

Pell Frischmann

O2 Masterplan Site, Finchley Road

CAVAT Assessment

Date: August 2022

Report Ref: 104878-PEF-ZZ-XX-RP-GE-400010

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**Prepared for**

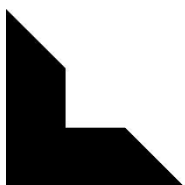
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## Executive Summary

<b>Site Name</b>	O2 MasterPlan Site, Finchley Road
<b>Location</b>	<p>The Site is located in Finchley, within the London Borough of Camden (LBC). It is bounded by Blackburn Road, which envelops the Site along its southern and northern edge, also extending to the west. Finchley Road (A41) bounds the Site to the east, with Billy Fury Way to the west. The Thameslink Bedford-Brighton railway line runs along the northern edge of the Site, and the London Underground Jubilee and Metropolitan lines run above ground along the southern edge of the Site.</p> <p>The Site is approximately 5.7 ha in size and currently comprises the O2 Centre, which is arranged over three floors and contains a cinema, a mix of retail units, restaurants and cafes, a health club, a community room and a Sainsbury's store; hard-standing, which is used as a car-park with space for 520 vehicles and a Homebase store, and to the western part of the Site are two purpose-built car showrooms and a builder's merchant.</p>
<b>Development proposals</b>	Part detailed and part outline planning permission for the redevelopment of land encompassing the O2 Centre and associated car park, Homebase store, car showrooms and a Builder's Merchant to provide new homes (including affordable housing) and commercial and community uses.
<b>Assessment Conclusions</b>	<p>The individual trees surveyed have a combined CAVAT valuation of <b>£1,888,878</b>.</p> <p>The draft Tree Protection Plan (ref 104878-PEF-ZZ-XX-DR-GE-400007 and 400007) attached as Appendix C within the Arboricultural Impact Assessment (AIA) (ref 104878-PEF-ZZ-XX-RP-GG-400001) shows the indicative trees to be removed within the Proposed Development and overall these have the combined value of <b>£610,030</b>; therefore the combined value of retained trees is £1,278,878.</p> <p>A total of 216 replacement trees have been included within the Proposed Development as part of this application, assumed to have an average stem diameter of 10cm and classed as 'small trees' with a life expectancy of 20-40years and therefore a combined value of <b>£441,288</b> (with each individual tree valued at £2,043) to be planted within the Proposed Development.</p> <p>Wherever possible these specifications will be increased to larger trees to further increase the value. For example, if 11 of these trees to be planted had a stem diameter of 30cm, the total value of planted trees would be £621,105 (with each of the 11 trees valued at £18,390).</p> <p>Therefore, there is the potential for a minimum final project CAVAT value of £1,720,199, or £1,900,009 if there were 11 trees with a stem diameter of 30cm within the Site.</p>
<b>Recommendations</b>	<b>This CAVAT assessment should be updated following the final Landscape Plan and a mixture of small (10cm) and medium (30cm) trees planted within the Proposed Development to maintain the value of trees within the Site.</b>

# 1 Introduction

This Capital Asset Value for Amenity Trees (CAVAT) for trees has been prepared by Pell Frischmann (PF) on behalf of LS (Finchley Road) Limited (the “Applicant”), to support an application made in part in detail and part in outline (the “Application”) for the demolition and redevelopment of land encompassing the O2 Centre and associated car park, Homebase store, car showrooms and a Builder’s Merchant (the “Site”) within the London Borough of Camden (“LBC”).

Development Plots N3-E, N4 and N5 and the associated landscaping, access roads and infrastructure form the detailed element of the Application which extends to 1.79ha and these proposals are referred to as the “Detailed Proposals”.

The remainder of the Application (comprising Development Plots N1, N2, N3, N6, N7, S1 and S8) is submitted in outline and these proposals are referred to as the “Outline Proposals”.

The Detailed Proposals and Outline Proposals together are referred to as the “Proposed Development”.

