14 Endsleigh Street

Arboricultural Impact Assessment Addendum Report

Overbury

Project number: 60641578

November 2020

Quality information

Prepared by	Checked by	Verified by	Approved by
Andy Wakefield Associate Arboricultural Consultant	Thomas Fairhurst Senior Arboricultural Consultant	Georgina Tearne Senior Arboricultural Consultant	Georgina Tearne Senior Arboricultural Consultant

Revision History

Revision	Revision date	Details	Authorized	Name	Position
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Prepared for:

Overbury

Prepared by:

Andy Wakefield
Associate Arboricultural Consultant
T: +44 (0) 1256 310 496
M: 07741 940872
E: andy.wakefield@aecom.com

AECOM Limited
Midpoint, Alencon Link
Basingstoke
Hampshire RG21 7PP
United Kingdom

T: +44(0)1256 310200
aecom.com

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1. Introduction

This document has been prepared as an addendum to the AECOM Arboricultural Impact Assessment (dated August 2020) submitted as part of the planning application for 14 Endsleigh Street. The purpose of this document is to provide additional information on the proposed Tree Replacement Strategy and satisfy the London Borough of Camden of its suitability in support of completing the S106.

2. Site Selection Methodology

The initial tree survey was undertaken in accordance with the requirements of BS5837 and as per the methodology stated within section 1.3 of the Arboricultural Impact Assessment. Whilst attending site to undertake the survey, AECOM were also afforded the opportunity to view the proposed locations for tree replacement within the close vicinity to the site. This combined with aerial imagery and up to date site photographs has been used to determine the appropriateness of each location. These locations included:

- John Adams Hall (UCL Student Residency);
- Campbell House West (UCL Student Residency);
- 36 – 38 Gordon Square;
- UCL Main Quad;
- Frances Gardner House (UCL Student Residency).

36 – 38 Gordon Square was deemed not appropriate as on review of the completed Landscape scheme, it was deemed there was not sufficient space for new trees to achieve their potential. The possible location would also cause future concern due to proximity to surrounding buildings and neighbouring walls.

On review of the UCL Main Quad site, there was not sufficient space for the size of tree required due to existing tree coverage, limitations on planting which would obscure important sight lines/architectural features and areas regularly used for formal outdoor events with large marquees. This area was therefore discounted.

Frances Gardner House was deemed not acceptable due to its location not being within a close enough proximity to site to fulfil the London Borough of Camden requirements.

Due to the current climate, AECOM have also relied on land ownership / available land assessment from UCL who will also have the best understanding of their own established built-up estate and existing constraints / opportunities. This has included reviewing the UCL Biodiversity Improvement Recommendation that was produced by the London Wildlife Trust on behalf of the University. Following review and discussion with UCL, a location outside of the IOE on Woburn Square was identified as a possible potential site for tree location. On review, it is deemed there is sufficient space for a single 20-25cm girth tree and two 10-12cm girth lower growing trees.

AECOM have since been provided with and reviewed the UCL Tenure Plan and this is provided in ***Appendix A***. A more in-depth review of this information has confirmed no obvious alternative straight forward planting sites when focusing on areas of unsurfaced ground.

Initial direction from London Borough of Camden was to try to provide replacement locations within a close proximity to the development site and this wording is reflected in the S106. Based on the above information, it is deemed that the following sites are appropriate and represent the most viable sites for new trees.

Location A – Rear Garden of Campbell House West (UCL Student Residency);

Location B – Rear Garden of John Adams Hall (UCL Student Residency);

Location C – IOE Woburn Square.

Confirmation of these locations, including proposed species, are shown on the Tree Replacement Location Plan and associated photos in ***Appendix B***. AECOM have had confirmation from UCL that the proposed locations are all on UCL owned land.

The proposed new tree locations (which following a review of available land are considered to be the optimal sites feasible) are in positions set back from boundaries and properties so that they can develop without a significant negative impact on adjacent structures/land use and with only minimal future management

requirements over time. In addition, the locations proposed at John Adams Hall and Campbell House West will have additional space compared to those trees that are to be felled (two trees instead of seven and planting locations set back from walls and structures).

Positions have been reviewed using site knowledge (from the tree survey), aerial imagery and up to date site photographs along with consultation with UCLs Estate team.

3. Species Selection and Value

The replacement planting species have been selected based on the following parameters:

1. Resilience to urban conditions, a changing climate and the potential impact of pests and disease.
2. Appropriateness for location, balancing provision of trees of a significant size in maturity vs available space.
3. Consideration of the existing surrounding tree stock, with an aim to increase species diversity in the locality.

In comparison to the proposed species submitted in the Arboricultural Impact Assessment, there is an amendment to the species selection. On reflection oak/Quercus species has not been taken forward due to potential Oak Processionary Moth (OPM) concerns in areas of regular use (in this case in the rear garden of a Student Residence). OPM can cause itching skin rashes and eye irritations, as well as sore throats and breathing difficulties in people and animals we have therefore removed this species from the proposal.

Oak will be replaced with maidenhair tree (*Gingko biloba 'Tremonia'*) this is a tree that will grow to a significant size but has a conical form suited to the garden space. The Tree and Design Action Group (TDAG) species guidance describes Gingko as a 'large' species. Barchams Ltd (a well-respected tree nursery) indicate that the mature height of *Gingko biloba 'Tremonia'* is 15-20m, so it is a substantial tree.

