

Cundy Street Quarter

Arboricultural Report Addendum

Prepared by Tim Moya Associates.

October 2020



GROSVENOR



Objections Response Memo

Project TMA170714 - Cundy Street Quarter
Date 4TH August 2020

Distribution	David Semple	Grosvenor
	Fergus Evans	Grosvenor
	Robert Mumford	Gardiner & Theobald
	Gary Brook	Gerald Eve
	Amy Robinson	Gerald Eve
	Clay Baylor	Landskip
	Isabel Moreira	DSDHA

Re: Council response and objections raised

SUMMARY OF KEY ISSUES

1. Of the 74 trees to be removed 11 are B Category, 60 are C category and 3 are not recommended for retention (U category). 30 single stem specimen trees ranging from 4.5 – 12m in height, 22 single stem trees ranging from 1.5 – 4m in height and 87 multi stem trees ranging from 1.5 – 4m in height (total 139) will be planted to mitigate for tree losses.
2. The scheme has taken into account the value of mature trees on the site and considered in detail the value of the 16 trees which are to be removed from the Cundy Street Flats site covered by a Tree Preservation Order (TPO), or considered significant during the tree survey, as the well as lower value vegetation on the site.
3. By virtue of the recent TPO, the council and the report agree over the individual trees of significance to be removed, despite mention of disputes over the categorisation of some trees, as Trees covered by the TPO were also by majority

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the higher category trees. All TPO and higher category trees were considered within the projected CAVAT calculations discussed below and within the report.

4. In response to council comments the proposed replanting scheme has found space to increase the height range at planting of two additional trees from 4.5 – 5.5m to 6 – 9m located in Elizabeth Place Gardens. Details of the 30 new specimen trees within a height range at planting of 4.5 – 12m are discussed below.
 - 9no. 4.5 – 5.5m trees.
 - 17no. 6 – 7m trees
 - 4no. 10 – 12m trees.
5. The height range of the 16 significant trees to be removed is 5 – 18m distributed as follows:
 - 6no. 5 – 10m trees.
 - 7no. 11 – 15m trees.
 - 3no. 16 – 20m trees.
6. Most removals are therefore small (5 – 10m) to medium (11 – 15m) sized mature trees, with only 3 large (16 – 20m) mature trees being removed.
7. The loss of amenity from mature trees has been considered and the Capital Asset Valuation of Amenity Trees placed on the 16 significant trees to be removed. This totals £319,774 current value and allows for comparison with the proposed 30 specimen trees to be planted within similar height ranges; totalling £450,825 within 10 – 15 years.
8. Several of the significant trees to be removed are routinely crown reduced, located within close proximity to buildings, or are within the smaller 5 – 10m height bracket. Therefore, large growing trees with large canopy volumes are rare on the site, (3 trees within the 16 – 20m height bracket).
9. The majority are within the 5 – 10 and 11 - 15m height bracket, which, with high quality semi-mature planting stock within well designed tree pits will either be planted at, or soon attain the same dimensions within a few years.
10. Aside from the 16 significant specimens discussed, of the further 59 trees to be removed most are between 2 – 6m in height and may be easily replaced within the 109 additional new trees which include:

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- 22no. clear-stem specimens, of which:
- 8no. are 1.5 – 2.5m height.
- 14no. are 3 – 4m height.
- 87no. multi stem specimens, of which:
- 69no. are 1.5 – 2.5m height.
- 18no. are 3 – 4m height.

Existing Tree Works:

Tree Height/ Category	Removed	Retained	Total
> 4.5m			
Category A	-	-	-
Category B	-	-	-
Category C	27no.	-	27no.
Category U	1no.	-	1no.
4.5 - 5.5m			
Category A	-	-	-
Category B	1no.	-	1no.
Category C	16no.	-	16no.
Category U	1no.	-	1no.
6 - 9m			
Category A	-	-	-
Category B	1no.	-	1no.
Category C	12no.	-	12no.
Category U	1no.	-	1no.
10+m			
Category A	-	7no.	7no.
Category B	9no.	15no.	24no.
Category C	5no.	2no.	7no.
Category U	-	-	-
Total	74no.	24no.	98no.

Proposed Additional Trees:

Tree Height	Submitted	Revised
> 4.5m	109no.	109no.
4.5 - 5.5m	9no.	7no.
6 - 9m	17no.	19no.
10+m	4no.	4no.
Total:	139no. *	139no. *

* Note: Including 24no. retained trees, total trees on site will equal 163no.

