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Urban
Design

JAMES BLAKE

A S S O C I A T E S

Arboricultural Method Statement

Brunswick Centre, Bernard Street,

London

WC1N 1BS

On behalf of

Lazari Properties 2 Limited

29 August 2023

JBA 23/138 AR01 Issue E

Issued for Planning

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Project	Brunswick Centre, Bernard Street, London, WC1N 1BS
Report	Arboricultural Method Statement
Date	29 August 2023
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1 SUMMARY

- 1.1 This Arboricultural Method Statement (AMS) has been commissioned by Lazari Properties 2 Limited to ensure retained trees are adequately protected during the enabling, demolition and construction activities.
- 1.2 The existing Site (known as the Brunswick Centre) comprises a mix of retail, F&B, and residential uses. The areas in which the proposed hotel are located currently comprise of an existing car park at lower ground floor level, and a single retail unit at ground floor level.
- 1.3 The Site is bounded by Bernard Street to the south, Marchmont Street to the west, Hunter Street / Brunswick Square to the east and Handel Street to the north. The Brunswick Centre is Grade II listed and is located within the Bloomsbury Conservation Area. The surrounding area is characterised by a range of different uses including retail, office, and residential use.
- 1.4 Full-Planning Permission and listed building consent is sought for: ‘change of use of existing car parking at lower ground floor to hotel use, change of use of retail unit to ancillary hotel entrance at ground floor level, lower ground floor slab, installation of plant at roof and lower ground floor level, installation of PV panels at roof level, and associated works.’
- 1.5 This report has been prepared in accordance with British Standard 5837: Trees in relation to design, demolition and construction – Recommendations (2012) and The National Joint Utilities Group (NJUG) Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees Volume 4 Issue 2 (2007). These documents provide best practice advice, assessment and guidance to ensure the protection of trees and significant vegetation on development sites.
- 1.6 In order to successfully work in close proximity to trees, the methods described within this document should only be carried out in conjunction with the direct appointment of a qualified arboricultural consultant. Failure to implement the approved tree protection measures and procedures could lead to enforcement action, the destabilisation and / or the death of the tree/s.

Definitions

- 1.7 Construction Exclusion Zone (CEZ) – a fenced off area based upon the root protection area that is prohibited for the duration of a project (unless subject to supervised works)

- 1.8 Root Protection Area (RPA) – a layout design tool indicating the minimum area around a tree containing sufficient roots to maintain a trees viability.
- 1.9 Supervised works – demolition or construction works that require specific arboricultural advice and supervision to prevent damage from occurring.

Scope

- 1.10 This method statement addresses the following:
- Tree removals and surgery works;
 - Tree protection requirements;
 - Supervision requirements;
 - Demolition procedures; and
 - Construction methodologies.

2 OBSERVATIONS

Site Visit

- 2.1 The Site was surveyed by Peter Brais, Principal Arboriculturist, on 17 May 2023 to identify, measure and locate trees and significant vegetation within, and directly adjoining, the Site.
- 2.2 Dimensions, comments and information gathered for each survey entry are provided in the tree schedule JBA 23 138 TS01 in **Appendix 1**. The location, root protection area, crown spread and BS5837 categorisation is shown on the tree survey drawing JBA 23 138 TCP01 Rev A in **Appendix 2**.

Site and Context

- 2.3 The Site is bounded by Bernard Street to the south, Marchmont Street to the west, Hunter Street / Brunswick Square to the east and Handel Street to the north. The Brunswick Centre is Grade II listed and is located within the Bloomsbury Conservation Area. The surrounding area is characterised by a range of different uses including retail, office, and residential use.
- 2.4 Two young trees were located in tree pits within the outdoor concourse and two semi-mature trees were located between the western pedestrian site access and Marchmont Street.

3 LIMITATIONS

- 3.1 Trees are dynamic, living organisms whose health and condition can change quickly. Any changes to a tree, or to trees and the land surrounding it, may affect the tree's condition and/or stability. If any such changes occur further examination would be required and may affect the validity of this report.
- 3.2 The survey is not intended to be a detailed tree hazard assessment. Where significant faults that pose an immediate risk to persons or property are observed recommendations will be made; however the lack of any management recommendations within the survey schedule does not infer that a detailed health and safety assessment has been made and it is recommended that a formal management and inspection plan is considered.
- 3.3 The site manager must be provided with a copy of this document and a copy should be available onsite at all times. It is the responsibility of the site manager to pass on the information in this document to all construction staff and site contractors.
- 3.4 The contents of this report are copyright of James Blake Associates Ltd and may not be copied without the author's permission. James Blake Associates Ltd's Terms and Conditions apply to this report and all associated works in conjunction with this project.