As stated AECOMs CAVAT estimate indicates that the stem diameter/trunk size of both oak and Gingko will be broadly equivalent for at least 40yrs. Non garden spaces have not been identified as viable apart from those at IoE.

On undertaking a further review and discussion with UCL, an additional two smaller lower growing trees (suggested 10-12cm girth standards) are proposed in the open space around the IoE which will add additional interest (such as autumn colour, flowering or fruits) and could utilise species such as crab apple, Amelanchier or Acer griseum. This will increase the total number of replacement trees to six. The estimated CAVAT value of the proposed new tree planting to mitigate the tree removals is detailed in the table below. Future CAVAT values are based on the same parameters as highlighted in the Arboricultural Impact Assessment.

Table 1: Estimated CAVAT Value for New Tree Planting

Tree Species	DBH at planting (cm)	CAVAT Value (£)	DBH after 10 yrs (cm)	CAVAT Value (£)	DBH after 20 yrs (cm)	CAVAT Value (£)	DBH after 40 yrs (cm)	CAVAT Value (£)
Liquidamber styraciflua 20-25cm girth	7	1,222	13	4,216	19	8,104	31	19,177
Quercus palustris 20-25cm girth	7	1,222	13	4,216	19	8,104	31	19,177
Betula nigra 20-25cm girth	7	1,222	13	4,216	19	8,104	31	19,177
Gleditsia triacanthos 20-25cm girth	7	1,222	13	4,216	19	8,104	31	19,177
Malus sp or equivalent 10-12cm girth	3.5	290	9.5	2,139	15.5	5,124	27.5	12,073
Malus sp or equivalent 10-12cm girth	3.5	290	9.5	2,139	15.5	5,124	27.5	12,073
Total Value of New Tree Planting (£)		**£5,468**		**£21,142**		**£42,664**		**£100,854**
Total Value of Trees to be Removed (£)	**-**	**£22,890**		**£24,062**		**£17,796**		**£22,803**

As highlighted in the Arboricultural Impact Assessment, the overall value of the trees to be removed is £22,890. Using the CAVAT methodology, as identified in ***Table 1*** above, replacement planting will provide equivalent asset value benefits in ten to 20 years (the actual balance point against the value of removed trees is year 11). If using an alternative, less conservative methodology (based on a 0.94mm increase in diameter annually), this would be reduced to seven years.

The estimate of potential future value of the removed trees, if they were to be retained, illustrates that the value of the new planting would be nearly double that of existing trees by year 20 and nearly four times the value by year 40. This is an improvement of £24,146 for the total yr 40 value on that which was provided in the report to support the planning submission (taking into account the two additional trees).

The 'value' being replaced relates to 5nr inappropriate trees and 2nr small trees/shrubs that would arguably need removing or very significantly pruning regardless of the development and provided little benefit to the ward residents being hidden in the rear garden.

The new scheme mitigates this loss with more appropriate trees but also adds trees to more publicly accessible space where such space allows. The new planting scheme also provides an opportunity to increase the diversity of age and tree species to increase resilience and the range of ecosystem services and amenity benefits provided.

The proposed trees are also all robust species which are tolerant of urban conditions including consideration of the changing climate and will help to boost the diversity and resilience of the local tree stock.

Aftercare will be the responsibility of UCL who will ensure trees are watered and maintained into establishment.

New trees in the rear of Campbell House West and John Adams Hall will involve a significant logistical challenge and will require the use of large cranes to lift them over properties and into the garden spaces. Extensive aftercare will also be required until the trees are established which demonstrates UCLs commitment to providing robust mitigation for tree loss associated with the development.

4. Conclusion

In conclusion the removal of seven trees (consisting of five trees and two shrub species, all of which were in close proximity to damaged masonry walls and structures and arguably not suitable for their location) will be mitigated by six new trees which will match the asset value of removed trees within seven to eleven years (dependent on the growth modelling methodology applied) but crucially will provide sustainable long term benefits into the future.

New planting locations are limited across the UCL estate. Potential planting areas have been reviewed on site, via aerial imagery and assessment of site photography and have also been informed by the UCL Estate teams site specific knowledge.

The final location for proposed new trees will ensure they have reasonable space to develop into maturity with minimal intervention. Large stock sizes requiring substantial logistical effort for planting will be used for four of the six tree locations. The tree species selected will be appropriate for the locations available and will help to increase the diversity and resilience of tree cover in the ward. Planting locations include areas of greater public visibility so the new planting scheme will increase amenity provision compared to the inaccessible trees removed from land at 14 Endsleigh Street.

References

British Standards Institution (BSI), BS5837:2012. Trees in relation to design, demolition and construction – Recommendations. BSI

London Borough of Camden (2019) Camden Planning Guidance - March 2019 - Trees

The London Plan (2016). The Spatial Development Strategy for London (Consolidated With Alterations Since 2011). The Greater London Authority (GLA).