Figure 1: proposed tree removal, tree retention and tree planting figures.

- The landscape addendum considered the potential for providing larger stock and additional trees but found several constraints.
- Opportunities for planting larger specimens along Ebury St are limited due to the proximity of underlying services to the kerb. For this reason, smaller stock have been chosen, 4.5m height at planting. These trees are proposed to be planted at 15m centres, which we feel is appropriate given the scale of the street and architecture; and will provide ample room for growth and development.
- Opportunities for planting at Pimlico Road have been maximised given street furniture (including short-stay cycle parking stands), the existing *Alnus glutinosa* currently at 15m height, and the visibility splay constraints for entry to the loading

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bay. The four new *Quercus robur fastigiata* 'Koster' specimen trees to be planted at 6m height are proposed at the maximum planting height advisable for the space, and have been specifically chosen for their narrow form and mature heights. The room afforded for mature development between the trees and the building is typical for fastigate specimens in this part of London, as noted with the existing *Alnus glutinosa* on the street.

14. Opportunities for planting on Cundy Street were explored but the pavement widths are too narrow to propose street tree planting.
15. The highways constraints to tree planting have been considered including pavement width, services, the movement of pedestrians and proximity to buildings; and landscape design has been based on GPR survey information of the highway footpaths.
16. The 30 specimen trees noted in the CAVAT calculations and highlighted within the Landscape Addendum Package have been located within positions that provide adequate room for mature growth and species have been selected, where appropriate, to suit the available space (fastigate form / light canopy) and soil volumes (drought tolerant). The size and distribution of the proposed specimen trees is typical of others found in the area where planted in juxtaposition with adjacent buildings and reflects the majority of specimen trees to be removed from the Cundy Street Flats site, which are managed for a crown reduced form. The truly large growing trees in the area may be found within Ebury Square Gardens and Orange Square rather than the Cundy Street Flats site.
17. 30 specimen trees will be planted along with 22 additional single-stemmed, 87 multi-stemmed trees and extensive green infrastructure benefits. This will provide a textured planting scheme managed over time to form a layered and relatively open canopy for the benefit of an understory planting that is biodiverse and seasonally-varied, as well as providing a good level of sunlight for visitors' enjoyment.
18. The potential for new planting has been investigated in detail which makes the likelihood of successful planting and establishment feeding into the CAVAT calculations realistic
19. The objection makes comment on the position of trees at 1st floor level not providing the same benefit as those currently at ground level; but it should be seen

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as a benefit that trees and buildings will cohabit the same space creating a multi-layered approach to green infrastructure provision.

20. The council response to the design makes little comment or consideration towards the multitude of green infrastructure benefits being provided by the landscape strategy as a whole; instead being more solely focused on the individual tree loss and replacement. The Westminster UDP (2007) states "Provision of private spaces, roof terraces, balconies, and living roofs and walls can also make a contribution to green infrastructure. Utilising opportunities to enhance biodiversity is important throughout Westminster, particularly in the Areas of Wildlife Deficiency."
21. The provision of technical drawings including soil volumes at each building level are included within landscape drawings drg. CSQ-L-TLG450-DT-001 details D3 and D4. This includes soil volume calculations for significant trees on the podium with interconnecting tree pit design; and for street planting which incorporates narrow width interconnecting tree pits to avoid services.
22. An objection is raised stating the required soil depth to plant trees is 1.2m, which is taken from the Basement Development in Westminster Supplementary Planning Document, but doesn't take into account that the growing medium for trees tends to be 600 – 700mm top soil with rocks or subsoil beneath.
23. Some reduced tree growth may be expected from reduced depth podium planting; however, soil mounding and interconnecting tree pits with adequate total soil volume will allow for the establishment of new trees and provision of green infrastructure benefits. The total soil volume for podium tree planting was found to meet industry standards (reference Green Blue tree pit specifications) despite slightly reduced depths, and in these locations species have been chosen which are known for high drought tolerance.
24. Species choices for replanting is an item that may be agreed as noted, as are the amendments to Orange Square. The comments on landscaping at Ebury Square Gardens relate more to the use of public realm than the impact on trees.
25. Although the anti-social behaviour issues are noted there is no current notable management strategy for the square. The development presents an opportunity to create a strategy for the two public squares.

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26. Additional detail regarding the retention of the pine trees T60 and T61 may be secured within consent, as part of an arboricultural method statement for the site once detailed design becomes available.

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