4 VIEWS OF TREES



Photograph 1. T1, London plane, located in tree pit within outdoor concourse. Viewed looking towards the south-west.



Photograph 2. T2, London plane, located in tree pit within outdoor concourse. Viewed looking towards the south.



Photograph 3. T3, Norway maple (centre), located at western centre access just north of the car-park entrance. Viewed looking towards the south.



Photograph 4. T4, sycamore (centre), located at the western centre access just north of the car-park entrance. Viewed looking towards the north.

5 GENERAL TREE PROTECTION MEASURES

- 5.1 Site offices and staff welfare facilities must be located outside of the Construction Exclusion Zone (CEZ) unless agreed with the local authority's arboricultural officer.
- 5.2 No materials or fuel are to be stored close to or within the RPAs of retained trees or where new trees are to be established.
- 5.3 Potential contaminants such as fuel, oils and chemicals must be stored on an impervious base within a bund able to contain at least 110% of the volume stored.
- 5.4 Provision must also be made for any spillage or run off to be contained away from the protected area.
- 5.5 Fires should be avoided on site. However, if permitted by the site manager, fires must not be lit in a position where heat or ash could affect foliage branches or root systems. Normally, 20m from the base of any retained tree would be sufficient.
- 5.6 No cement shall be mixed or stored within the of retained trees or where new trees are to be established, over a suitable hard surface to prevent soil contamination from spillage or washing out.
- 5.7 No alterations in soil levels other than those already agreed, will occur within the (CEZ) without prior agreement from the appointed arboricultural consultant.
- 5.8 No materials, vehicles, plant or personnel will be permitted into the CEZ at any time without prior consent from the arboricultural consultant.
- 5.9 Surface water run off must not be redirected into or out of the RPA retained tree.
- 5.10 Any liquid materials spilled on site will be immediately cleared up and removed from the Site. If liquid fuel or cement products are spilled within 2m of the tree protection zone, the contractor will report the incident to the arboricultural consultant immediately.
- 5.11 The contractor shall report any damage to trees or shrubs, whether caused by construction activities or from any other cause, to the arboricultural consultant immediately.
- 5.12 If there are any doubts about general tree protection measures please consult the arboricultural consultant at the earliest possible opportunity.

6 TREE WORKS

- 6.1 No tree works are required to facilitate development or are recommended on the basis of good arboricultural practice.
- 6.2 Any uncertainty regarding tree surgery or removal works will require confirmation from the appointed arboricultural consultant and local authority tree officer.

7 TREE PROTECTION

- 7.1 All construction traffic will enter the Site via the existing underground car-park access from Marchmont Street.
- 7.2 Consequently there will be no construction activity in the vicinity of the young trees T1 and T2 located in planting pits within the outdoor concourse level.
- 7.3 Two trees T3 and T4 are located to the west of the centre adjacent to the pedestrian access to the centre from Marchmont Street.
- 7.4 There will be no construction traffic passing close to off-site trees T3 and T4, and all construction traffic will use Marchmont Street to access the underground car park from where development activity will take place.
- 7.5 Consequently, no additional tree protection measures will be required for tree T1, T2, T3 and T4 within, and adjacent to, the Proposed Development.

8 SUPERVISION REQUIREMENTS

- 8.1 The arboricultural consultant will be available for ongoing advice and design input to ensure that any works close to trees is avoided or correctly specified.
- 8.2 Any works that could impact upon retained trees will be supervised and monitored by the arboricultural consultant. It is suggested that, as a minimum, supervision visits will occur as follows:
- Pre-commencement site meeting with the Site manager, the supervising arboriculturist, and an LPA representative to discuss the demolition and construction programme phasing, to ensure that there is no activity that may potentially impact trees which has not been anticipated prior to construction.
 - If an LPA representative cannot attend, the supervising arboriculturist will inform the LPA in writing of the details of the meeting.

9 DEMOLITION

- 9.1 No demolition will take place in close proximity to trees. The demolition and relocation of existing floor levels is within the internal structure of the building at a sufficient distance from retained trees and is not expected to have any impact.
- 9.2 Demolition must take place from within the building footprint, then removing all material away from surfacing outside any RPA.

10 CONSTRUCTION

- 10.1 All construction will take place inside the existing underground car-park area and will not be within the influencing distance of the trees within and adjacent to the Site.
- 10.2 The floor levels within the underground car park are being lowered, however there is no change expected to the ceiling structure containing the tree pits or the associated water drainage system.