Appendix A UCL Tenure Plan

001. KATHLEEN LONSDALE BUILDING
002. 25 GORDON STREET
003. PEARSON BUILDING
004. NORTH WING (SLADE SCHOOL)
005. WILKINS BUILDING (MAIN BUILDING)
006. PHYSICS BUILDING
007. LONDON CENTRE FOR NANOTECHNOLOGY
009. BLOOMSBURY THEATRE
012. SOUTH WING
013. CHADWICK BUILDING
014. FRONT LODGES
015. TRANSIT HOUSES
016. MEDICAL SCIENCES & ANATOMY BUILDING
017. BIOLOGICAL SERVICES UNIT
024. 26 GORDON SQUARE
025. 25 GORDON SQUARE
026. 24 GORDON SQUARE
028. 23 GORDON SQUARE
029. 22 GORDON SQUARE
030. 21 GORDON SQUARE
031. ANECHOIC ROOM
032. 20 GORDON SQUARE
033. 19 GORDON SQUARE
034. CONTEMPLATION ROOM 1
035. 16,17,18 GORDON SQUARE
036. HENRY MORLEY BUILDING
037. MEDAWAR BUILDING
040. FOSTER COURT
041. EGYPTOLOGY
042. DMS WATSON BUILDING
044. DARWIN BUILDING
045. ROBERTS BUILDING
046. 1-4 MALET PLACE
047. 33-35 TORRINGTON PLACE
048. 134-136 GOWER STREET (LLEWIS'S BLDG)
049. WOLFSON HOUSE, 4 STEPHENSON WAY
050. BERNARD KATZ BUILDING
051. NEW STUDENT CENTRE
052. ELECTRICITY TRANSFORMER CHAMBER
053. MRC BUILDING
054. CAMPBELL HOUSE EAST, 5-10 TAVITON STREET
055. RAMSAY HALL (LONDON, PARIS, NEW YORK)
056. BENTHAM HOUSE
064. DENYS HOLLAND HOUSE - 109 CAMDEN ROAD +
065. BUNGALOWS - 109 CAMDEN ROAD +
066. ANNE STEPHENSON HOUSE - 109 CAMDEN ROAD +
067. CHRISTOPHER INGOLD BUILDING
069. IFOR EVANS HALL - 109 CAMDEN ROAD +
070. MAX RAYNE HOUSE - 109 CAMDEN RAOD +
073. CAMPBELL HOUSE WEST, 20-24 TAVITON STREET
075. BLAKENEY POINT, MAIN BUILDING
076. BLAKENEY POINT, BUNK HOUSE
078. RAMSAY HALL (ROME) - 49 GRAFTON WAY
079. JOHN TOVELL HOUSE - 89 GOWER STREET
080. JOHN TOVELL HOUSE - 93-97 GOWER STREET
081. 3-4 TAVITON STREET
082. 22 GORDON STREET
084. IoE - 9-11 ENDSLEIGH STREET
085. 26 BEDFORD WAY
086. 1-19 TORRINGTON PLACE
087. 66-72 GOWER STREET
088. GORDON HOUSE
090. 31-34 GORDON SQUARE & 14 TAVITON STREET
094. SLADE SCHOOL OF FINE ART
095. 23 GOWER PLACE
096. HAWKRIDGE +
100. HEALTH CENTRE
101. LEVERTON CLOSE
104. SCHAFER HOUSE +
105. JOHN DODGSON HOUSE +
106. JAMES LIGHTHILL HOUSE +
107. DRAYTON HOUSE
110. MSSL - HOLMBURY HOUSE +
111. MSSL - STABILE BLOCK +
112. MSSL - ARIEL HOUSE +
113. MSSL - SOCIAL CLUB +
114. MSSL - WORKSHOPS +
115. MSSL - NU BUILDING +
116. 48 GORDON SQUARE
117. THE RUBIN BUILDING
118. 11-13 RUSSELL SQUARE, FLAT 58
120. MILL HILL OBSERVATORY - WILSON OBSERVATORY +
121. MILL HILL OBSERVATORY - RADCLIFFE OBSERVATORY
122. MILL HILL OBSERVATORY - NEW ANNEXE +
124. IAN BAKER HOUSE
125. ANDREW HUXLEY BUILDING
126. SCHOOL OF SLAVONIC & EAST EUROPEAN STUDIES
131. SCHOOL OF PHARMACY, 29 - 39 BRUNSWICK SQUARE
132. TAVISTOCK HOUSE, TAVISTOCK SQUARE
136. 1 EUSTON SQUARE
138. MNH GOSH (4 ROOMS)
139. GOSH (3 ROOMS)
140. FAIRFIELD COURT, FAIRFIELD ROAD, BRAINTREE ESSE
141. 47 WIMPOLE STREET (4 ROOMS) +
