Arboricultural Method Statement

for planning & development purposes

St Giles Quarter
1 Museum Street
London
WC1A 1JR

November 2024

191004-PD-45e

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1 INTRODUCTORY INFORMATION

Instruction

1.1 This *Arboricultural Method Statement* ('the AMS') has been prepared for *Lab Selkirk House Limited* ('the Applicant'), to partially address *Condition 23* of *Full Planning Permission 2023/2510/P* ('the Planning Permission'), with regard to tree protection matters at *Selkirk House, 166 High Holborn and 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16A-18 West Central Street, London, WC1A 1JR* ('the Site' - see *Figure 1*, *Figure 2*, & *Figure 3*).

1.2 For clarity, this AMS focusses on the demolition aspects exclusively - it does not cover any construction- and landscaping-related matters (due to the fact that designs are still being finalised for these aspects), which will require that a separate AMS is prepared for this purpose at a later point in the planning process; and it is considered that a part-discharge for demolition works is most appropriate to secure the protection of the trees around the Site. The primary document in accordance with which this AMS is to be read is the *Demolition and Early Works Management Plan*, which is referenced at paragraph 1.13 - this covers the general extents of demolition work elements.

Figure 1: *Showing the area discussed in this AMS within the green line and sourced from Google Earth (note: this is not the exact red line boundary plan of the Site).*

Figure 2: *Looking south along Museum Street towards the south-eastern corner of the Site, showing T10 (front centre-left) as a point of reference.*

1.3 For completeness, the Planning Permission at the Site is for the following - this is noting that this AMS covers only the demolition-related aspects: "*Redevelopment of Selkirk House, 166 High Holborn and 1 Museum Street following the substantial demolition of the existing NCP car park and former Travelodge Hotel to provide a mixed-use scheme, providing office, residential, and town centre uses at ground floor level. Works of part-demolition and refurbishment to 10-12 Museum Street, 35-41 New Oxford Street, and 16A-18 West Central Street to provide further town centre ground floor uses and residential floorspace, including affordable housing provision. Provision of new public realm including a new pedestrian route through the site to link West Central Street with High Holborn. Relocation of cycle hire docking stations on High Holborn.*"

1.4 Furthermore, *Condition 23* of the Planning Permission - to which this AMS pertains - is worded as follows: "*Prior to the commencement of the relevant part of construction/demolition works on site, full details of tree protection measures shall be submitted to and approved in writing by the Local Planning Authority. The works shall commence in accordance with approved details and the protection shall then remain*

in place for the duration of works on site, unless otherwise agreed in writing by the local authority."

Figure 3: *Looking east along the southern side of the Site that abuts High Holborn, showing T1 (centre) as a point of reference.*

Report methodology and guidance

1.5 This AMS has been provided to assist all parties involved in the planning process and has been prepared following a survey of the trees and other vegetation in accordance with *British Standard 5837 - Trees in relation to design demolition and construction - Recommendations*[1] (i.e., 'BS5837').

Limitations

1.6 This AMS is not an *Arboricultural Impact Assessment* ('AIA'). Therefore, it does not cover the effects of tree loss and mitigation. This AMS instead covers the methods of work within proximity to retained trees (i.e., it is an instructive document). However, an AIA was prepared as part of the documentation that was submitted as part of the Planning Permission; though, this AIA does not need to be read in the context of this AMS.

1 - BSI. (2012) British Standard 5837: Trees in relation to design, demolition and construction - Recommendations. UK: British Standards Institution.

1.7 This AMS does not provide information and guidance, relating to the management of trees in the context of health and safety.

Planning law and duties

1.8 There are various relevant statutes that must be considered and adhered to as part of this AMS. These include but may not be limited to the following statutes.

Town and Country Planning Act 1990

1.9 The *Town and Country Planning Act 1990* requires development to be undertaken in accordance with its stipulations. Where a decision notice exists, the development must be undertaken in accordance with its details, including those details discharged by way of condition, restricted by way of limitation, or amended through a non-material amendment (*Section 96A*) or minor amendment (*Section 73*). Any failure to adhere may result in enforcement action (*Sections 171A* and *187A*) including a stop notice (*Section 183*). Where trees are legally protected (e.g., by way of *Conservation Area* designation or a *Tree Preservation Order*), *Part VIII Chapter I* of this Act also applies and to which all relevant works must adhere.

Natural Environment and Rural Communities Act 2006

1.10 The *Natural Environment and Rural Communities Act 2006* at *Section 40* confirms that all statutory undertakers have a duty to protect biodiversity - this includes trees. Statutory undertakers cannot operate without appropriate consideration of trees, in the context of development activities. In normal circumstances, statutory undertakers will demonstrate compliance with the recommendations of the NJUG document.

Town and Country Planning (Tree Preservation)(England) Regulations 2012

1.11 The *Town and Country Planning (Tree Preservation)(England) Regulations 2012* applies further restriction on trees protected by statute - specifically, for the portions of the Site that are within the *Bloomsbury Conservation Area*. Tree works consented and implemented as part of a planning permission are considered an exception under *Regulation 14(vii)*, though any amended and additional tree works must be separately approved as an addition to those works covered by the existing planning consent.

Relevant plans and documents

Appendices

1.12 The appendices of this AMS include:

- Appendix A (plans); and
- Appendix B (schedules).

