

102

Camley Street, London N1C 4PF

Summary of Arboricultural Constraints and Opportunities

June 2014



REGENT RENEWAL LTD

aspect arboriculture

102 Camley Street, London (8763)

Briefing Note: Summary of Arboricultural Constraints and Opportunities

1 INTRODUCTION

1.1 Instruction

1.1.1 Aspect Arboriculture has been instructed to undertake a survey and appraisal of trees to inform an outline application for a mixed development put forward by Regent Renewal Ltd.

1.1.2 The purpose of this report is to provide an overview of the arboricultural survey, and to identify constraints and opportunities associated with the current Masterplan and for inclusion within design of a detailed layout.

1.2 Background

1.2.1 On the understanding that the survey information will be considered within the planning system, the survey has been informed by BS5837:2012 'Trees in Relation to Design, Demolition and Construction'. This guidance is considered appropriate in providing a balanced approach to determining the quality, value and constraint posed by existing trees.

1.3 Limitations

1.3.1 This work relates to arboriculture, therefore reliance should not be given to comments made in respect of other disciplines i.e. landscape architecture or ecology without first consulting an appropriate expert.

1.3.2 This assessment has been prepared in respect of proposed development and should not be interpreted as a report on tree health and safety. Reasonable effort has been made to identify visible defects whilst undertaking the tree survey; trees are however, prone to natural failure without warning therefore no guarantee can be made as to the absolute safety of any of the trees surveyed. Aspect's opinion of tree condition and structural potential is therefore valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees' existing context.

1.4 **Site Description**

1.4.1 102 Camley Street is an industrial unit with associated areas of hard surface and storage to north and east of the building, and an area of garden to the south of the building. The site is located north of Kings Cross and administered by Camden Borough Council.

1.4.2 The application area consists of the entire curtilage of 102 Camley Street; bounded to the north by 104 Camley Street, and to the east by Network Rail land, the south Grand Union Canal defines the southern boundary albeit at a reduced elevation, and to the west by Camley Street from where it is accessed.

1.4.3 The tree assemblage on site consists of predominantly low quality self seeded specimens located near the boundaries, with one length of planted Lawson Cypress along the eastern boundary. Two London Plane trees occur within an offsite footpath to the west of Camley street; an offsite area of self seeded trees are located to the south of the Grand Union Canal.

2 **STATUTORY DESIGNATIONS RELATING TO ARBORICULTURE**

2.1 **Tree Preservation Order(s)**

2.1.1 Telephone enquiries made to Camden Borough Council confirm the absence of Tree Preservation Orders affecting the application area (CBC, May 2014).

2.2 **Conservation Area**

2.2.1 Background checks also show that the site does not occur within a designated Conservation Area. The Council is therefore understood to *not require* notice of an

intention to undertake works to trees in order to consider the making of new TPOs (CBC, April 2014).

3 PLANNING CONSIDERATIONS

3.1 Policy Review

3.1.1 The Council has a statutory obligation to ensure adequate provision is made for the preservation of trees through Section 197 of the Town and Country Planning Act (1990). It is understood that the Council's primary development control document, which relates to trees, is the adopted Core Strategy.

3.1.2 Within the council policy literature, and supplementary guidance; tree retention during the design of a development is shown to be a desirable outcome on account of their important contribution to local amenity.

3.1.3 In the context of development, the Council require developers to implement measures to consider existing trees, with a presumption that these will be retained where possible. This document has been prepared in direct response to this need.

4 SITE DESIGN

4.1 Tree survey

4.1.1 Pursuant to the Council's requirements, the site's existing trees were surveyed during April 2014 under guidance provided by BS5837:2012.

4.1.2 The survey provides a record of the trees and their above and below ground constraints. This information forms the basis of the developers' consideration for existing trees.

4.1.3 Note that baseline tree survey work has been undertaken independently of a proposed layout, and prior to any preparatory works occurring on site. Aspect's opinion of the trees' significance is therefore independent of any specific proposals for development

4.1.4 The trees have been assessed on an individual tree basis where practicable, however where it is appropriate they have been assessed as groups. The term 'group' is used to define trees that form a cohesive arboricultural feature, i.e. aerodynamically, visually or culturally.

