

**St Pancras Commercial Centre
Tree Strategy Statement**

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St Pancras Commercial Centre

Tree Strategy Statement

There are a number of existing trees around the site, though none sit within the ownership boundary of the development. The existing trees and the public realm area up to the kerb edge, whilst outside of the site ownership boundary, are likely to be significantly affected by the construction of the basement. Therefore, the unaffected retention of existing trees immediately adjacent to the site is considered unrealistic and we propose to replace these with new trees of appropriate size, species and ecological value.

Existing trees

The existing trees on site were subject to a survey by Tim Moya Associates, which identified the existing trees within the immediate site vicinity as Category C trees with many immature specimens and species of low amenity or ecological value. T3 (wild cherry) on Pratt St was considered to have some landscape value as a mature specimen with some bird nesting potential.

The development of the site includes a large basement construction, covering the full extent of the site ownership boundary. Please refer to the CEMP, which describes the impact of basement construction on existing trees.

It is considered unviable to retain the wild cherry (T3), as its root protection area (RPA) extends into the footprint of the basement construction, and its position is in direct conflict with the placement of the new service access road through the development.

Proposed trees

Providing a coherent planting of new trees on the site could provide greater benefits in terms of landscape amenity, ecology and biodiversity than the existing trees currently do. Camden planning guidance stipulates that new trees must be provided in these circumstances '*to sustain or increase canopy coverage and visual amenity*', which has guided our strategy for new tree planting.

Appropriately sized street trees have been included within the proposals to mitigate the loss of the existing trees within the public realm. In addition, the new public space within the heart of the scheme contains feature tree planting, including native species, and others chosen to provide a long season of interest.

Across the site, proposals include 4 instant impact specimens to immediately mitigate lost canopy coverage. Two large specimens have been included within the new public space, where an extensive soil crate system is used on top of the basement construction to provide decent uncompacted shared rooting volume for the group of new trees. Two other large specimens are proposed on St Pancras Way and Pratt St – one within a generous area of rain garden planting, and the other utilising a soil crate/pavement raft system to provide decent rooting volume, depending on existing utilities placements.

Proposed tree species have been chosen principally for their landscape character and ecological value. This includes native species, such as *Acer campestre* and *Alnus glutinosa*, and more decorative species, such as *Metasequoia glyptostroboides* and *Magnolia x lobeneri* 'Merill'. Within the new public space, the species choice reflects a significant increase in the biodiversity offer of the site and provides a long season of interest from early spring blossom to strong autumn colour.

Within the public realm, the choice of species references the character of the adjacent Regents Canal conservation area and the history of the River Fleet valley on site with native *Alnus glutinosa* and companion *Alnus incana* 'Aurea' proposed to replace the existing *Ligustrum japonicum* along

Georgiana St. These species have the potential to achieve an ultimately greater height and canopy coverage than the existing Ligustrum sp., and so could hold greater future potential for positive contribution to the streetscape.

In addition, the intention is to provide decent, uncompacted rooting volume for new trees, using a soil crate system within the site and soil crate/pavement raft systems within the public realm. GPRS survey results show a lower concentration of existing services within eastern end of Pratt St/ St Pancras Way/Georgiana St, which supports the proposed concentration of new tree planting around these areas.

References:

190229-P-10: Tree survey plan and **190229-PD-10:** Tree schedule by Tim Moya Associates

190229-PD-11: Arboricultural Impact Assessment by Tim Moya Associates

SP108_00_ET: Existing landscape plan by JCLA

SP108_01_GP: Proposed tree plan by JCLA

SP108_Doc01_TS: Proposed tree schedule by JCLA

CEMP 5.8.19: Outline Demolition and Construction Environmental Management Plan by Blackburn&co.