11 REFERENCES AND BIBLIOGRAPHY

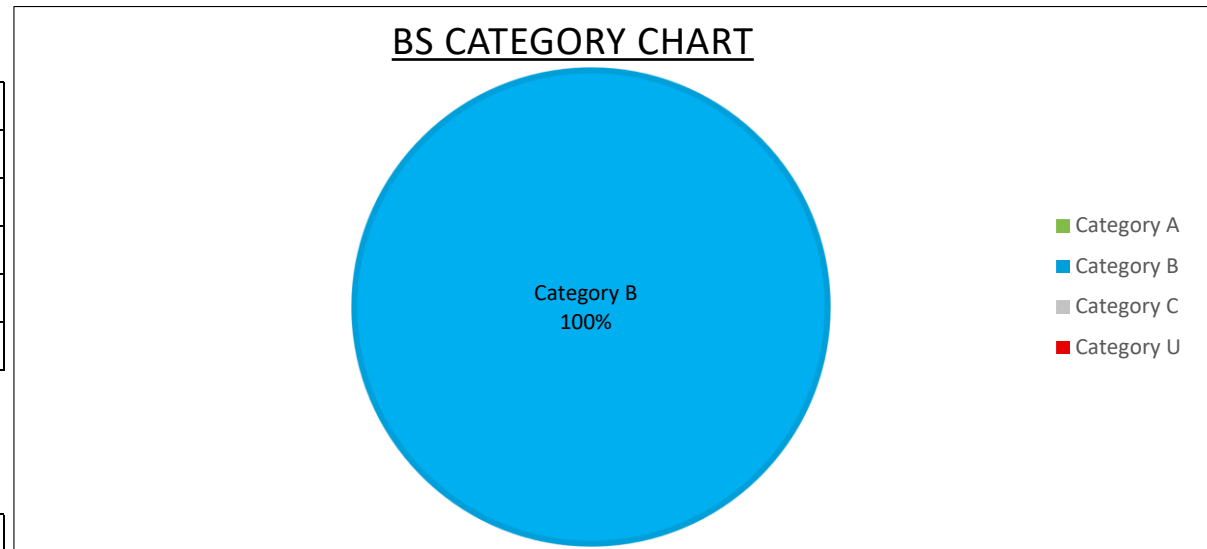
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APPENDIX 1: TREE SURVEY SCHEDULE