External documents

1.13 This AMS has been prepared, with reference to the following supplied documents and information:

- *Topographical Survey* (*21017S-F0*); and
- *Demolition and Early Works Management Plan* (*271284-03_Rev 01*);
- *Outline Scaffold Plan* (*T023-JFH-XX-00-DR-DC-P001*);
- *Typical Hoarding Details* (*T023-JFH-XX-XX-DR-DC-P002*);
- *Indicative Scaffold Details* (*T023-JFH-XX-XX-DR-DC-P003*);
- *Sections 1-2-3* (*T023-JFH-XX-XX-DR-DC-P006*); and
- *Section 1 & 2 + Street Views* (*T023-JFH-XX-XX-DR-DC-P007*).

1.14 This AMS must also be read as part of the entire document and drawing package for works at the Site, which includes but is not necessarily limited to the architectural, engineering, and landscape details.

Definitions

1.15 The following particular terms and abbreviations may be used within this AMS. These terms are defined by BS5837 as follows, unless not in italics:

- ***Arboricultural clerk of works*** **('arboriculturist')** - *person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction*".
- **Local Planning Authority ('LPA')** - the planning department of the borough, district, or metropolitan council (in this case *The London Borough of Camden*).
- ***Root Protection Area*** **('RPA')** - "*layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority*".
- ***Tree Protection Plan*** **('TPP')** - "*scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures*".

2 VARIATIONS AND MONITORING

Variations

2.1 It is the responsibility of the Site Manager to ensure that the protocols of this AMS are complied with. Any variation of any degree from any of the specified details within this AMS can only be instructed by the Site Manager, following prior consultation and agreement with the arboriculturist (i.e., retrospective agreement is not acceptable).

2.2 In the event of an emergency, human health and safety will be the main priority. Works to remedy the situation that may affect trees will require the Site Manager to report in writing to the arboriculturist, immediately before any action is taken. If there is no time to report (e.g., if the situation is imminently life threatening), the Site Manager must inform the arboriculturist of the details immediately following the situation.

Responsibilities

2.3 The Site Manager will ultimately be responsible for the protection of all retained trees over the duration of works. Whenever appropriate (e.g., where there is any desired degree for clarification), the Site Manager will consult the arboriculturist for advice and/or clarification, though the arboriculturist is not responsible for ensuring that operations on Site comply with the details of this AMS - the arboriculturist is only able to advise.

2.4 Each operative working at the Site will be informed of the details of this AMS and their individual responsibilities in the context of their role, prior to them undertaking any works (i.e., as part of their initial induction process).

2.5 At least 1no. copy of this AMS will be printed out by the Site Manager and kept at the Site in an appropriate location where any and all operatives are able to access it at any time. As a minimum, the written elements of this AMS will be printed as A4 and all plans at their individual specified sizes in full colour.

Arboricultural monitoring

Schedule of monitoring

2.6 At this stage, a project programme is available and the duration of the project is nominally confirmed as lasting for 6no. months. Therefore, the below list of points at which the arboriculturist will attend Site has been developed in conjunction with this information.

2.7 As a baseline, a routine visit to Site by the arboriculturist will be undertaken monthly (i.e., no less frequent than every 30no. calendar days) throughout the duration of works (i.e., from commencement to completion), to ensure ongoing compliance with the

details of this AMS. This is the 'background' rate of visits and therefore does not cover visits for specific purposes. However, where it is appropriate, this routine visit will align with specific activities that require oversight by the arboriculturist. These specific activities are:

- a pre-commencement meeting at Site with at least the Site Manager (and preferably also the LPA Tree Officer) to discuss all aspects relating to the scope of demolition works in relation to tree protection particulars, tree works, etc.;
- to oversee the works to prune the crowns of the retained trees along *Museum Street*;
- to oversee the installation of the box protection around the stems of the retained trees that are located Site-side of the hoarding line; and
- thereafter on a rolling basis per the frequency outlined above throughout the entire demolition phase.

Recording of monitoring

2.8 It will be the responsibility of the Site Manager to ensure that the arboriculturist is given at least 5no. working days' prior notification of any works on Site that have been identified within this Report as requiring oversight, so that this can be completed by the arboriculturist. Should the arboriculturist be required on Site further to these specified times, the same principle of at least 5no. days' notice applies.

2.9 Should the arboriculturist not be able to attend at 5no. days' notice, the next earliest opportunity agreeable to all parties will be the point at which the arboriculturist attends Site.

2.10 Following each Site visit, a written summary report that details the findings (and any actions) will be submitted by the arboriculturist to the Client, Site Manager, and LPA Tree Officer, in addition to other consultants and/or organisations to the extent that is required. This summary report will be issued within 5no. working days.

3 TREE SURGERY WORKS

3.1 Only the tree works that have been specified within this AMS may be undertaken, subject to this AMS itself being formally approved by the LPA and subject to all pre-commencement conditions (as a minimum) attached to the *Decision Notice* being appropriately discharged. A full schedule of tree works is included at *Appendix B*, which includes the removal of T1, T2, T6, T8, T11, T12, T13, T14, T19, and T20 (see *Figure 4* & *Figure 5*); and the pruning of T3, T4, T7, T9, and T10.

3.2 For clarity, all of the tree works that are specified within this AMS have previously been approved by the LPA as part of the Planning Permission. For the implementation of the demolition phase, no additional tree works (including any greater extents of crown pruning to retained trees) are considered to be required at the time that this AMS has been prepared.

