

# Oriel

## Response to Technical Queries on Landscape Design (Arboriculture)

March 2021



**Oriel**  
Creating the centre for  
advancing eye health



Moorfields  
Eye Hospital  
NHS Foundation Trust



Moorfields  
Eye Charity



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## Oriel – Response to technical queries on landscape design (Arboriculture)

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### 1. Introduction

Moorfields Eye Hospital NHS Foundation Trust, on behalf of Oriel<sup>1</sup> (the ‘Applicant’), submitted a planning application on 16th October 2020 (Application Ref. 2020/4825/P) to the London Borough of Camden (LBC) for a new facility that would allow the existing Moorfields Eye Hospital at City Road (Moorfields at City Road) and University College London (UCL) Institute of Ophthalmology (IoO) services at Bath Street to relocate into a single building at the existing St. Pancras Hospital site (hereafter referred to as the ‘Proposed Development’).

The Proposed Development will be located at part of the existing St. Pancras Hospital site (hereafter referred to as the ‘Site’). The Proposed Development comprises a single building, between seven and ten storeys in height (including Ground Level and Lower Ground Level, as well as plant at Roof Level), as well as provision of public realm at ground level, blue badge parking, and a vehicular drop off point on St Pancras Way.

A Landscape Design Report was prepared for the Proposed Development (Document Refs. ORL-INF-XX-XX-RP-PL-270-Landscape Design Report) and submitted with the planning application.

The London Borough of Camden (LBC) Tree Officer reviewed the Landscape Design Report and has raised a number of comments, as provided in Table 1 of this note.

White Arkitekter, the Landscape Architect for the Proposed Development, have provided responses to the comments raised by the LBC Tree Officer, on behalf of the Applicant, which are provided in Table 1 of this note.

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<sup>1</sup> Oriel is a joint venture between Moorfields Eye Hospital NHS Foundation Trust, University College London Institute of Ophthalmology and Moorfields Eye Charity.

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## 2. Responses

**Table 1 Comments received from LBC Tree Officer and the Applicant's Response**

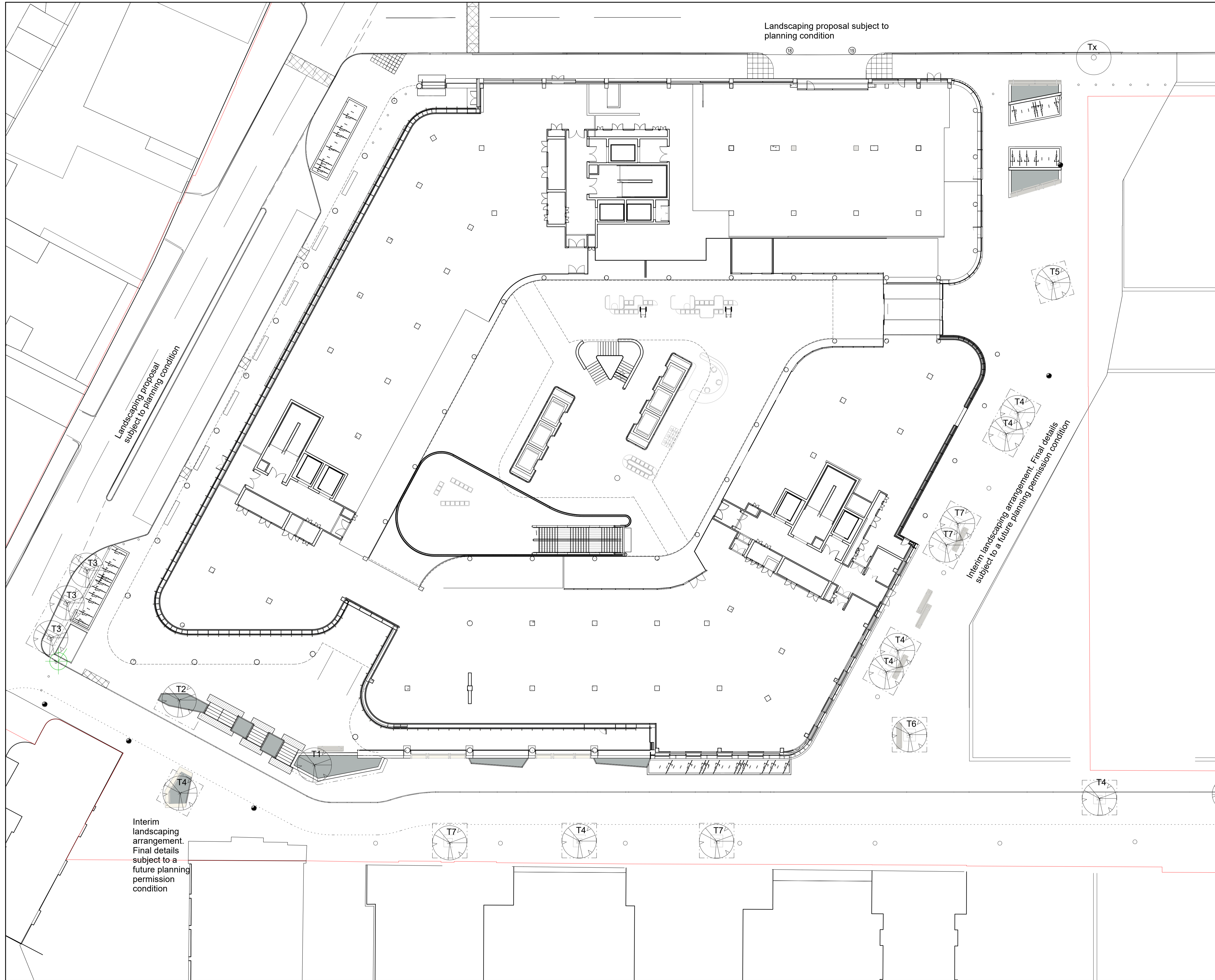
Comment	Response
<p>A tree replacement plan is required showing precise locations/species</p>	<p>An indicative tree replacement plan, showing the locations and species is provided in Appendix A of this document. This replaces the Planting Plan included in Section 4.0 of the Landscape Design Report.</p> <p>It is anticipated that the detailed landscape design would be secured through an appropriately worded planning condition.</p>
<p>Sectional drawings of proposed tree pits inc. soils cells showing rooting volume are required for each pit</p>	<p>Indicative sectional drawings for the different types of tree pit are provided in Appendix B of this document. This includes indicative sections of trees within the landscaped areas and trees within raised planters.</p>
<p>Details of investigations to demonstrate planting is viable at each location on the highway i.e. have existing below-ground constraints been taken into account</p>	<p>Appendix C includes sectional drawings for the trees which were proposed on the south-west corner and north-west corner of the Proposed Development, along St Pancras Way. These drawings include details of the below ground services.</p> <p>We have reviewed the landscaping proposals against the below ground services survey. The landscaping proposals in the south corner of the Site have been adjusted nominally to accommodate these. However, significant congestion exists in the north-west corner of the Site and as such, we have relocated these trees into the proposals in the south-east corner of the Site where existing services will be removed and replaced (as shown on the Tree Replacement Plan in Appendix A of this document).</p>