Full details and scope of the Applications is described in the submitted Planning Statement, prepared by Gerald Eve LLP.

This report aims to inform the Proposed Development regarding impacts on ecology including habitats and protected species, and identify impacts and mitigation required.

## 1.1 Site Location and Description

The Site is located in Finchley, within the London Borough of Camden (LBC). It is bounded by Blackburn Road, which envelops the Site along its southern and northern edge, also extending to the west. Finchley Road (A41) bounds the Site to the east, with Billy Fury Way to the west. The Thameslink Bedford-Brighton railway line runs along the northern edge of the Site, and the London Underground Jubilee and Metropolitan lines run above ground along the southern edge of the Site.

The Site is approximately 5.7 ha in size and currently comprises the O2 Centre, which is arranged over three floors and contains a cinema, a mix of retail units, restaurants and cafes, a health club, a community room and a Sainsbury’s store; hard-standing, which is used as a car-park with space for 520 vehicles and a Homebase store, and to the western part of the Site are two purpose-built car showrooms and a builder’s merchant.

The land contained within the red line plan (Figure 1) comprises the following (thereafter referred to as ‘the Site’):

- O2 Centre;
- Associated O2 Centre car park;
- Homebase store;
- Car showrooms; and
- Builder’s merchant.

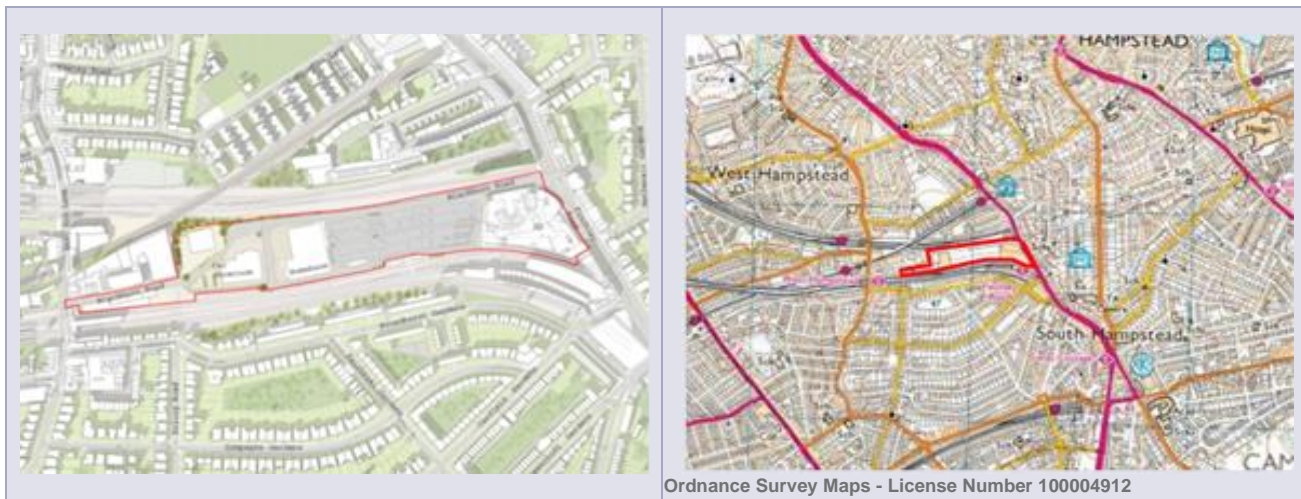


Figure 1 Site Location Plan

## 1.2 Capital Asset Value for Amenity Trees (CAVAT)

CAVAT surveys provide a basis for managing trees in the UK as public assets rather than liabilities. This is a strategic tool which aids the decision-making process in relation to trees. It can be applied to the tree stock as a whole or also to individuals where value needs to be expressed in monetary terms. CAVAT is a useful tool for councils and other Public Authorities, particularly for public trees, and can also be used by private institutions, the courts, or individuals.