142. 50 WIMPOLE STREET (3 ROOMS) +
143. 51 WIMPOLE STREET (3 ROOMS) +
144. MRC NIMR (7 ROOMS) +
145. WHITFIELD STREET LABORATORIES (3 ROOMS)
146. LSHTM (London School of Hygiene & Tropical Medicine - 1 f
147. HEALTH PROTECTION AGENCY (1 ROOM) +
148. 69 WILSON STREET +
149. 33 BEDFORD PLACE
150. 222 EUSTON ROAD
151. AVIATION HOUSE, 125 KINGSWAY +
152. WHITTINGTON HOSPITAL, HIGHGATE WING +
153. 62-64 HAMPSTEAD ROAD
154. THE ROYAL INSTITUTION (11 ROOMS) +
156. 1033C CAMLEY STREET+
162. IoE - 20 BEDFORD WAY
163. IoE - 10 WOBURN SQUARE
164. IoE - 11 WOBURN SQUARE
165. IoE - 12 WOBURN SQUARE
166. IoE - 13 WOBURN SQUARE
167. IoE - 14 WOBURN SQUARE
168. IoE - 15 WOBURN SQUARE
169. IoE - 16 WOBURN SQUARE
170. IoE - 17 WOBURN SQUARE
171. IoE - 18 WOBURN SQUARE
172. IoE - 24-26 WOBURN SQUARE
173. IoE - 27-28 WOBURN SQUARE
174. IoE - 14 ENDSLEIGH STREET
175. IoE - 13-23 ENDSLEIGH STREET
176. IoE - 23-29 EMERALD STREET
177. IoE - THORNHAUGH MEWS SITE
198. HATTER INSTITUTE
199. THE LIVER INSTITUTE
200. PAUL O'GORMAN BUILDING
201. ROCKEFELLER BUILDING
202. RAYNE INSTITUTE
203. 115 - 117 GOWER STREET
204. 86 - 98 CHENIES MEWS
207. ARTHUR TATTERSALL HOUSE
209. PRANKERD HOUSE
212. CRUCIFORM BUILDING
215. MORTIMER MARKET CENTRE
231. WOLFSON BUILDING, 27 - 29 CAYTON STREET +
232. ASHTON BUILDING, 11 - 43 BATH STREET +
233. MOORFIELD EYE HOSPITAL +
234. 17 - 25 CAYTON STREET +
235. CHANDLER HOUSE
236. INSTITUTE OF NEUROLOGY, 1 WAKEFIELD STREET
237. ICH - MAIN BUILDING
238. ICH - WELLCOME TRUST BUILDING
239. ICH - PROVINCE OF NATAL & PHILIP ULLMAN WING
240. ICH - WOLFSON CENTRE
241. ICH - CAMELIA BOTNAR BUILDING
242. INSTITUTE OF NEUROLOGY - QUEEN SQUARE HOUSE
243. INSTITUTE OF NEUROLOGY - 23 QUEEN SQUARE
244. ALEXANDRA HOUSE
245. EASTMAN DENTAL INSTITUTE
246. INSTITUTE OF NEUROLOGY - 12 QUEEN SQUARE
247. INSTITUTE OF NEUROLOGY - 8 - 11 QUEEN SQUARE
248. INSTITUTE OF NEUROLOGY - WEST WING
249. 8 HUNTER STREET
251. ASTON COLLEGE
252. SAINSBURY WELLCOME CENTRE
255. COURTAULD INSTITUTE
257. CHARLES BELL HOUSE
264. 330 GRAYS INN ROAD
267. INSTITUTE OF ORTHOPAEDICS - RESEARCH BLOCK +
268. INSTITUTE OF ORTHOPAEDICS - STUDENT CENTRE +
269. INSTITUTE OF ORTHOPAEDICS - WORKSHOP +
270. INSTITUTE OF ORTHOPAEDICS - BIOMEDICAL ENG BLD
271. INSTITUTE OF ORTHOPAEDICS - WEAR TEST BUILDIN
272. INSTITUTE OF ORTHOPAEDICS - DAWN TRUST BUILDIN
273. INSTITUTE OF ORTHOPAEDICS - GOAT HOUSE +
274. INSTITUTE OF ORTHOPAEDICS - TEACHING CENTRE +
280. EAR INSTITUTE - 334 - 336 GRAYS INN ROAD
281. ROYAL FREE HOSPITAL +
291. BERNARD JOHNSON HOUSE +
305. BELNOR HOUSE, PULMAR WAY, ESSEX +
307. INSTITUTE OF NEUROLOGY - 7 QUEEN SQUARE
316. GOSPEL OAK STORE +
319. SHENLEY athletic GROUND PAVILION +
320. SHENLEY ATHLETIC GROUND CHANGING ROOMS +
321. SHENLEY ATHLETIC GROUND WORKSHOP & STORES +