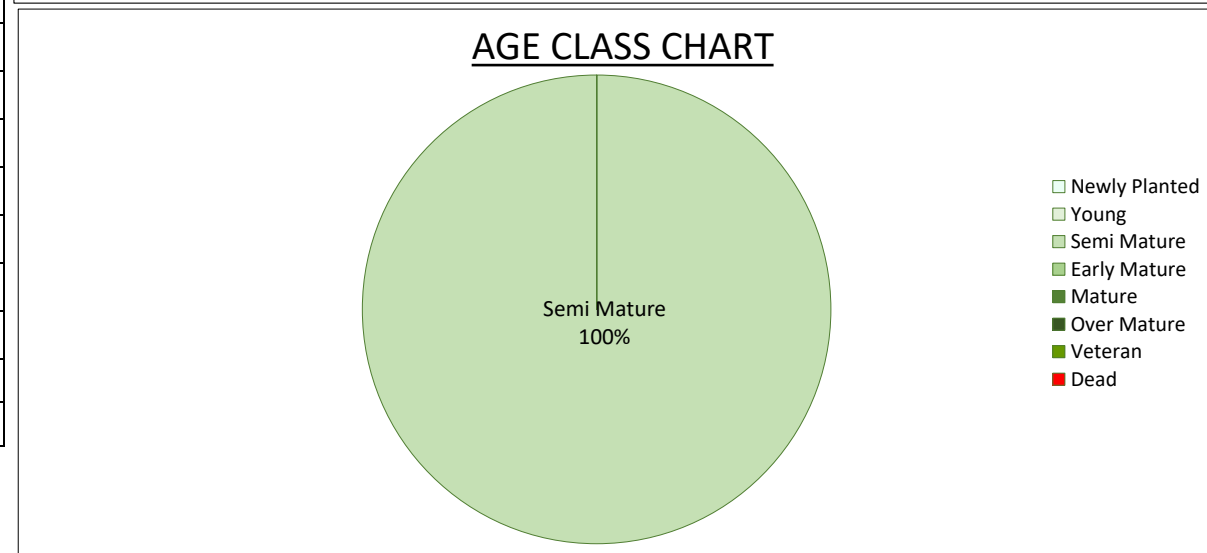
Tree Survey Schedule - Key

Life Stage	Description	Key	Description	BS Category	Description
NP	Newly planted	Stem Ø (mm) at 1.5m	Diameter of stem(s) in millimetres measured at 1.5m above ground level in accordance with BS 5837:2012.	A	Tree(s) of high quality with an estimated remaining life expectancy of at least 40 years.
Y: Young	An establishing tree that could be easily transplanted.	Stems	Trees are single-stemmed unless noted otherwise in schedule.	B	Tree(s) of moderate quality with an estimated remaining life expectancy of at least 20 years.
SM: Semi Mature	An established tree still to reach its ultimate height and spread and with considerable growth potential. Up to 25% of attainable age.	Height of (FSB)	Height of first significant branch above ground level.	C	Tree(s) of low quality and value with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
EM: Early Mature	A tree reaching its ultimate height and whose growth is slowing however it will still increase in stem diameter and crown spread. Up to 50% of attainable age.	Crown Spread	Crown spread at the four cardinal points, North, South, East and West.	U	Unsuitable for retention. Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
M: Mature	A tree with limited potential for further significant increase in size although is likely to have a long safe useful life expectancy. Over 50% of attainable age.	Condition	Assessment of the physiological and structural condition of the tree observed at the time of surveying.		RPA radius (m) Radius of Root Protection Area (RPA) in metres based on relevant calculation in BS5837:2012 section 4.6.
OM: Over Mature	A senescent or moribund tree with a limited useful life expectancy.	ERC (Years)	Estimated Remaining Contribution in Years (<10, 10+, 20+, 40+)		A layout design tool indicating the minimum area surrounding the tree that contains sufficient rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. Size and shape based on calculations and constraints noted in BS5837:2012 section 4.6.
V: Veteran	A tree older than typical for its species and of significant ecological, cultural or aesthetic value.				

BS Category	Total
Category A	0
Category B	4
Category C	0
Category U	0
	4



Age Class	Total
Newly Planted	0
Young	0
Semi Mature	4
Early Mature	0
Mature	0
Over Mature	0
Veteran	0
Dead	0
	4



Tree Survey Schedule

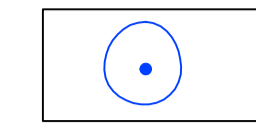
Site name: Brunswick Centre, Bloomsbury, London, WC1N 1BS
 Client: Cummings Group
 Job Number: 23/138

Survey Date: 17 May 2023
 Surveyor: Peter Brais

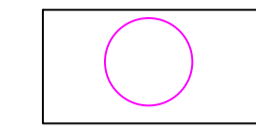
Tree No.	Tree Species	Life Stage	Stem Ø (mm) at 1.5m	Height (crown height) (m)	Height of (FSB)	Crown Spread				Condition	Comments	Tree Management Recommendations	ERC (Years)	BS Cat	RPA Radius (m)	RPA area (m ²)
						N	E	S	W							
T1	London plane (<i>Platanus x hispanica</i>)	SM	180	8 (2_)	2 N	3.0	3.0	3.0	3.0	Fair	Planted in tree pit. Shrub understory. Minor tip die-back and slightly sparse crown.	No work recommended	20+	B1	2.2	15
T2	London plane (<i>Platanus x hispanica</i>)	SM	180	8.5 (2)	-	3.5	3.5	3.5	3.5	Good	Planted in tree pit. Shrub understory. Insignificant very minor tip die-back. Max spread recorded.	No work recommended	20+	B1	2.2	15
T3	Norway maple (<i>Acer platanoides</i>)	SM	420	12 (5)	-	6.0	6.0	6.0	6.0	Good	Dominant tree at roadside entrance to centre. Forms three stems at 3.5m with normally formed unions. Several unoccluded crown-lifting wounds, approx. 150mm diameter, at 4m.	No work recommended	20+	B1	5.0	80
T4	Sycamore (<i>Acer pseudoplatanus</i>)	SM	260	8 (4)	-	5.0	5.0	5.0	5.0	Good	Forms four stems at 2.5m with normally formed unions. Minor damage to exposed roots.	No work recommended	20+	B1	3.1	31

