Which? HQ
2 Marylebone Road
London, NW1 4DF

Part 1
Tree Survey Report

October 2015

Client: Which?
Landscape Consultant: Charles Funke Associates

Prepared by:

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Contents

1.0 Introduction

Charles Funke Associates (CFA) have been appointed by Which? to prepare a tree survey on existing trees located in close proximity to the commercial property at 2 Marylebone Road, London, NW1 4DF.

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.

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 trees was carried out on the 29th September 2015 at 2pm. Weather conditions were sunny and dry.

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 London.

2.0 Current Status Of Site

The property is situated within the Regent's Park Conservation Area, Camden. The commercial building is mostly surrounded by hard surfacing. There is a well maintained formal green space to the front entrance of the Which? Building on Marylebone Road. To the west is Peto Place, a vehicle access to adjacent buildings and an underground car park. This is predominantly hard surfacing with 4 Prunus (cherry) species and a raised planter bed against the building facade. To the East is Albany Street.

There is one large mature London Plane tree located in Peto Place adjacent to the rear of the buildings facing Park Square East. This is outside of the survey boundary.

Trees T1 to T4 are adjacent to the retaining wall leading down to the underground car park. The canopies of 3 out of the 4 trees have either been poorly pruned to avoid conflict or damaged on one side by Vehicles using Peto Place.

3.0 Existing Landscape Value and Character

Marylebone Road is a major thoroughfare located within Regent's Park conservation area London. It runs East to West from Euston Road at Regents Park to the A40 Westway at Paddington. The area is marked by typically large detached and terrace properties, set close to the road. Large mature trees are found in historic and established urban parks.

4.0 Site Survey of Existing

The site was visited on Tuesday 29th September 2015 by Charles Funke Associates for the purpose of Arboricultural survey work to specific trees within close proximity to the site boundary of Which HQ, 2 Marylebone Road. Access was via Peto Place in order to complete the survey work.

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 trees have been allocated a number for reference only and no tags have been placed on the trees. The numbering starts with T1 which is the southernmost tree in the line within Peto Place.

The trees were inspected from the ground only and were 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

All trees are single stem with a spreading canopy and low crown height. The trees are in fair structural condition, category B and are approximately 6m in height.

The Prunus are assessed as being of an ornamental variety. At the time of survey it was not possible to inspect blossom from the trees. Therefore the trees have been categorised as Prunus species (spp.).

It is evident that there has been previous canopy pruning undertaken. Due to the narrow nature of the existing road and the spreading form of the tree canopy, there has been damaged caused to canopies by vehicles using the road.

There is also sign of damage to the trunks of the trees.

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

6.0 Summary

The property and tree survey boundary includes 4no semi mature Prunus trees of an

ornamental variety.

The property is located within a conservation area and are therefore protected under conservation area status. The trees themselves are not subject to TPO. Trees in a conservation areas that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', six weeks before carrying out certain work on such trees, unless an exception applies.

