

Tree Protection Plan & Arboricultural Method Statement

Site address: 6 Upper Wimpole Street, London W1G 6LG

Date: 24th June 2025

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Report Verification

This method statement has been undertaken in accordance with British Standard 5837:2012 “Trees in relation to design, demolition and construction - Recommendations”.

Disclaimer

The contents of this report are the responsibility of Wassells Arboricultural Services Ltd. It should be noted that, whilst every effort is made to meet the client’s brief, no site investigation can ensure complete assessment or prediction of the natural environment.

Wassells Arboricultural Services Ltd accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

Validity of Data

The findings of this AMS are valid for a period of 18 months from the date of the statement. If works have not commenced by this date, an updated site visit and AMS may be required and should be carried out by a suitably qualified and experienced Arboriculturist to assess any changes to the site and trees.

It should be noted that trees are dynamic living organisms that are subject to natural changes as they age or are influenced by changes in their environment. As such following any significant meteorological event or changes in the growing environment of the trees they should be re-assessed by a suitably qualified and experienced arboriculturist.

Abbreviations:

RPA = root protection area

CEZ = construction exclusion zone

CWA = construction working area (including materials storage)

AMS = arboricultural method statement

AS = Arboricultural Supervision

TPF = tree protection fencing/hoarding/barrier

Arboricultural Method Statement

Pre-commencement of project

- A pre-commencement site meeting is to be arranged by the site manager to ensure all tree protection measures are in place as described below
- The above meeting should involve local planning authority tree officer, site manager and project arboricultural consultant
- Cross-reference to the site Construction Management Plan is required to ensure tree protection is correctly and adequately managed

Excavation within RPA of Retained Trees

- When excavating for the new basement area on the side nearest to the large London Plane tree T001 in the next door garden of number 5 Upper Wimpole Street, then any tree roots encountered of 25mm and over shall be retained and the AS contacted to recommend the best course of action.
- Photographs of the above to be taken at the time of exposure.
- All roots of below 25mm in diameter shall be properly severed with a suitable pruning saw and removed to enable construction.

Tree Protection Barriers & Construction Exclusion Zone

- None required - access for construction is to be through the rear of the premises from Devonshire Mews.

Ground Protection of Existing Surfaces within Root Protection Area (RPA) of Nearby Trees

- None required.

Access Facilitation Pruning & Tree Surgery/Removal Works

As required by Pre-development Arboricultural Survey and Report – WAS 225/2024

Tree work to be carried out to the following standards and guidelines:

- BS 3998:2010 Recommendations for Tree Work
- Tree pruning cuts will be carried out using the 'Natural Target Pruning' technique as defined by: *BS 3998:2010 section 7.2.5 and Fig. 2 The Pruning of Trees, Shrubs and Conifers: George E. Brown & Tony Kirkham – 2nd edition revised & enlarged 2004 and Section 3.1.27 of The Arboricultural Association Specification for Tree Works June 2008.*
- Crown clean involves removal of dead, diseased & dying wood from tree crown, thinning of overcrowded crown, and removal of Ivy and all epicormic growth within crown including stem & basal epicormic growth.

Site Access and Construction Working Area (CWA)

Site Storage and Accommodation

- Not within the CEZ
 - Designated area to be agreed with AS if required.
- None required – access for construction is to be from the remises through the muse road.

Installation of Services

- New service routes will be carefully considered using the AS below to advise on the protection of nearby trees prior to commencement on site

Arboricultural Supervision (AS)

- AS shall be required during work within and adjacent to the RPA of retained trees. It must be undertaken at regular intervals with a written record of the meetings maintained with suitable photographic record in support.
- The AS must include a pre-construction commencement site visit, to be arranged by the Site Manager under instruction from Architects, and thereafter at specific events that affect the retained trees on site to enable sign-off by the AS.
- **PLEASE SEE THE SITE MONITORING AND SUPERVISION CHECK SHEETS AT THE END OF THIS REPORT**
- The schedule of specific events are typically as follows:
 1. Erection of tree protection fencing/barrier - NONE REQUIRED
 2. Installation of ground protection to retained trees whose RPA are affected by the CWA - NONE REQUIRED
 3. Start of Excavation/piling of foundations within the RPA of retained trees
 4. Tree pruning requirements to prevent crown damage from construction activity
 5. Start of Excavation/installation of paths, roads and car parking within RPA of retained trees
 6. Installation of underground services within the RPA of retained trees
 7. Tree condition survey on completion of construction work

Conclusion

Provided the recommendations shown above and the methodology for protection of any retained trees are followed, there will not be an effect on the current or future condition of those trees that are retained as part of this scheme.