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Comment	Response
<p>Confirmation of the number of trees to be removed from Granary Street. The arboricultural impact assessment report and protection plan page shows 5 hornbeams to be removed (T6, T7, T10, T13 &amp; T16) and 6 to be retained (T2, T3, T4, T5, T11 &amp; T12). However, on the building and landscape design no trees are represented on Granary Street. This is also the case in the Landscape Design Report.</p>	<p>In accordance with the Arboricultural Impact Assessment report (Document Ref. ORL-INF-XX-XX-RP-PL-130) submitted with the planning application, trees T2, T3, T4, T5, T11 and T12 would be retained within the Proposed Development.</p> <p>Tree T5 is illustrated within the Tree Replacement Plan, provided in Appendix A of this document, however the other trees to be retained (T2, T3, T4, T11 and T12) are outside of the extent of this drawing.</p>
<p>Confirmation that there is no feasibility to replant along Granary street. St. Pancras and Somers Town has the second lowest canopy cover for a ward in Camden at 13.6% so this should be explored. Dependant on the answer to the question above there might be a need to increase the planting offer</p>	<p>We have reviewed the potential to plant trees along Granary Street against the below ground services survey. Significant congestion of below ground services exists in this area, as shown on the Indicative sectional drawing for tree pits (provided in Appendix B of this document), and as such planting in this location is not feasible.</p>

## Appendix A Indicative Tree Replacement Plan





Landscaping proposal subject to planning condition

Landscaping proposal subject to planning condition

Interim landscaping arrangement. Final details subject to a future planning permission condition

Interim landscaping arrangement. Final details subject to a future planning permission condition

Project

Oriel

Client

Moorfields Eye Hospital and UCL Institute of Ophthalmology Consultant

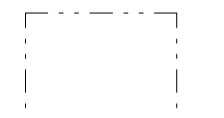

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Notes

**SUGGESTED TREES**

- T1 - Acer campestre
- T2 - Amelanchier lamarckii
- T3 - Corylus colurna
- T4 - Gleditsia triacanthos
- T5 - Prunus avium 'Plena'
- T6 - Sorbus aria
- T7 - Tilia cordata 'Rancho'

Tx - Existing tree to be retained in accordance with Arboiculture Impact Assessment

-  Planting pit distribution
-  Planters

Rev.	Date	Description	Drn/Chk/Apr

Key Plan

Suitability Status

S0 - Initial Status

Project Number

ORL

Sheet Title

Indicative Tree Replacement Plan

Sheet Number

ORL- WHA- ZZ- GF- DR- L- 110104

Scale: As indicated@A1

Rev:

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**Appendix B Indicative Sectional Drawing of Tree Pits**