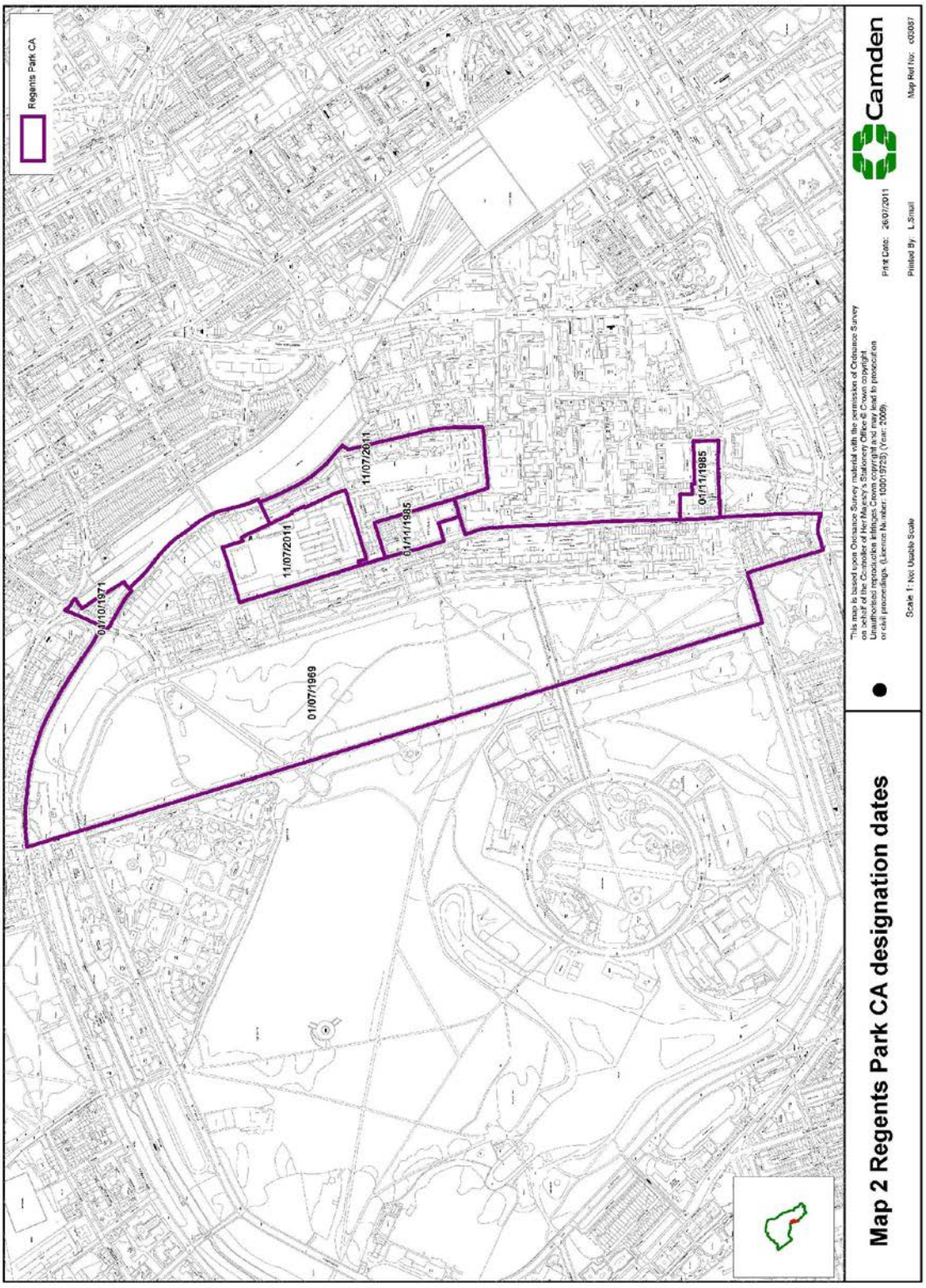
Trees T1 to T4 are located in Peto Place. They are in close proximity to an existing retaining wall to the Which? Building basement car carpark.

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 be used to support a planning application for the proposed works to the property.