The CAVAT assessment was completed in May 2022, and updated in August 2022, and used the data collected during the Arboricultural Survey completed on 16<sup>th</sup> February 2021 which included taking diameter (DBH) measurements and making a detailed assessment of each tree to calculate the functional crown value, public accessibility and amenity value and appropriateness. The survey data is attached in a schedule in Appendix A.

The tree species and Tree Preservation Order (TPO) information has been taken from the Arboricultural Survey Report (ref 104878-PEF-ZZ-XX-RP-GE-400001) as per BS5837 guidelines. The Tree Constraints Plan (ref 104878-PEF-ZZ-XX-DR-GE-400003 TCP Sheet 1 & 2) is attached in Appendix B of the Arboricultural Survey Report to show the location of trees surveyed.

We have followed the Full CAVAT valuation for all the individual trees which were recorded:

- Basic value/unit value x size (including calculations for single and multi-stemmed trees);
- Community Tree Index value/location, in terms of population, use, and accessibility;
- Functional value/functional status;
- Adjusted value/amenity factors, both positive and negative; and
- Full value/life expectancy (based on no change of use or further disturbance to the trees).

### 1.2.1 Global Variables

The unit value of £16.26 per square centimetre of cross-sectional trunk measured at 1.2 metres from ground level has been used as per the current London Tree Officers Association website.

The community tree index (CTI) factor for Camden is 200%.

### 1.2.2 Value Adjustments

The valuation is based on the features of each individual tree rather than the Site trees as a whole. Most of the trees were planted within the existing Site as car park landscaping and were young, with additional trees alongside the boundaries which were young to semi—mature. Off-site trees within the network rail boundary were not included within the CAVAT assessment as they will not be impacted by the Proposed Development.

All trees surveyed were considered as having 100% public accessibility as all were fully visible from any part of the Site (including the carpark, public footpaths and shop windows from the O2 Centre), which was all publicly accessible.

Trees were also assessed based on amenity appropriateness. Only the Category A London plane trees (T98-103) were increased by 10% for their townscape and visual importance; this adjustment increases the value of a tree. All other trees were not adjusted as, while they were suitable for the location, they did not provide a suitable increase to amenity value.

Functional value was reduced for trees where factors affected function such as growing through a large fence which would ultimately lead to shorter lifespan (for example T97).

Lifespan was initially based on the maximum life expectancy for the specific species and reviewed based on the location of trees within the carpark. Rowan trees within the central sections of the main carpark were considered unlikely to survive to full maturity (80+ years) due to limitations to root growth and damage from cars and were therefore reduced accordingly. In general, trees within the Site were therefore considered likely to live for 20-40 years, with the hornbeam 40-80, and the London plane trees having a lifespan of 80+ years. T97 was assessed as not surviving for more than 5 years due to growing through the fence and requiring removal.

No trees were covered by Tree Preservation Orders.

### 1.2.3 Overall Baseline CAVAT Score

The individual trees surveyed have a combined CAVAT valuation of **£1,888,878**. Individual tree values are identified within the CAVAT Tree Schedule attached in Appendix A.

### 1.2.4 Overall Loss of Value within the Site

The draft Tree Protection Plan (ref 104878-PEF-ZZ-XX-DR-GE-400007 and 400007) attached as Appendix C within the Arboricultural Impact Assessment (AIA) (ref 104878-PEF-ZZ-XX-RP-GG-400001) shows the indicative trees to be removed within the Proposed Development.

Overall, these have the combined value of **£610,030**.

The combined value of retained trees is therefore **£1,278,878** (including the Category A London plane trees and larger Callery pears, hornbeams and a large Fuji cherry).

### 1.2.5 Overall Value of Replacement Trees

A total of 216 replacement trees have been included within the Proposed Development as part of this application. These have not been specified to species but will be suitable for inclusion within the landscaped areas and with 100% accessibility.

If these are all to be assumed to have an average stem diameter of 10cm and classed as 'small trees' with a life expectancy of 20-40years; the combined value of trees to be planted within the Proposed Development would be **£418,815** (with each individual tree valued at £2,043).