Project

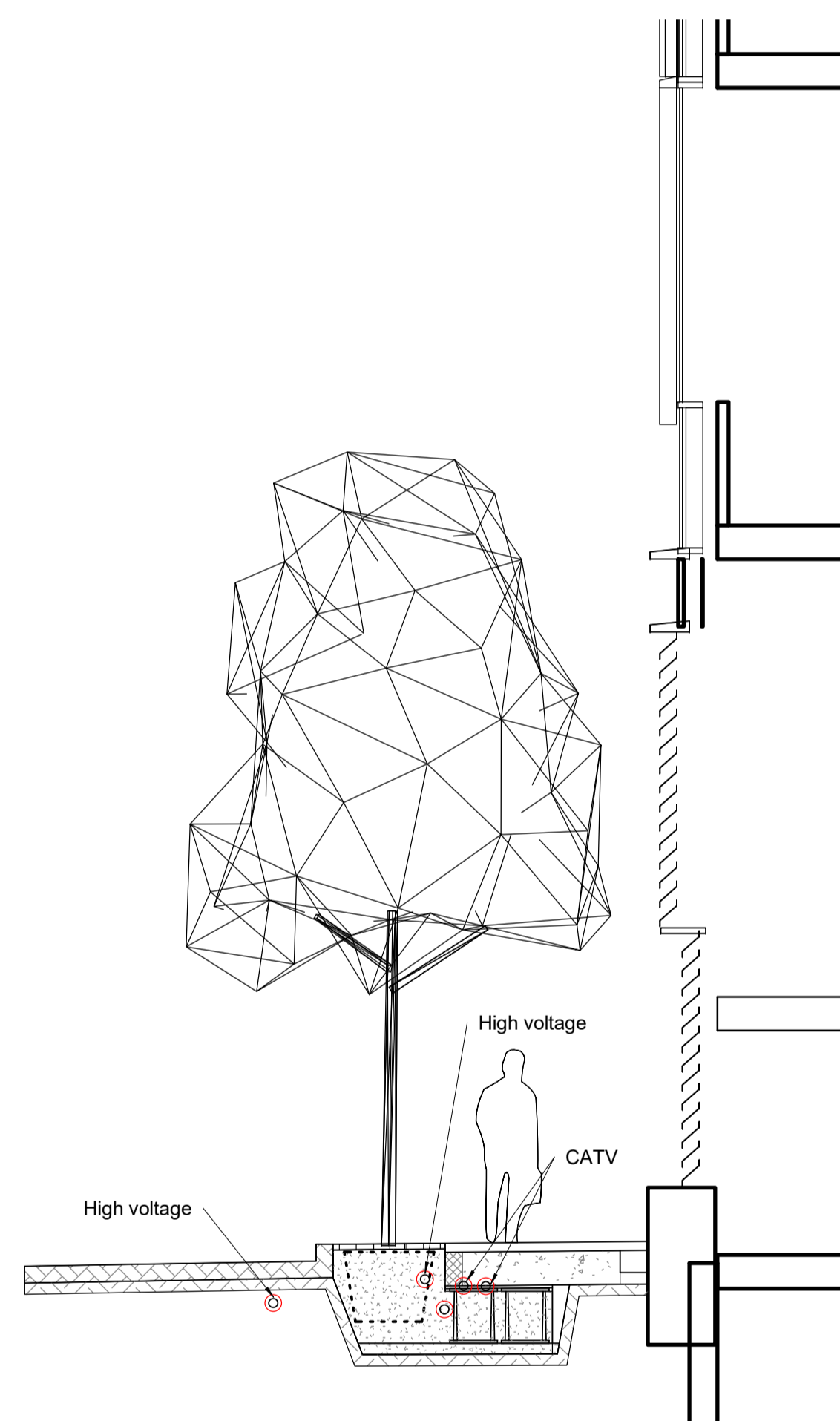
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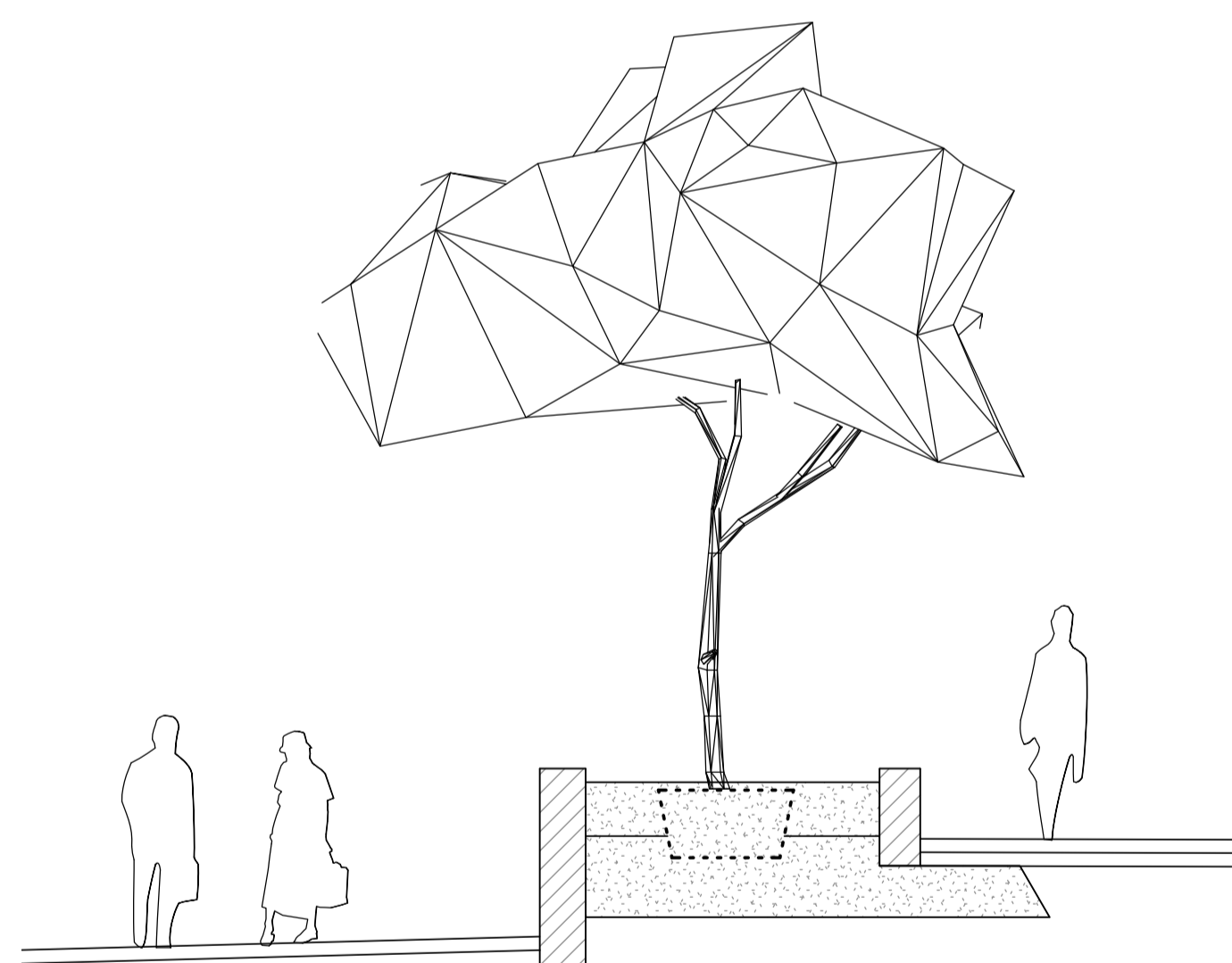