322. SHENLEY GROUNDS MANAGERS HOUSE +
323. SHENLEY DEPUTY GROUNDS MANAGERS HOUSE +
324. SHENLEY STEWARDS HOUSE +
325. SHENLEY ASSISTANT GROUNDS MANAGER'S HOUSE +
326. SHENLEY ASSISTANT GROUNDS MANAGER'S HOUSE +
329. SHENLEY ATHLETIC GROUND FITNESS TRAINING +
340. UNIVERSITY OF LONDON UNION BUILDING
344. HAWKRIDGE ANNEX +
345. HAWKRIDGE ADMINISTRATION BUILDING +
347. EDI - 123 GRAYS INN ROAD +
348. EAR INSTITUTE - 332 GRAYS INN ROAD
350. MALET PLACE ENGINEERING BUILDING
351. FRANCES GARDINER HOUSE
352. 90 TOTTENHAM COURT ROAD
353. ABERDEEN MANSIONS +
354. ORMOND HOUSE
355. NEIL SHARP HOUSE - 109 CAMDEN ROAD +
356. NETWORK BUILDING
358. RECEPTION BUILDING - 109 CAMDEN ROAD +
359. TUFNELL PARK - PAMELA +
360. NEW BUILDING AT 109 CAMDEN ROAD +
361. 188 TOTTENHAM COURT ROAD
365. ENGINEERING FRONT BUILDING
366. INSTITUTE OF OPHTHALMOLOGY PHASE 5A +
367. INSTITUTE OF OPHTHALMOLOGY PHASE 6B +
368. INSTITUTE OF OPHTHALMOLOGY - LECTURE CABIN +
370. UCL HOSPITAL
371. 49 - 51 GORDON SQUARE
373. GOLDSMID HOUSE - WILTON PLAZA +
374. MEDICAL SCHOOL BUILDING
375. ROCKEFELLER BOILER HOUSE
376. WHITTINGTON HOSPITAL, MAIN SITE +
377. 34 TAVISTOCK SQUARE
378. INSTITUTE OF NEUROLOGY - 33 QUEEN SQUARE
379. JAMES LIGHTHILL LODGE +
380. 1- 2 CHAPEL PLACE, PORTSLADE BRIGHTON +
386. 2 TAVITON STREET
387. MAPLE HOUSE
388. CENTRAL HOUSE
389. 35 TAVISTOCK SQUARE
390. 175 - 176 TOTTENHAM COURT ROAD
391. MONGMARK HOUSE
392. T4 PHYSICS YARD
393. THE FRANCIS CRICK INSTITUTE +
394. IoE - 55 - 59 GORDON SQUARE
395. NEW HALL - 465 CALEDONIA ROAD +
396. 170 TOTTENHAM COURT ROAD
397. 51 GOWER STREET
398. PODIUM
399. 31 TAVISTOCK SQUARE
400. BIDBOROUGH HOUSE
401. EAR INSTITUTE - 75 WICKLOW STREET
402. BOSTON HOUSE
403. RUSSELL SQUARE HOUSE
404. SENATE HOUSE
405. IFFL HOUSE +
407. CONTEMPLATION ROOM 2
408. CENTRE FOR CHILDREN'S RARE DISEASE (Under Constru
409. PEARS BUILDING (Under Construction) +
410. SOUTH QUAD POP UP LEARNING HUB (Under Constructi
411. L38 CANARY WHARF, 1 CANADA SQUARE +
412. HERE EAST +
413. INFINITY SDC +
414. 1, ST MARTIN'S LE GRAND +
415. INST. OF ORTHOPAEDICS - BIOMEDICAL ENGINEERING HUI
417. 9 RIDGMOUNT STREET
418. FINSBURY BUSINESS CENTRE +
419. 1, SEKFORDE STREET (CASA MEETING ROOMS) +
421. CLARE HALL - BLOCK A 'ASH' +
422. CLARE HALL - BLOCK B 'BIRCH' +
423. CLARE HALL - BLOCK C 'CEDAR' +
424. CLARE HALL - BLOCK D 'DOGWOOD' +
425. CLARE HALL - BLOCK E 'ELM' +
426. CLARE HALL - BLOCK F 'FIR' +
427. CLARE HALL - BLOCK G 'ST ANTHOLINS' +
428. CLARE HALL - BLOCK H 'CROSSOAKS COTTAGE' +
429. CLARE HALL - BLOCK I 'THE LODGE' +
430. CLARE HALL - BLOCK J 'GATEHOUSE' +
431. CLARE HALL - BLOCK P 'POPLAR' +
432. CLARE HALL - BLOCK T 'TEAK' +
440. POP UP TEACHING SPACE
441. INST. OF ORTH - ASPIRE CREATE CENTRE +
442. 90, HIGH HOLBORN +