Declaration

This AMS is written and checked by Richard Wassell of Wassells Arboricultural Services Ltd. and provided without prejudice as an objective and professional assessment of the trees and site conditions described.

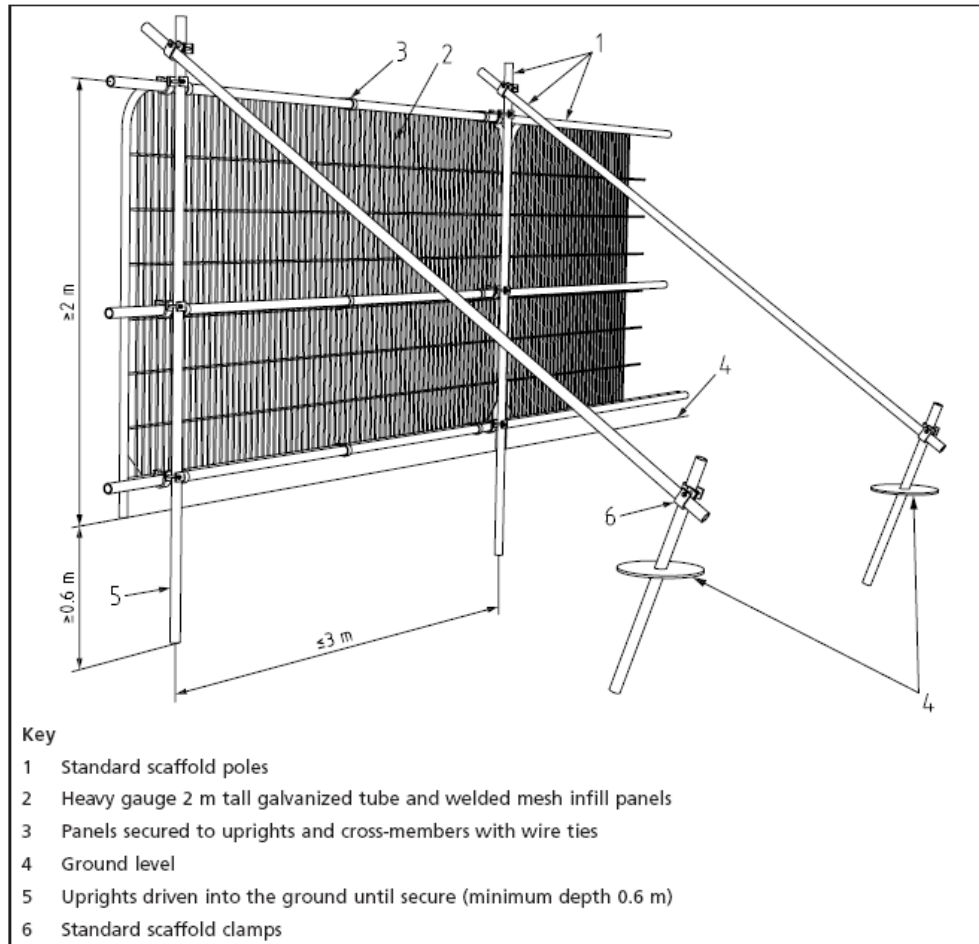
Signed: *R.J. Wassell* Date: *24.06.MMXXV*