4.1.5 Existing trees within influence of the application area can subsequently be described by reference to 7no. standalone trees and 3no. groups of trees. Full detail of the tree stock is provided within appendix B, the distribution of the trees is illustrated in appendix C.

4.1.6 The tree survey has been undertaken visually, from ground level and from land on which access was permitted. Where access was not available or practicable, measurements have been estimated.

4.2 **Grading Categories**

4.2.1 The quality of the trees is described by reference to BS5837 categories which in this instance are B and C:

4.3 **Category B Tree Cover**

4.3.1 There are 2no. Category B trees within the survey area (*Refer to T1 & T2; London Plane*) both of which are located offsite to the west of Camley Street. These trees are considered to be of moderate arboricultural value as early mature street trees within an urban environment. These trees are not affected by the proposals.

4.4 **Category C Tree Cover**

4.4.1 All onsite tree cover is considered to be generally unremarkable i.e. comprised of trees that: demonstrate compromised structure, signs of stress; trees of indifferent structural and physiological appearance, and those of limited or transient amenity value.

4.4.2 Particular benefits provided by category 'C' trees relate to: filtering external views of the site, and defining the site boundaries particularly along the eastern boundary.

- 4.4.3 The proposals incur the loss of all tree cover on site, primarily due to the extent of excavations necessary for the proposals to tie into the canal tow path to the south. On this basis, the onsite trees cannot be practically protected or confidently retained.
- 4.4.4 The extent of tree removal currently anticipated is illustrated in enclosure D, where trees to be removed are distinguishable from retained tree cover through the absence of an RPA or a hatched canopy; identification numbers are shown coloured red and canopy edges are both dashed and coloured red. The extent of anticipated tree removal includes a 5no. individual trees (*4no. Sycamore and 1no. Buddlieja*) and 2no groups of trees.
- 4.4.5 Pursuant to the Council's guidance and policy, it would be prudent to incorporate mitigation planting within the design to offset the removal of existing canopy area. For example, the use of advanced nursery stock at strategic locations could provide seasonal interest within external views and add structural diversity to boundaries i.e. to the Camley Street and canal-side boundaries.