+ BUILDING NOT ON THIS DRAWING

Key

- Freehold
- 25+ Years Remaining
- 10-25 Years Remaining
- 6-10 Years Remaining
- 1-5 Years Remaining
- Informal Arrangement
- UCL Boundary

N

20 0 20 40 60 80 100
Scale of Metres

UCL ESTATES
GOWER STREET, LONDON WC1E 6BT

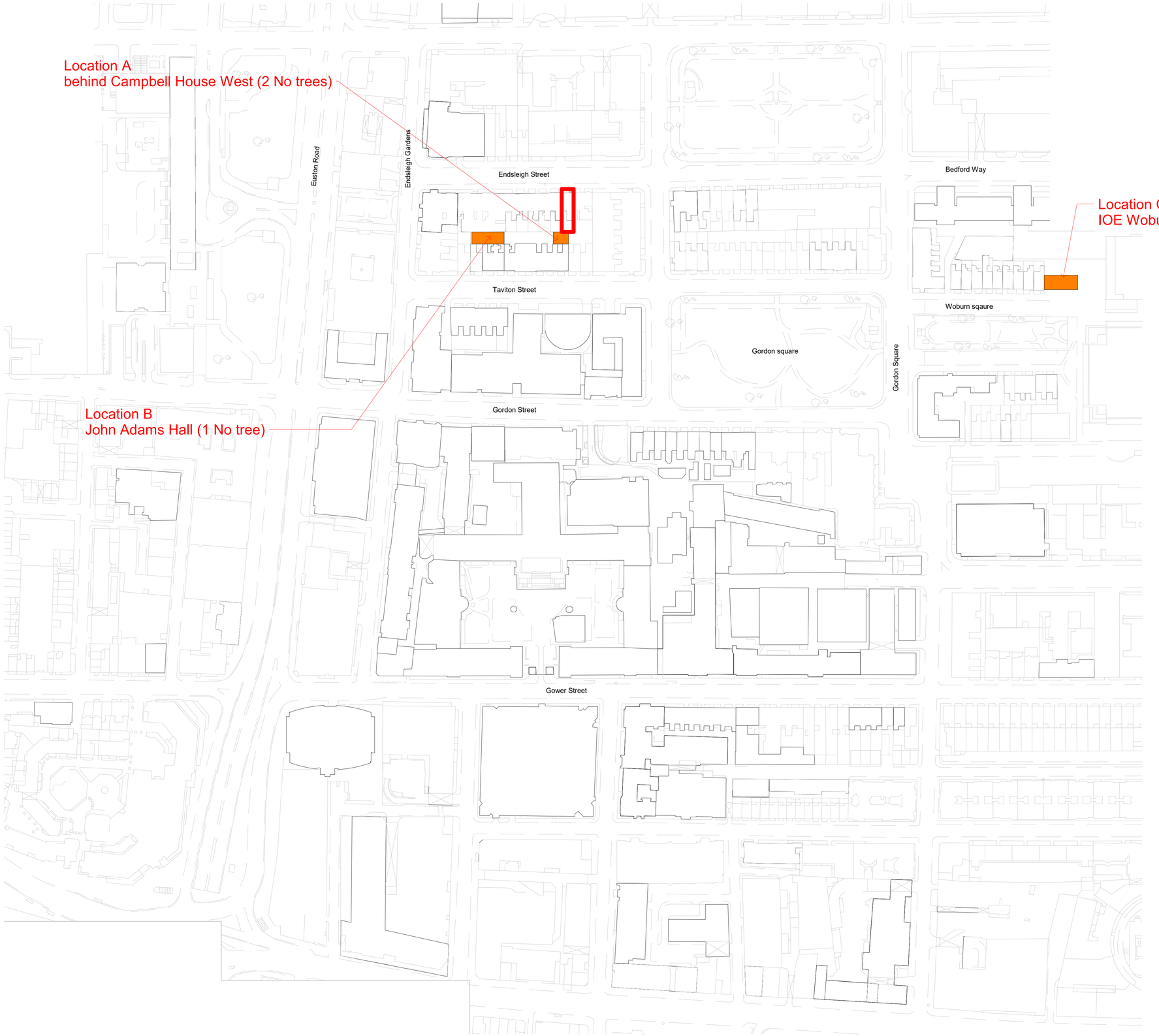
UCL

Drawn: S.S.	Date: Sept. 2017	Scale: 1:2500@A1

UCL Tenure (Term of Lease)

DWG. NO. 950 - 08 - 20

Appendix B Tree Planting Location Plan



Location Plan
Scale 1 : 1250

No.	Note
1	All dimensions to be verified on site by GENERAL CONTRACTOR prior to any work, setting out or shop drawings being prepared.
2	The contractor not to scale the drawings. Work to figured dimensions only.
3	© copyright SAUNDERS BOSTON LIMITED. All rights reserved. This drawing remains the property of SAUNDERS BOSTON LIMITED at all times and may not be reproduced or copied in whole or in part without their prior written consent.
4	This drawing and related specifications are for use only in the stated location.
5	This drawing is to be read in conjunction with all other Consultants drawings and specifications.
6	Drainage has not been surveyed and any/all pipe locations and below ground drainage runs are indicative.
7	It is assumed that all works will be carried out by a competent contractor who will be working, where appropriate, to an approved method statement.

Note

This drawing shows locations for new tree planting on the UCL Estate, which will replace the trees proposed for removal at 14 Endsleigh St in line with the recommendation from the Arboricultural Impact Assessment. Proposed tree species will be as per the list below:

Location A
Sweet gum (Liquidamber styraciflua ‘Stella’)
Maidenhair tree (Gingko biloba ‘Tremonia’)

Location B
Honey locust (Gleditsia triancanthos ‘Skyline’) This variety doesn’t have thorns.

Location C
River Birch (Betula nigra)

Two trees from the following species:

Crab apple
Amelanchier
Acer griseum

Scale 1:1250
0 12.5 25 37.5 62.5m

No.	Revision	Date	Chk	Auth
C3	Tree Location C updated	29/10/20	SBA	NG
C2	Drawing amended	Date 33	SBA	NG
C1	Drawing amended	15/10/20	SBA	NG

Saunders Boston Architects
Eastern Gate House, 119 Newmarket Road, Cambridge CB5 8HA
T:01223 367723
office@saundersboston.co.uk
The Generator, The Gallery, King's Wharf The Quay, Exeter EX2 4AN
T:01392 348627
www.saundersboston.co.uk

Client: University College London
Job: GAMMA
Drawing: Location Plan - Tree replacement location

