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St Pancras Commercial Centre
DRAFT

Tree Strategy Statement

There are a number of existing trees around the site, though none sit within the ownership boundary of the development. We have included within proposals to retain a number of the existing trees around the site, including prominent trees on Royal College St and Pratt St. Where existing trees are shown to be removed, this is due to the impact of the proposals with regards to access, accessibility and servicing requirements.

To replace those to be removed and to offer a general uplift in both the number of trees on site and the amount of canopy coverage, we propose new trees of appropriate size, species and ecological value.

Existing trees- retention

3no. early-mature *Sorbus aria*/*S. aucuparia* are to be retained on Royal College St, as it is understood these trees are highly valued by LB Camden for their amenity value. In addition, early-mature specimens on Pratt St and recently planted *Liquidum japonicum* on Georgiana St (where not conflicting with access requirements) will be retained.

A Tree Protection Plan and Arboricultural Impact Assessment have been prepared to accompany the planning information.

Existing trees - removals

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. It is 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.

In addition, some trees on Pratt St and Georgiana St are shown to be removed where they conflict with the agreed locations of new accessible parking bays required by the residential and office developments. Positions of these bays have been agreed with the LB Camden Accessibility Officer.

Proposed trees

It is expected that new tree planting on site will provide good benefits in terms of landscape amenity, ecology and biodiversity, and an uplift in both tree numbers and canopy coverage for the wider site. Camden planning guidance stipulating that developments should aim 'to sustain or increase canopy coverage and visual amenity' has guided our approach.

Appropriately sized street trees have been included within the proposals to mitigate the loss of the existing trees. 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 two large specimens within the new public space, where an extensive soil crate system is used on top of the basement construction to provide adequate 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 adequate 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 for Georgiana St and St Pancras Way. These species offer good future potential for positive contribution to the streetscape.

In addition, the intention is to provide adequate, 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.

It should be noted that the project engineers (AKT-II) have identified the potential presence of underground vaults at the NE corner of Georgiana St through historical records - this may impact on proposed tree planting in this location and is therefore noted on the Tree Plan.

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