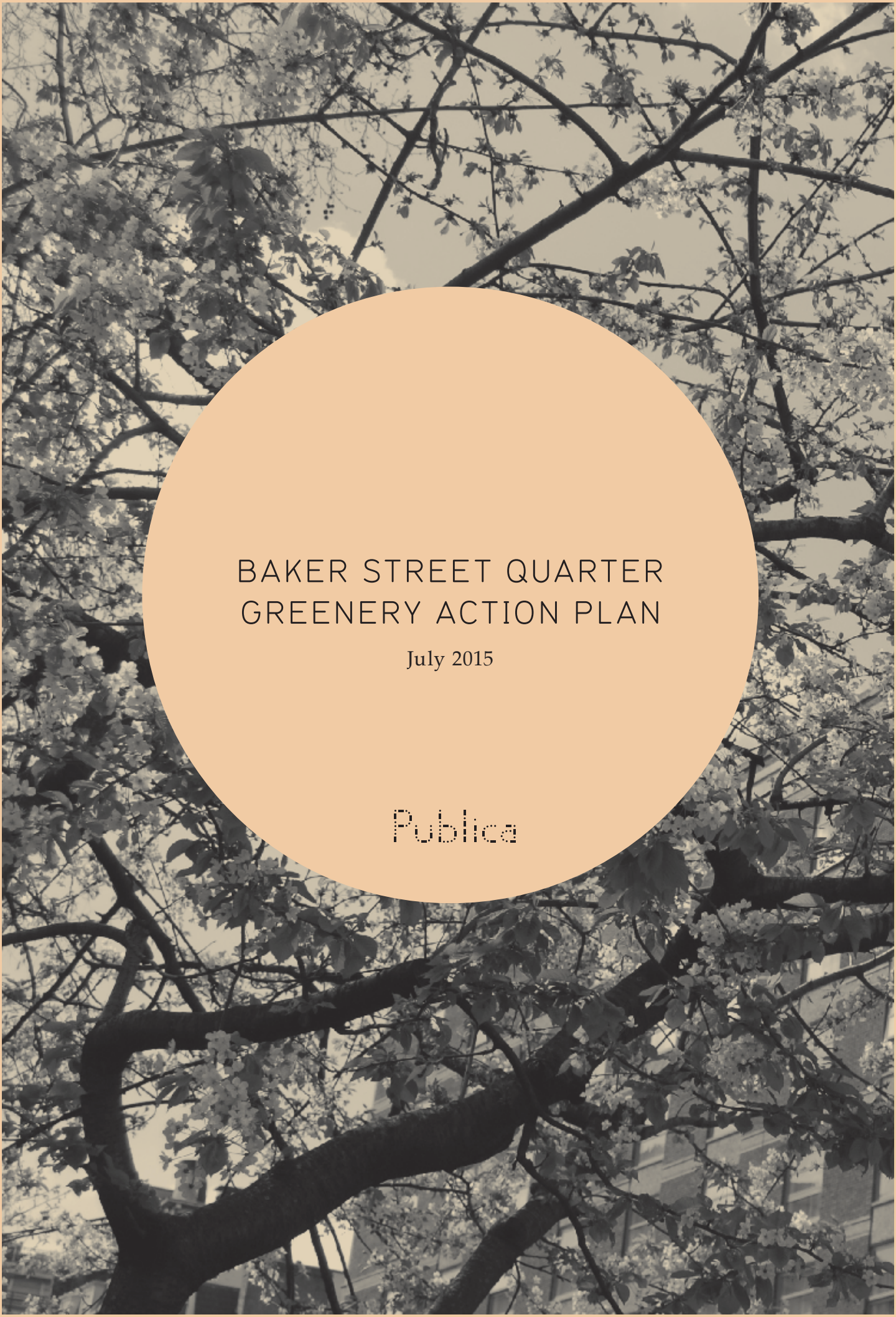


BAKER STREET QUARTER GREENERY ACTION PLAN

July 2015

Publica

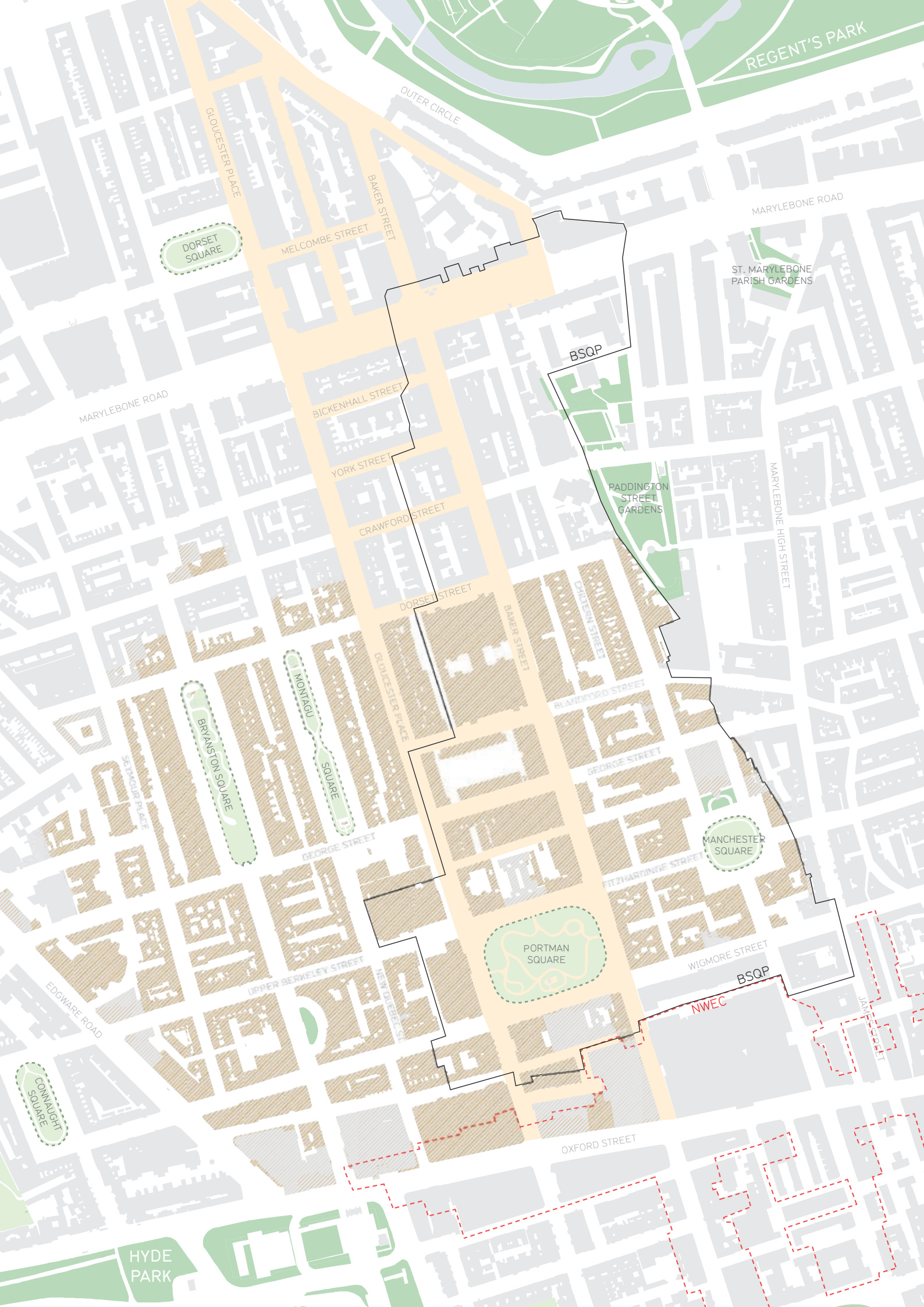
CONTENTS

BAKER STREET QUARTER GREENERY ACTION PLAN

DETAILED PROPOSALS

BAKER STREET QUARTER GREENERY ACTION PLAN:

- Make the Baker Street Quarter the greenest neighbourhood in central London by encouraging businesses, building owners, occupiers and residents to bring greenery and planting to railings, light wells, balconies, roofs and blank façades.
- Plant trees and greenery for visual appeal, to increase biodiversity and help to improve air quality.
- Engage with local businesses, workers, residents and landowners to champion greenery projects, raise awareness, funds and sponsorship.
- Ensure the Baker Street two way project is optimised and enhanced with new street trees.
- Safeguard and celebrate existing green assets as well as employing succession strategies and future planning for tree replacement.
- Undertake greenery projects across the quarter.
- Create a Baker Street arboretum of beautiful trees with a range of species.
- Contribute to the next generation of Great Trees of London by planting carefully selected specimens on considered sites.
- Create a Hyde Park to Regent's Park green link; connecting the parks through a biodiversity corridor and an improved walking route across the quarter.
- Work with Westminster City Council to plant street trees on sites across the area.
- Work with Transport for London to transform the Baker Street Station forecourt into a green public space.
- Work with the Portman Estate, the New West End Company, the Howard de Walden Estate and others to improve gateways to the Baker Street Quarter and neighbouring streets with new greenery.


REGENT'S PARK
OUTER CIRCLE
GLOUCESTER PLACE
BAKER STREET
MELCOMBE STREET
DORSET SQUARE
MARYLEBONE ROAD
ST. MARYLEBONE PARISH GARDENS
BSQP
BICKENHALL STREET
YORK STREET
CRAWFORD STREET
PADDINGTON STREET GARDENS
MARYLEBONE HIGH STREET
DORSET STREET
CHILTERN STREET
BLANDFORD STREET
MONTAGU SQUARE
BRYANSTON SQUARE
SEYMOUR PLACE
GEORGE STREET
MANCHESTER SQUARE
FITZHARDINGE STREET
PORTMAN SQUARE
WIGMORE STREET
UPPER BERKELEY STREET
NEW QUEBEC ST
EDGWARE ROAD
NWEC
JAMES STREET
CONNAUGHT SQUARE
OXFORD STREET
HYDE PARK

INTRODUCTION

Publica has been commissioned by the Baker Street Quarter Partnership (Baker Street Quarter) to explore opportunities to increase greenery in the area and formulate a greenery action plan focussed on the public realm of the quarter. The greenery strategy, presented in this report, encompasses a number of measures that would improve the green infrastructure of Baker Street and the surrounding area's streets and public spaces, as well as identifying some opportunities on specific buildings.

Baker Street is a diverse and bustling area of central London with streets that are rich in their character and range of functions. This is also an area that is undergoing a tremendous amount of change, with several building developments and public realm improvements underway. The most prominent public realm development is the removal of the Baker Street and Gloucester Place gyratory and the implementation of the two way project on those streets.

The addition and integration of greenery into the built environment is generally valuable for a range of reasons. These include offering a visual amenity, having a positive impact upon air quality, public health, biodiversity, softening the streetscape and also having a natural cooling effect on urban microclimates.

This action plan builds on the specific character and location of the Baker Street area: a densely built-up grid of streets, punctuated by garden squares, that lies between Regent's Park and Hyde Park. The action plan looks to supplement and develop the existing green offer in the area through the addition of new street trees, soft planting, climbing plants and green roofs where suitable. The action plan also recommends a succession strategy for the removal and replacement of certain trees where necessary. The strategy in this report focuses upon the area within the boundary of the Baker Street Quarter but also includes projects in the immediate vicinity that would help to improve the wider environment of the district, its approaches, entry points and key connections. Publica has also reviewed the previous report 'Opportunities for Greening Baker Street Quarter' commissioned by Baker Street Quarter in 2012, and revisited some of the sites and ideas suggested at that time.

The action plan set out by Publica in this report describes an overall strategy for the Baker Street Quarter and makes a series of detailed proposals covering opportunities for increased greening across the quarter. These proposals could be implemented individually, as funding and timing of works allows, or in a more cohesive and integrated way. Cumulatively, these greenery proposals would further enhance the district for the benefit of the environment and its biodiversity, the look and feel of the area for workers, residents and visitors alike.

- Baker Street Quarter Partnership (BSQP)
- General extent of Baker Street two way project
- Portman Estate
- New West End Company
- Existing publicly accessible green space
- Existing private or communal green space

EXISTING GREEN ASSETS

Greenery enhances the look and feel of the public realm, the setting of buildings, shops, cafés, bars and restaurants, and often acts as a landmark aiding wayfinding in the street network.

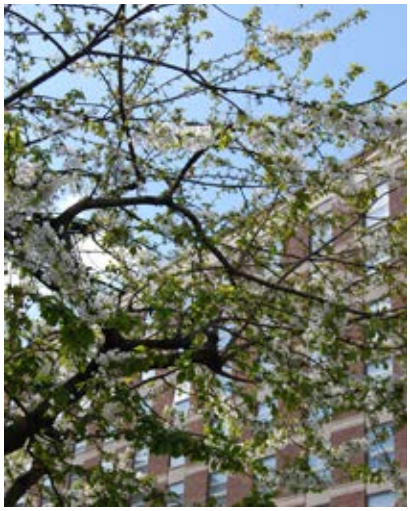
The area covered by the Baker Street Quarter already has a wealth of greenery that should be safeguarded and celebrated. These existing assets provide the basis on which this strategy aims to develop the green offer of the Baker Street area.

There is a wide variety of greenery, large trees, climbing plants and shrubbery in the area including the magnificent historic green space of Portman Square. The tall, mature Plane trees of Portman Square ensure its striking presence at the southern end of Baker Street. The variety of species and differences in scale between the lawns, shrubbery and great trees ensure that the square remains a significant green presence all year round, as well as offering seasonal highlights such as spring blossom. In a similar manner, Manchester Square provides a landmark green space on a smaller scale. Although access to both squares remains restricted to keyholders only, these green spaces offer a visual asset to the public and have a positive function for biodiversity in this densely built-up area of London.

Street trees in the area provide greenery, especially in long views, and they can often seen from inside buildings when looking out on the area. Their height, shape and species have an influence on their positive impact at ground level. Baker Street itself is lined with a number of trees of varying scales and ages, some of which are healthy well maintained trees. Many of the trees are Alders which are over thirty years old, and the role of some is in need of review.

There are significant amounts of soft planting in the Baker Street Quarter ranging from private window boxes and potted plants to large climbers that dominate building façades.

All these green features help to provide the area with a more pleasant urban character that should be built upon and developed with this greenery action plan.



Seasonal change is provided in the city through greenery (cherry blossom in Portman Square)

Portman Square in early spring

Baker Street in summer

Manchester Square Gardens

Oldbay Place from Marylebone High Street

The Barley Mow, Dorset Street

Wisteria, Dorset Street

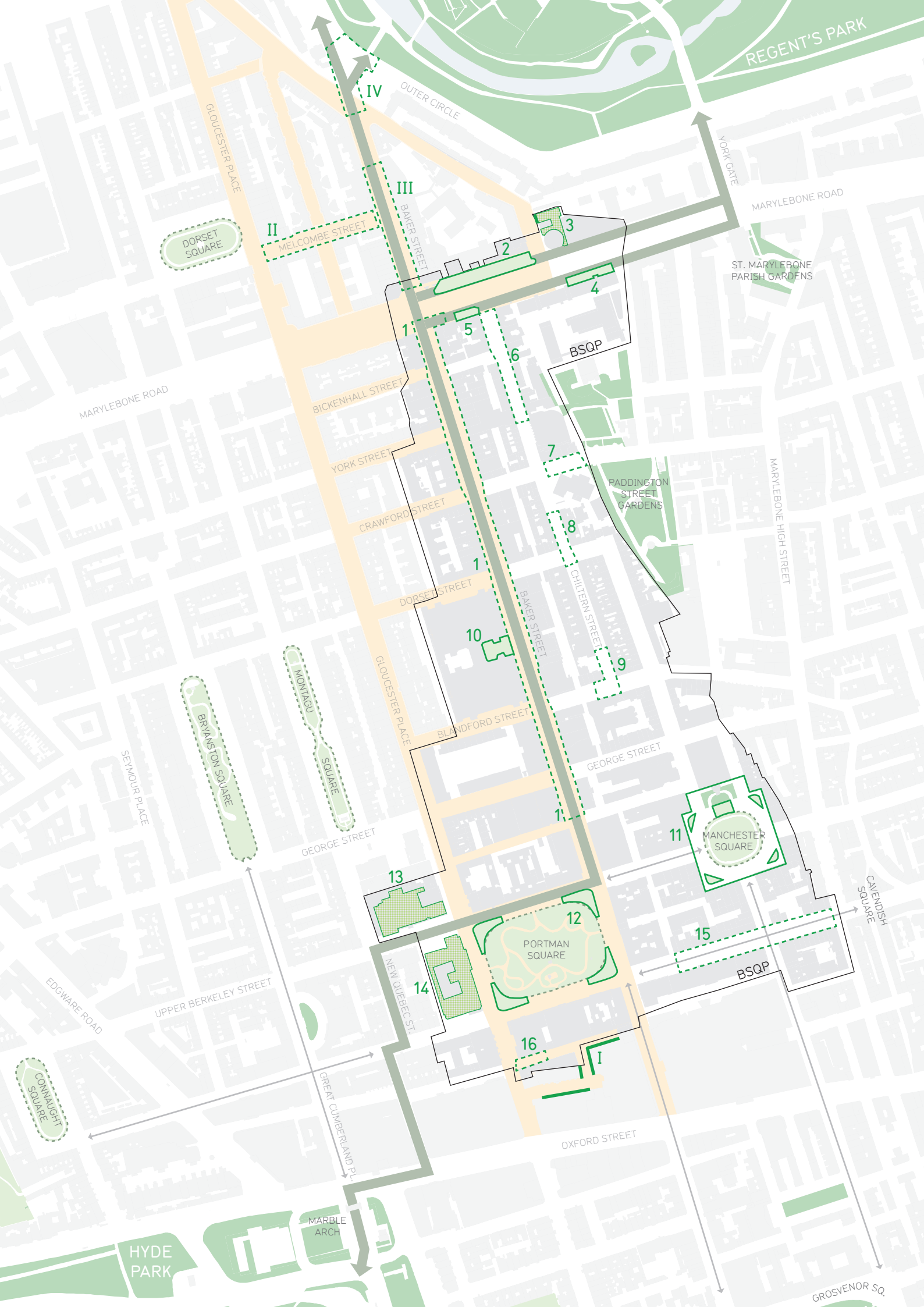
Gloucester Place Mews

St. Andrews Mansions, Dorset Street

Hyatt Regency Hotel: The Churchill

Bulstrode Street

University of Westminster


REGENT'S PARK
OUTER CIRCLE
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III
II
I
GLOUCESTER PLACE
BAKER STREET
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BRYANSTON SQUARE
SEYMOUR PLACE
MANCHESTER SQUARE
CAVENDISH SQUARE
PORTMAN SQUARE
NEW QUEBEC ST.
UPPER BERKELEY STREET
EDGWARE ROAD
CONNAUGHT SQUARE
GREAT CUMBERLAND PL.
OXFORD STREET
MARBLE ARCH
HYDE PARK
GROSVENOR SQ.
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GREENERY PROJECTS ACROSS THE QUARTER

To prepare this action plan Publica visited and reviewed all the streets within the Baker Street Quarter Partnership's jurisdiction. The map on the facing page shows the location of all potential greenery projects identified by Publica in spring 2015, based on our research, arboriculturist advice and onsite investigations. With further testing and development we believe that the Baker Street Quarter should pursue and promote the twenty projects listed below. Additional details on each site and project are provided in the second section of this report, detailed proposals.