PLANNING

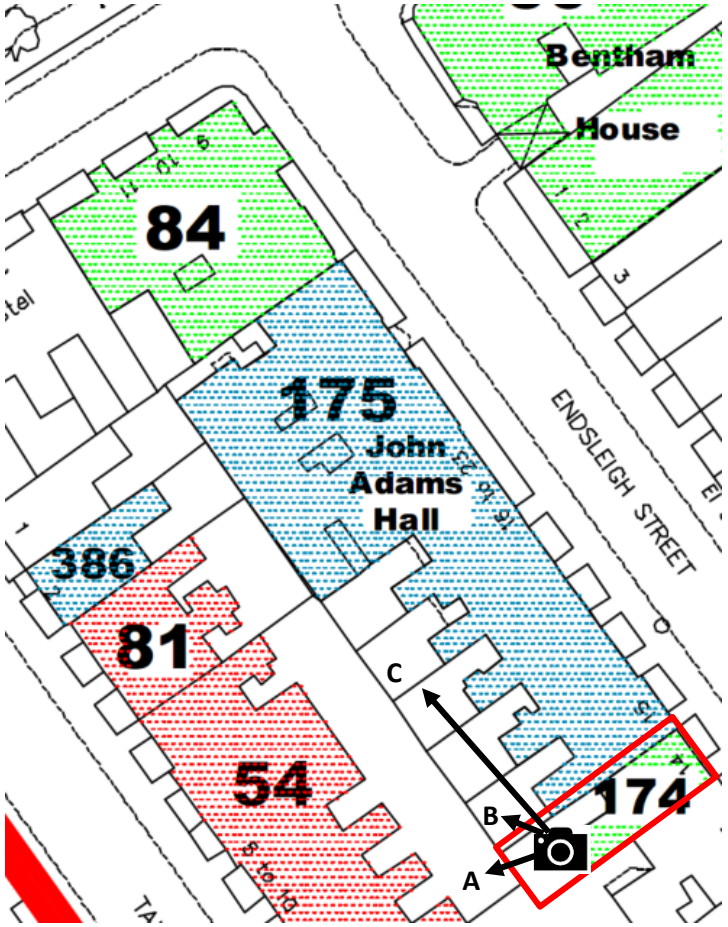
Scale: 1 : 1250 @A1
Revision: C3

SBA Project Code: 1802
Drawn: SBA
Checked: JRB
Date: 16/07/20
Suitability Code:

project: 1802 originator: -SBA zone: -XX level: -XX type: -DR role: -A number: -504

John Adams Hall Tree Location (B)

Campbell House West Tree Location (A)



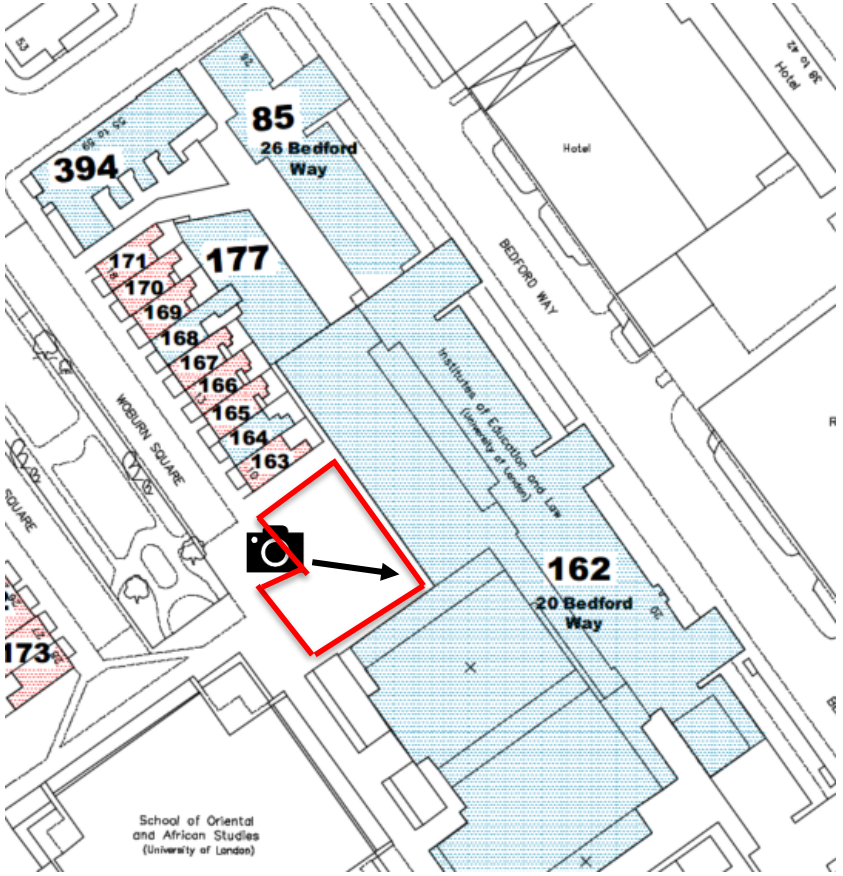
John Adams Hall Tree Location (C)

Endsleigh St Property

Direction of Picture

Location picture taken from

A / B / C Proposed Tree Location



Proposed IOE Location

Direction of Picture

Location picture taken from

Proposed final tree locations at IOE subject to agreement with Camden Council of 2nr additional trees species. It has been confirmed that this is an appropriate location for the proposed additional species and they will be afforded the proper space for growth.

The red line boundary on the plan on the right confirms the boundary within which the trees will be planted.