Figure 4: *Looking east towards T11 (right), T12 (centre), and T13 (left) that are to be removed as part of the Planning Permission.*

Figure 5: *Looking north-east towards T19 (right) and T20 (left) that are to be removed at part of the Planning Permission.*

3.3 Furthermore, it will be necessary that the pruning of the 5no. aforementioned trees on their Site-facing aspects (see *Figure 6*) is reviewed in detail at the pre-commencement Site meeting, in order to ensure that an exact work specification is developed alongside the appointed main contractor and the LPA tree officer, which considers the extents of scaffolding around the existing building, etc. Once this meeting has been completed, annotations of the pruning of all 5no. trees will be issued to the LPA Tree Officer for formal sign-off and thereafter these works will be completed to the specified extents and no greater.

3.4 In terms of the implementation of the pruning works, it is not known at the time of this AMS being prepared whether the LPA will require that this is completed by one of their contractors - this is a matter that will need to be discussed and resolved with the LPA, prior to the pruning works being implemented.

3.5 For further clarity, it is also expected that the pruning undertaken to facilitate demolition will be sufficient to also enable subsequent construction works, though this matter will need to be subsequently reviewed as part of a future AMS (including in a situation where the trees need to be pruned back to their previously pruned extents as part of the implementation of demolition works).

Figure 6: *Looking north along the eastern elevation of the existing multi-storey car park, showing the crowns of T7, T9, and T10 that abut and slightly overhang the existing building.*

Wildlife and habitat responsibilities

Statutory duties

3.6 All tree works will be undertaken in full accordance with the requirements of the *Wildlife and Countryside Act 1981* (as amended), *The Conservation of Habitats and Species Regulations 2017*, and *The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*. These regulations make it an offence to, for example:

- intentionally or deliberately kill, injure, or capture protected species;
- deliberately disturb protected species;
- damage, destroy, or obstruct access to a structure used for shelter or protection by a protected species;
- take, damage, disturb, or destroy the nest of any bird either in use or being built;
- take or destroy the egg of any wild bird; and
- damage, destroy, or obstruct access to any bat roosts.

Contractor duties

3.7 An appropriately qualified and experienced arboricultural contractor must be instructed to undertake the works that are specified within this AMS. It is not acceptable for a non-arboricultural contractor to undertake any of the specified works.

3.8 It is the responsibility of the Site Manager to ensure that the appointed arboricultural contractor completes the works in a manner that ensures that no protected species are harmed during working operations. Should there be any degree of concern, regarding compliance with statutory requirements, the relevant works must cease and a professional ecologist consulted before the works re-commence.

4 TREE PROTECTION MEASURES

Barrier protection

4.1 Throughout the demolition phase of work, barrier protection will be installed around all of the trees where their stems are located inside the hoarding line along both *Museum Street* (east) and *High Holborn* (south) - this will be installed before any enabling works commence. Therefore, where tree stems are located outside of the hoarding line, no tree-specific barrier protection is to be installed - for these trees, the hoarding line will comprise the barrier protection. All particulars relating to the installation specifications are outlined below.

Fence-type (i.e., hoarding)

4.2 The hoarding that will enclose the Site along both *Museum Street* and *High Holborn* will be installed so that no elements of it involve excavations into the ground, where hoarding is to pass through the RPAs of any and all of the retained trees. Therefore, hoarding will be anchored using concrete blocks that are installed onto the existing hard surfaces, rather than timber uprights being driven into the ground.

Box-type

4.3 Box protection of at least 3no. Sides (i.e., at least a triangular-shaped form) will consist of timber panels that are at least 1.8m tall. These panels will be secured to a timber frame that is located around the main stems of the trees inside the hoarding line and will provide at least 200mm of clearance from the affected tree stems. These timber panels will be fixed to the ground by bolting it directly into areas of existing hard surface or otherwise attaching it to small pegs positioned within areas of soft surface (should they exist). The frame must be rigid so that it does not move around and strike or damage the main stems of the affected trees.

Signage

4.4 Clear and visible signs will be fixed to every third panel on its outward-facing side (or otherwise no more than every 6m apart if panels are not specified) and will state as follows: *Tree Protection Area - no access permitted. Any incursion into this area must be with the agreement of the arboriculturist*. An example is provided on the TPP appended to this AMS; and for clarity this includes signage on the hoarding where it passes through the RPAs of retained trees.

4.5 If less than 3no. connected panels are present in any particular area, at least 1no. sign will be fixed in an appropriate position on the panels.

Ground protection

4.6 Throughout the demolition phase of work, ground protection within the portions of the RPAs of the retained trees that are located Site-side of the boundary hoarding line will comprise the retention of the existing hard surfaces (see *Figure 7*). Whilst this is currently a pedestrian element of the public realm, it is not known what load-bearing capacity this hard surface has; therefore, it may need to be the case that additional protection is installed, should plant or heavy objects pass through RPAs. All particulars for ground protection are outlined below.

Pedestrian-type

4.7 The existing hard surfaces within affected RPAs will be retained and utilised as ground protection, throughout the development. Should any of these areas need to be removed during the process of works or are otherwise damaged to the degree that they no longer provide complete protection, the arboriculturist will be immediately contacted so that an appropriate specification for replacement ground protection is provided and subsequently implemented.

Light vehicular-type (i.e., <2t)

4.8 Ground protection within affected RPAs will be manually installed upon the existing surface level. This will comprise a suitable ground mat (or plate) placed on top of the existing hard surfaces, in order to provide appropriate further strength in excess of the existing paving stones.