Appendix I

Conservation Area Map

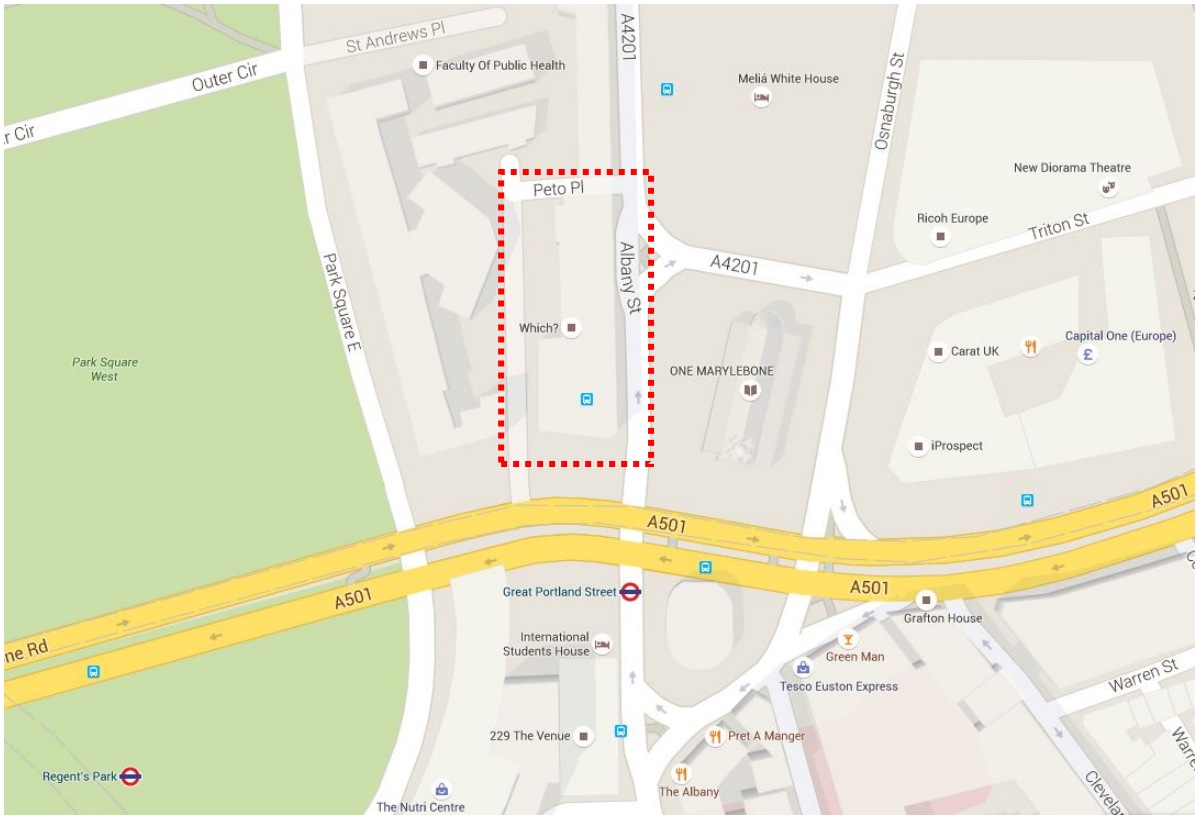


Source: http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/supplementary-planning-documents/conservation-area-appraisal-and-management-strategies/regents-park/