Appendix C Site Photography

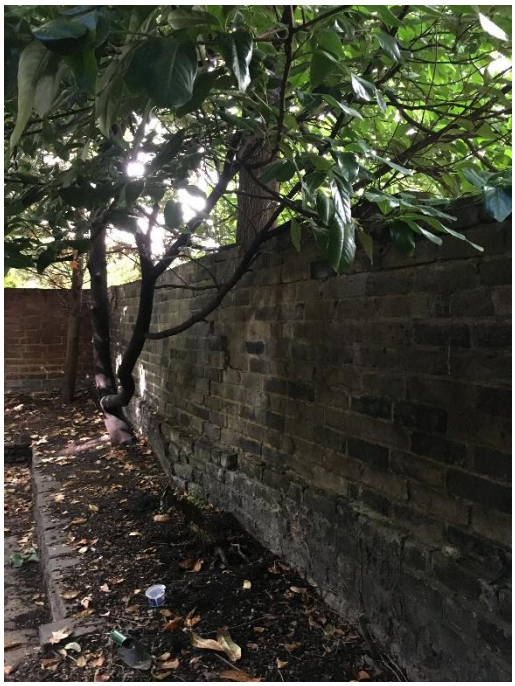


Figure 1: T1 and bulging boundary wall.

Figure 2: T3 Cypress close to boundary wall with cracking.

Figure 3: T4 Lime leaning on rear boundary wall.

Figure 4: T5 Lime close to boundary wall with stepped cracking.

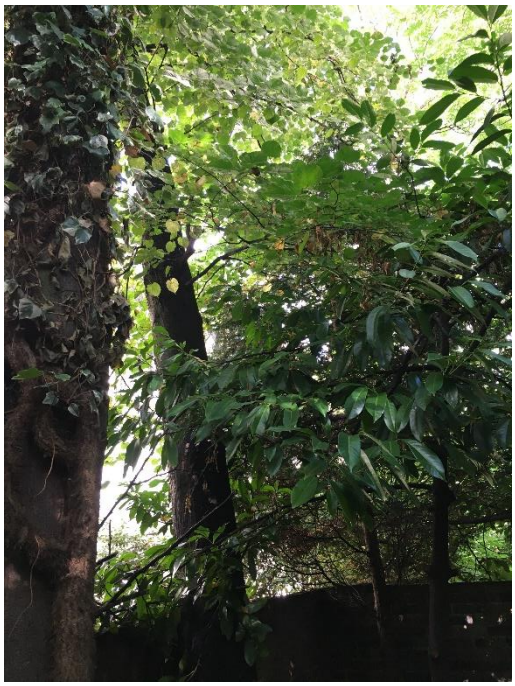


Figure 5: T4 illustrating lean to north.

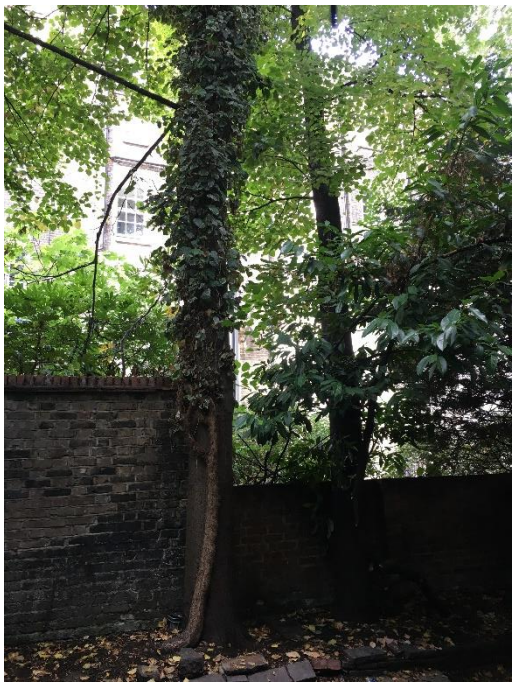


Figure 6: T4 and T5 showing wider context to the rear of the garden.

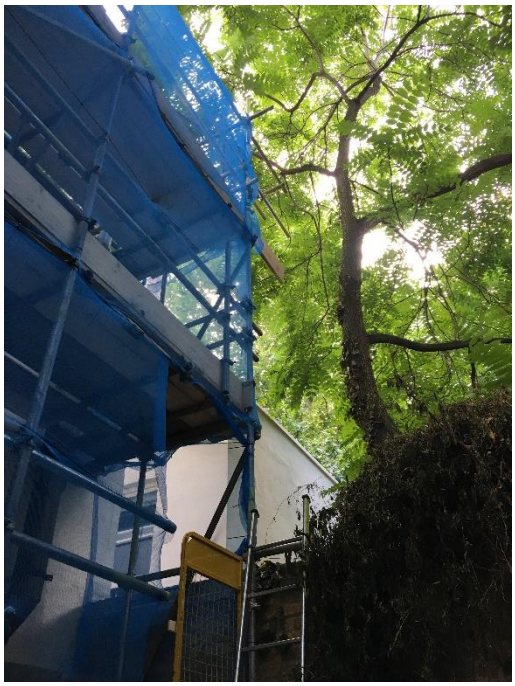


Figure 7: T7 Tree of heaven beyond the western boundary wall.

Figure 8: Illustrating cracked and bulging wall adjacent to T7.

Andy Wakefield
Associate Arboricultural Consultant
T: +44 (0) 1256 310 496
M: 07741 940872
E: andy.wakefield@aecom.com

AECOM Infrastructure & Environment UK Limited
Midpoint, Alencon Link
Basingstoke
Hampshire RG21 7PP
United Kingdom

T: +44(0)1256 310200
aecom.com