Heavy vehicular-type (i.e., >2t)

4.9 Ground protection within affected RPAs will be installed upon the existing surface level under complete oversight by the arboriculturist. This will comprise a pre-cast concrete slab laid onto an impermeable plastic membrane (that is itself laid onto a geotextile membrane) that is able to deliver the necessary load-bearing capacity in excess of the existing paving stones.

Figure 7: *Looking north along Museum Street, showing the form of the existing hard surfaces that surround the trees (with T5 to the front right as a point of reference).*

Additional precautions

4.10 No alteration, removal or repositioning of the tree protection measures will take place without the prior approval of the arboriculturist. It will be the Site Manager's responsibility to ensure that all operatives are made aware of this requirement.

4.11 No level changes of any kind (i.e., no upward or downward level changes) are permitted within RPAs, unless otherwise confirmed within this AMS.

4.12 Any liquid materials spilled on Site will be immediately cleared up. If liquid, fuel, or cement products are spilled within 2m of RPAs (i.e., an additional 2m zone beyond the plotted RPAs), the Site Manager will immediately report the incident to the arboriculturist so that appropriate action can be taken.

4.13 The Site Manager will immediately report any damage to trees, hedges or shrubs to the arboriculturist (whether caused by construction activities or from any other cause - e.g., wind).

5 DEMOLITION WORKS (INCLUDING LOGISTICS)

5.1 As a general precursor, the tree protection that is to be installed to facilitate the demolition phase will be retained upon its completion; any alterations for the subsequent construction phase will need to be specified within a separate AMS that is prepared for this subsequent phase (i.e., this AMS does not include specifications for the alterations to protection measures once demolition work has been completed).

Access and logistics

Hoarding arrangement

5.2 At the time of this AMS being prepared, the exact arrangement of the hoarding in the *Museum Street* and *High Holborn* area is not confirmed - it is only understood that hoarding will be located within this area to enclose at least some of the existing public realm.

5.3 Fundamentally, the exact extents of hoarding do not matter, subject to the retained trees being protected in accordance with the relevant details concerning barrier and ground protection (as discussed from paragraph 4.1). In turn, no further particulars are specified in this particular regard.

Pedestrian access

5.4 Access for pedestrians can occur at any general location around the Site, including through openings in the hoarding along *Museum Street* and *High Holborn*, subject to any points of access being at least 2.0m away from the stems of any of the retained trees (i.e., to allow sufficient room for safe access noting the obstruction that tree stems will have on pedestrian movements - especially after the box protection has been installed).

Vehicular access and routeing

5.5 The means of access for vehicles and plant will occur via *Museum Street* and thereafter either continue north to *New Oxford Street* or turn left into *West Central Street* as shown on the TPP. Predominantly, access into the existing multi-storey car park and hotel building in the context of demolition will occur via *West Central Street*; though, the southern portion of *Museum Street* (in the position of T11-T13 per *Figure 8* - i.e., north of the existing entrance into the multi-storey car park that is located north of T10) is likely to be used as a pit lane.

Figure 8: *Looking south into the area where the pit lane along Museum Street is likely to be located (adjacent to T11-T13).*

5.6 Considering that the retained trees are all located to the southern-most extents of *Museum Street*, no particular limitations in relation to vehicular access and routeing apply in the context of tree protection, subject to the following performance principles being adhered to in full at all times:

- the extent of any created pit lane will not pass to the south of the existing vehicular entrance into the multi-storey car park along *Museum Street*;
- the existing vehicular highway will direct vehicular traffic up until the point that any created pit lane starts along *Museum Street*;
- should the created pit lane require excavations into the existing ground then this will not involve excavations into the RPAs of any trees unless all particulars are agreed in advance with the arboriculturist (including to determine whether the intended works are fundamentally viable in relation to tree root protection); and
- where any crane is to pick up materials from the pit lane (or operate from within the vehicular highway extents of *Museum Street*) then there will be no additional pruning of the retained trees - nor will the branches or these trees be subject to a high probability of being struck by plant and materials (noting that this may necessitate the presence of a banksman to control this risk).

Superstructural demolition

Material management

5.7 The management of materials into the context of superstructural demolition works will need to consider the presence of the retained trees along *Museum Street*, in terms of the protection of their above- and below-ground elements. In particular, works will need to be undertaken in accordance the following performance principles that shall be adhered to in full at all times:

- all demolition works adjacent to the retained trees will involve a top-down and pull-back approach that does not rely on the use of plant to demolish the superstructure from within the existing public realm (i.e., the space in between the existing building and the trees will not be used by plant to demolish the building);
- the crushing and stockpiling of any materials will occur within the internal areas of the Site only - the existing public realm will not be used for this purpose; and
- the removal of materials from the Site will occur using the existing vehicular highway routes only (including via the created pit lane along *Museum Street* in the event that this pit lane needs to be used for this purpose).

Scaffold framework

5.8 Where a scaffold framework is to be installed at ground level within the RPAs of retained trees in the context of demolition works, this will be installed onto the existing hard surfaces and anchored to the superstructure in an appropriate manner that does not require excavations into the ground. This scaffold structure will also be installed so that no additional pruning of the trees beyond that specified within this AMS is required (i.e., the scaffold width will not exceed 3.0m from the existing extents of the buildings adjacent to the retained trees).

Basement demolition and piling

Extents of demolition

5.9 The extent of demolition works to subterranean elements of the existing building in proximity to the retained trees is identified on the TPP at Appendix A. It will be the case that no excavations closer to these trees occur than this identified extent of demolition, which will if necessary require the use of trench sheeting (or sheet piles), in order to stabilise the adjacent ground in the event that any retained basement elements do not provide this degree of soil retaining support already.