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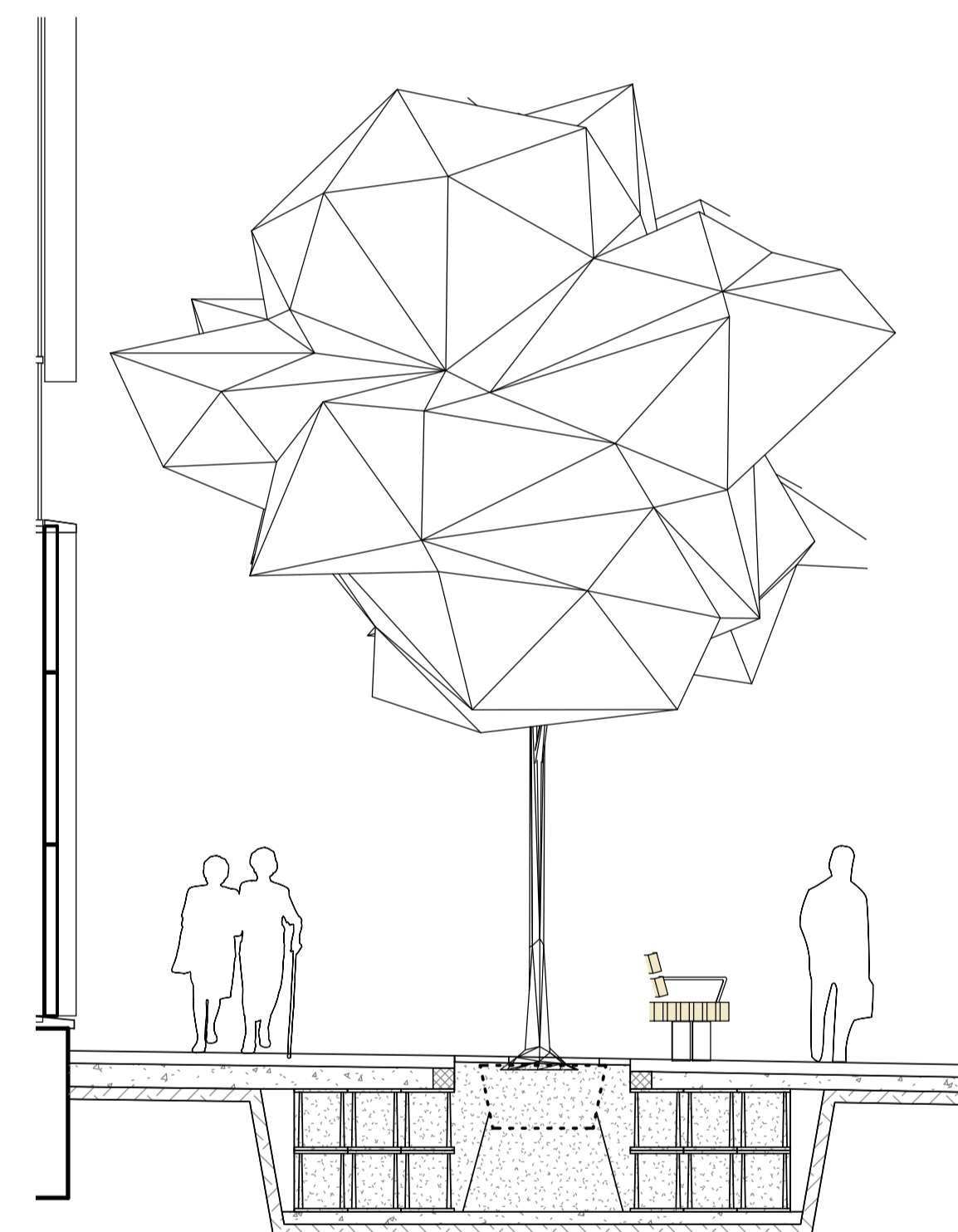
Notes