1 Baker Street
2 Baker Street Station forecourt
3 Madame Tussauds
4 University of Westminster
5 Portman Mansions
6 Chiltern Street (north)
7 Chiltern Street (Paddington Street)
8 Chiltern Street (Dorset Street)
9 Chiltern Street (Blandford Street)
10 55 Baker Street
11 Manchester Square
12 Portman Square
13 Portman Hotel
14 Churchill Hotel
15 Wigmore Street
16 Portman Mews South

I Granville Place
II Melcombe Street
III Baker Street North
IV Clarence Gate

Park to park green link/including walking route
Square to square links (important views of greenery)

Area of proposed street tree planting
Site for increased greenery
Potential green roof
Potential green wall
Existing publicly accessible green space
Existing private or communal green space
Baker Street Quarter Partnership (BSQP)
Extent of Baker Street two way project

THE BAKER STREET ARBORETUM

Many of the greening opportunities in the Baker Street Quarter involve the planting of new street trees. Street trees offer significant value to an area and can build character and establish an entirely different feel to a particular place.

A programme of tree planting across streets in the area could have a significant cumulative impact as well as greening and beautifying distinct spaces. The careful selection of a range of species for shape, colour, diversity and visual impact could create an arboretum on the streets of the quarter. As part of this action plan Publica has identified over 80 potential locations for new trees, which could contribute to this.

There are many important considerations when planting new street trees, not least of which is that trees are living organisms that will grow, change and develop over time. The appearance of trees has a temporal variation, reflected in their changing appearance, size, and finite lifespan.

Tree species must be appropriately selected for their location, considering available space, natural light conditions and drainage, but also for the character that they will help to establish. Visual appearance through the seasons, leaf litter, fruiting and root behaviour can all be important factors in choosing and managing trees. In order to assist this process Publica has suggested a number of tree species that are appropriate for different locations within the Baker Street Quarter area. Details of these species can be found on the following pages, and can be used as a reference to for specific sites described later in this report.

Finding appropriate locations to dig tree pits and establish street trees can be difficult in our urban environment due to sub-surface utilities, basements, ground conditions and proximity of façades. All sites identified as possible locations for street trees in this report have been selected after onsite visual inspection to determine likely obstruction and utility lines. However all locations are subject to further trial pit investigations and consultation with Westminster City Council, neighbours and other stakeholders.

Street trees can become background features, especially when their branches and leaves are high above pedestrians, or when streets are dominated by motor vehicles. When carefully chosen, trees can build character and become a functional element in the public realm.

summer *autumn*

B BEECH *(Fagus sylvatica)*
Variety – Common or Rohan Pyramid
A species that can grow to a large size, the beech is native to the UK. The size of the Common Beech, its distinctive colour and form make it an ideal specimen tree where a significant space allows for large canopy cover. The beech is a common tree in the woodlands of the Chiltern Hills, associated with the Baker Street area through the mainline railway to Marylebone Station and local street names.

M MAIDENHAIR TREE *(Ginkgo biloba)*
Variety – Sentry
The maidenhair tree is tall and slender, suited to locations where light and space are restricted. This species is used as a street tree throughout Westminster,however this species is especially vulnerable to failure if the trunk is damaged so it is not as suited to very busy areas. Male specimens are preferable to females due to the fruiting habits of this tree.

T TULIP TREE *(Liriodendron tulipifera)*
This large tree has a pyramid crown when young that will later develop into a rounded crown in maturity. Not as tolerant to air-pollution as some other species and potentially very large in maturity, this species is more suited to use in locations with no space restrictions rather than lining streets where wide branches cannot be accommodated.

F FIELD MAPLE *(Acer campestre)*
Variety – Schwerinii
The only maple that is native to the UK, this is a small to medium sized with various varieties including one with a relatively narrow crown. It is a very tolerant species and well suited to street locations where footway activity is busier and some damage may occur to the trunk and branches.

THE BAKER STREET ARBORETUM

summer *autumn*

P PERSIAN SILK TREE *(Albizia julibrissin)*
A small tree with a wide spreading habit, the Persian Silk tree is native to Asia but planted in the UK as a specimen tree with pinkish-orange flowers. Its size and appearance make it ideal for planting in urban locations where it can be well managed.

H TURKISH HAZEL *(Corylus colurna)*
A large tree with a conical crown, the Turkish Hazel has a single stem. The uniform, relatively narrow crown and its ability to withstand air-pollution make it an ideal street tree.

L LONDON PLANE *(Platanus × acerifolia)*
A round topped tree that is often equal in height and width, the London Plane has been a distinctive feature of the townscape since Victorian times and is widely planted across Westminster. The hairs produced by new leaves can cause irritation and breathing problems for people. It is a very hardy and pollution tolerant species that is easily managed as an urban street tree through pollarding, the removal of the upper branches of the tree.

R RED OAK *(Quercus rubra)*
The Red Oak is a broadly conical tree native to North America. This species has become very popular as a street tree in the UK due to its bright red leaf colours and tones in autumn.

summer *autumn*



A ALDER *(Alnus glutinosa)*

The Alder grows to about 20m and is conical in shape. It is tolerant of poor soil and has a fairly short life of up to 60 years. It is a hardy tree, suitable to urban conditions.



BI BIRCH *(Betula)*

Variety – Dalecarlica or Pendula

There are many types of Birch tree that may be suitable as a street tree. The Silver Birch is a medium sized deciduous tree, growing to a height of 30m. It has a light canopy with drooping branches, and is known for its characteristic white, shedding bark. Silver Birch trees are particularly valuable for the biodiversity that they support, providing a habitat for more than 300 insect species. It is a hardy, tolerant tree and grows well in urban conditions.



HB HORNBEAM *(Carpinus betulus)*

Variety – Fastigiata

Native to the south of England, the Hornbeam is densely foliated and bears fruit. It is tolerant to pollution and grows well in compacted soils (common in certain locations in London). Hornbeams in urban locations can grow up to 30m and can live for up to 300 years.



LA LIQUIDAMBAR *(Liquidambar styraciflua)*

Commonly referred to as 'Sweet Gum', the liquidambar is a deciduous tree with a characteristic five-pointed star shaped leaves. The foliage turns to a striking red colour in the autumn. It is commonly grown in the UK as a street tree because of its tolerance to pollution.

THE BAKER STREET ARBORETUM

summer *autumn*

RA **RAYWOOD ASH** *(Fraxinus oxycarpa)*

The Raywood Ash is a medium sized tree and grows to about 15–20m. In the autumn its leaves turn to a striking wine red, while in the summer its foliage is dark green. This brittle species is best suited to private areas.

spring

D **DOGWOOD TREE** *(Cornus kousa)*
Variety – Chinensis

Dogwoods are a popular ornamental tree, well known for their changing character throughout the seasons. In spring they have small white or yellow flowers, in summer the leaves are light green, in autumn the leaves turn to deep red and in winter the attractive bark is revealed when the tree sheds its leaves.

MA **MAGNOLIA** *(Magnolia virginiana)*

The Magnolia is a flowering plant that grows as a large shrub or tree. There are more than 200 species of Magnolia. They are prized for their flowers which are white, pink, red, purple or yellow, and have a strong fragrance. Some types of Magnolia are evergreen. Their leaves are glossy and leathery. In a colder climate, they thrive in sunny spots.

PE **CHANTICLEER PEAR** *(Pyrus calleryana)*
Variety – Chanticleer

This medium sized non-fruiting tree has become one of the most popular street trees in the UK. It has been planted in Westminster for the last 25 years and is tolerant of air pollution, fairly quick to grow and grows with an upright habit. In spring it bears white flowers, and in mild winters its leaves can remain on the tree relatively late into the season.

summer *autumn*

FI FIG TREE *(Ficus carica)*
The Fig Tree is a distinctive and characterful tree that may be appropriate for planting in the Baker Street area. Its wide spreading branches and dense foliage make it suitable as a single specimen tree or as a hedge in the right spot (as seen in Trafalgar Square and Horseguard's Parade). The fig tree can bring scent and dramatic shade in summer. Its sculptural branches are a visual feature in the winter months.

evergreen

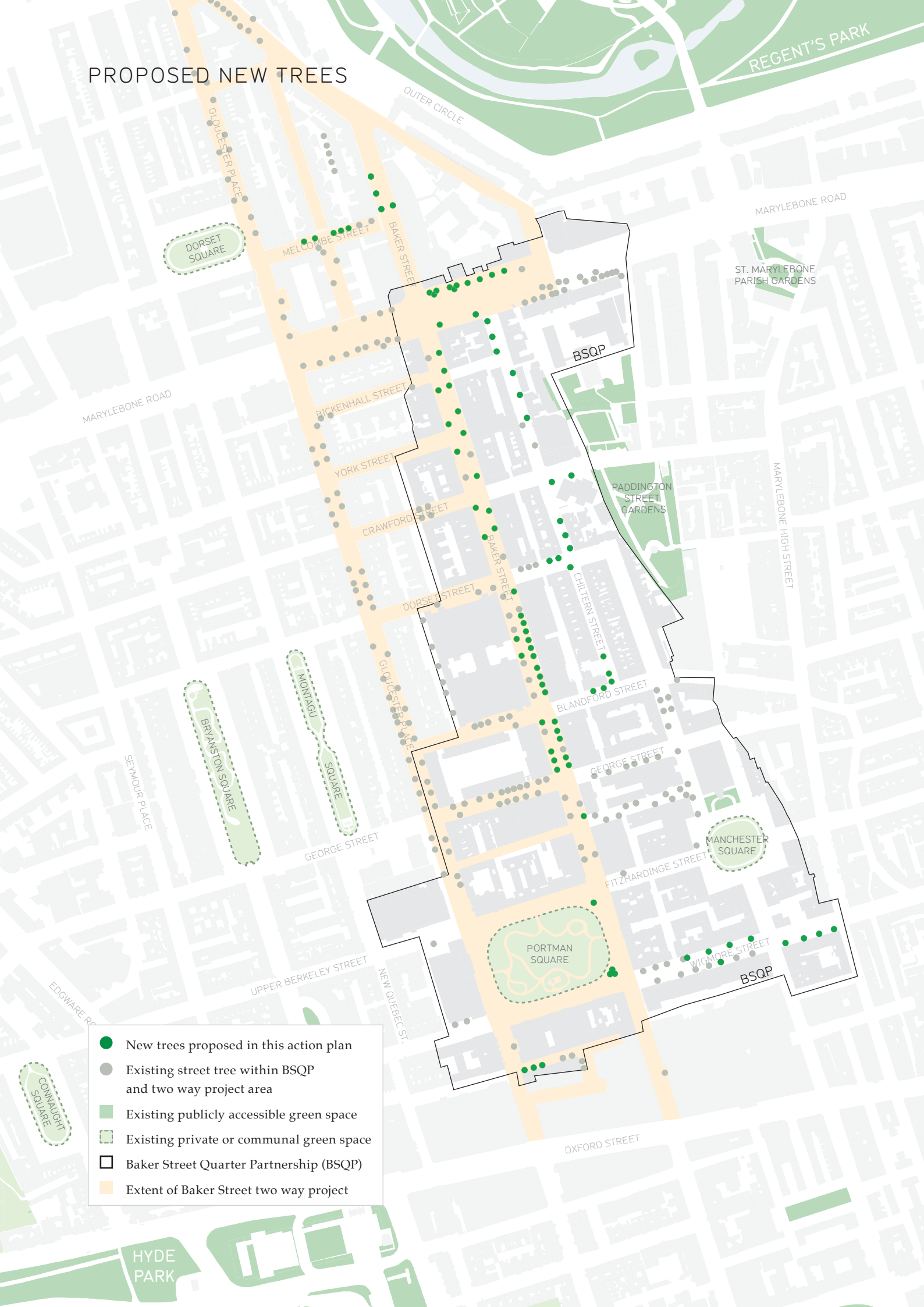
S STRAWBERRY TREE *(Arbutus menziesii)*
A distinctive small tree with an attractive red trunk that can be trained upwards to a rounded crown, the Strawberry Tree is ideal as a stand alone specimen tree or as a small street tree. It provides year-round greenery thanks to its evergreen foliage.

SC SCOTS PINE *(Pinus sylevestris)*
Native to Scotland this two-needle evergreen pine begins as a conical tree before maturing into a taller handsome flat topped tree. It is a light demanding species but is tolerant to many other adverse conditions and grows in London. This species is impressive when planted in small groups and its distinctive shape and height support its function as a landmark tree.

ST STONE PINE *(Pinus pinea)*
As a native of Mediterranean coasts this evergreen species is best suited to sunny locations but does also grow in London. The Stone Pine grows tall and straight with an umbrella crown of dense foliage. Its distinctive form makes it suitable as a landmark specimen tree and it can look impressive against taller buildings.

EXISTING STREET TREES

PROPOSED NEW TREES



GREAT TREES OF LONDON

The Great Trees of London initiative was started in 1997 by tree officers from the London boroughs together with the Countryside Agency and the Evening Standard to mark the tenth anniversary of the Great Storm of 1987, which felled many trees in the London area. There are now 60 trees in the city that have been given Great Tree status, examples of which can be seen on the facing page.

Westminster, and in particular the West End, has several Great Trees which are identified in Westminster City Council (WCC) policy. Currently there are no trees within the Baker Street area that have received Great Tree status. We propose that the accolade of Great Tree status is a marker for which new tree planting in the quarter, specimen trees in particular, should strive to achieve. The initiative should serve as a reminder of the constantly developing nature of trees and their important and distinctive role in the London streetscape.

The Baker Street Quarter should work with local stakeholders and WCC to plant the next generation of Great Trees in the quarter by implementing the proposals in this report and action plan.

The Dorchester Plane planted over 80 years ago and as it appears today (right).

Hybrid Strawberry Tree, Battersea Park

The Maids of Honour Stone Pine, Richmond

The Amwell Fig Tree, Islington

Great Trees of London plaque

Tree of Heaven, Ravenscourt Park

Indian Bean Tree, St James's Church, Piccadilly

GREEN INFRASTRUCTURE AND NATURAL CAPITAL

The Baker Street Quarter is uniquely placed in its neighbourhood to help champion and raise awareness of the benefits of trees and greening for their value to businesses and the local community. An increasing awareness of the importance of urban green infrastructure and how it can influence environmental, social and economic conditions has led to the investigation of how benefits might be measured. The process of valuation is also intended to help develop consensus on the value of existing green infrastructure, to strengthen and encourage its management, and to promote and aid the development of new green infrastructure strategies. Several systems attempt to make a quantitative assessment of the value of green infrastructure such as trees. These typically take into account air pollution, carbon storage and sequestration, amenity, aesthetic aspects and property values. These systems show that the benefits which trees bring to the urban environment often incur little cost relative to other technical or built improvement projects.

This list details some of the principal measures which are used by valuation methods to assess the value of a tree population or green infrastructure in an area:

- CO2 REDUCTION
- AIR QUALITY
- ENERGY CONSERVATION
- BIODIVERSITY
- STORMWATER MANAGEMENT
- COMMUNITY ACCESS
- QUALITY OF PLACE AND COMMUNITIES
- CLIMATE CHANGE ADAPTATION
- CLIMATE MITIGATION
- AESTHETIC VALUE
- HEALTH AND WELLBEING
- RECREATION AND LEISURE
- TOURISM
- LAND PRODUCTS
- LABOUR PRODUCTIVITY

Many value assessments of green infrastructure have been completed for urban centres around the world including a recent report by the Victoria BID in London (Green Benefits in Victoria Business Improvement District). That study was conducted using several of the most prominent assessment systems including the 'i-Tree Eco' method developed by the United States Forest Service, the 'CAVAT' (Capital Asset Value for Amenity Trees) system developed in London and 'GIVAT' (Green Infrastructure Valuation Toolkit). Each system takes a different approach to measuring the value of a tree population. A full i-Tree urban forest survey has been carried out across London and is due to be published later in 2015. The survey was carried out by volunteers and the project is a partnership between different groups including the Forestry Commission, the Greater London Authority, the London Tree Officers Association, Trees for Cities, the Tree Council, Natural England and Treeconomics.

Sources, references and further reading

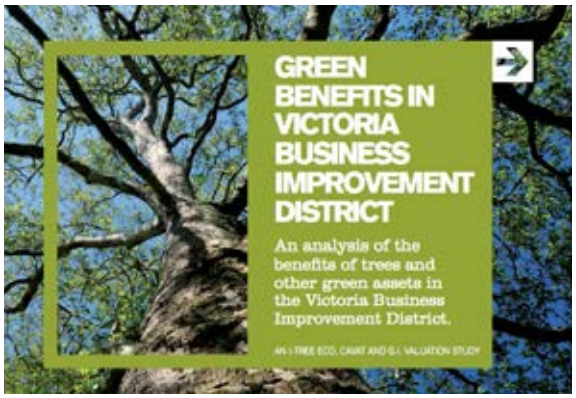
- The case for trees (http://www.forestry.gov.uk/pdf/eng-casefortrees.pdf/$FILE/eng-casefortrees.pdf)
- Street tree valuation systems, Forestry Commission (http://www.forestry.gov.uk/pdf/FCRN008.pdf/$FILE/FCRN008.pdf)

URBAN TREES AND AIR QUALITY

The Baker Street Quarter Partnership is committed to helping improve the impact of air quality in the area. Primarily this will be tackled through a reduction in motor vehicles and other sources of pollutant emissions. However trees and urban green infrastructure can also positively affect local and regional air quality by altering urban atmospheric conditions. The main effects of urban forests on air quality are temperature reduction and removal of air pollutants The presence of trees can also effect the energy requirements of buildings, for example by helping shade windows from solar gain and therefore influencing the output of other emissions.