5.10 All demolition works to remove existing basement elements will all occur from within the footprint of the buildings that have been demolished, rather than from within the area of public realm in between the building and the retained trees.

Piling internal to the basement

5.11 Alongside the demolition works, some additional piling will be undertaken to strengthen the basement in advance of the subsequent construction works. All activities associated with piling inside the footprint of the existing basement will occur from within the central areas of the Site (i.e., within the building footprint), which includes the positioning of the piling rig and the creation of any piling mat - these will not exceed the identified maximum extents of the subterranean demolition as shown on the TPP.

Works following demolition

5.12 As per the details at paragraph 1.2, all works following the completion of the aforementioned demolition particulars (relating to any construction- and landscaping-related matters) are not covered by this AMS. These works will require that a separate AMS is prepared at a later point in the overall process; this AMS comprises a part-discharge for demolition works only. Works after the completion of the demolition particulars outlined within this AMS will not proceed, until *Condition 23* has been further (or fully) discharged.

6 APPENDICES CONTENTS

APPENDIX A - Plans

- 191004-P-40a Tree Survey
- 191004-P-41a Existing Layout and Tree Works Plan
- 191004-P-42b Tree Protection Plan (Demolition)

APPENDIX B - Schedules

- 191004-PD-40 Tree Schedule
- 191004-PD-42 Tree Work Schedule

APPENDIX A - Plans

- 191004-P-40a Tree Survey
- 191004-P-41a Existing Layout and Tree Works Plan
- 191004-P-42b Tree Protection Plan (Demolition)

BS 5837:2012 TREE RETENTION CATEGORIES

NORTH

Canopy spread (m)
Tree Stem
T1 Unique tree identification number
Root Protection Area (RPA)

Group canopy extents shown in their retrospective retention category.
G2 Unique group identification number
Root Protection Area (RPA)

Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.

Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer that 10 years.

BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.

rev	date	description	drawn by
a	18.11.24	Applicant updated	HR

Base Drawing: topographical survey

Title
BS 5837 Tree Survey Plan - Overview

Applicant
Lab Selkirk House Limited and Sollidon Limited

Project
St Giles Quarter

Date	Drawn by	Authorised
07.10.24	HR	CW

Drawing No	Rev	Scale
191004-P-40	a	1:200@A1

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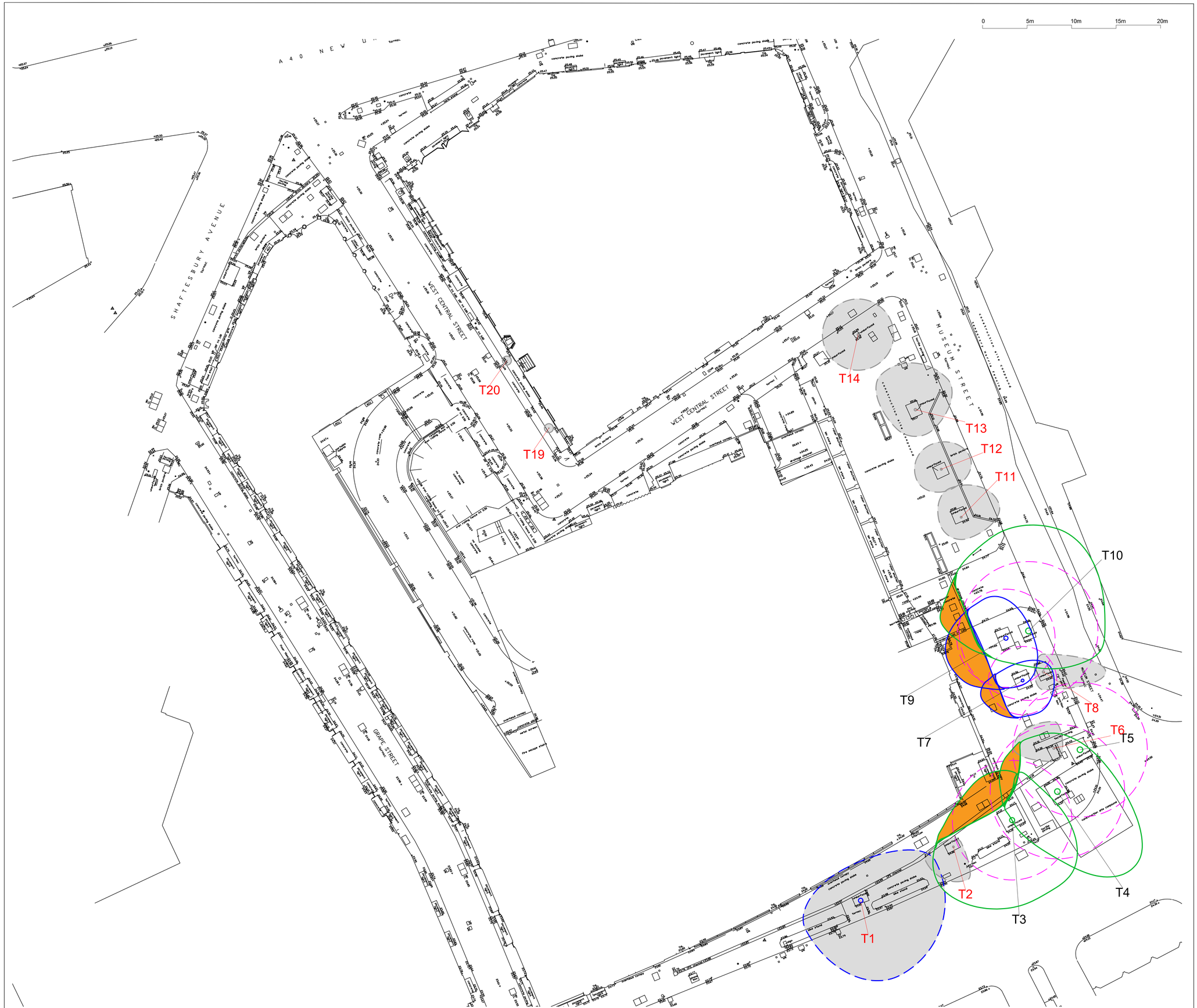
arboriculture ecology landscape innovation