APPENDIX 2: JBA DRAWINGS

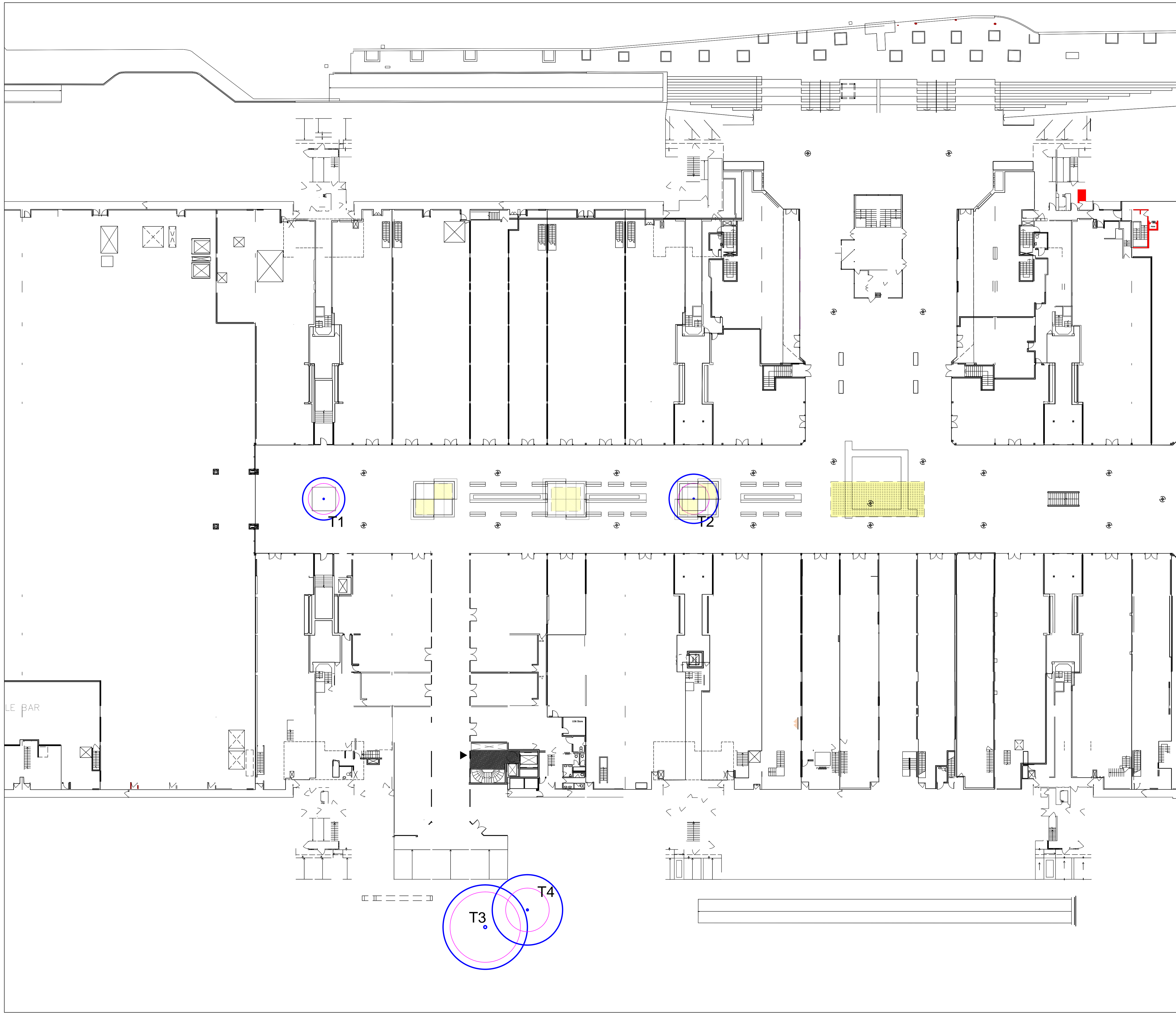
KEY



Blue - Category B tree of moderate quality and value.



Root Protection Area as calculated in accordance with BS 5837:2012



LE BAR



GENERAL NOTES
 -ALL DIMENSIONS IN MILLIMETRES
 -DO NOT SCALE OFF THIS DRAWING
 -ALL DIMENSIONS TO BE CHECKED ON SITE
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NO.	DESCRIPTION	DATE	BY	CHKD BY
1	ISSUED FOR PERMIT	12/05/2023	JBA	JBA
2	ISSUED FOR PERMIT (REVISED FROM CLIENT)	12/05/2023	JBA	JBA

CLIENT	Cambridge Group	DWG. TITLE	The Courtyard Plan
SITE	Business Centre London		
PURPOSE OF ISSUE	-		
DRG BY	DCS	CHECKED	JBA
AUTHD	JBA	SCALE	1:250@A1
DATE	MAY 2023	DWG. NO.	JBA/23/138 TCP
REV.	A		

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