The report 'Green Benefits in Victoria Business Improvement District' outlines a clear strategy to achieve improved air quality in part through the planting and management of urban trees. A set of recommendations from this report, listed below, can also be applied to the Baker Street Quarter and should help guide the creation and management of a Baker Street arboretum.

STRATEGY	RESULT
INCREASE THE NUMBER OF HEALTHY TREES	INCREASE POLLUTION REMOVAL
SUSTAIN EXISTING TREE COVER	MAINTAIN POLLUTION REMOVAL LEVELS
MAXIMISE USE OF LOW VOC-EMITTING TREES	REDUCES OZONE AND CARBON MONOXIDE FORMATION
SUSTAIN LARGE, HEALTHY TREES	LARGE TREES HAVE GREATEST PER-TREE EFFECTS
USE LONG-LIVED TREES	REDUCE LONG-TERM POLLUTANT EMISSIONS FROM PLANTING AND REMOVAL
USE LOW MAINTENANCE TREES	REDUCE POLLUTANTS EMISSIONS FROM MAINTENANCE ACTIVITIES
REDUCE FOSSIL FUEL USE IN MAINTAINING VEGETATION	REDUCE POLLUTANT EMISSIONS
PLANT TREES IN ENERGY CONSERVING LOCATIONS	REDUCE POLLUTANT EMISSIONS FROM POWER PLANTS
PLANT TREES TO SHADE PARKED CARS	REDUCE VEHICULAR VOC EMISSIONS
SUPPLY AMPLE WATER TO VEGETATION	ENHANCE POLLUTION REMOVAL AND TEMPERATURE REDUCTION
PLANT TREES IN POLLUTED OR HEAVILY POPULATED AREAS	MAXIMISES TREE AIR QUALITY BENEFITS
AVOID POLLUTANT-SENSITIVE SPECIES	IMPROVE TREE HEALTH
UTILISE EVERGREEN TREES FOR PARTICULATE MATTER	YEAR-ROUND REMOVAL OF PARTICULATES



Sources, references and further reading

• Victoria Business improvement District (2012) Green Benefits in Victoria Business improvement District [Online] Available from: https://www.itreetools.org/resources/reports/VictoriaUK_BID_iTree.pdf

TREE SPECIES AND AIR QUALITY

Urban trees help to improve air quality. Street trees filter airborne particles; they absorb harmful air pollutants such as nitrogen dioxide, sulphur dioxide and ozone, and they capture and store CO_2 from the atmosphere, in turn helping to reduce factors that contribute to climate change. Trees also contribute to micro-climate regulation which can also help to mitigate climate change. Tulip trees and the Maidenhair tree are both species that are proposed for planting in this action plan, as they are species with a high capacity for reducing air pollution. Other trees that are already growing in the Baker Street area that are good for reducing air pollution are the English Elm, Lime and European Ash.

The science of air pollution is complex. Perhaps surprisingly, when planted in large numbers, some trees can have the capacity to exacerbate air pollution in some cases. Care should therefore be taken when selecting species for urban tree planting strategies. Certain tree species emit isoprene, a volatile organic compound (VOC) that can contribute to ground-level ozone formation in the presence of nitrogen oxides that are omitted by motor vehicles. Ozone is recognised and measured as a known element of air pollution and nitrogen dioxide is a key measure of air pollution, widely used to identify 'hotspot' pollution areas. The Maidenhair tree is shown to have a tolerance to ozone, while the Tulip tree and Pine species are sensitive to ozone, and do not thrive in areas with high concentrations of this pollutant.

In any urban tree planting strategy such as this action plan for Baker Street Quarter, it is important to take into account the way in which the proposed tree species will react to urban air conditions, such as the presence of ozone or the interaction of VOCs with vehicle exhaust fumes. It is also important to consider that tree canopy cover of any kind tends to lower air temperatures, which can slow the process of trees emitting VOCs. When judging the likely impact of particular species selection consideration should be given to the scale of planting. A large scale planting strategy of hundreds of trees that have a high VOC emitting value would have a potentially significant negative effect on air quality, while inclusion of just a few such trees as part of a wider planting strategy would have a potentially negligible impact on air quality. The many benefits of planting a wide range of tree species (such as increasing biodiversity or CO_2 absorption) may outweigh the harm done by some VOC-emitting specimens. Species that emit the VOC isoprene, include Oak and Liquidambar trees. Because of this trait, these species should not be planted in great numbers given the risk of worsening air quality. In this action plan, we have proposed the use of both species in limited numbers however, due to their many other positive attributes.

Some trees are known to be species that do not emit VOCs, yet do not significantly reduce air pollution, these species do not exacerbate air pollution however and they may have other benefits. Examples of such species include pine trees and maples, both proposed in this action plan.

Sources, references and further reading

- Westminster City Council (2013) *Air Quality Action Plan 2013–2018*. Westminster City Council: London
- Trees For Cities (http://www.treesforcities.org)

TREE SPECIES ATTRIBUTES

Birch, Blandford Street.
The growth of a silver birch is relatively quick, and this relates directly to its carbon sequestration rate. There are several Birch trees already planted within the Baker Street area, and this species is recommended for additional sites. Birches are renowned for their support of biodiversity.

Red Oak at Tooley Street, More London.
Native Oak trees are considered excellent for biodiversity, supporting a great range of life forms. However, exotic oaks such as the Red Oak are not and they also to emit isoprene, which can contribute to air pollution. These attributes should be taken into consideration when incorporating large numbers of oaks in a tree planting strategy.

London Plane Tree on Great Cumberland Place.
The London Plane does not support many other species, and it has been shown to be of little value for biodiversity. However, this species is reliable in urban environments allows it to thrive. The high number and mature size of these trees in London results in this species performing the majority of all carbon sequestration by trees within the city. This species should be considered extremely valuable to the environment in this respect.

Scots Pine, Chiswick House, London.
Scots Pine trees have been shown to support a high number of invertebrates reflecting the value of these trees for biodiversity. These trees are beneficial for the environment due to their ability to filter airborne pollution all year round, thanks to their evergreen nature.

Sources, references and further reading

- The effects of urban trees on air quality (http://www.nrs.fs.fed.us/units/urban/local-resources/downloads/Tree_Air_Qual.pdf)
- Urban Forests and Pollution (http://www.extension.org/pages/58387/urban-forests-and-pollution#.VU0Mzqa4muV)

TREE SPECIES AND BIODIVERSITY

The Baker Street Quarter can help to improve the biodiversity of this area of London through the recommendations in this action plan. There are numerous benefits to planting a diverse range of trees and other greenery within the Baker Street Quarter, for the wider local ecosystems.

A high level of biodiversity provides the foundation for a healthy food chain that supports wildlife in the city. A network of trees within urban centres can help wildlife by creating connections between pockets of natural habitat, as well as supporting other species of flora and fauna. A diverse range of trees can become the basis for supporting a wide range of wildlife with different tree species offering habitats for many different types of life. A wide range of trees is also an appealing visual amenity, benefiting local communities, workers and visitors to the area.

Where tree species diversity is high the overall resilience of the urban tree population to threats of pests and diseases is improved. With the uncertain effects of climate change threatening local tree populations, planting a range of species may be the best way to protect urban trees and our street environments from the risk of the introduction of more hostile tree conditions. Tree management resources needed to maintain trees can be spread out across the year, as different tree species need care at different times through the seasons.

The value of trees for wildlife can be estimated by giving a relative value to the different types of biodiversity that each tree species supports. The table on the facing page lists a range of trees proposed in this action plan, as well as trees that are already found within the local area, and details of several other species which they support. The species have been analysed in a scientific study which gave them a score for how well they support biodiversity across a range of criteria. The scoring provides the relative value of each tree species for various types of flora and fauna, suggesting which tree species may be most valuable to biodiversity.

Native oak trees score extremely highly in supporting other flora and fauna as do Birch trees and Beech trees, both proposed in this Baker Street Quarter Action Plan. Likewise, Pear, Scots Pine, Ash, Lime, Cherry, Alder and Maple trees are also found in the Baker Street area or are proposed in this report, and also support a range of flora and fauna. The London Plane, the most quintessential of street trees in Westminster, scores very low, suggesting that Plane trees do not greatly support biodiversity.

Sources, references and further reading

• The value of different tree and shrub species to wildlife, British Wildlife (http://gingerbeerplant.net/images/The_value_of_different_Tree_and_Shrub_species_to_Wildlife.pdf)

SELECTED TREE SPECIES (ORDERED BY RELATIVE NUMBER OF ASSOCIATED LIFE TYPES)	MYCORRHIZAL FUNGI	WOOD-DECAY FUNGI	WOOD-DECAY INVERTEBRATES	FOLIAGE INVERTEBRATES	BIOMASS OF FOLIAGE INVERTEBRATES	LEAF LITTER	BLOSSOM FOR POLLEN AND NECTAR	FRUITS AND SEEDS	EPIPHYTE COMMUNITIES
NATIVE OAK	●●●●●	●●●●●	●●●●●	●●●●●	●●●●●	●●●	●	●●●●●	●●●●●
BIRCH	●●●●●	●●●●	●●●●	●●●●●	●●●●	●●●	●	●●●●	●●●●
BEECH	●●●●●	●●●●●	●●●●●	●●●	●	●	●	●●●●●	●●●●●
SYCAMORE	●●●	●●●	●●●	●●	●●●●●	●●●●●	●●●●	●	●●●●●
PEAR	●●●	●●	●●●	●●●●	●●●	●●●●	●●●●	●●●	●●●
ELM	●●●	●●●●	●●●	●●●	●●●	●●●●	●	●	●●●●●
SCOTS PINE	●●●●●	●●●	●●●●	●●●●	●●●●	●	●	●●●●	●
ASH	●●●	●●●	●●●●●	●●●	●	●●●●●	●	●	●●●●●
LIME	●●●	●●●	●●	●●	●●●	●●●●	●●●●	●	●●
HAZEL	●●	●●●	●●●	●●●	●●●	●●●●	●	●●●	●●●
CHERRY	●●●	●●	●	●●●	●●	●●●●	●●●●	●●●●●	●
ALDER	●●●	●●●	●●	●	●●●●	●●●	●	●●●●	●●
FIELD MAPLE	●●●	●●	●●	●●	●	●●●	●●●●	●	●●●
HOLLY	●●●	●	●	●	●●	●	●●●●●	●●●●	●●
LONDON PLANE	●●●	●●	–	–	–	●	–	–	●

Sources, references and further reading

• City of London (2010) Biodiversity Action Plan 2010–2015 [Online] Available from: https://www.cityoflondon.gov.uk/things-to-do/green-spaces/city-gardens/Documents/CityGardensBAP2010_2015.pd
• The Mayor's Biodiversity Strategy (http://legacy.london.gov.uk/mayor/strategies/biodiversity/biodiversity_strategy.jsp)
• The Value of Different Tree Species for Invertebrates and Lichens (http://www.countrysideinfo.co.uk/woodland_manage/tree_value.htm)

OTHER TREE PLANTING AND GREENING PROJECTS

In London there are already many projects which aim to increase urban tree planting and create green links. A major objective of these projects is to improve air quality. The Baker Street Quarter strategy should build on these existing projects and seek to tie in with their aims through the implementation of this action plan.

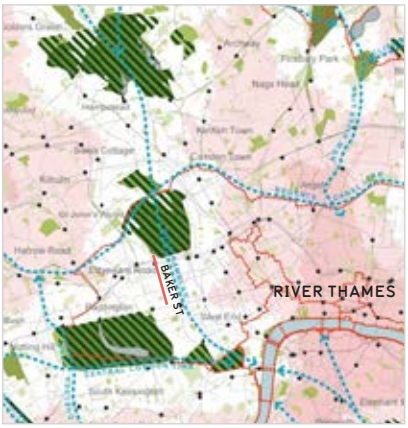
The Wild West End is a framework developed by local landowners to facilitate their working together to achieve four main objectives: enhance biodiversity, improve health of the local environment, raise awareness and promote benefits of green space and create engagement and educational opportunities with residents, workers and visitors.

The Mayor's Street Tree Initiative is run in partnership with the Forestry Commission and Groundwork London. The project seeks to encourage and fund street tree planting in the capital. The initiatives data mapping (image top right) shows that the area local to the Baker Street Quarter suffers from both very low tree canopy cover and very poor air quality. These results increase the importance and the potential positive effect of a tree planting strategy within the Baker Street Quarter.

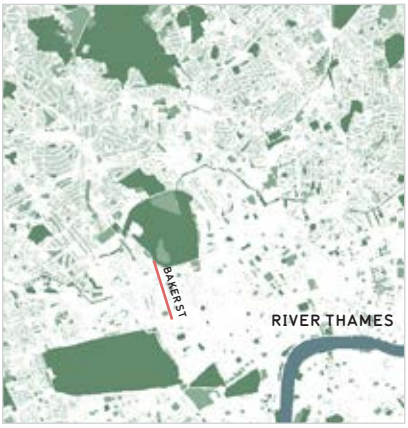
The Greater London Authority has produced the All London Green Grid 2012 policy framework. It includes policies from the London Plan relating to green urban infrastructure. Its purpose is to conserve and increase access to nature and the natural environment.

The Greater London National Park campaign aims to achieve National Park status for Greater London. Its aim is a new kind of urban national park which intends to conserve, enhance and promote London's green spaces. While the benefits or appropriateness of the project can be debated at length, the idea that city trees should be thought of and managed as a national green asset is one that the Baker Street Quarter can adopt for the benefit of members, workers, residents and visitors to the area. The campaign has helpfully mapped green spaces across Greater London (image bottom right). The map reveals the densely built-up centre of London (in white) within which the Baker Street Quarter lies. The potential to link the two major local assets of Hyde Park and Regent's Park through the quarter is clear.

Mapping by the Mayor's Street Tree Initiative showing the local Marylebone High Street area.



The All London Green Grid 2012 mapping.

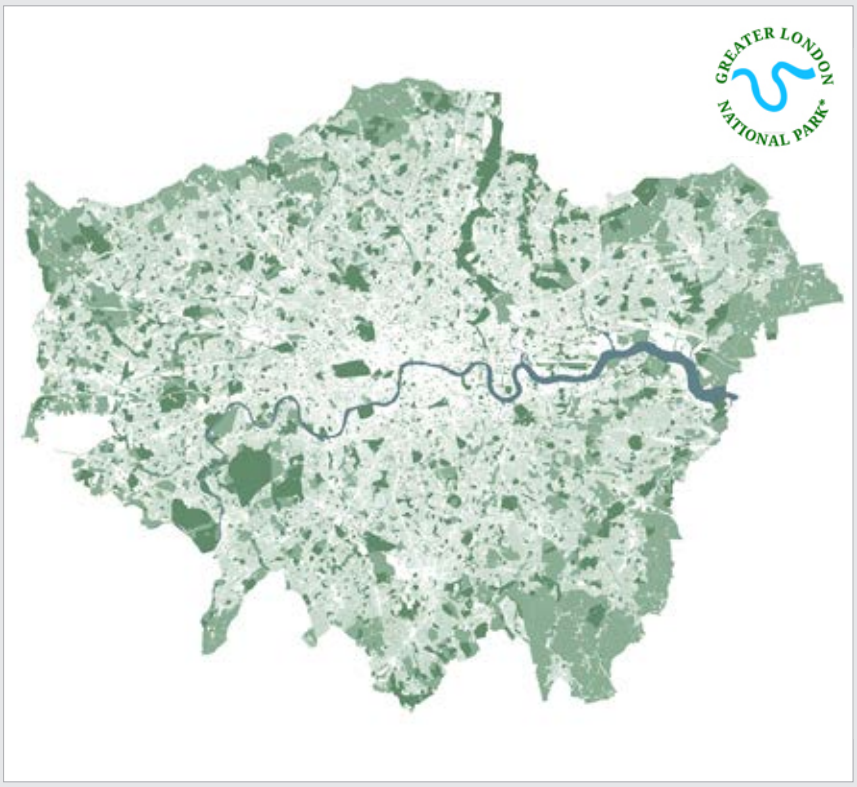


The Greater London National Park mapping.

Sources, references and further reading

- Greater London Authority (2012) The All London Green Grid [Online] Available from: https://www.london.gov.uk/sites/default/files/AF12%20Central%20London.pdf
- The Mayor's Street Tree Initiative (https://www.london.gov.uk/priorities/environment/greening-london/re-leaf/mayors-street-tree-initiative)
- Greater London National Park (http://www.greaterlondonnationalpark.org.uk)

The All London Green Grid



The Greater London National Park

SOFT PLANTING IN THE PUBLIC REALM

Several major greening opportunities in the Baker Street Quarter involve various different types of shrubs, bushes, climbers and smaller plants rather than trees. These soft planting options are incredibly diverse and can be applied in a number of ways across a range of scales in the ground, in planters or on buildings themselves. It is possible to employ soft planting and encourage greenery on buildings in ways that range from the very simple to the incredibly complex. In all instances greenery should be introduced to achieve a specific purpose that is both appropriate and complementary to the context in order to achieve maximum results in improving the public realm.

Soft planting can be complementary to tree planting and can be used to enhance and enliven the area immediately surrounding street trees. It can be used to add an additional layer of greenery at ground or eye level and help to mediate the difference in scale between pedestrians and high tree canopies.

Soft planting can also have a positive impact upon air quality within the area by capturing particulate matter. If planting for this purpose, certain species are significantly more effective than others. Species such as Silverbush (Convolvulus cneorum) and Lamb's Ear (Stachys byzantina) and others with a high hair density on their leaves are preferable for this purpose as this characteristic increases their ability to capture particulate matter.

In urban settings soft planting can be used to provide greenery where significant constraints such as subterranean services or narrow footways mean that tree planting is not viable. This can be done in many ways and often includes methods of greening building façades. Where these façades feature windows or balconies this is best achieved through window boxes and balcony planters with overflowing, draping plants providing a powerful impact. Where a building has a blank façade a more holistic greening approach can be undertaken. Highly technical green walls with varying plant species are increasingly popular and provide an extremely attractive spectacle to passers by and can even become an attraction in their own right. However these technical green walls are a very expensive solution, often requiring constant management. Similar effects can be more easily achieved with lower cost solutions such as a frame mounted to the building façade for plants to climb up, or by encouraging non-invasive climbing species of plants to colonise walls.

Soft planting should be thought of in tandem with opportunities to integrate other features such as seating into the public realm, and it can also offer attributes such as noise buffering from busy roads for pedestrian spaces.

