of the construction work that will affect the retained trees.

4.2.2. Any changes to the nature and sequence of works specified in this AMS regarding the retained trees should be agreed with an Arboricultural consultant at least 48 hours before their implementation.

### 4.3. Tree Removals and Pruning

4.3.1. Tree removal and pruning will be undertaken in accordance with Table 3: Details of trees to be removed and Table 4: Schedule of tree works for on site trees of the AIA (**Appendix 2**), respectively. The stumps of the felled trees shall be left in place or ground out to below ground level. Trees requiring pruning shall have the works carried out in accordance with BS3998:2010 '*Recommendations for Tree Work*'.

### 4.4. Protective Fencing

4.4.1. Temporary fencing will be erected as indicated on the Tree Protection Plan (TPP01) (**Appendix 2**). The specification for this fencing will be in accordance with the recommendations given in BS5837:2012 '*Trees in Relation to Design, Demolition and Construction – Recommendations*' (BSI, 2012).

### 4.5. Ground Protection

4.5.1. Ground protection will be utilised on Plot 1 Roberts Street Car Park (formally Site 1), Plot 2 Former One Stop Shop (formally Site 2), Plot 4 Newlands Plot (formally Site 4), Plot 5 Dick Collins Hall (formally Site 5), Plot 6 Cape of Good Hope (formally Site 6), Plot 8 The Victory Pub (formally Site 10) and Plot 8 St Bede's Mews (formally Site 11).

### 4.6. Construction within RPAs

4.6.1. As detailed in section 3.5 development encroachments into the RPAs of T11, T17, T37, T82, T83 and T84 occur on Plot 1 Roberts Street Car Park (formally Site 1), Plot 2 Former One Stop Shop (formally Site 2), Plot 4 Newlands Plot (formally Site 4), Plot 5 Dick Collins Hall (formally Site 5), Plot 6 Cape of Good Hope (formally Site 6), Plot 8 The Victory Pub (formally Site 10)

and Plot 8 St Bede's Mews (formally Site 11) respectively. Special construction techniques will be used to mitigate root damage on Plot 2 Former One Stop Shop (formally Site 2) and Plot 8 The Victory Pub (formally Site 10). Site specific construction techniques are detailed with section 4.9 of **Appendix 2** and should be followed throughout the construction phase.

4.7. **Services and Utilities**

4.7.1. All underground services and drainage routes shall be located so that no excavations are required within the RPAs of the retained trees. In the event that an incursion into an RPA is unavoidable, the installation shall comply with the methods and guidelines detailed in "*Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees*" NJUG 4 (2007). If this does occur, then an arboricultural consultant shall be consulted before any works commence within the RPA to agree the methodology for the excavation.

4.8. **Landscaping**

4.8.1. The plans provided do not show any significant landscaping within the RPAs of the retained trees. However, if any is to be undertaken post-construction the principles of the CEZ should still be adhered to with particular reference to level changes, root severance and 'capping' with impermeable materials.

4.9. **Sequence of Works**

4.9.1. A logical sequence of events is to be observed as shown in **Table 4.1** below.

*Table 4-1: Sequence of works*

| Stage | Event | Arboricultural Supervision required |
|---|---|---|
| Stage 1 | Carry out tree removals and works specified in Table 3 and 4, respectively (**Appendix 2**). | No |
| Stage 2 | Install protective fencing and ground protection in the positions shown on Figure 2a-h (**Appendix 2**). | No |
| Stage 3 | Undertake exploratory work within the RPAs of T82 and T83 at Plot 8 The Victory Pub (formally Site 10) | Yes |
| Stage 4 | Install pile foundations within RPAs of T82 and T83 at Plot 8 The Victory Pub (formally Site 10), if appropriate. | Yes |
| Stage 5 | Install pile foundations within RPA of T17 at Plot 2 Former One Stop Shop (formally Site 2). | Yes |

# Appendix 1: Arboricultural Survey (Thomson Ecology, May 2015)

thomson ecology

# Regent's Park Estate, London

## Arboricultural Survey

For

Campbell Reith Hill LLP

Project No.: ACAM206 / 006 / 002 / 002

May 2015

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| 001 | 1st Draft | 28/01/2015 | Sam Lowe | Sarah Parkin | Alex Ramsay |
| 002 | Final | 13/05/2015 | Sam Lowe | Sarah Parkin | Alex Ramsay |

# Contents

# 1. Summary

1.1.1 Campbell Reith Hill LLP are acting as consultants for the development of eleven sites in Regent's Park Estate, London. The proposals involve the construction of replacement residential dwellings for those lost as part of the HS2 development.

1.1.2 Campbell Reith commissioned Thomson Ecology to undertake an arboricultural survey of trees within and adjacent to the 11 sites. This document details the survey methodology and results or the arboricultural survey only. The arboricultural survey was carried out in accordance with BS5837:2012 '*Trees in Relation to Design, Demolition and Construction – Recommendations*' (BSI, 2012).

1.1.3 All trees were categorised in accordance with the cascade chart in BS5837:2012. Trees were given a ranking of A, B or C in descending order of value and assigned one or more subcategories qualifying the basis of that value as either arboricultural, landscape or cultural. Trees with only short-term remaining value or that require immediate removal for safety or management reasons are given a U rating.

1.1.4 A total of 85 individual trees and seven groups were recorded during the survey and listed in the Tree Schedule. The survey recorded three Category A trees, 52 Category B trees, one Category B group, 29 Category C trees, six Category C groups and one Category U tree located within or adjacent to the site.

1.1.5 Category A, B and C trees represent a material consideration to development. Strong effort should be made to retain Category A and B trees within the development. While Category C trees should be retained where possible, they should not be retained where they would present a serious constraint to development.

1.1.6 It is recommended that an Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) are undertaken once detailed plans of the proposed layout are available.