**SIDEWALK**  
Landscape tree pit section, through sidewalk on Granary street  
Indicative tree pit with soil cells.  
- Electrical services under sidewalk would clash with proposed tree pit and root ball.  
SCALE 1:50@A1



**RAISED PLANTER**  
Landscape tree pit section, through raised planter on LGF  
Indicative tree pit.  
SCALE 1:50@A1



**STREET LEVEL SW**  
Landscape tree pit section, through upper ground floor  
Indicative tree pit.  
SCALE 1:50@A1

*The section of Granary Street indicates that there are clashes with existing services that obstructs the possibility to plant trees along the sidewalk.*

Rev.	Date	Description	Dwn/Chk/Apr
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Key Plan

Suitability Status

S0 - Initial Status

Project Number

ORL

Sheet Title

Indicative sectional drawing of tree pits

Sheet Number

ORL- WHA- ZZ- GF- DR- L- 110105

Scale: 1 : 50@A1

Rev:



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**Appendix C Sectional drawings for proposed trees along St Pancras  
Way**

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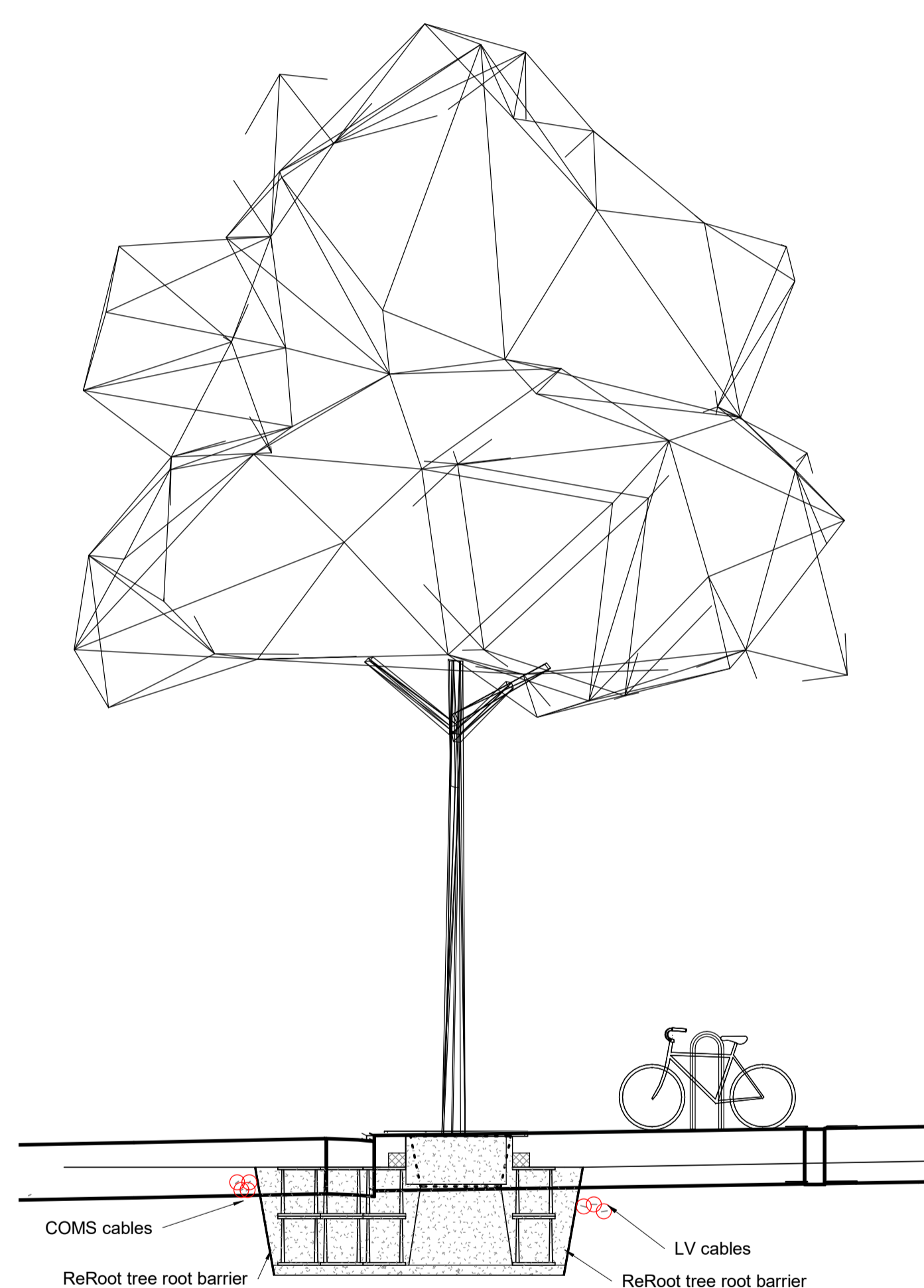
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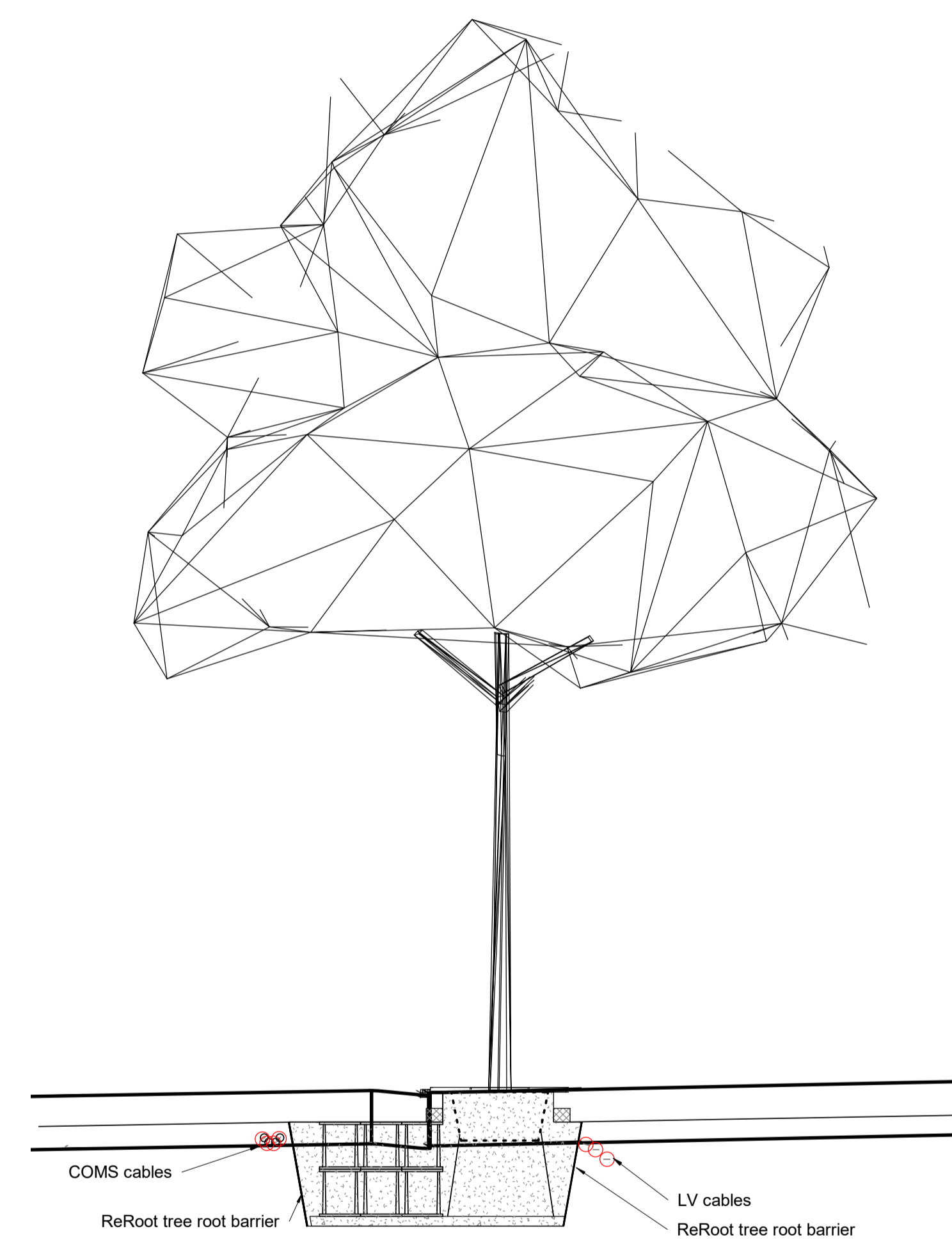
Notes