Musée du Quai Branly living wall, Paris

Sihlcity carpark façade, Zurich

Mint Plaza, San Francisco

Soft planting can integrate with other functions as seen in these examples from the US which incorporate drainage (above) and public seating (right)

Bonnington Square in Vauxhall has been transformed by a well organised residents group that has taken custodianship of the introduction and maintenance of greenery in the public realm as well as private gardens (above and below)

SOFT PLANTING IN THE BAKER STREET AREA

The engagement of local businesses, residents, landowners and other stakeholders is extremely important in order to achieve a comprehensive greening of the Baker Street area. Many opportunities for greenery projects exist in the form of small interventions that can be carried out by the occupants or owners of individual premises. These can have a significant cumulative effect on the appearance of the area.

There are many ways that the owners and occupiers of buildings can introduce greenery. The most effective instances of small scale soft planting interventions are often the most simple.

Planters and window boxes are a cost effective and achievable way to quickly introduce greenery at minimal cost and allow engagement with and custodianship of the public realm.

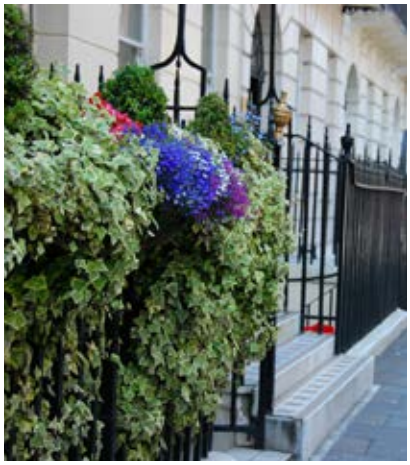
Containers should be made of simple, robust materials and have plain undecorative shapes, allowing the greenery to dominate. Powder-coated metal, untreated/unfinished timber, dark-stained timber, and high-quality solid colour glass reinforced plastic are suitable materials for use as planters. Planter design and colour should harmonise with the design of individual shop-fronts or building façades. It should be considered that a proper management programme should be ensured when using planters to prevent a build up of litter within them.

If there is the desire to significantly green a building's façade then single species, non-invasive, climbing plants may be appropriate. Trailing and climbing species can also be trained to grow along existing railings, fences, walls and other building features, and this sort of planting can have a dramatic impact on the streetscape. There are numerous examples of successful soft planting in the streets around the Baker Street area. Examples and inspiration from the local area can be found on the facing page.

Dressing windows with planter boxes

Potted plants can add greenery to streets along with hanging baskets and plants above shop signs as here on Marylebone Lane

Planting of private areas in front of buildings, especially those at basement level. These can provide exciting opportunities for greenery



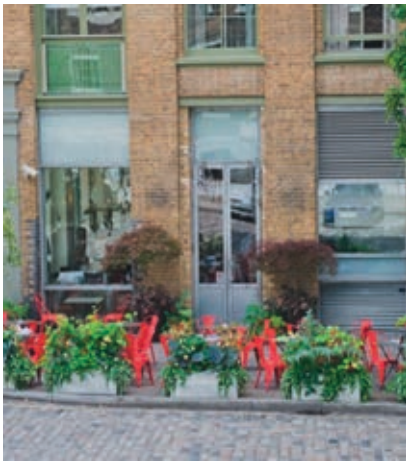
Railings have a role to play, particularly the way in which they can support containers with greenery at various heights

Railings also provide a suitable frame to support many climbing and draping species

Bentinck Mews features a mixture of planters and climbing species.

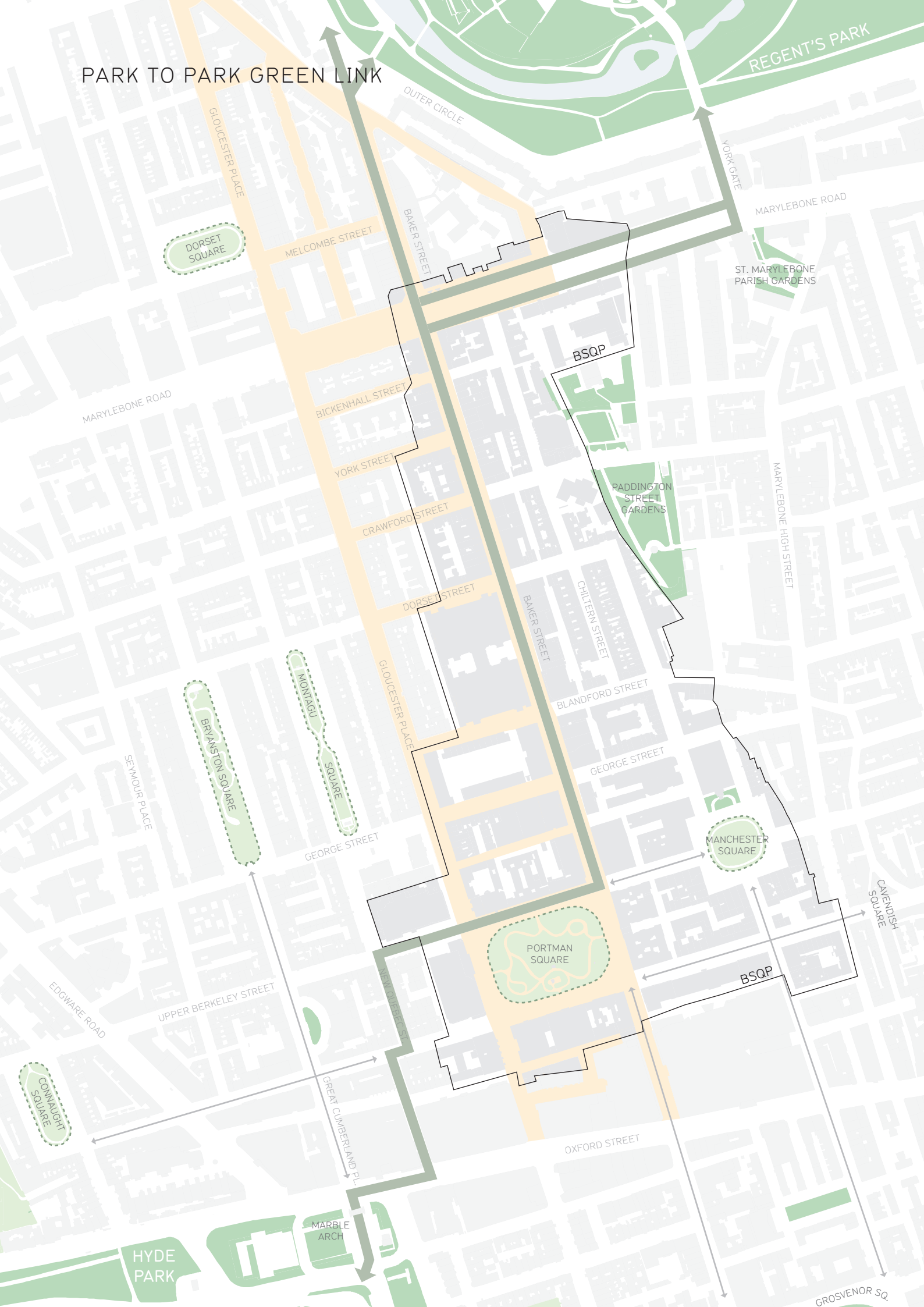
Climbing species such as Ivy can be dramatic on façades as seen at Bulstrode Street

Planting corner buildings can support their function as wayfinding points



Greenery can be used to separate zones for outside tables and chairs, as seen in Clerkenwell at the Zetter hotel

PARK TO PARK GREEN LINK



PARK TO PARK GREEN LINK

The starting point of this action plan for the Baker Street Quarter is the character and location of the Baker Street area: a densely built-up grid of streets, punctuated by garden squares, that lies between Regent's Park and Hyde Park. The proximity of these extraordinary green assets so close to Baker Street is not always recognised and should be acknowledged, celebrated and brought to the fore through this greenery action plan. The connection between the two Royal Parks could be strengthened as a key link that not only passes through the area, but can prompt additional greening within the quarter.

A green link could take on many forms but should primarily act as a coherent and legible connection and walking route between the two parks that passes and engages with the area's many other green assets such as Portman Square and new street trees. One way to achieve this, would be through the provision of bespoke wayfinding and publicity of the route. If building owners and occupiers along the route were also encouraged to green their properties this could build a true green link through the city.

This project should be pursued with the collaboration of the Royal Parks and WCC and could potentially tie in to their existing wayfinding system within the parks themselves. Another potential collaboration could be found with TfL and the Legible London wayfinding system to ensure a green link or walking route is marked on local maps.

The engagement of local stakeholders will also be key to the success of this project. It is important to ensure that where greenery projects in the public realm are not possible, opportunities to green private areas and building façades are seized and encouraged according to the principles set out in this report.

The Greenway, East London

Marble Arch with Hyde Park beyond viewed from Great Cumberland Place

Park to park green link / including walking route
Square to square links (important views of greenery)

SQUARE TO SQUARE LINKS

This area of the West End is characterised by its built form punctuated by historic garden squares. These squares present a local typology of interaction between green space and built space. They are diverse in their form and scale and are all important to the area. Although the gardens of the squares are not generally publicly accessible, they are extremely significant green assets and provide a visual amenity to the public, local workers, residents and tourists alike. This landscape quality is recognised in WCC policy.

The historic significance and geometries of these garden squares must be respected. An important element in their function are the long views that are achieved on the straight streets that connect the squares. These view corridors are often terminated by the large trees that dominate the edges of the gardens forming green 'walls', such as on the streets approaching Manchester Square.

There is an important wayfinding function offered by these views, as they can become a way of orientating oneself in the grid of streets that make up this part of Westminster. It is therefore essential that greenery projects, and especially the planting of new street trees, are designed with the maintenance of these views towards garden squares and the potential impact on the landscape qualities of these historic spaces in mind. We believe that the views into the squares should not be impeded by inappropriate new planting of an unsympathetic species, or its size or positioning; both at the time of planting and throughout the life-span of new street trees.

Manchester Square viewed from the east as one approaches the Baker Street Quarter

Manchester Square viewed from Baker Street in winter

RESPONDING TO WCC GREENERY POLICY

Westminster City Council (WCC) provides guidance in regards to greening, tree management and open space initiatives. Chapter 10 of the WCC document 'Westminster Way–public realm strategy–design principles and practice' and the supplementary planning guidance 'Trees and the Public Realm' serve to provide an outline strategy in order to avoid ad hoc planting in the city and ensure a cohesive approach to tree planting and greenery. A series of strategic principles is laid out, some of which are of particular relevance to the Baker Street Quarter, notably:

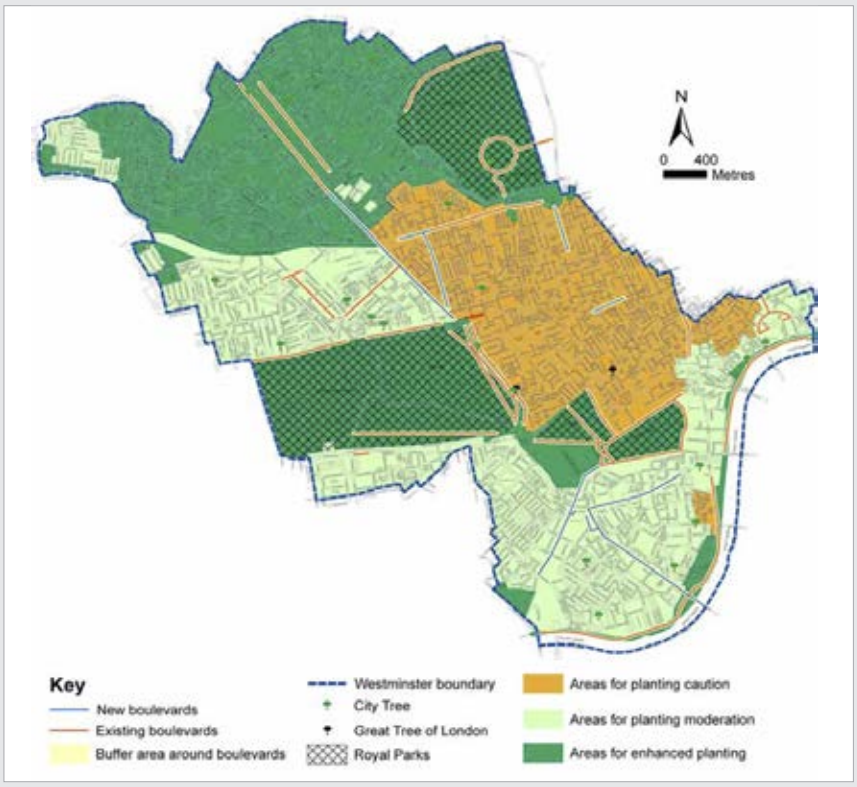
- improve physical access to and between open spaces i.e. address areas of deficiency, maximise public access, safe crossings, Equality Act compliance and more attractive walking routes
- encourage new open spaces, green roofs and roof gardens in development proposals and inclusive places for children's play
- plan the replacement of mature trees in the last quarter of their useful lives in phases so they are not all lost at once to maintain principal groups, avenues and boulevards
- refine the list of preferred species for street trees to best complement the character of the townscape and surrounding building types

The Baker Street Quarter is defined by WCC as an area that requires 'planting caution', meaning that new tree planting is not necessarily appropriate in all streets. Therefore this report and action plan by Publica makes proposals in light of the policy constraints and considerations that have been detailed by WCC, as well as onsite conditions. 'Planting caution' relates to many factors including, but not limited to, footway and carriageway space, sight lines, architectural and townscape character. The constraints of the WCC policy are of particular relevance to the planting of new street trees and so particular care and attention has been paid to proposals of this variety in the action plan.

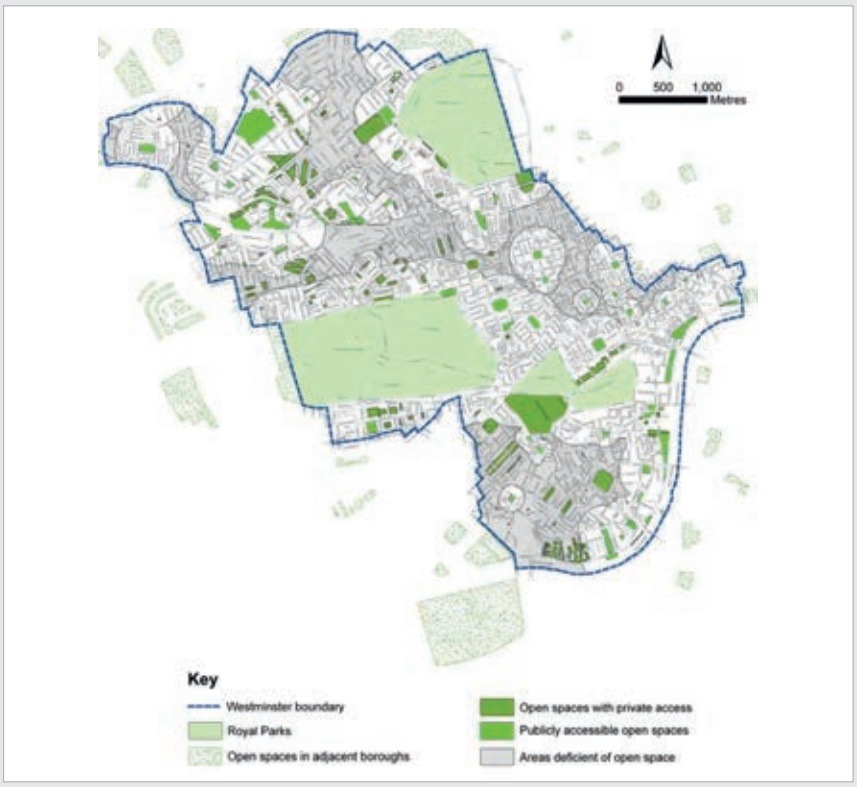
Marylebone Road is an example of a street that has been defined in WCC policy as a boulevard. However, in reality, this street's tree-lined character appears incomplete, especially at the point at which it passes Baker Street Station, where the avenue of trees thins-out and breaks down.

WCC policy also recommends the adoption of alternative greening techniques to tree planting such as the soft planting options described in this action plan. These should be undertaken in a strategic manner rather than an ad hoc approach for maximum benefit. Planting of this nature can also help to alleviate some of the negative effects of open space deficiency as the WCC map on the right has identified in the Baker Street area.

Westminster City Council also has several detailed specifications relevant for greening projects that are defined through policy; for example, minimum recommended clearances for width or the height of lowest branches of trees that oversail a carriageway. These specifications have all been considered when defining the proposals within this action plan. Many of the specifications, such as minimum clearance, must be regularly maintained through an ongoing management programme to ensure that trees and other greenery are well cared for, healthy and do not pose any safety risks or obstacles.



WCC tree planting designation map



WCC open space deficiency map

WCC tree pits and their finish at footway surface level are an extremely important consideration, as they have a significant impact on the look and feel of the public realm as well as the usable footway area, and access and maintenance requirements. There are many options in terms of the surface finish of tree pits and these should be selected with the careful consideration of both engineers and tree officers, and the context of each particular tree.

WCC does not recommend grilles or finishes that constrict the available footway around street trees. Areas of high pedestrian traffic and lots of kerbside activity require finishes with a bonded but porous material such as resin bound aggregate (illustrated in the top image). This finish minimises problems related to litter, or material from the tree pit being displaced. Other materials including unbound finishes (illustrated in the bottom image) may be used to great visual effect but are more suitable in privately managed and low footfall spaces as they require a much stricter management regime. It may be possible in certain locations to leave open soil around the base of the tree. This can be complemented by low level planting around the tree base to soften the impact of this simplistic finish.