5 SUMMARY OF ISSUES AND RECOMMENDATIONS/ACTIONS

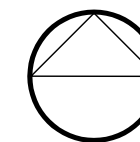
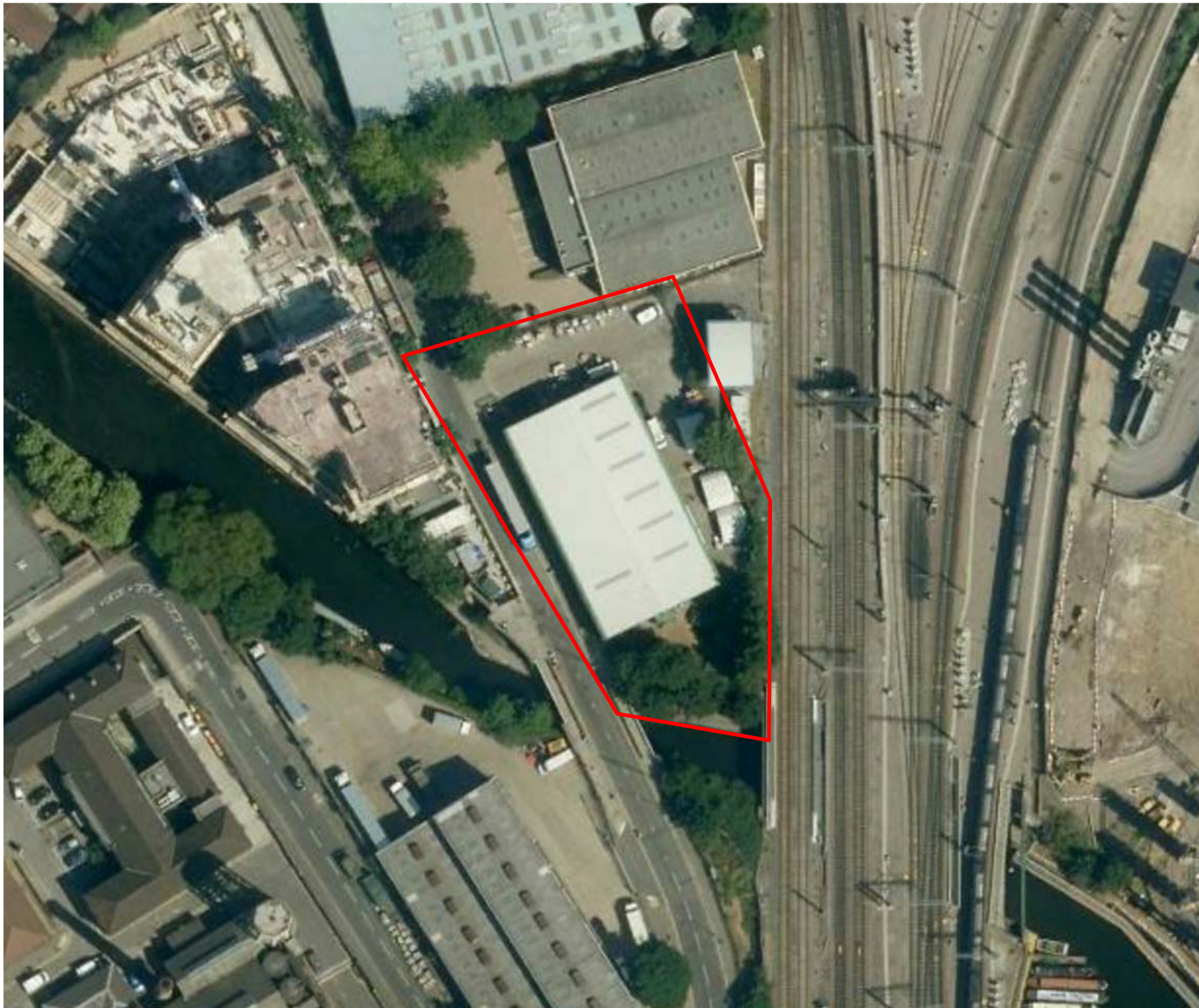
- 5.1 The site contains a limited tree population which will form a material consideration in the planning process; with the exception of 2no offsite London Plane, all trees within influence of the proposals are considered to be of low arboricultural quality and value.
- 5.2 The current proposals incur the removal of 5no. individual trees and 2no groups, all of which are onsite. Removal is necessary due to being located within the footprint of the proposed development and associated levels changes. This represents all existing onsite tree cover.
- 5.3 The extent of tree removal to accommodate the footprint of the proposals including associated access points is considered to be both necessary and unavoidable. It is our subsequent professional opinion that the scheme put forward is supportable 'in principle' from the arboricultural perspective, and in terms of the Councils policy standpoint where it relates to trees. This conclusion is subject to the provision of replacement tree cover.


Enclosures:

Enclosure A: Survey Boundary Plan	8763 SBP 01
Enclosure B: Tree Constraints Plan	8763 TCP 01
Enclosure C: Tree Survey Schedule	8763 TS 01
Enclosure D: Arboricultural Impact Assessment	8763 AIA 01

Enclosure A: Survey Boundary Plan

8765 SBP 01



KEY:
 Extent of Tree Survey
 (not application area boundary)

REV	DATE	NOTE	Drawn	Chk'd
REVISIONS				

aspect arboriculture

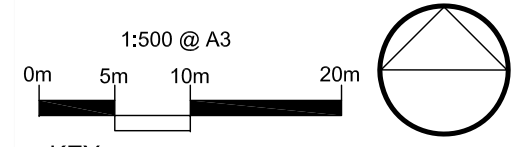
TITLE
 102 Camley Street London
 Survey Boundary Plan