First tree (North)  
Landscape tree pit section  
Indicative tree pit with soil cells and root barrier between existing services.  
SCALE 1:50@A1



Second tree (middle)  
Landscape tree pit section  
Indicative tree pit with soil cells and root barrier between existing services.  
SCALE 1:50@A1



Third tree (south)  
Landscape tree pit section  
Indicative tree pit with soil cells and root barrier between existing services.  
SCALE 1:50@A1

The sections indicate that it is possible to plant trees in the SW corner of St Pancras Way. This includes using ReRoot tree root barrier to secure the services from growing tree roots.

Rev.	Date	Description	Drm/Chk/Apr

Key Plan

Suitability Status

S0 - Initial Status

Project Number

ORL

Sheet Title

Sectional drawing of trees to the south-west of the Site'

Sheet Number

ORL- WHA- ZZ- GF- DR- L- 110106

Scale: 1 : 50@A1

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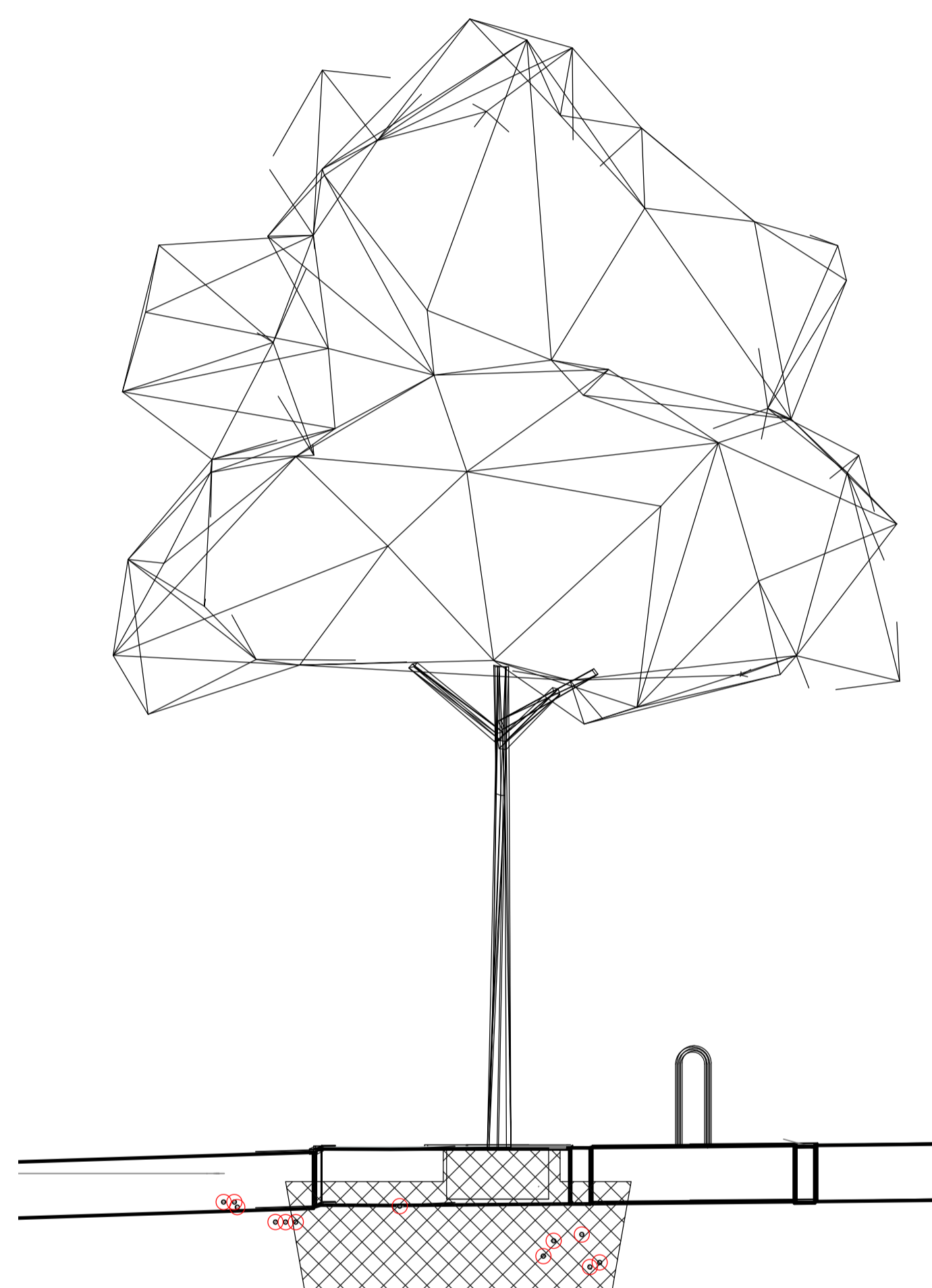