BAKER STREET QUARTER GREENERY ACTION PLAN

Detailed proposals

Publica

BAKER STREET

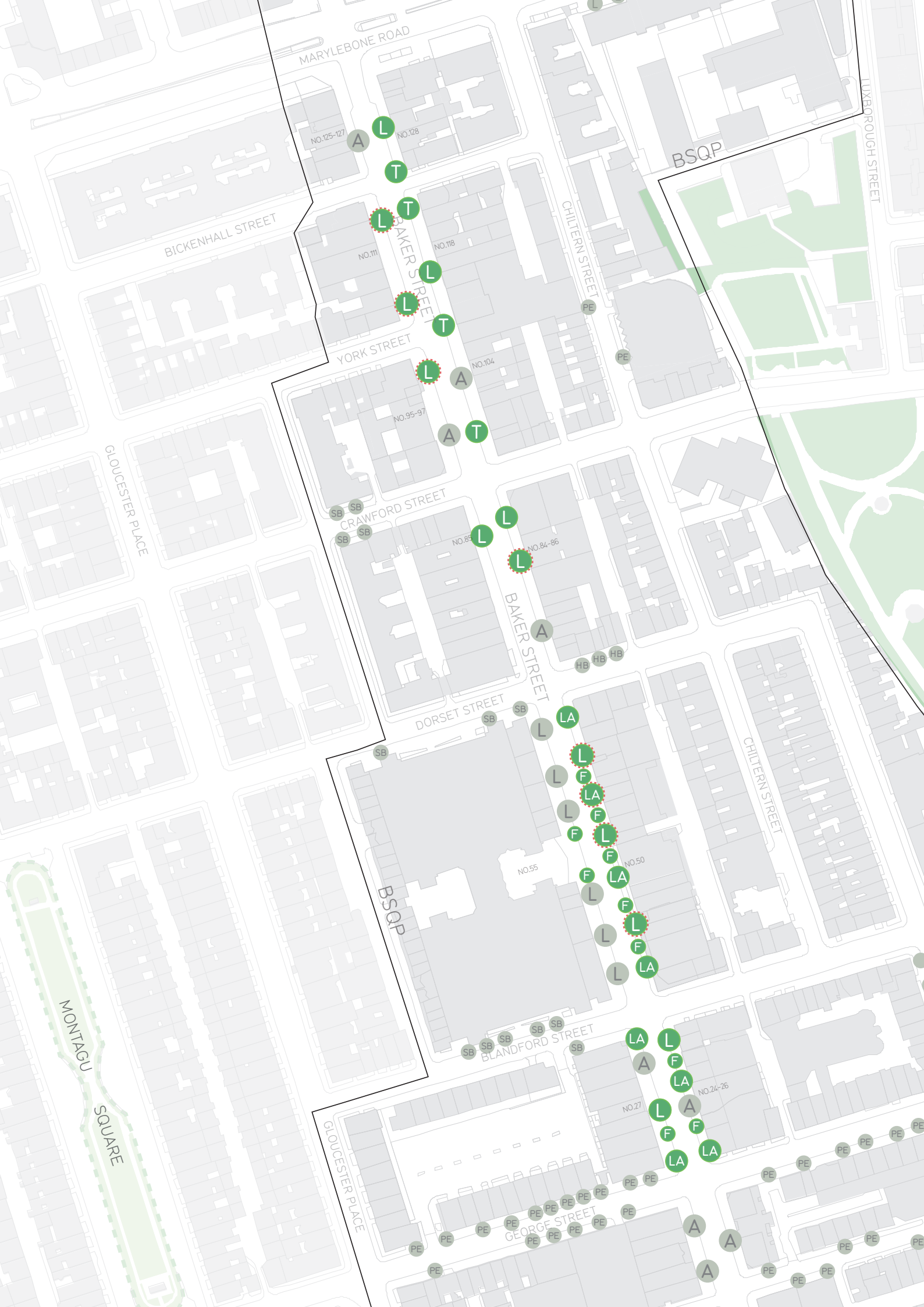
Baker Street represents the largest opportunity in terms of new street tree planting in the area. There are a number of trees already on Baker Street, however the planting of these trees has been sporadic and lacks a distinct pattern or coherence.

Publica recommends that the planting of trees along Baker Street is supplemented in a way that helps to form a more continuous avenue of trees along the length of the street. We also recommend an intensification of the planting of street trees in the mid-Baker Street area between the junctions with George Street and Dorset Street. This stretch of the street could benefit from an alternation of species providing higher and lower foliage cover. For example, larger tree species such as London Planes and Liquidambar could be alternated with smaller species such as Field Maples. This planting strategy would bring the greenery of trees more within the experience of pedestrians and the street level activities and complement the larger buildings in this area. This zone of increased greenery would run parallel to the gardens found in Bryanston and Montague Squares, further west in the street grid.

Following advice from an arboricultural consultant we recommend the adoption of a succession strategy for those existing street trees on Baker Street that have been excessively damaged or are detrimental to the streetscape. The rationale for this is explained in more detail on the next pages.

The following pages provide details of potential new street trees on Baker Street, the locations of which have been chosen with the proposed new eastern kerb line of the two way project in mind. All of the locations suggested are subject to further investigation through the digging of trial holes to ensure tree pits are viable and working with WCC to select appropriate tree species.

- L — Existing tree to be replaced (Suggested species: London Plane or other large street tree)
- LA — Existing tree to be replaced (Suggested species: Liquidambar)
- L — New tree location (Suggested species: London Plane)
- T — New tree location (Suggested species: Tulip Tree)
- LA — New tree location (Suggested species: Liquidambar)
- F — New tree location (Suggested species: Field Maple)
- SB — Existing tree within Baker Street Quarter area (Silver Birch)
- HB — Existing tree within Baker Street Quarter area (Himalayan Birch)
- A — Existing tree within Baker Street Quarter area (Alder)
- L — Existing tree within Baker Street Quarter area (London Plane)
- PE — Existing tree within Baker Street Quarter area (Chanticleer Pear)


MARYLEBONE ROAD
BICKENHALL STREET
YORK STREET
BAKER STREET
CRAWFORD STREET
DORSET STREET
BLANDFORD STREET
GEORGE STREET
CHILTERN STREET
LUXBOROUGH STREET
GLOUCESTER PLACE
MONTAGU SQUARE
BSQP
NO.125-127
NO.128
NO.111
NO.118
NO.104
NO.95-97
NO.84-86
NO.55
NO.50
NO.27
NO.24-26

A SUCCESSION STRATEGY FOR TREES ON BAKER STREET

Several existing trees on Baker Street have grown in such a way that they are now problematic, and a possible danger, in the public realm. Publica has identified the trees that are in need of replacement, shown edged in red on the plan on the previous page.

Evidence of repeated damage to Alder trees on Baker Street caused by high-sided vehicles

Trees show positive phototropism, that is they grow most strongly towards light. With a street such as Baker Street (orientated north–south), the zone of maximum light is midway between the buildings-down the middle of the road.

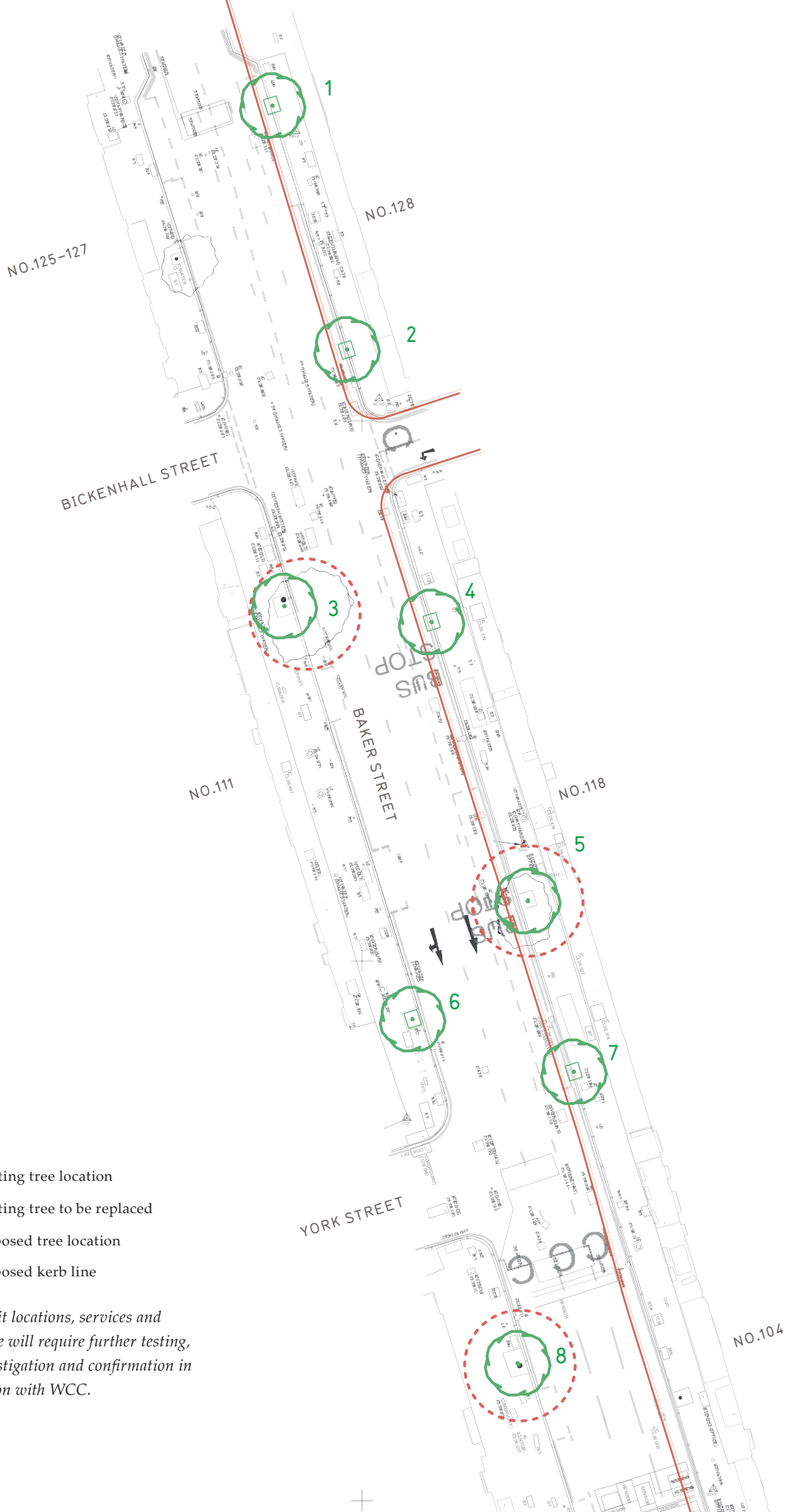
Growth of the crown of a tree is largely dominated by the upper most shoot(s). Such shoots grow towards the centre of the road to maximise their potential. Unfortunately such growth will commence at the time the tree is planted in the street. However, there are two types of tree growth–those that produce a single dominant stem with a 'leading' shoot and those in which the leading shoot can be replaced by several shoots that become branches. Loss of the leading shoot of the former type (e.g. by pruning) results in another leading shoot developing whether from a side shoot growing upwards, or a new shoot developing. Upward growth, therefore, continues drawn towards the maximum light over the centre of the street. In contrast, loss of the leading shoot from the second form of tree results in several shoots developing which produces a broad spreading crown, but one that is more adaptable to being pruned while needing a much larger space into which it can develop.

Parts of Baker Street have been planted with a species of Alder (*Alnus*) which has a narrow crown based on a single stem and a leading shoot. The main stems and crowns of these trees, seeking maximum light, have extended across the roadside kerb line over the carriageway. There is evidence that several of these trees have been struck repeatedly by high sided vehicles. Such incidents can lead to serious damage to the vehicle, and may eventually lead to structural failure of the tree's stem. Where there is high usage in the vicinity of a tree that is repeatedly struck by a high sided vehicle there is a commensurate high risk of damage to property and, arguably, injury to people. Action should be taken, therefore, to reduce this threat to reasonable level through replacement of certain trees on Baker Street.

Derek Patch
(BSc., MSc., NDArb(RFS)., MICFor., FArborA)

Arboricultural Consultant

Several trees show positive phototropism, growing towards the middle of the street, as seen above



Existing tree location

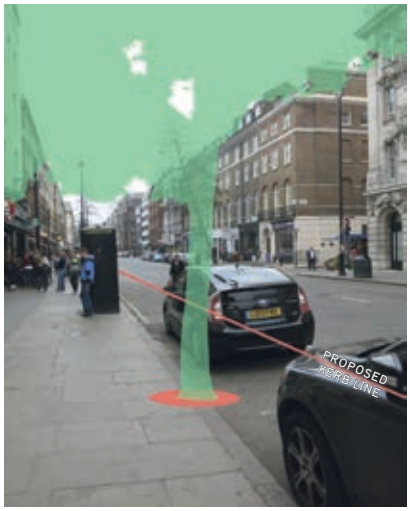
Existing tree to be replaced

Proposed tree location

Proposed kerb line

New tree pit locations, services and species type will require further testing, onsite investigation and confirmation in collaboration with WCC.

BAKER STREET
(MARYLEBONE ROAD TO YORK STREET)



1 Suggested species: London Plane or other large street tree

2 Suggested species: Tulip Tree

3 Replace with: London Plane or other large street tree

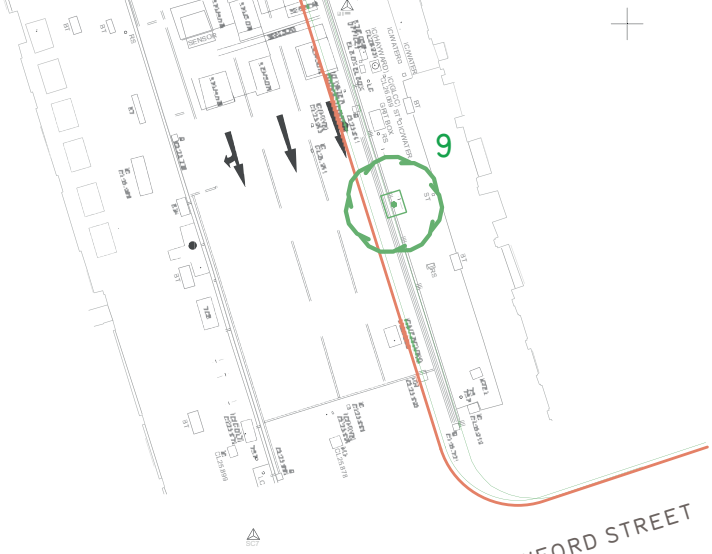
4 Suggested species: Tulip Tree

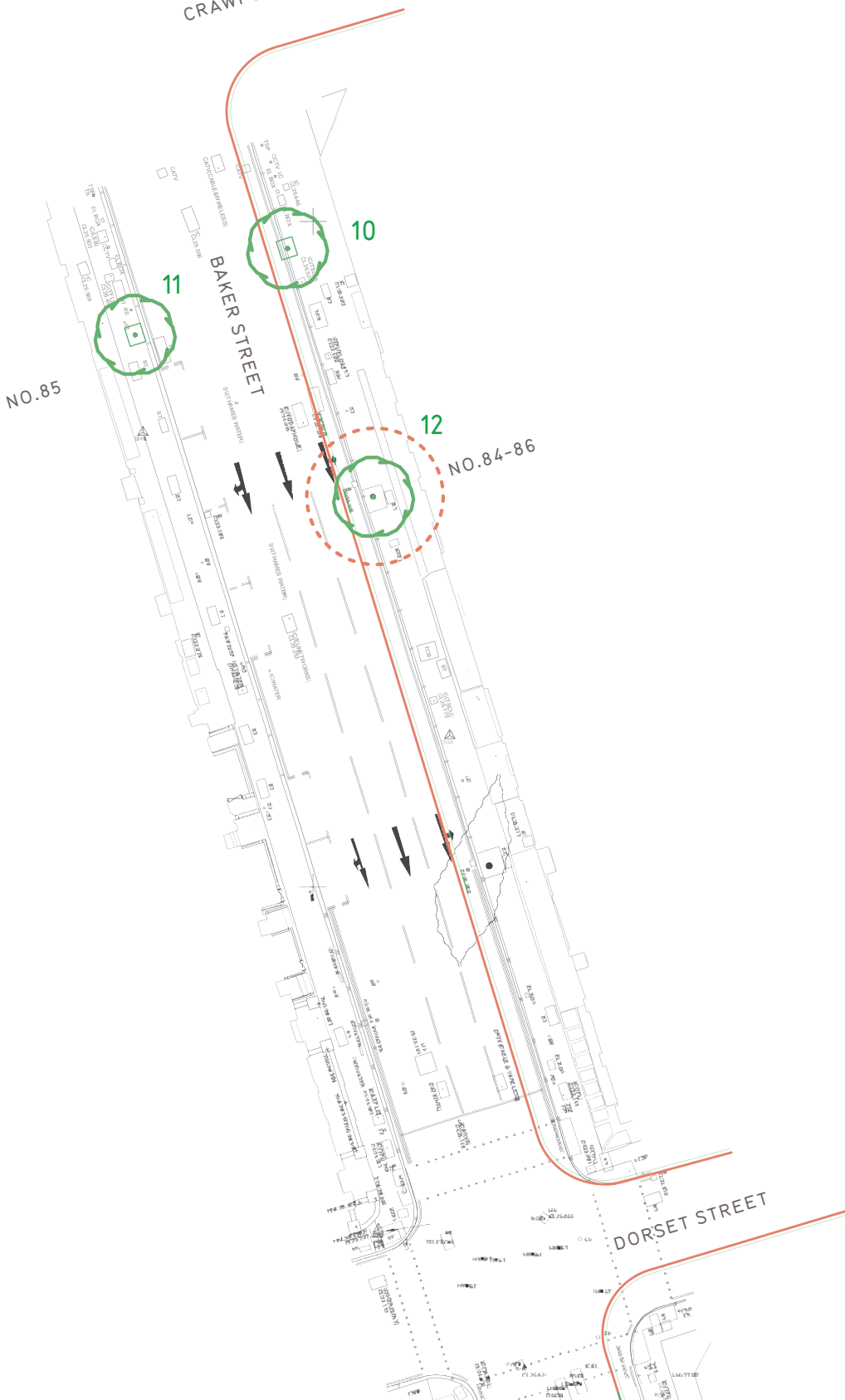
5 Replace with: London Plane or other large street tree

6 Suggested species: London Plane or other large street tree

7 Suggested species: Tulip Tree

8 Replace with: London Plane or other large street tree





Existing tree location

Existing tree to be replaced

Proposed tree location

Proposed kerb line

New tree pit locations, services and species type will require further testing, onsite investigation and confirmation in collaboration with WCC.