CLIENT
 Regent Renewal Ltd

SCALE	DATE	DRAWN
Not to scale	MAY 2014	GW
DRAWING NUMBER	REVISION	
8763 SBP 01		

Cited from Google Earth

Enclosure B: Tree Constraints Plan
8765 TCP 01



- KEY:
- Tree Numbers
 - Tree Canopies
 - Category 'B' RPA
 - Category 'C' RPA
 - Shading Arc

REV	DATE	NOTE	Drawn	Chk'd
REVISIONS				



TITLE
102 Camley Street, London
Tree Constraints Plan

CLIENT
Regent Renewal Ltd

SCALE	DATE	DRAWN
1:500 @ A3	MAY 2014	GW
DRAWING NUMBER	REVISION	
8763 TCP 01 Rev A	A	

Based on topographical drawing no. TOPO_03.dwg

Enclosure C: Tree Survey Schedule

8784 TS 01

**BS 5837:2012 Tree Schedule: 102 Camley Street
London**

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial							

Sequential reference number cited on all aspect drawing.

Height and Crown spread measured to the nearest half meter; # denotes where this is estimated.

e.g.: young, semi-mature, early-mature, mature or over-mature

Area around tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is a priority.

Category prefix A-C denotes arboricultural quality, decreasing from A (high) to C (low); Subcategories 1, 2 and 3 highlight associated arboricultural (1), landscape (2) and ecological (3) qualities.

Category U trees are those in such a condition that they cannot be retained as living trees in the current context for

Measured to the nearest 10mm; # denotes estimated diameter where access is not possible.

e.g.: above-average, average, below average or dead

Height of first significant branch and/or canopy

General observations, i.e. defects, preliminary management recommendation, presence of pests/disease, perceived significance.

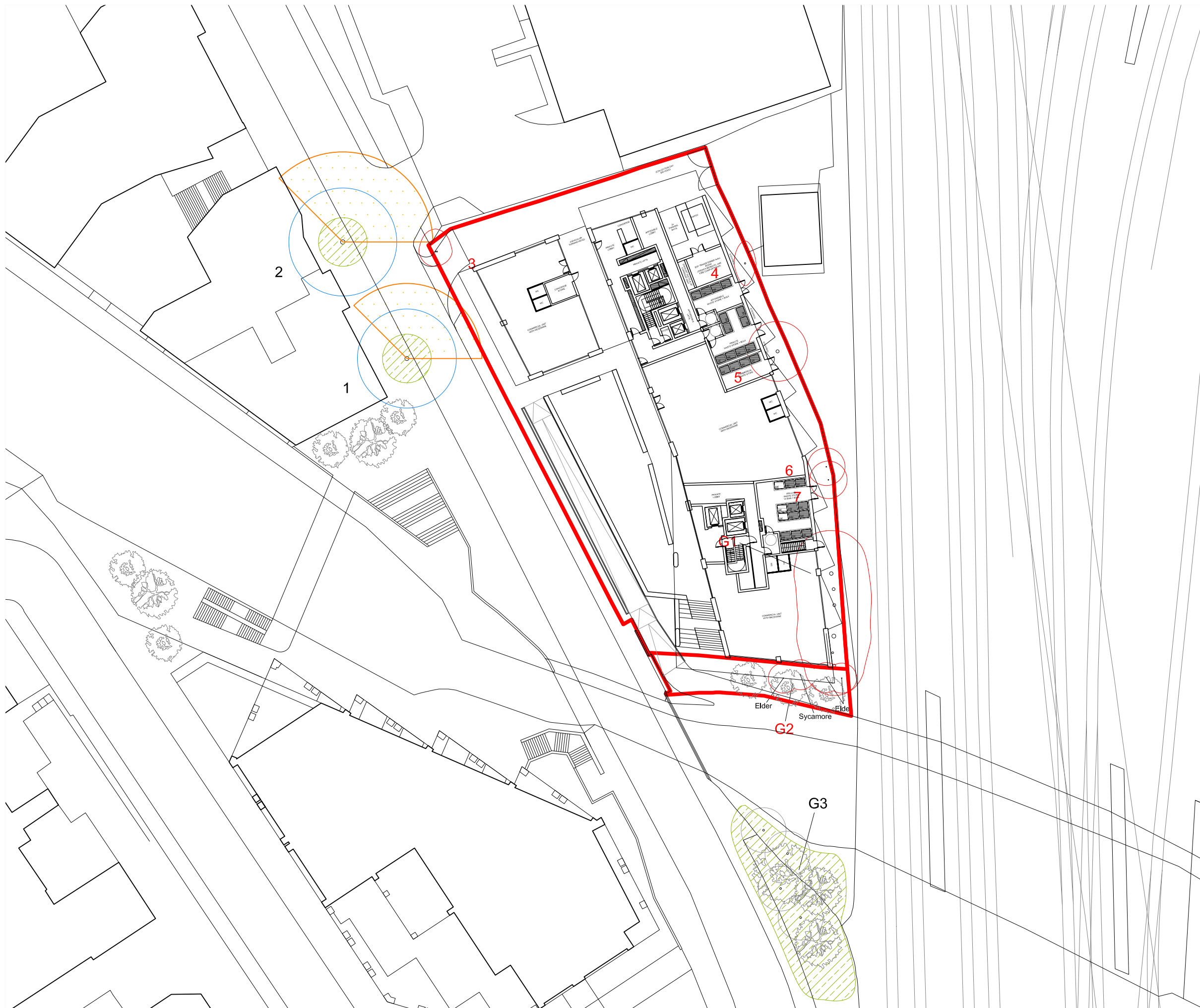
e.g.: good, indifferent, poor, or hazardous