However, wherever possible these specifications will be increased to larger trees to further increase the value. For example, if 11 of these trees to be planted had a stem diameter of 30cm, the total value of these larger planted trees would be £202,290 (with each individual tree valued at £18,390).

Therefore, there is the potential for a minimum final project CAVAT value of £1,720,199, or £1,900,009 if there were 11 trees with a stem diameter of 30cm within the Site.

### 1.3 Recommendations

This CAVAT assessment should be updated following the final Landscape Plan and a mixture of small (10cm) and medium (30cm) trees planted within the Proposed Development to maintain or increase the value of trees within the Site.



## 2 CAVAT Report Limitations

The information reported is based only on the interpretation of data collected during the survey undertaken on site. The condition and size of the trees is likely to change with time.

This report has been prepared by Pell Frischmann with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client.

This report has been prepared solely for the use of LS (Finchley Road) Limited and may not be relied upon by other parties without written consent from Pell Frischmann. In addition, it must be understood that this report does not constitute legal advice.

Pell Frischmann disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

### 3 References

Neilan,C (2017) Capital Asset Value for Amenity Trees (CAVAT) Full Method: Users' Guide [last accessed May 2022]. [CAVAT \(Itoa.org.uk\)](http://Itoa.org.uk)

Pell Frischmann (2022) Arboricultural Impact Assessment. Report reference 104878-PEF-ZZ-XX-RP-GE-400001.

## Appendix A CAVAT Tree Schedule

Project:  
Name of Surveyor:  
Date:

O2 Masterplan, Finchley Road  
C Gilby  
P02 11.08.2022

# CAVAT

## CALCULATE VALUE OF TREE STOCK

CTI Factor (Please select):  
Unit Value Factor

200  
16.26

**Cumulative Total: £ 1,888,878**

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Created by Alexandra Sleet and Phillip Handley