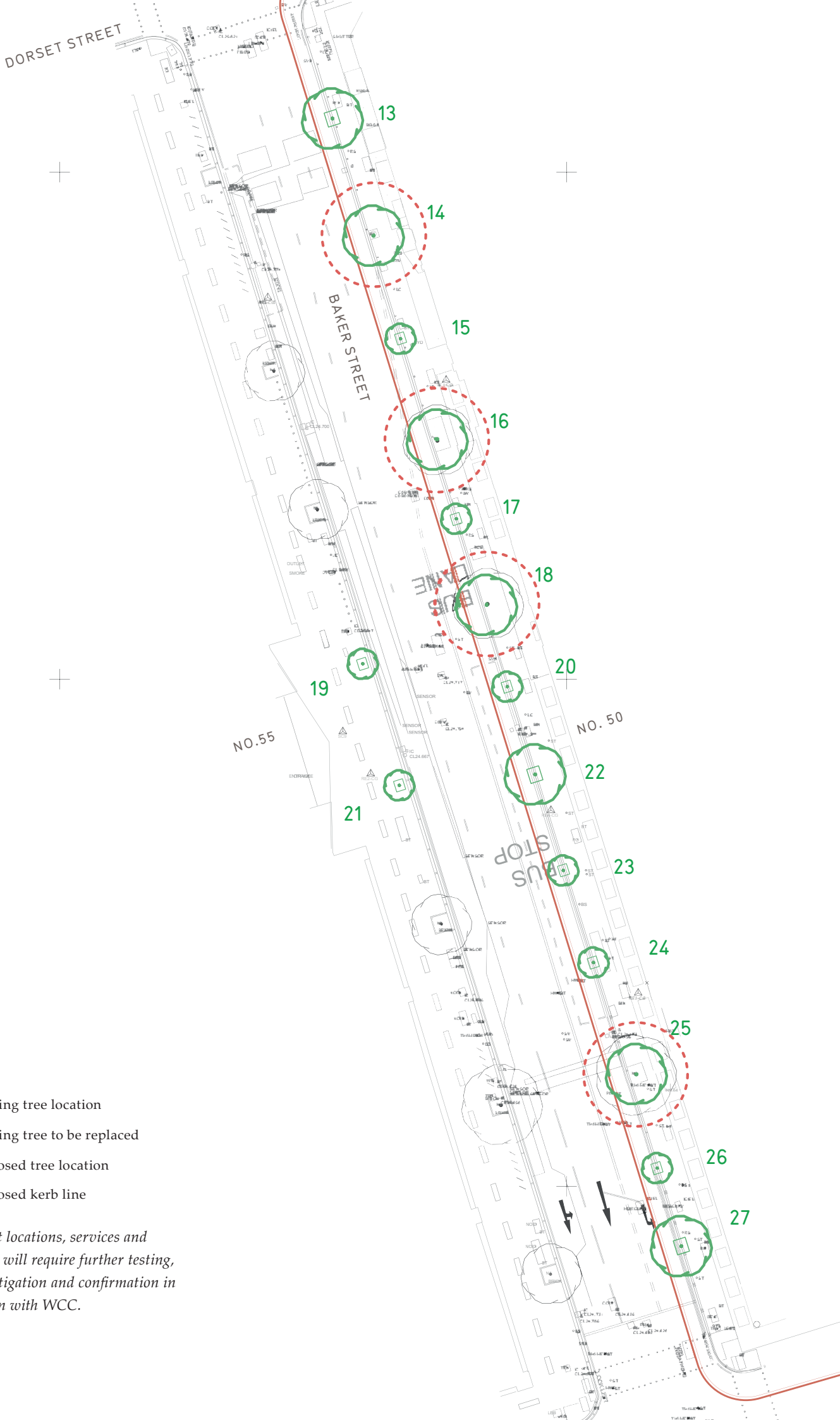
BAKER STREET
(CRAWFORD STREET TO DORSET STREET)

9 Suggested species: Tulip Tree

10 Suggested species: London Plane or other large street tree

11 Suggested species: London Plane or other large street tree

12 Replace with: London Plane or other large street tree



Existing tree location

Existing tree to be replaced

Proposed tree location

Proposed kerb line

New tree pit locations, services and species type will require further testing, onsite investigation and confirmation in collaboration with WCC.

BAKER STREET
(DORSET STREET TO BLANDFORD STREET)

13 Suggested species: Liquidambar

14 Replace with: London Plane or other large street tree

15 Suggested species: Field Maple

16 Replace with: Liquidambar

17 Suggested species: Field Maple

18 Replace with: London Plane or other large street tree

19 Suggested species: Field Maple

20 Suggested species: Field Maple

21 Suggested species: Field Maple

BAKER STREET
(DORSET STREET TO BLANDFORD STREET)

22 Suggested species: Liquidambar

23 Suggested species: Field Maple

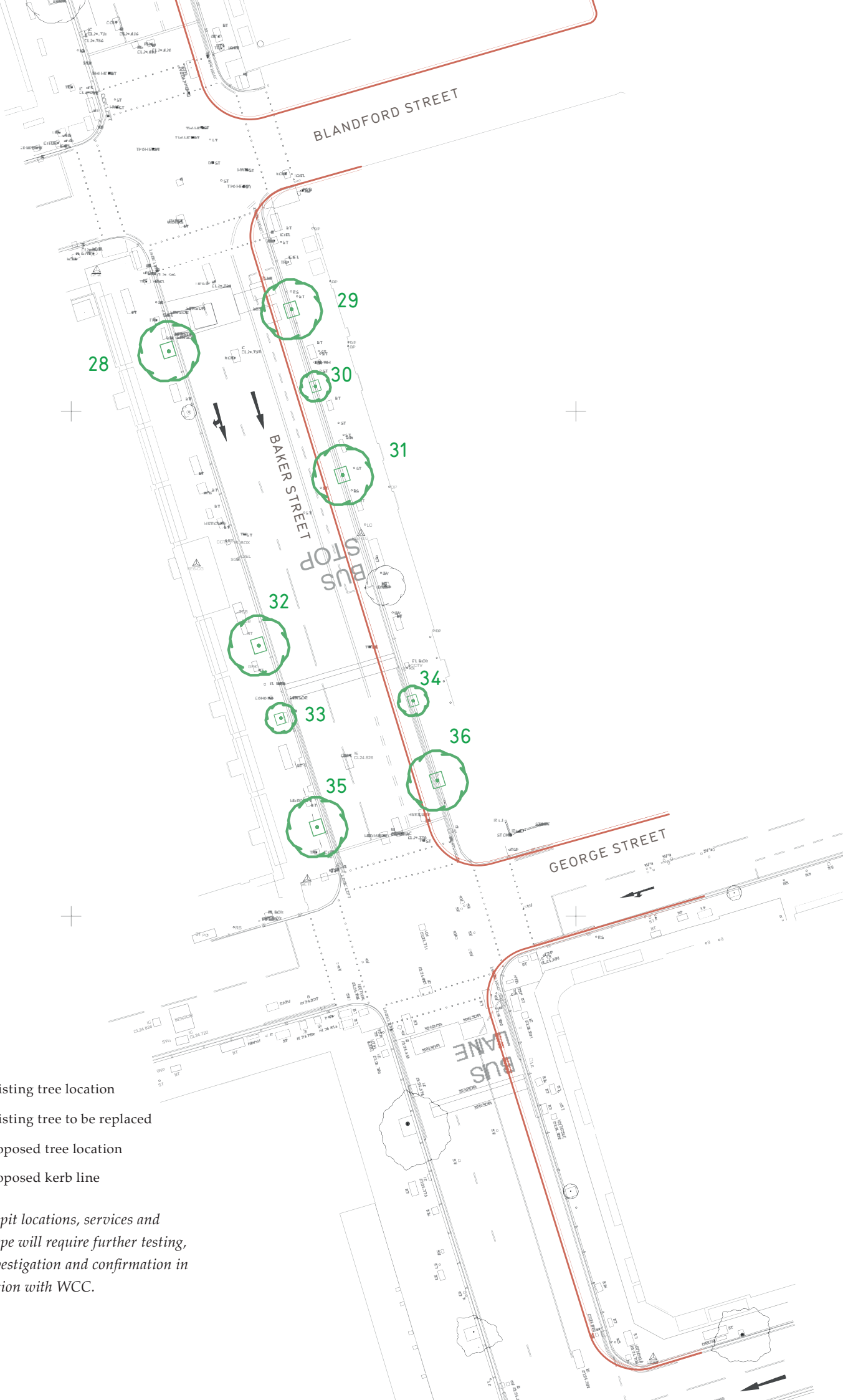
24 Suggested species: Field Maple

25 Replace with: London Plane or other large street tree

26 Suggested species: Field Maple

27 Suggested species: Liquidambar

Impression of mid-Baker Street with new tree planting as well as proposed changes to the street design from the Baker Street two way project



Existing tree location

Existing tree to be replaced

Proposed tree location

Proposed kerb line

New tree pit locations, services and species type will require further testing, onsite investigation and confirmation in collaboration with WCC.

BAKER STREET
(BLANDFORD STREET TO GEORGE STREET)

28 Suggested species: Liquidambar

29 Suggested species: London Plane or other large street tree

30 Suggested species: Field Maple

31 Suggested species: Liquidambar

32 Suggested species: London Plane or other large street tree

33 Suggested species: Field Maple

34 Suggested species: Field Maple

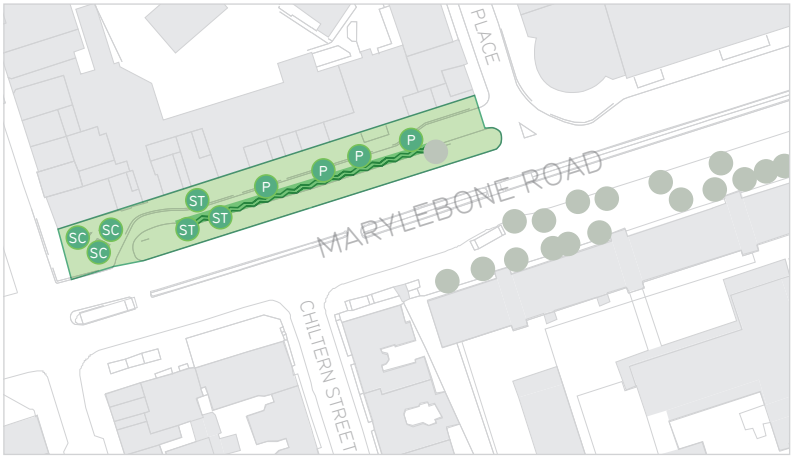
35 Suggested species: Liquidambar

36 Suggested species: Liquidambar

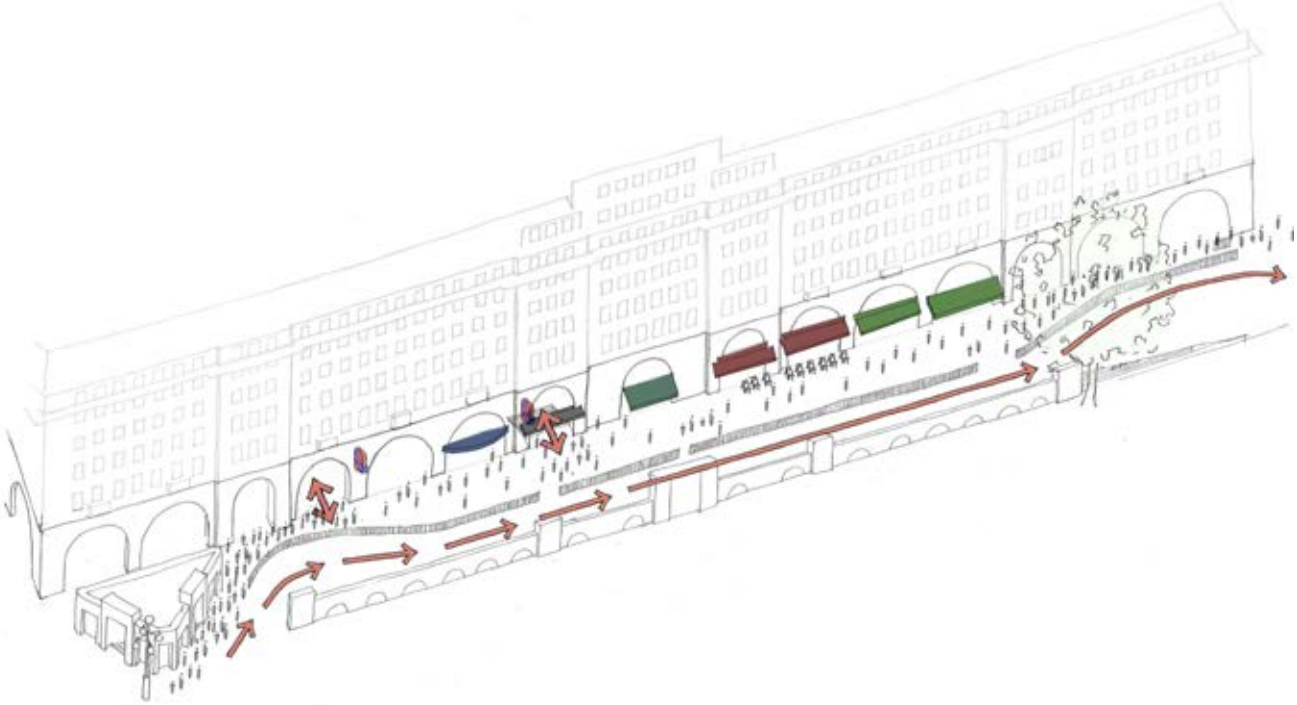
BAKER STREET STATION FORECOURT

Baker Street Station is the front door to the area for many people. Yet the experience of using the station is dominated by the busy and congested nature of Marylebone Road and the dysfunctional use of the raised space in front of the station. The station entrances themselves can also lack presence. Transport for London is currently developing proposals to alter and improve shopfronts and the public realm of the station forecourt. The current proposals could be added to with more greenery and tree planting. We believe that this space requires a striking and unique green solution that makes it stand out as a landmark in the area and helps to mitigate the negative aspects of the busy road.

The orientation and location of the space make it ideal for many species but it is important to ensure that trees and greenery are complementary to the scale of the space and its architectural character, whilst being distinctive in their form. For these reasons we believe that the potential to plant interesting sculptural species of varying sizes such as Stone Pines and Persian Silk Trees should be explored. A general greening of the forecourt wall with lower level shrubs and soft planting should also be pursued to enhance the buffer between the traffic of Marylebone Road and the potentially more tranquil space of the forecourt.



- P New tree location (Suggested species: Persian Silk Tree)
- ST New tree location (Suggested species: Stone Pine)
- SC New tree location (Suggested species: Scots Pine)
- Existing tree within Baker Street Quarter area



Existing layout of the forecourt space at Baker Street Station

Potential arrangement of the forecourt space at Baker Street Station with planting along the wall to Marylebone Road, lower level trees and sculptural tall trees at the western end of the space

BAKER STREET STATION FORECOURT

Impression of the forecourt space at Baker Street Station showing pedestrianisation and new greenery and tree planting ideas. The existing conditions are shown on the facing page.

BAKER STREET STATION FORECOURT

Impression of the forecourt space at Baker Street Station viewed from Marylebone Road with new tree planting and greenery

Existing view of the forecourt space at Baker Street Station

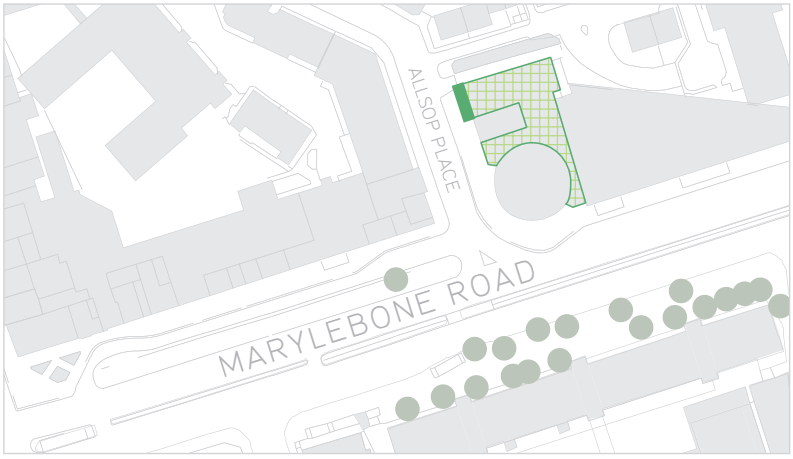

LAMODA SOUVENIRS

MADAME TUSSAUDS

The huge numbers of visitors to Madame Tussauds that spend time in the streets just outside the attraction, results in a high profile of the built environment here for the Baker Street Quarter, Westminster and London as a whole. The narrow footways and heavy traffic on Marylebone Road mean that greenery and other improvements to the public realm would be especially valuable here.

Madame Tussauds presents two distinct opportunities for greening which were identified in the 2012 report Opportunities for Greening Baker Street Quarter. Publica believes that these ideas should be pursued further if there is an appetite to do so. The first idea is a suggested green roof that would extend across much of the attraction's building.

The second intervention, which would have a potentially more significant impact on the public realm, is a green wall on the blank façade facing Allsop Place. This could take the form of a simple frame and climbing plant species such as ivy, to provide a fast growing and distinctive green asset, rather than a high-specification 'green-wall'.



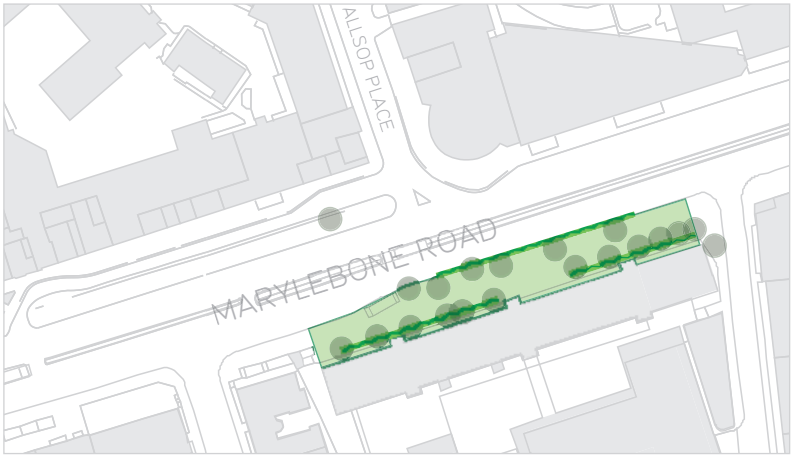
Possible green wall
Existing tree within Baker Street Quarter area

View looking south on Allsop Place showing potential greenery on the blank façade of Madame Tussauds

UNIVERSITY OF WESTMINSTER FORECOURT

The wide footway space on Marylebone Road directly outside the University of Westminster building is often bustling with students and other pedestrians, despite its challenging position in relation to the Inner Ring Road. The vibrancy of university life and this landmark building within the Baker Street Quarter call for improvements to the public realm here. There are currently a large number of street trees lining Marylebone Road outside the University of Westminster, along with low level planting closer to the building line. The planting here does not currently help fulfil the potential of the space and could be complemented by some additions.