BS 5837:2012 TREE RETENTION CATEGORIES

NORTH

Canopy spread (m)
Tree Stem
T1 Unique tree identification number
Root Protection Area (RPA)

Group canopy extents shown in their retrospective retention category.
G2 Unique group identification number
Root Protection Area (RPA)

Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.

Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer that 10 years.

BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.

Tree to be removed, in accordance with the details submitted as part of Full Planning Permission 2023/2510/P.

Tree crown to be pruned to establish a lateral separation from the massing of the existing building of between 2.5-3.0m, in accordance with the details submitted as part of Full Planning Permission 2023/2510/P. Refer to the Tree Work Schedule that is appended to the Arboricultural Method Statement (to which this plan is also appended), for further matters relating to tree pruning specifications for the highlighted trees.

rev	date	description	drawn by
a	18.11.24	Applicant updated	HR

Base Drawing: 295A-DSD-SITE-ZZ-DR-A-20.003

Title
Existing Layout and Tree Works

Applicant
Lab Selkirk House Limited and Sollidon Limited

Project
St Giles Quarter

Date	Drawn by	Authorised
07.10.24	HR	CW

Drawing No	Rev	Scale
191004-P-41	a	1:200@A1

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www.timmoyaassociates.co.uk
arboriculture ecology landscape innovation

0 5m 10m 15m 20m

SHAFTESBURY AVENUE

WEST CENTRAL STREET

MUSEUM STREET

GRAPE STREET

T10

T9

T7

T5

T4

T3

TREE PROTECTION AREA
KEEP OUT!
ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE AGREEMENT OF THE PROJECT ARBORICULTURAL CONSULTANT
0845 094 3268

BS 5837:2012 TREE RETENTION CATEGORIES

Canopy spread (m)
Tree Stem
T1 — Unique tree identification number
Root Protection Area (RPA)

Group canopy extents shown in their retrospective retention category.
G2 — Unique group identification number
Root Protection Area (RPA)

Category A
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.

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Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.

Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer that 10 years.

BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.

Box protection to be installed around the stem of this tree prior to the commencement of any enabling works associated with demolition, should the tree stem be located within the working area of the Site (i.e., works-side of any hoarding line). The specification for box protection is included within the Arboricultural Method Statement to which this plan is appended.

The existing hard surfaces are to be retained throughout the demolition phase and used as a suitable analogue to ground protection. Should the existing hard surfaces be insufficient to accommodate gross applied loads at any time then additional ground protection will need to be installed (either temporarily or permanently). The specification for ground protection is included within the Arboricultural Method Statement to which this plan is appended.

The direction of movement for vehicles and plant along the adjacent vehicular highways. The existing hard surfaces are to be retained throughout the demolition phase and used as a suitable analogue to ground protection.

The closest aspect of the building that is to be demolished, in relation to the adjacent trees. The general specification for its demolition (in relation to tree protection) is included within the Arboricultural Method Statement to which this plan is appended.

rev	date	description	drawn by
b	18.11.24	Applicant updated	HR
a	07.11.24	Tree Protection Updated	HR

Base Drawing: Topographical survey

Title
Tree Protection Plan - Demolition

Applicant
Lab Selkirk House Limited and Sollidon Limited

Project
St Giles Quarter

Date	Drawn by	Authorised
07.10.24	HR	CW

Drawing No	Rev	Scale
191004-P-42	b	1:200@A1

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arboriculture ecology landscape innovation

APPENDIX B - Schedules

- 191004-PD-40 Tree Schedule
- 191004-PD-42 Tree Work Schedule

191004-PD-40-Tree Schedule (BS5837)

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191004 - 1 Museum Street

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T1	Platanus x hispanica (London Plane)	18.0	50	1		9.5		9.5		7.0		4.0	3.0	5 N	Mature	Structural condition Fair. Physiological condition Good. Arboricultural work - Historic. Arboricultural work - Recent. Buttresses / buttress roots - Minor adaptive growth / moderate development. Competition - Adjacent trees. Decay / structural defect - Bole. Leaning trunk - Minor. Root environment - Restricted. Juxtaposition to building historically managed with lateral pruning to maintain a 2500mm clearance from elevation.	26/04/2023	113.1	6.0	20-40	B1/B2
Tree T2	Platanus x hispanica (London Plane)	9.0	19	1		1.0		4.0		3.5		1.0	5.0	3.8 E/W	Semi Mature	Structural condition Fair. Physiological condition Fair. Bark wound - Minor. Competition - Adjacent trees. Decay / structural defect - Base. Root environment - Restricted. Suppressed crown - Minor.	26/04/2023	16.3	2.3	10-20	C1/C2
Tree T3	Platanus x hispanica (London Plane)	21.0	56	1		5.0		9.0		11.0		6.0	5.0	6.5 N	Mature	Structural condition Fair. Physiological condition Good. Arboricultural work - Historic. Branch weight - Heavy. Buttresses / buttress roots - Minor adaptive growth / moderate development. Competition - Adjacent trees. Deadwood - Minor. Root environment - Restricted. Juxtaposition to building historically managed with lateral pruning to maintain a 3100mm clearance from elevation.	26/04/2023	141.9	6.7	40+	A1/A2
Tree T4	Platanus x hispanica (London Plane)	22.0	63	1		6.0		12.0		6.0		7.0	4.0	3.7 NW	Mature	Structural condition Fair. Physiological condition Good. Access to inspect base - Restricted / obscured. Arboricultural work - Historic. Base / stems obscured - Debris. Buttresses / buttress roots - Minor adaptive growth / moderate development. Competition - Adjacent trees. Deadwood - Minor. Root environment - Restricted.	26/04/2023	179.6	7.6	40+	A1/A2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant
TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