The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting.

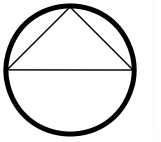
Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	radial							
1	London Plane	550	10					3.25	6	Early Mature	Average	Poor	Offsite: Street Tree Single stem Vehicular damage to leader at approx. 4m Heavily reduced	B 2	6.6
2	London Plane	600	12					3.25	6	Early Mature	Average	Poor	Offsite: Street Tree Single stem Unable to access to inspect (Behind site hoarding) Heavily reduced Structure appears typical for species given context	B 2	7.2
3	Sycamore	2 x 150	8	3	2.25	2	2.25		3	Early Mature	Average	Poor		C 12	2.4
4	Buddleigh	200	4	3	1.5	3	1.5		2	Mature	Average	Poor		C 12	2.4
5	Sycamore	420	11					4	3	Early Mature	Average	Indifferent		C 12	5.1
6	Sycamore	120	6.5					2.5	2	Young	Average	Indifferent		C 12	1.5
7	Sycamore	120	6.5					2.5	2	Young	Average	Indifferent		C 12	1.5
G1	Lawson Cypress	a)480 b)390 c)390 d)540 e)250 f)390	14	5.75	5	5	5		2	Early Mature	Average	Indifferent		C 12	a) 5.7 b) 4.8 c) 4.8 d) 6.6 e) 3.0 f) 4.8
G2	Sycamore 3 x Elder	100	3-5					2	0.5	Young	Average	Indifferent		C 12	1.2
G3	Sycamore Laburnum	250 max	6					4.75 max	2	Young	Average	Poor		C 12	3

Enclosure D: Arboricultural Impact Assessment

8754 AIA 01



1:500 @ A3
 0m 5m 10m 20m



KEY:

- 15 Tree Numbers
- Tree Canopies
- Category 'B' RPA
- Category 'C' RPA
- Shading Arc
- 7 Trees to be Removed

REV	DATE	NOTE	Drawn	Chk'd
REVISIONS				



TITLE
102 Camley Street, London
Arboricultural Impact Assessment

CLIENT
Regent Renewal Ltd

SCALE	DATE	DRAWN	REVISION
1:500 @ A3	MAY 2014	GW	
DRAWING NUMBER		REVISION	
8763 AIA 01			

Based on architects' drawing no. 1985-A-L-101