The introduction of low level planting along the edge of Marylebone Road would help to enclose and define the forecourt space. This would be appropriate along the kerbline in this particular location as informal crossing of Marylebone Road is not possible and is dangerous. Marylebone Road can only be crossed at dedicated pedestrian crossings due to its multiple lanes of traffic. As well as new planting, the existing low level planting further back against the building could be rationalised and enhanced to provide a more attractive amenity and help to create a more usable space. This could include the addition of planters with integrated seating and a more diverse selection of characterful shrubs.



New low level planting
Existing tree within Baker Street Quarter area

View looking east in Marylebone Road showing potential low level planting in the University of Westminster forecourt space

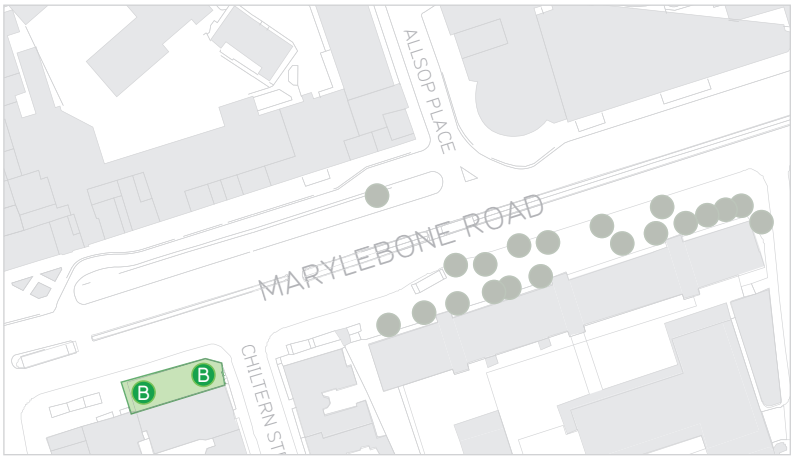
PORTMAN MANSIONS

The scale of Marylebone Road and the traffic volumes on the street create a severance of the Baker Street Quarter area. However, due to the high number of pedestrians entering and exiting Baker Street Station, the attractions of Madame Tussauds and the presence of the university, this is also a highly used and important public space in the city.

The small garden area to the north of Portman Mansions on Marylebone Road provides a fantastic opportunity for intensified planting in this area, adding new green assets and improving the setting of the residential properties in the mansion block. Other mansion blocks further to the west on Marylebone Road benefit from a screen of beautiful trees of varying sizes, appropriate to the scale of the buildings. These green assets help to buffer windows from the sound of heavy traffic on the Inner Ring Road and provide a level of privacy for the occupants.

The small garden at Portman Mansions is currently planted with several large shrubs. We believe that this area provides the ideal opportunity to plant two additional trees. We suggest that Beech could be an appropriate species here adding to the mature trees outside the University of Westminster, the large London Planes further west and the single specimen on the north side of Marylebone Road close to Allsop Place. New trees could also provide a distinct and recognisable marker for the entrance to Chiltern Street. The species choice of Beech would provide a connection between the name of this increasingly well-known street and the beech woodlands that characterise the Chiltern Hills.

The introduction of a small number of trees in this area of Marylebone Road would greatly improve the character of this city space and help to fill a gap in the boulevard of trees that line the Marylebone Road to the east and west.



B New tree location (Suggested species: Beech)
Existing tree within Baker Street Quarter area (Silver Birch)

View west along Marylebone Road showing the potential impact of additional tree planting

CHILTERN STREET
(NORTH)

Chiltern Street is becoming increasingly well known as a fashionable address and a destination. The changes to retail uses, new hotels and restaurants mean that the street's character and quality along its full length are increasingly in focus.

Chiltern Street feels narrow, with light restricted by the buildings, however a number of trees grow in the space already. The previous 2012 greening report identified Chiltern Street as a potential site for more street trees but none have been planted in the subsequent years. Clearly there are many constraints on this street, however Publica has identified several local sites that we believe merit more investigation.

There may be scope for planting street trees of a slender variety here that would complement the architectural character of the street whilst also having a minimum impact upon the already restricted space for pedestrians and vehicles. Trees might be planted in the footway zone, close to the kerb edge. Alternatively some limited carriageway space could be used for build-outs that would provide ideal sites for street tree planting. The claiming of a few metres of kerbside carriageway space for build outs could potentially allow three new street trees if it was re-distributed along the length of the street. This approach would require more careful investigation and consultation with WCC arboriculturists and highways department. The location of suitable sites and balancing the benefits of new trees with the function of the street for vehicles and pedestrians will be very important.

- New tree location (Suggested species: Maidenhair)
- Existing tree within Baker Street Quarter area (Silver Birch)

1 Suggested species: Maidenhair Tree

2 Suggested species: Maidenhair Tree

3 Suggested species: Maidenhair Tree

4 Suggested species: Maidenhair Tree

5 Suggested species: Maidenhair Tree

6 Suggested species: Maidenhair Tree

Variations of tree planting options showing a tree planted in the existing footway on the left; or the possibility of planting in a build-out in the carriageway on the right.

CHILTERN STREET
(PADDINGTON STREET)

Two buildings on Chiltern Street on either side of Paddington Street are currently under construction. The redevelopment of International House to the south includes plans for a new public space on the corner of Chiltern and Paddington streets, including two additional street trees. It will be important to carefully select the species for this location to ensure their suitability and to complement the existing trees of Paddington Street Gardens or any new trees planted in Chiltern Street. The planting of beech trees, related to the Chiltern Hills, could be continued on this site as a theme for the street.

The relationships of Baker Street and Chiltern Street to Marylebone High Street are constantly growing as the district evolves. Paddington Street is a primary connection between the Baker Street Quarter and the Howard de Walden Estate. The street bisects Paddington Street Gardens. The street space here could be improved with more soft planting and possibly new street trees. Although this site lies outside the Baker Street Quarter area, the space could perform as a much better gateway and connection for the area. Publica recommends that the Baker Street Quarter works with WCC and the Howard de Walden Estate to investigate possibilities for this important public space.

- B New tree location (Suggested species: Beech)
- Existing tree within Baker Street Quarter area
- Potential tree location in collaboration with Howard de Walden Estate

Proposed view along Paddington Street looking west

Existing view along Paddington Street looking east

Proposed plan for Paddington Street development showing proposed tree locations

Impression of proposed Paddington Street development showing potential new tree planting

CHILTERN STREET
(DORSET STREET)

As with the northern section of Chiltern Street this middle section also feels relatively narrow and light is somewhat restricted by the handsome five-storey mansion blocks. There may, however, be scope for planting street trees of a slender variety that would complement the residential and retail character of the street whilst also having minimum impact upon the already restricted footway space. These could be planted in close proximity to the existing kerb or could be planted in build-outs in the carriageway as explained on page 68.

The façade of the residential building on the eastern side of this section of Chiltern Street could benefit from soft planting, to improve the setting of the properties and the quality of the public realm. This could take on many different forms but we believe it would be appropriate to take a steer from the Wisteria already growing in a basement area on Dorset Street.

The southern most section of Chiltern Street has developed into a well known and characterful retail and dining destination. We feel that the street space itself may not be appropriate for the planting of trees due to its retail uses and heavy footfall. We do feel that there is an opportunity to plant a specimen tree at the junction with Dorset Street to act as a signifier and landmark for the end of this retail section of Chiltern Street, that could be visible from Baker Street itself. This tree would need a special character that complements Chiltern Street and we feel that a Strawberry Tree could be suitable for this location. Its red trunk would relate to the surrounding brick buildings and its evergreen foliage would provide a year round green presence, complementing the distinctive red colour of the surrounding architectural details.

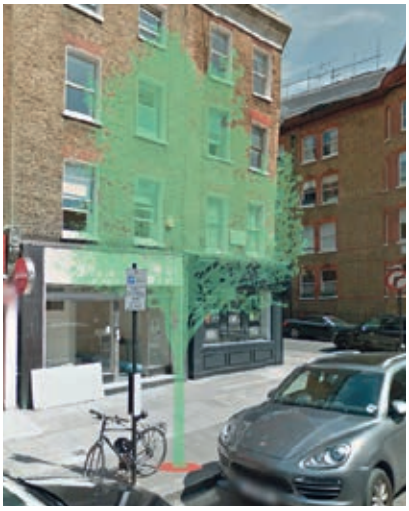
- M New tree location (Suggested species: Maidenhair Tree)
- BI New tree location (Suggested species: Birch)
- S New tree location (Suggested species: Strawberry Tree)
- Existing tree within Baker Street Quarter area

1 Suggested species: Maidenhair Tree

2 Suggested species: Maidenhair Tree

3 Suggested species: Maidenhair Tree

4 Suggested species: Birch



5 Suggested species: Birch

6 Suggested species: Birch

7 Suggested species: Strawberry Tree

CHILTERN STREET
(BLANDFORD STREET)

The southern stretch of Chiltern Street, from Dorset Street to Blandford Street, may not be suitable for a line of street trees due to the development of this street as a retail and dining destination. However, there are opportunities to plant some small trees at specific points to complement the activities present at street level and add to the recent creation of extended footway buildouts. This is especially the case around the junction with Blandford Street at the southern most end of the street. New trees on Blandford Street itself could act as a signifiers and landmarks for the end of this retail section of Chiltern Street, and would be visible from Baker Street itself in the same way existing and proposed trees on Dorset Street improve the connections east of Baker Street. Trees could also provide a green buffer around the pub at this corner of Chiltern Street where people gather especially when the weather is good.

These smaller trees could also help to build a relationship amongst the streets leading between Baker Street and Chiltern Street in this central section, especially if a uniform species such as birch is used in all of these tree planting opportunities.

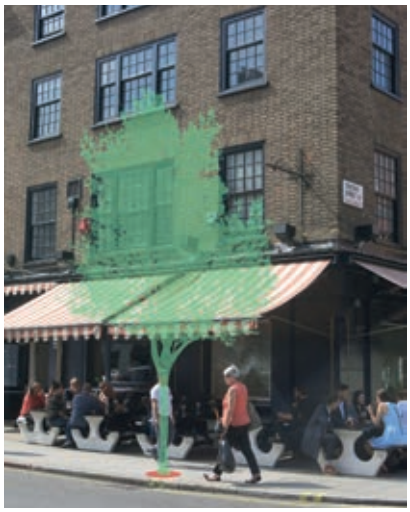
The landmark qualities of the Chiltern Street Firehouse building, its walled courtyard and the hospitality function add a special character to this section of the street. Trees should not be planted that would negate this presence and character, however a specimen tree of a suitable scale and species could further the landmark qualities of the hotel without overshadowing the street level frontage of the restaurant uses. A street tree could be located in the new buildout footway area to the north of the loading/servicing pad on the street. In this location the presence of the tree could also help to discourage illegal parking on the footway.

B New tree location (Suggested species: Beech)
BI New tree location (Suggested species: Birch)

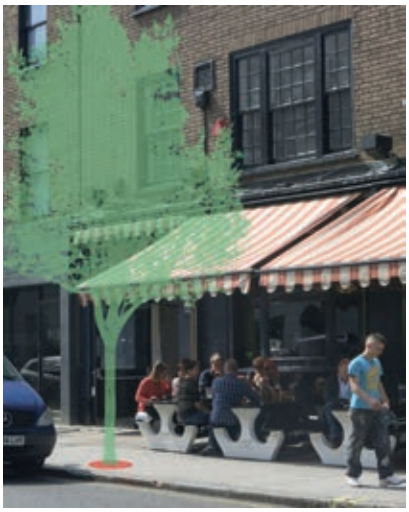
1, 2, 3 Potential new street trees in Chiltern Street

2 Suggested species: Birch

3 Suggested species: Birch



4 Suggested species: Birch



5 Suggested species: Birch

55 BAKER STREET

The atrium at the entrance to 55 Baker Street is a dramatic, memorable space with a huge amount of potential, as demonstrated by its occasional use as a space for events such as food markets. The building and the atrium are local landmarks. The building's managers have identified the atrium as a possible site for added features, such as public art in previous Baker Street Quarter events, and there may be an appetite for some bold thinking on this unique site. The space could be made even more memorable and offer more to office occupants, retailers, owners and other users through the introduction of some greening to the atrium that would complement the striking modern architecture.

The covered and protected nature of the atrium means that special consideration must be taken when selecting species to plant and formulating their maintenance and management programme. It may be possible to plant more diverse species here than are normally found in open sites in Britain as the glazing will provide protection from extreme weather. The enclosure may also create specific heating and cooling effects. The fact that the space does not receive any rainfall must be taken into account as any planting introduced will require an irrigation and drainage system. The presence of a basement area means that raised beds could be an appropriate way to create planting space here.

The Baker Street Quarter could facilitate further conversations with the building's owners, managers and occupiers to help develop an appropriate greenery scheme. As a starting point, Publica have identified the potential for a fernery in raised beds at ground floor level. These plants could bring a unique and engaging addition to Baker Street making the most of the attributes of this privately owned, publicly accessible space at the heart of the district.

New area of planting

The Conservatory, Barbican Centre

Atocha Station, Madrid

Fernery, Ascog Hall, Scotland

The Royal Botanical Gardens fernery, Edinburgh

Impression of the atrium space at 55 Baker Street with the addition of a fernery, soft planting in raised beds and dramatic climbing plants. The existing conditions are shown on the facing page.

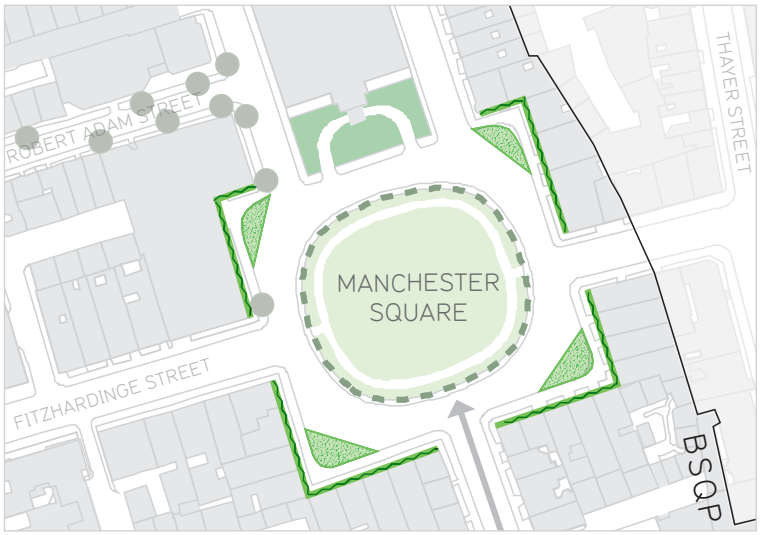
MANCHESTER SQUARE

Manchester Square is a beautiful moment in the townscape of the Baker Street Quarter. The mature trees, well cared for shrubs and plants of the square gardens are a delight. However the gardens themselves are only open to keyholders. Currently, Manchester Square gardens provide a visual amenity for the public, while the Wallace Collection forecourt provides a small publicly accessible green space in the form of lawns.

The architectural enclosure of Manchester Square is characterised by Georgian townhouses with railings and juliet balconies. The buildings around the space have some wonderful, but sporadic, greenery, in the form of window boxes, planters on balconies and draping foliage. We believe that there are several exciting opportunities to increase the green offer of Manchester Square while respecting and complementing the historic architectural character of the space. These ideas will require working with different stakeholders to achieve.

A strategy could be pursued for a more cohesive approach to greening frontages and dressing balconies and railings on the buildings lining the square. Establishing more comprehensive greening could reinforce the unity of the space with its circular gardens and their relationship to the rectilinear built enclosure. The Georgian architecture of the square is very well suited to this approach. The later Victorian and 20th century buildings have similar balcony features at first floor level. Encouraging owners and occupiers in the buildings around the space to follow the existing examples could have a fantastic unifying effect.

Another possibility involves greening the corners of the square. Reclaiming some of the carriageway space as public realm that could contain additional greenery in the form of low level planting could improve the setting of properties, make good use of the wide carriageway areas, improve opportunities for pedestrian crossing and movement on desire lines and give purpose to the corner spaces. The Baker Street Quarter Partnership should work with all local stakeholders as well as historic England and Westminster City Council to investigate the opportunities that Manchester Square offers the public realm.



- New area of low level planting
- Existing publicly accessible green space
- Existing private or communal green space
- Existing tree within Baker Street Quarter area
- Square to square links (important views of greenery)

Manchester Square

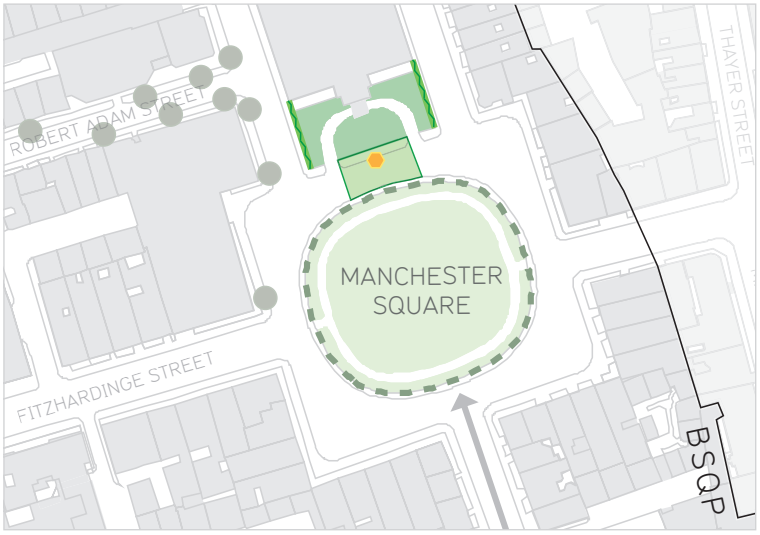
Impression of potential soft planting introduced to the corner spaces of Manchester Square and increased greenery dressing balconies and railings. The existing conditions are shown on the facing page.

WALLACE COLLECTION

The historic layout of Manchester Square creates large expanses of asphalt carriageway and the square has kerbside parking around its edges and around the garden railings. These conditions do not always create the best setting for the national museum located at the Wallace Collection.