191004 - 1 Museum Street

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T5	Platanus x hispanica (London Plane)	21.0	63	1									8.0	7 NW	Mature	Structural condition Fair. Physiological condition Good. Arboricultural work - Historic. Buttresses / buttress roots - Minor adaptive growth / moderate development. Competition - Adjacent trees. Deadwood - Minor. Decay / structural defect - Bole. Girdling roots - Minor. Leaning trunk - Minor. Root environment - Restricted. Root damage - Evident / observed. Raised surface roots.	26/04/2023	179.6	7.6	40+	A1/A2
Tree T6	Platanus x hispanica (London Plane)	15.0	25	1	3.0		1.0		1.5		4.5		4.0	5 NW	Early Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Competition - Adjacent trees. Deadwood - Minor. Leaning trunk - Minor. Root environment - Restricted. Suppressed crown - Minor. Unbalanced crown - Minor.	26/04/2023	28.3	3.0	10-20	C2
Tree T7	Platanus x hispanica (London Plane)	18.0	32	1	2.0		3.5		4.0		5.0		4.5	5 W	Early Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Recent. Competition - Adjacent trees. Deadwood - Minor. Root environment - Restricted. Suppressed crown - Minor. Unbalanced crown - Major.	26/04/2023	46.3	3.8	20-40	B1/B2
Tree T8	Platanus x hispanica (London Plane)	10.0	25	1	2.0		7.0		2.0		1.0		3.0		Early Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Competition - Adjacent trees. Deadwood - Minor. Epicormic growth - Bole / principal stems. Root environment - Restricted. Suppressed crown - Major. Unbalanced crown - Major.	26/04/2023	28.3	3.0	10-20	C2
Tree T9	Platanus x hispanica (London Plane)	23.0	46	1		3.0		5.5		7.0		5.0	5.0	6.5 W	Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Buttresses / buttress roots - Minor adaptive growth / moderate development. Bark wound - Minor. Competition - Adjacent trees. Deadwood - Minor. Decay / structural defect - Bole. Leaning trunk - Minor. Root environment - Restricted.	26/04/2023	95.7	5.5	20-40	B1/B2

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant
TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

191004 - 1 Museum Street

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T10	Platanus x hispanica (London Plane)	22.0	65	1	12.0		8.5		4.0		10.0		5.0	3.5 NW	Mature	Structural condition Fair. Physiological condition Good. Arboricultural work - Historic. Branch weight - Heavy. Buttresses / buttress roots - Minor adaptive growth / moderate development. Competition - Adjacent trees. Deadwood - Minor. Root environment - Restricted.	26/04/2023	191.1	7.8	40+	A1/A2
Tree T11	Acer pseudoplatanus cv. (Sycamore cv.)	8.5	20	1	3.5		4.5		2.5		2.5		3.5	2 NW	Early Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Bark wound - Minor. Decay / structural defect - Base. Decay / structural defect - Bole. Root environment - Restricted.	26/04/2023	18.1	2.4	10-20	C1
Tree T12	Acer pseudoplatanus cv. (Sycamore cv.)	8.5	21	1		3.5		2.5		3.0		3.0	3.5		Early Mature	Structural condition Fair. Physiological condition Fair. Bark wound - Minor. Decay / structural defect - Base. Decay / structural defect - Bole. Root environment - Restricted.	26/04/2023	20.0	2.5	10-20	C1
Tree T13	Acer pseudoplatanus cv. (Sycamore cv.)	10.0	27	1		5.0		3.0		3.0		5.5	4.0		Early Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Bark wound - Minor. Decay / structural defect - Base. Decay / structural defect - Bole. Root environment - Restricted.	26/04/2023	33.0	3.2	10-20	C1
Tree T14	Acer platanoides (Norway Maple)	10.0	21	1		4.0		4.0		4.0		4.0	3.0	3 NW	Semi Mature	Structural condition Poor. Physiological condition Good. Decay / structural defect - Base. Decay / structural defect - Extensive. Decay / structural defect - Bole. Root environment - Restricted.	26/04/2023	20.0	2.5	10-20	C1
Tree T19	Carpinus betulus 'Fastigiata' (Fastigiate Hornbeam)	4.0	5	1	0.5		0.5		0.5		0.5		1.5		Young	Structural condition Fair. Physiological condition Good. Staked tree / trees. Young planted tree / trees. Position estimated - not recorded on the topographical survey.	07/10/2024	1.1	0.6	10-20	C1

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant
TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