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

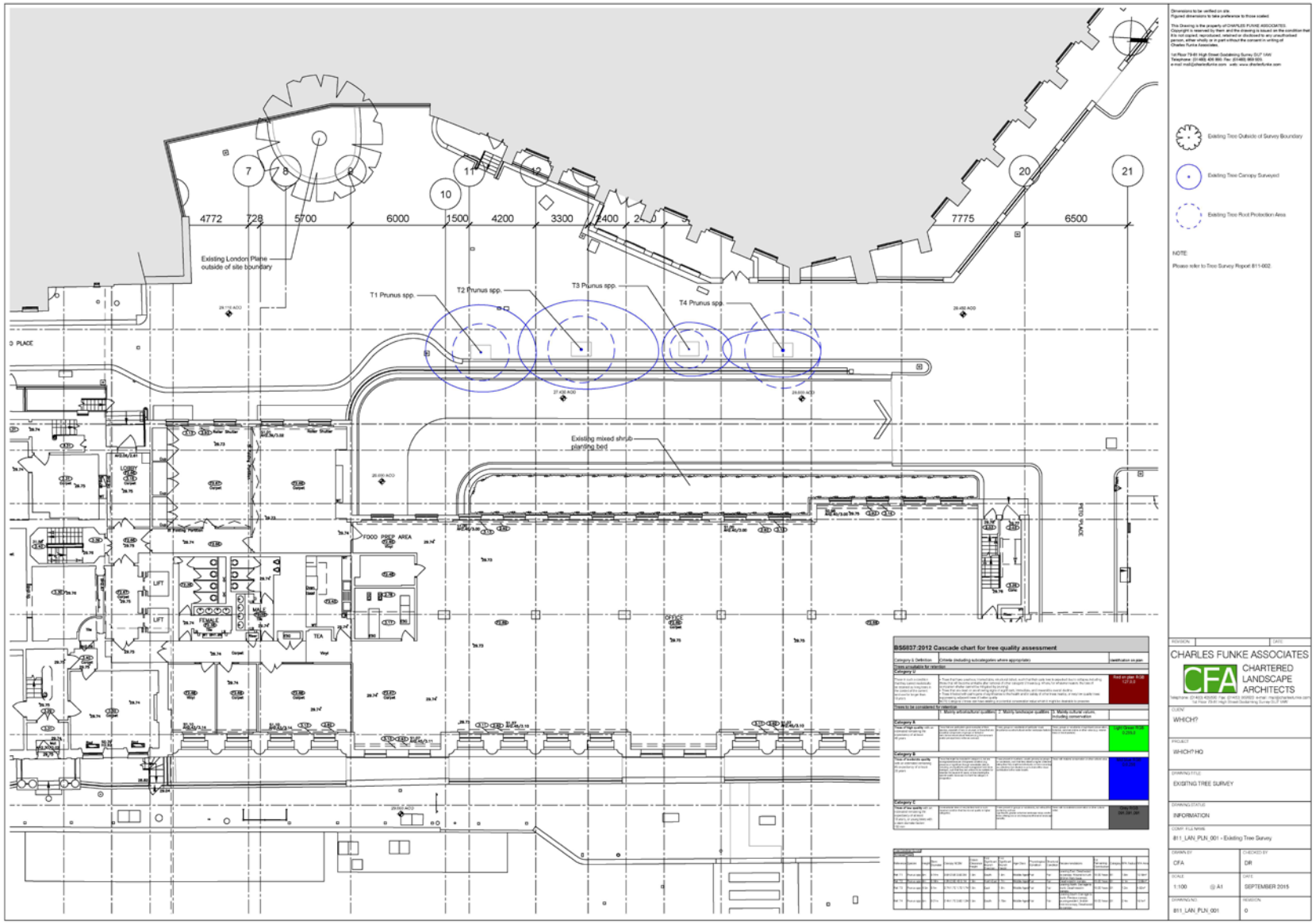
Surveyed Trees															
Reference	Species	Height	Stem Diameter	Canopy NESW	Crown Clearance Height	First Significant Branch Direction	First Significant Branch Height	Age Class	Physiological Condition	Structural Condition	Recommendations	Est. Remaining Contribution	Category	RPA Radius	RPA Area
Ref. T1	Prunus spp.	5m	0.14m	3.5N 2.5E 3.5S 3W	1.5m	South	1.5m	Middle-Aged	Fair	Fair	Leaning East. Dead wood to canopy. Wound to trunk 300mm from base.	10-20 Years	B1	1.8m	10.18m^2
Ref. T2	Prunus spp.	6m	0.18m	4.9N 2.5E 4S 3.1W	1.5m	North-East	1.7m	Middle-Aged	Fair	Fair	Dead wood in canopy.	10-20 Years	B1	2.1m	13.85m^2
Ref. T3	Prunus spp.	4.5m	0.1m	2.7N 1.7E 1.7S 1.7W	1.5m	East	1.6m	Middle-Aged	Fair	Fair	Leaning North. Damage to trunk. Dead wood in canopy.	10-20 Years	B1	1.2m	4.52m^2
Ref. T4	Prunus spp.	5m	0.21m	2.4N 1.7E 3.8S 1.3W	1.5m	South	1.75m	Middle-Aged	Fair	Fair	Leaning South. Damage to trunk. Previous canopy pruning evident. Broken limb to canopy. Dead wood to canopy.	10-20 Years	B1	2.4m	18.1m^2

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



Appendix V Site Images

Image 01
Showing T1

Image 02
Image showing T1 trunk leaning East.

Image 03
Image showing T1 trunk damage.

Image 04
Showing T2

Image 05
Showing T2.
Damage to first significant branch.

Image 06
Showing T3.

Image 07
Damage to T3 trunk and branch removal. Tree is leaning North and showing signs of stress due to epicormic growth at base of tree.

Image 08
Showing T4.

Image 09
Image showing T4 base. T4 leans to the South.

Image 10
T4 Canopy. There is substantial damage to the crown. Branches have been removed and / or damaged.. There is also significant crown die-back on the West face (see Image 11).

Image 11
Image of T1 – T4 looking South East. T4 is in foreground with retaining wall to vehicle ramp behind.

Image 12
Image of T1 – T4 looking South West with Basement carpark ramp retaining wall in foreground.