Closure of the north side of Manchester Square has been suggested in the past, only allowing restricted vehicle access to the Wallace Collection through this section. We feel this idea should be investigated further. This could enable the creation of a fully publicly accessible space to complement the railed gardens of Manchester Square and relieve the Wallace Collection forecourt. A new lawn, bridging the gap between the two existing green assets could be added. The Wallace Collection's forecourt walls and railings are also an opportunity to green blank frontages and improve the public realm. The planting of climbers and draping plants over the forecourt walls could make the most of this beautiful enclosed garden space in this densely built-up area of Westminster. The Baker Street Quarter should work with the Wallace Collection, WCC and Historic England to enhance the setting of this unique cultural asset.

The delicate balance between the uniform rectilinear shape of Manchester Square as a whole, the circular form of the gardens and the axial north/south arrangement of Duke Street, the gardens and the Wallace Collection must be respected in any redesign of the public realm.



- New lawn area
- Opportunity for greening building frontages
- Potential location for public art in a green setting
- Existing publicly accessible green space
- Existing private or communal green space
- Existing tree within Baker Street Quarter area
- Square to square links (important views of greenery)

The existing lawn outside the Wallace Collection

Impression of a new area of lawn and soft planting between the Wallace Collection and Manchester Square gardens celebrating and linking the existing green assets while respecting the unique rectolinear and axial design of the space. New soft planting could also be added to the museum forecourt. Existing conditions shown on the facing page.

PORTMAN SQUARE

Portman Square is the largest existing green space in the Baker Street area. The square gardens are very well cared for and are planted with many mature trees, other shrubs and lawns. Although it provides a substantial visual amenity to the public, access to the garden is restricted to keyholders, therefore limiting its role as a public green space.

The recent works to improve the public realm surrounding the square by reducing carriageway space have created an increased public pedestrian area. These spaces at all four corners of the square provide the opportunity to improve the public green offer by utilising the new expansive corner spaces for additional greenery. Any new planting must be appropriately scaled and selected to complement the historic landscape design of the space as a whole and its integrity as a railed garden square. With this in mind we still believe a wonderful series of green interventions could capitalise on the valuable improvements to date.

Many different solutions could be investigated further. We have suggested that new smaller specimen trees could be incorporated in low level planting added to the eastern side of the square to help further green the Baker Street corridor and create a sense of place while maintaining clear footways for movement.

On the western side of the square lower planting could be appropriate to create a subtle sense of enclosure to part of the footway space, allowing the creation of places to sit, play and dwell in the public area of Portman Square.

- New area of greenery
- New area of low level planting
- Potential location for public art in a green setting
- Existing publicly accessible green space
- Existing private or communal green space
- Existing tree within Baker Street Quarter area
- Square to square links (important views of greenery)

The gardens of Portman Square


LOOK RIGHT

Impression of potential additional planting of an appropriate scale in the public realm around Portman Square. The existing conditions are shown on the facing page.

Impression of potential new low level planting, public art and playable space in the public realm around Portman Square. The existing conditions are shown on the facing page.

PORTMAN HOTEL

One of the potential roof top greening sites identified in the 2012 report Opportunities for Greening Baker Street Quarter was the Portman Hotel on Gloucester Place. If still desirable, the proposals outlined in this previous report should be followed up and pursued with an appropriate consultant as this could provide a fantastic high level green asset for biodiversity and other environmental benefits in the area.

Impression of potential green roof on the Portman Hotel.
(Original image courtesy of LUC in association with The Green Roof Consultancy)

CHURCHILL HOTEL

Another roof top site identified in Opportunities for Greening Baker Street Quarter for the provision of green infrastructure is the Hyatt Regency Churchill Hotel on Portman Square. If still desirable, the proposals outlined in this previous report should be followed up and pursued with an appropriate consultant as this would provide a fantastic high level green asset.

Impression of potential green roof on the Hyatt Regency Churchill Hotel
(Original image courtesy of LUC in association with The Green Roof Consultancy)

WIGMORE STREET

There is potential for the planting of a regular rhythm of street trees along Wigmore Street to complement the existing trees there. Although the foot ways are not particularly wide, the existing trees show the potential on Wigmore Street and illustrate the fact that a tree trunk may only represent the same physical block on a footway as a sign post or another pedestrian. The planting of trees in this area should take into account the differing levels of light and architectural qualities that are found on either side of the street.

The southern footways of Wigmore Street would suit a tree species that requires less light such as the Maidenhair tree. This tree's slender character would also complement the vertical accents of the architecture and the space available. The northern side of the street receives far more light than the southern side and therefore it may be possible to plant a species with much fuller foliage here that would complement the existing street trees on this section of Wigmore Street.

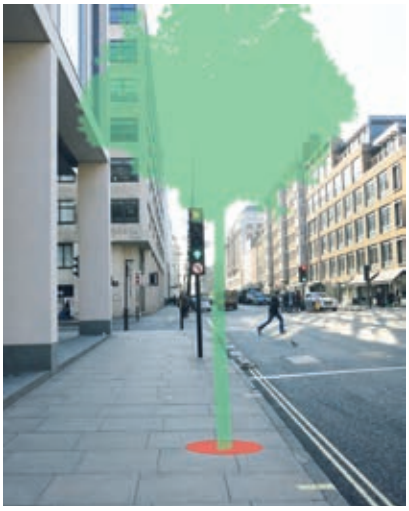
- LA New tree location (Suggested species: Liquidambar)
- M New tree location (Suggested species: Maidenhair Tree)
- L Existing tree to be replaced (Suggested species: London Plane)
- Existing tree within Baker Street Quarter area

1 Suggested species: Liquidambar

2 Suggested species: Liquidambar

3 Suggested species: Liquidambar

4 Suggested species: Liquidambar



5 Suggested species: Maidenhair Tree

6 Suggested species: Maidenhair Tree

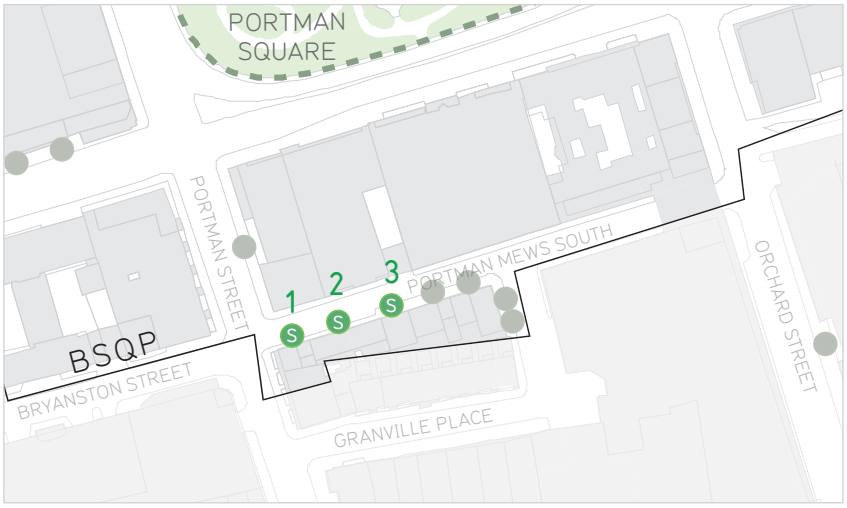
7 Suggested species: Maidenhair Tree

8 Suggested species: Maidenhair Tree

PORTMAN MEWS SOUTH

The small mews streets north of Oxford Street offer a great opportunity at the edge of the Baker Street Quarter. Previous public realm studies have identified their potential for improvement and recent developments have sought to renew the public realm as well as introduce new uses such as restaurants.

The Baker Street two way project may involve a continuation of the recent footway extension on Portman Mews South, this presents the opportunity for more street trees to further enhance this space. A characterful and evergreen tree species such as a Strawberry Tree could help to improve the streetscape of this increasingly attractive back street. Alternatively, a continuation of the recently planted Chanticleer Pear trees could be pursued.



New tree location (Suggested species: Strawberry Tree)
Existing tree within Baker Street Quarter area

1 Suggested species: Strawberry Tree

2 Suggested species: Strawberry Tree

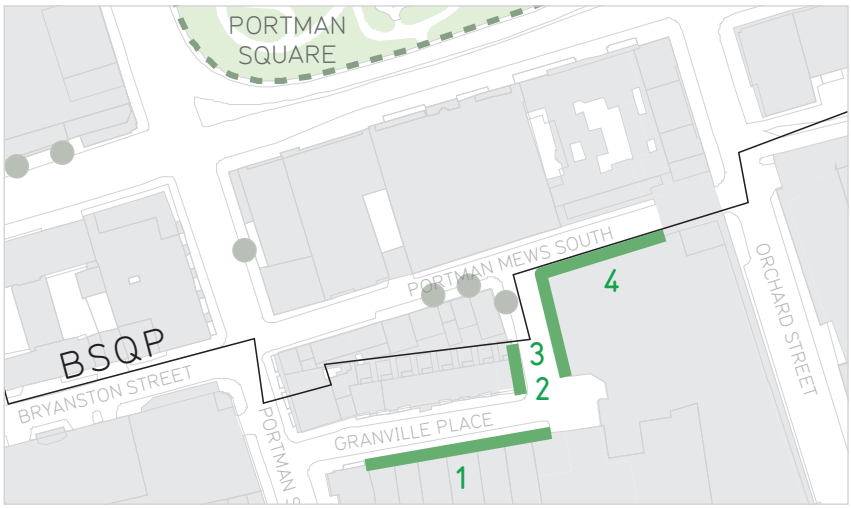
3 Suggested species: Strawberry Tree

GRANVILLE PLACE

(In collaboration with Portman Estate and NWEC)

Although this space is outside the Baker Street Quarter area, Granville Place is intrinsically linked to Portman Mews South and could be improved to the benefit of people moving into the Baker Street Quarter, local workers, residents and visitors alike.

There are numerous opportunities to green blank frontages on Granville Place. These could take the form of climbers or draping plants on the brick frontages and the possibility of a more technical green wall or planting up a new frame structure opposite the Edwardian Sussex Hotel. This additional greenery would help to create a more pleasant setting for the hotel as well as possibly become an attraction in their own right increasing footfall from nearby Oxford Street and radically transforming this street from a rather forbidding service space into an oasis.



Possible green wall
Existing tree within Baker Street Quarter area

1

2

3

4

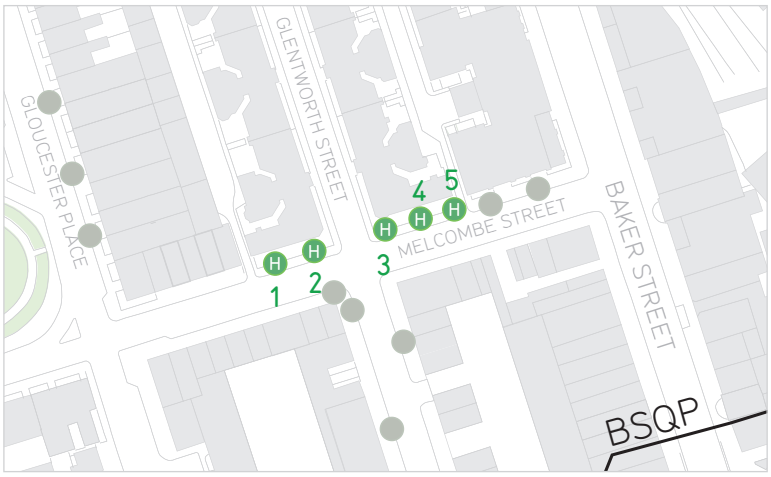
MELCOMBE STREET

(In collaboration with TfL and WCC)

This street lies outside the Baker Street Quarter boundary. However, it is affected by the Baker Street two way project. Moreover, Melcombe Street is a gateway to the Baker Street Quarter area and acts as an important link in the neighbourhood as the principal walking route to and from Marylebone Station and Baker Street. Baker Street Quarter could support Westminster City Council and Transport for London within the two way project to bring more greenery to this site, working with local residents, landowners and retailers to enhance the street for the benefit of all.

The relatively recent addition of a small number of trees at the eastern end of Melcombe Street should be complemented by additional trees planted at regular intervals along the northern side of the street if possible. The trees on the north side of the street would complement the residential buildings there as well as offering an improved public realm for the retail uses on the southern side. Trees would provide greenery and shade along this stretch of the street as well as adding to the overall character of the street as a handsome commercial and residential street and an important walking route between the two major transport nodes of Marylebone Station and Baker Street Station. The Turkish Hazel tree has some varieties with a regular, consistent form and narrow crown that make it ideal for use in this context as a street tree.

As footways are narrow in this site, and coal cellars/stores exist under the pavements, alternative positions for the trees could be investigated. The mansion blocks of Clarence Gate Gardens have very large lightwell areas along Melcombe Street that could be utilised for planting if desired. The potential to enhance the setting of these properties, the outlook for residential windows at basement and ground floor level, as well as offering greenery to the streetscape is a fantastic opportunity. The historic railings and their supporting rods could be utilised to great effect for a climbing plant, as seen elsewhere in this part of London. The opportunity also exists to plant trees directly into the ground at basement level that could then grow to become a feature in the street.



New tree location (Suggested species: Turkish Hazel)
Existing tree within Baker Street Quarter area

1 Suggested species: Turkish Hazel

2 Suggested species: Turkish Hazel

3 Suggested species: Turkish Hazel

4 Suggested species: Turkish Hazel

5 Suggested species: Turkish Hazel

BAKER STREET (NORTH OF MARYLEBONE ROAD)

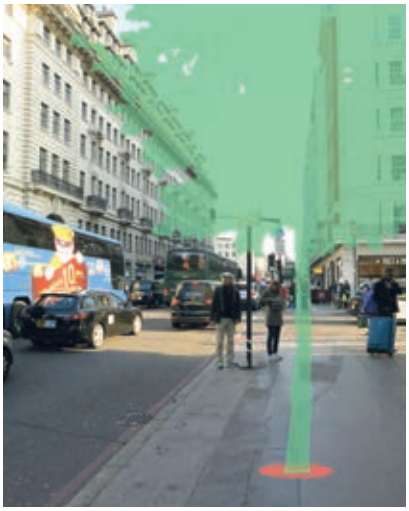
(In collaboration with TfL and WCC)

The section of Baker Street north of Marylebone Road lies outside the Baker Street Quarter area. However, the continued name of the street, the busy pedestrian routes to and from Baker Street and Marylebone stations, the Sherlock Holmes Museum and the entrance to Regent's Park highlight this site for consideration. This is undoubtedly an important space that influences the image of the Baker Street Quarter and is a gateway to the rest of the district. This street space is also due to be redesigned as part of the Baker Street two way project.

Due to the apparent complexities of subterranean services on the footways, we recommend the introduction of a limited number of street trees in the northernmost section of Baker Street. These trees will help to soften the streetscape and introduce a more human scale, as well as helping to strengthen the green link northwards towards Clarence Gate and into Regent's Park. The Baker Street Quarter could work with WCC and TfL to help implement this complementary greening proposal within the Baker Street two way project.

New tree location (Suggested species: Turkish Hazel)
Existing tree within Baker Street Quarter area

1 Suggested species: Turkish Hazel



2 Suggested species: Turkish Hazel

3 Suggested species: Turkish Hazel

4 Suggested species: Turkish Hazel

CLARENCE GATE

(In collaboration with the Royal Parks Paving Commission, TfL, WCC and Historic England)

The area at the very northern end of Baker Street at the junction with the Outer Circle of Regent's Park is named Clarence Gate. This is one of the main entry and exit points to Regent's Park and to the Baker Street neighbourhood. This is a very important pedestrian connection into Regent's Park from the Baker Street Quarter but is currently under utilised and not designed to facilitate pedestrian desire lines or the legibility of the park.

Regent's Park is currently signified through the presence of two large Plane trees in private gardens on either side of Clarence Gate. The canopies reach over the road framing the gateway. This is an effective and fitting signifier of the park which can be seen from a distance during the summer months when the trees are in leaf. However this effect is lost during the winter. When one moves closer to Clarence Gate the presence of greenery at eye level is significantly reduced and instead there is a long view across the road junction and up to the Outer Circle. The geometries of the road junction within the park result in a huge area being dedicated to vehicle carriageway space and a traffic island.

This junction is subject to significant review and a redesign as part of the Baker Street two way project and associated cycle facilities. The proposed Cycle Superhighway 11 will also pass through this site. We recommend that as part of these works, which will alter the design and function of the space, the possibility to plant more greenery outside the railings of Regent's Park itself is investigated. Traffic islands and leftover hard spaces, such as those that exist currently, could provide a level of year round greenery that would enhance the pedestrian route to Regent's Park, complementing the world class green offer beyond the railings.

The important historic significance of the Regent's Park, its landscape, architectural enclosure and setting, must be respected in any changes to the public realm on this site.

View looking north into Regent's Park showing potential low level planting on the traffic island

NEXT STEPS

- Consult with Baker Street Quarter members, local residents, the Marylebone Association and the St Marylebone Society on ideas for individual sites.
- Work with Westminster City Council (WCC) local councillors and officers to progress projects and ideas.
- Work within the Baker Street and Gloucester Place two way project to maximise greenery and street trees in the final designs.
- Collaborate with Transport for London (TfL) on their work on Baker Street Station to optimise the station forecourt as a green public space.
- Work with the Royal Parks, NWEC, the Portman Estate, WCC and Legible London to create a Park to Park walking route.
- Encourage local business and the residential community to actively support, add to and progress greening across the Baker Street Quarter area through walks, publicity, events and communication.
- Seek funding and sponsorship for a Baker Street Arboretum and other projects from interested parties. Build relationships with Trees for Cities and the Tree Council.
- Progress street tree projects to create a Baker Street Arboretum through collaboration with WCC arboriculturists, highways department, term contractors, The Mayor of London, TfL and the GLA.
- Work with individual building owners and occupiers to bring forward greenery projects in private areas and on façades, roofs and frontages.
- Work with the Portman Estate, WCC, Historic England, residents associations and garden committees/trustees to progress opportunities on Portman Square and Manchester Square.
- Collaborate with the Portman Estate, NWEC and the Howard de Walden Estate to progress projects at the edges of the Baker Street Quarter area.
- Support the Royal Parks, TfL, WCC, and the Marylebone Society to progress projects north of the Baker Street Quarter area.

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The contents of this report are the result of on-street surveys, fieldwork and desk based research undertaken between February and June 2015. All maps using Ordnance Survey digital mapping as base information were downloaded from Promap using license 100003121118.