Tree Information		Step 1: Basic Value										Step 2: CTI Value		Step 3: Locational Value		Step 4: Structural Value		Step 5: Functional Value		Step 6: Amenity Value		Step 5: Final Value		FINAL VALUE		
Species ID	Location (i.e near tree no. 1)	Stem Diameter (1)	Stem Diameter (2)	Stem Diameter (3)	Stem Diameter (4)	Stem Diameter (5)	Stem Diameter (6)	Stem Diameter (7)	Stem Diameter (8)	Stem Diameter (9)	Stem Diameter (10)	Basic Value	CTI Factor (Please select)	CTI Value	Accessibility Factor (Please select)	Location Value	Structural Factor (Please select)	Structural Value	Functional Factor (Please select)	Functional Value	Amenity Factor (Please select)	Amenity Value	Life Expect. Factor (Please select)		(Please select)	
Callery Pear	T001	17										£ 3,691	200	£ 7,381	100	£ 7,381	100	£ 7,381	100	£ 7,381	0	£ 7,381	20 - <40		£5,905	
Callery Pear	T002	17										£ 3,691	200	£ 7,381	100	£ 7,381	100	£ 7,381	100	£ 7,381	0	£ 7,381	20 - <40		£5,905	
Callery Pear	T003	15.5										£ 3,068	200	£ 6,136	100	£ 6,136	100	£ 6,136	100	£ 6,136	0	£ 6,136	20 - <40		£4,909	
Mount Fuji cherry	T004	25										£ 7,982	200	£ 15,963	100	£ 15,963	100	£ 15,963	100	£ 15,963	0	£ 15,963	20 - <40		£12,771	
Mount Fuji cherry	T005	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376	
Mount Fuji cherry	T006	23										£ 6,756	200	£ 13,511	100	£ 13,511	100	£ 13,511	100	£ 13,511	0	£ 13,511	20 - <40		£10,809	
Mount Fuji cherry	T007	23										£ 6,756	200	£ 13,511	100	£ 13,511	100	£ 13,511	100	£ 13,511	0	£ 13,511	20 - <40		£10,809	
Mount Fuji cherry	T008	39										£ 19,424	200	£ 38,848	100	£ 38,848	100	£ 38,848	100	£ 38,848	0	£ 38,848	20 - <40		£31,078	
Callery Pear	T009	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376	
Callery Pear	T010	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376	
Callery Pear	T011	22.5										£ 6,465	200	£ 12,930	100	£ 12,930	100	£ 12,930	100	£ 12,930	0	£ 12,930	20 - <40		£10,344	
Callery Pear	T012	12										£ 1,839	200	£ 3,678	100	£ 3,678	100	£ 3,678	100	£ 3,678	0	£ 3,678	20 - <40		£2,942	
Callery Pear	T013	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376	
Callery Pear	T014	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376	
Mount Fuji cherry	T015	22										£ 6,181	200	£ 12,362	100	£ 12,362	100	£ 12,362	100	£ 12,362	0	£ 12,362	20 - <40		£9,890	
Mount Fuji cherry	T016	24										£ 7,356	200	£ 14,712	100	£ 14,712	100	£ 14,712	100	£ 14,712	0	£ 14,712	20 - <40		£11,789	
Mount Fuji cherry	T017	21										£ 5,632	200	£ 11,264	100	£ 11,264	100	£ 11,264	100	£ 11,264	0	£ 11,264	20 - <40		£9,011	
Mount Fuji cherry	T018	15										£ 2,873	200	£ 5,747	100	£ 5,747	100	£ 5,747	100	£ 5,747	0	£ 5,747	20 - <40		£4,597	
Cherry	T019	14										£ 2,503	200	£ 5,006	100	£ 5,006	100	£ 5,006	100	£ 5,006	0	£ 5,006	20 - <40		£4,005	
Mount Fuji cherry	T020	14										£ 2,503	200	£ 5,006	100	£ 5,006	100	£ 5,006	100	£ 5,006	0	£ 5,006	20 - <40		£4,005	
Mount Fuji cherry	T021	16										£ 3,269	200	£ 6,539	100	£ 6,539	100	£ 6,539	100	£ 6,539	0	£ 6,539	20 - <40		£5,231	
Cherry	T022	15										£ 2,873	200	£ 5,747	100	£ 5,747	100	£ 5,747	100	£ 5,747	0	£ 5,747	20 - <40		£4,597	
Mount Fuji cherry	T023	15										£ 2,873	200	£ 5,747	100	£ 5,747	100	£ 5,747	100	£ 5,747	0	£ 5,747	20 - <40		£4,597	