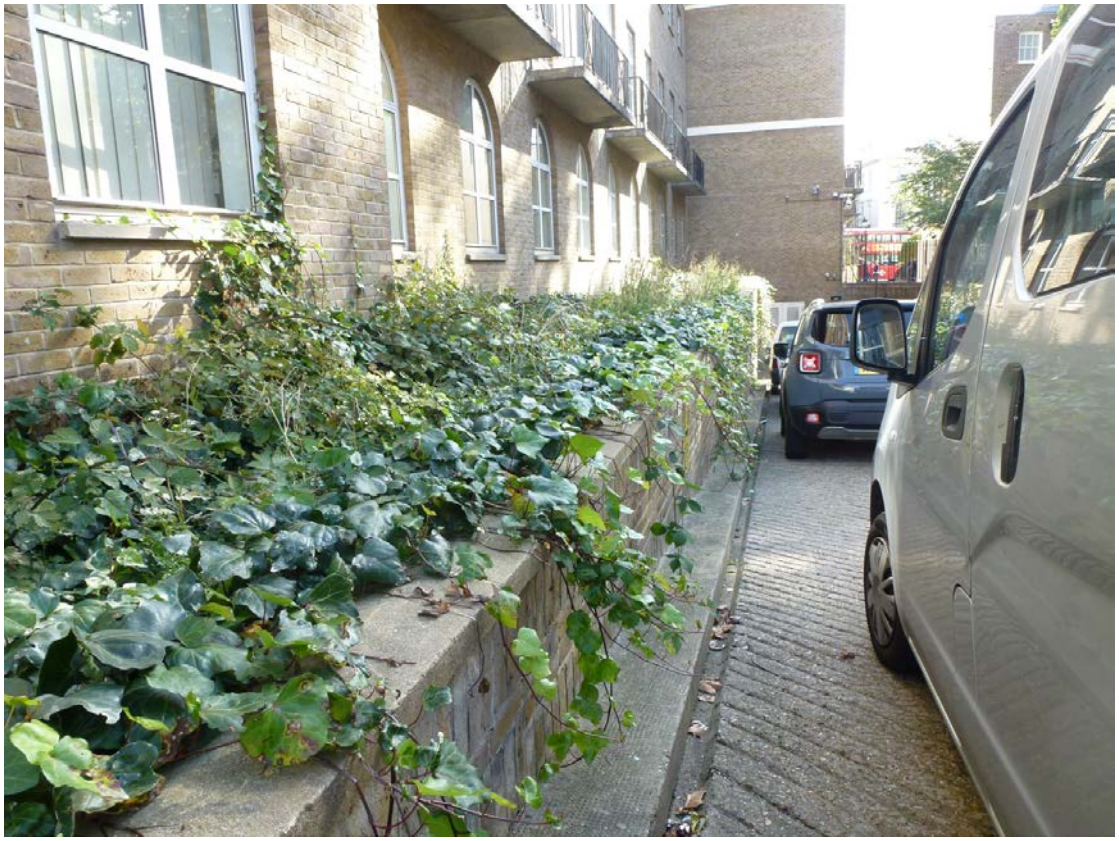


Image 13
Looking South. Image of raised planter running between the Basement car park ramp and building façade.

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Part 2
Arboricultural Impact Assessment

October 2015

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Contents

Part 2 – Arboricultural Impact Assessment

1.0 Introduction

As part of Charles Funke Associates (CFA) appointment, Which? have instructed an assessment of the impact upon existing trees of a proposed extension to their property at 2 Marylebone Road.

The tree survey was carried out on 29th September 2015.

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

Originator	Drawing Title	Drawing Number	Scale
Existing Property:			
KPF	Which? HQ Ground floor plan Existing	N/A	Varies @ A1

The following documents were used for guidance;

Originator	Document Title
BSI	BS 5837: 2012 Trees in relation to design, demolition and construction - Recommendations
Camden Council	Regent's Park conservation area appraisal and management strategy document 2011

2.0 General Overview of Development Proposals

The proposals are set out on survey plans as listed above and indicate the existing condition to the commercial property. The existing property is to be refurbished with the addition of upper floor levels. Although the footprint of building will not be changed it is proposed that existing trees are removed and replaced with more suitable species.

3.0 Extent of Impact from Proposals on the Existing Trees

There is an intent to remove the existing trees and replace. This will facilitate the refurbishment of the building and not constrain vehicle access whilst works are carried out.

The existing spreading canopies of the Prunus and the evident damaged caused to same dictate that a more appropriate specie shall be considered as part of a tree replacement strategy. The proposed specie shall take account of the narrow passage used by goods vehicles and this in turn shall dictate a more columnar form of tree.

Replacement trees shall be proposed as to utilise the current locations of those existing. New tree pits shall be designed and appropriate soil replacement shall be specified.

The selection of the appropriate replacement species should be agreed with the Local Authority tree officer.

4.0 Issues to be Addressed by Arboricultural Method Statements

There are no protection measures proposed as the existing trees are proposed for removal and an appropriate replacement strategy adopted.

The replacement trees should be installed once all building works are complete and should ideally be installed during the tree planting season November to March.