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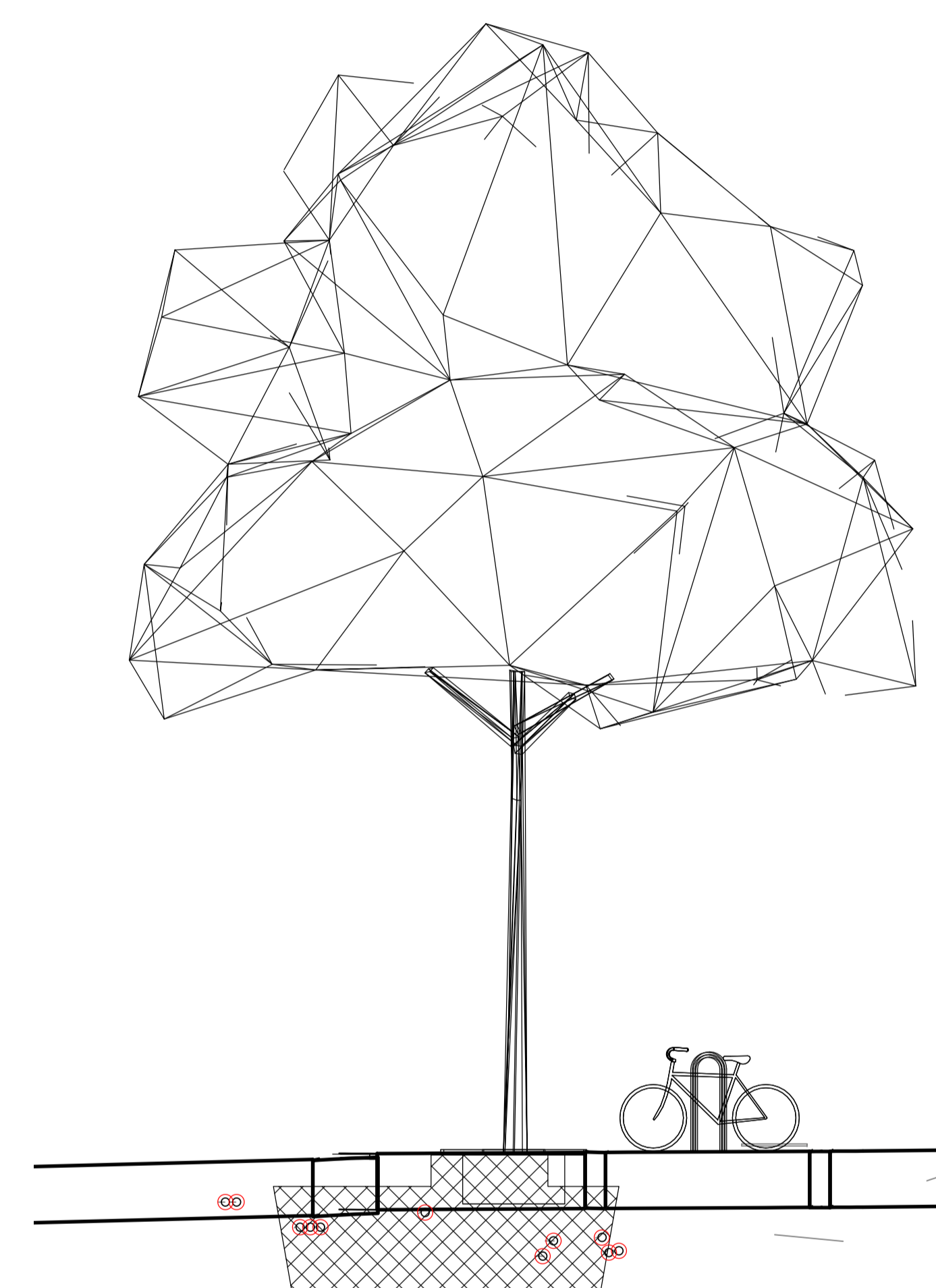
Notes



First tree (North)  
Landscape tree pit section, clashes with services (red).  
Indicative tree pit in cross-hatch.  
SCALE 1:50@A1



Second tree (middle)  
Landscape tree pit section, clashes with services (red).  
Indicative tree pit in cross-hatch.  
SCALE 1:50@A1



Third tree (south)  
Landscape tree pit section, clashes with services (red).  
Indicative tree pit in cross-hatch.  
SCALE 1:50@A1

The sections indicate that there are too many services in the NW corner of St Pancras Way and Granary street to allow to plant trees. To mitigate this, three additional trees are added to the SW.

Rev.	Date	Description	Drn/Chk/Apr

Key Plan

Suitability Status

S0 - Initial Status

Project Number

ORL

Sheet Title

Sectional drawing of trees to the north-west of the Site'

Sheet Number

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