191004 - 1 Museum Street

Tree ID	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m) N	NE	E	SE	S	SW	W	NW	Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m^2)	RPR (m)	Life expectancy (yrs)	BS Category
Tree T20	Carpinus betulus 'Fastigiata' (Fastigiate Hornbeam)	4.0	5	1	0.5		0.5		0.5		0.5		1.5		Young	Structural condition Fair. Physiological condition Good. Staked tree / trees. Young planted tree / trees. Position estimated - not recorded on the topographical survey.	07/10/2024	1.1	0.6	10-20	C1

Stem **green** Estimated value
Stem **AVE** Average stem diameter for tree groups
Stem **COM** Combined stem diameter in accordance with BS5837
L.B. Height of lowest branch attachment (m) - where relevant
TPO **orange** Tree Preservation Order - in the absence of this being specified, it does not necessarily mean there is an absence of a Tree Preservation Order

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Table 1 of BS5837 (2012) **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see note)				
Category U Those 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	* Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) * Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline * Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7			**RED**
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Tree that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricutural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	**GREEN**
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	**BLUE**
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	**GREY**

191004-PD-42-Tree Work Schedule

191004 - 1 Museum Street

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ID	Species	BS5837 Category	Purpose of works Recommended works	Status
T1	*Platanus x hispanica* London Plane	B1/B2	To facilitate development Fell - Ground level.	Proposed
T2	*Platanus x hispanica* London Plane	C1/C2	To facilitate development Fell - Ground level.	Proposed
T3	*Platanus x hispanica* London Plane	A1/A2	To facilitate development Reduce crown by - Specified extent. Establish no more than a 3.0m lateral clearance between the existing extent of the building that is to be demolished and the crown of this tree (noting that the lateral separation will be established up the entire height of the tree), by removing crown material not including first-order branches (i.e., to retain the prevailing architecture/form of the tree) - unless the removal of first-order branches is agreed with the LPA in advance. Where existing pruning points exist and to which the crown of this tree can be pruned back to, these points will comprise the locations of pruning rather than new points being created.	Proposed
T4	*Platanus x hispanica* London Plane	A1/A2	To facilitate development Reduce crown by - Specified extent. Establish no more than a 3.0m lateral clearance between the existing extent of the building that is to be demolished and the crown of this tree (noting that the lateral separation will be established up the entire height of the tree), by removing crown material not including first-order branches (i.e., to retain the prevailing architecture/form of the tree) - unless the removal of first-order branches is agreed with the LPA in advance. Where existing pruning points exist and to which the crown of this tree can be pruned back to, these points will comprise the locations of pruning rather than new points being created.	Proposed
T6	*Platanus x hispanica* London Plane	C2	To facilitate development Fell - Ground level.	Proposed
T7	*Platanus x hispanica* London Plane	B1/B2	To facilitate development Reduce crown by - Specified extent. Establish no more than a 3.0m lateral clearance between the existing extent of the building that is to be demolished and the crown of this tree (noting that the lateral separation will be established up the entire height of the tree), by removing crown material not including first-order branches (i.e., to retain the prevailing architecture/form of the tree) - unless the removal of first-order branches is agreed with the LPA in advance. Where existing pruning points exist and to which the crown of this tree can be pruned back to, these points will comprise the locations of pruning rather than new points being created.	Proposed
T8	*Platanus x hispanica* London Plane	C2	To facilitate development Fell - Ground level.	Proposed

ID	Species	BS5837 Category	Purpose of works Recommended works	Status
T9	*Platanus x hispanica* London Plane	B1/B2	To facilitate development Reduce crown by - Specified extent. Establish no more than a 3.0m lateral clearance between the existing extent of the building that is to be demolished and the crown of this tree (noting that the lateral separation will be established up the entire height of the tree), by removing crown material not including first-order branches (i.e., to retain the prevailing architecture/form of the tree) - unless the removal of first-order branches is agreed with the LPA in advance. Where existing pruning points exist and to which the crown of this tree can be pruned back to, these points will comprise the locations of pruning rather than new points being created.	Proposed
T10	*Platanus x hispanica* London Plane	A1/A2	To facilitate development Reduce crown by - Specified extent. Establish no more than a 3.0m lateral clearance between the existing extent of the building that is to be demolished and the crown of this tree (noting that the lateral separation will be established up the entire height of the tree), by removing crown material not including first-order branches (i.e., to retain the prevailing architecture/form of the tree) - unless the removal of first-order branches is agreed with the LPA in advance. Where existing pruning points exist and to which the crown of this tree can be pruned back to, these points will comprise the locations of pruning rather than new points being created.	Proposed
T11	*Acer pseudoplatanus cv.* Sycamore cv.	C1	To facilitate development Fell - Ground level.	Proposed
T12	*Acer pseudoplatanus cv.* Sycamore cv.	C1	To facilitate development Fell - Ground level.	Proposed
T13	*Acer pseudoplatanus cv.* Sycamore cv.	C1	To facilitate development Fell - Ground level.	Proposed
T14	*Acer platanoides* Norway Maple	C1	To facilitate development Fell - Ground level.	Proposed
T19	*Carpinus betulus 'Fastigiata'* Fastigiate Hornbeam	C1	To facilitate development Fell - Ground level.	Proposed
T20	*Carpinus betulus 'Fastigiata'* Fastigiate Hornbeam	C1	To facilitate development Fell - Ground level.	Proposed

Tree work analysis (trees and trees in groups)

	To facilitate development	Total
Fell - Ground level	10	10
Reduce crown by - Specified extent	5	5
Total	15	15

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