Mount Fuji cherry	T024	14.5										£ 2,685	200	£ 5,370	100	£ 5,370	100	£ 5,370	100	£ 5,370	0	£ 5,370	20 - <40		£4,296	
Mount Fuji cherry	T025	10										£ 1,277	200	£ 2,554	100	£ 2,554	100	£ 2,554	100	£ 2,554	0	£ 2,554	20 - <40		£2,043	
Mount Fuji cherry	T026	16										£ 3,269	200	£ 6,539	100	£ 6,539	100	£ 6,539	100	£ 6,539	0	£ 6,539	20 - <40		£5,231	
Mount Fuji cherry	T027	14										£ 2,503	200	£ 5,006	100	£ 5,006	100	£ 5,006	100	£ 5,006	0	£ 5,006	20 - <40		£4,005	
Mount Fuji cherry	T028	17										£ 3,691	200	£ 7,381	100	£ 7,381	100	£ 7,381	100	£ 7,381	0	£ 7,381	20 - <40		£5,905	
Mount Fuji cherry	T029	13										£ 2,158	200	£ 4,316	100	£ 4,316	100	£ 4,316	100	£ 4,316	0	£ 4,316	20 - <40		£3,453	
Mount Fuji cherry	T030	11										£ 1,545	200	£ 3,090	100	£ 3,090	100	£ 3,090	100	£ 3,090	0	£ 3,090	20 - <40		£2,472	
Mount Fuji cherry	T032	18										£ 4,138	200	£ 8,275	100	£ 8,275	100	£ 8,275	100	£ 8,275	0	£ 8,275	20 - <40		£6,620	
Rowan	T033	0.6										£ 5	200	£ 9	100	£ 9	100	£ 9	100	£ 9	0	£ 9	20 - <40		£7	
Rowan	T034	0.5										£ 3	200	£ 6	100	£ 6	100	£ 6	100	£ 6	0	£ 6	20 - <40		£5	
Mount Fuji cherry	T035	23										£ 6,756	200	£ 13,511	100	£ 13,511	100	£ 13,511	100	£ 13,511	0	£ 13,511	20 - <40		£10,809	
Mount Fuji cherry	T036	23										£ 6,756	200	£ 13,511	100	£ 13,511	100	£ 13,511	100	£ 13,511	0	£ 13,511	20 - <40		£10,809	
Mount Fuji cherry	T037	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376	
Mount Fuji cherry	T038	21										£ 5,632	200	£ 11,264	100	£ 11,264	100	£ 11,264	100	£ 11,264	0	£ 11,264	20 - <40		£9,011	
Cherry	T039	24										£ 7,356	200	£ 14,712	100	£ 14,712	100	£ 14,712	100	£ 14,712	0	£ 14,712	20 - <40		£11,789	
Cherry	T041	30										£ 11,494	200	£ 22,987	100	£ 22,987	100	£ 22,987	100	£ 22,987	0	£ 22,987	20 - <40		£18,390	
Mount Fuji cherry	T042	22										£ 6,181	200	£ 12,362	100	£ 12,362	100	£ 12,362	100	£ 12,362	0	£ 12,362	20 - <40		£9,890	
Mount Fuji cherry	T043	31										£ 12,273	200	£ 24,545	100	£ 24,545	100	£ 24,545	100	£ 24,545	0	£ 24,545	20 - <40		£19,636	
Mount Fuji cherry	T044	21										£ 5,632	200	£ 11,264	100	£ 11,264	100	£ 11,264	100	£ 11,264	0	£ 11,264	20 - <40		£9,011	
Cherry	T047	16										£ 3,269	200	£ 6,539	100	£ 6,539	100	£ 6,539	100	£ 6,539	0	£ 6,539	20 - <40		£5,231	
Mount Fuji cherry	T048	16										£ 3,269	200	£ 6,539	100	£ 6,539	100	£ 6,539	100	£ 6,539	0	£ 6,539	20 - <40		£5,231	
Callery Pear	T049	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376	
Callery Pear	T050	13										£ 2,158	200	£ 4,316	100	£ 4,316	100	£ 4,316	100	£ 4,316	0	£ 4,316	20 - <40		£3,453	
Callery Pear	T051	16										£ 3,269	200	£ 6,539	100	£ 6,539	100	£ 6,539	100	£ 6,539	0	£ 6,539	20 - <40		£5,231	
Callery Pear	T052	15										£ 2,873	200	£ 5,747	100	£ 5,747	100	£ 5,747	100	£ 5,747	0	£ 5,747	20 - <40		£4,597	
Callery Pear	T053	19										£ 4,610	200	£ 9,220	100	£ 9,220	100	£ 9,220	100	£ 9,220	0	£ 9,220	20 - <40		£7,376	
Callery Pear	T054	16										£ 3,269	200	£ 6,539	100	£ 6,539	100	£ 6,539	100	£ 6,539	0	£ 6,539	20 - <40		£5,231	
Callery Pear	T055	12										£ 1,839	200	£ 3,678	100	£ 3,678	100	£ 3,678	100	£ 3,678	0	£ 3,678	20 - <40		£2,942	
Callery Pear	T056	13										£ 2,158	200	£ 4,316	100	£ 4,316	100	£ 4,316	100	£ 4,316	0	£ 4,316	20 - <40		£3,453	