Richard Wassell. Director

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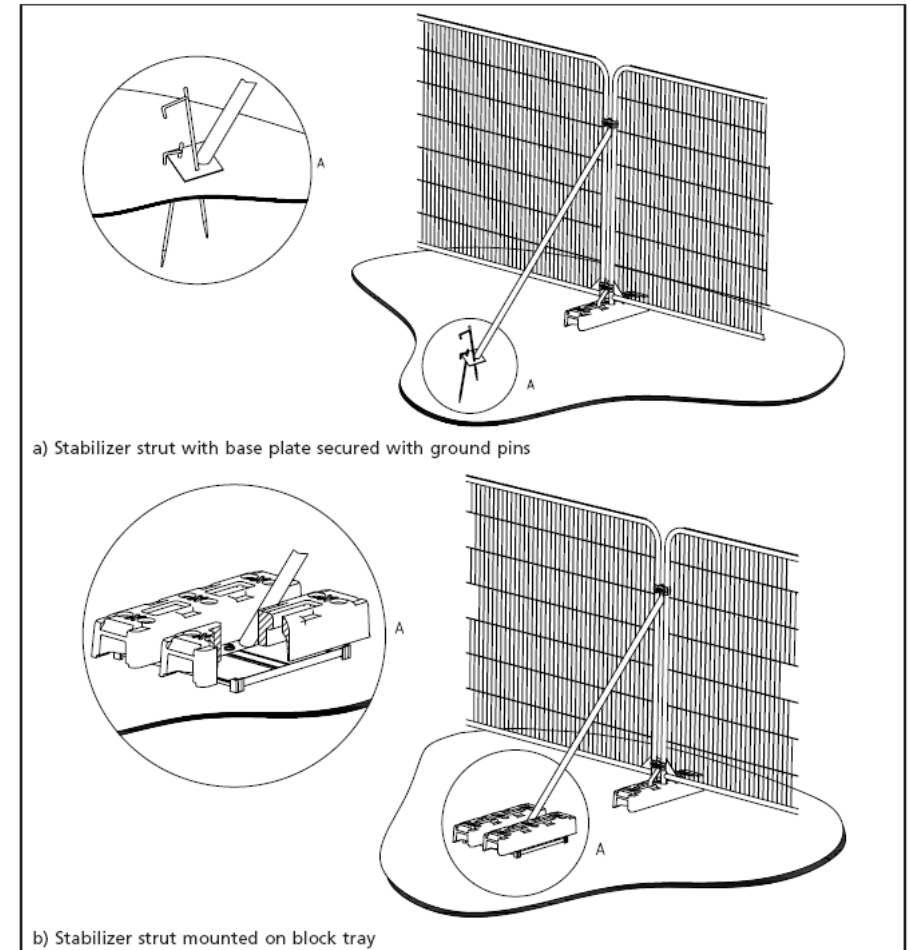
BS5837:2012: FENCING SPECIFICATIONS

Figure 2 Default specification for protective barrier



TYPE 1 - using scaffolding and welded mesh

Figure 3 Examples of above-ground stabilizing systems



TYPE 2 - using standard Heras fencing panels

CONSTRUCTION EXCLUSION ZONE NO ACCESS

****PLEASE REPORT IMMEDIATELY ANY DAMAGE TO TREES OR FENCING TO THE SITE MANAGER****

SITE MONITORING VISITS

Supervision Visit No:	Details	Lead in Time Required	Action
Visit 1: Pre-Development Site Inspection	- To include Site Agent briefings prior to demolition &/or construction phase. - To confirm position of protective fencing and that it has been erected in accordance with AMS - To check any pre-demolition/construction ground protection is in place. - To check any tree works have been undertaken in accordance with this AMS - Determine if further tree work is required and seek required permission if necessary. - To check site facilities/access are in accordance with the AMS	Minimum 2 weeks	Issue a brief report with findings to Architect, Tree Officer and Main Contractor within 5 days of site supervision visit
Visit 2: Installation of foundations/piling within RPA	- Attend any excavation within RPA's where arboricultural supervision is prescribed by the AMS to ensure work is undertaken in accordance with its specification. - Date to be confirmed following formal project planning. 2 weeks prior notice required.	Minimum 2 weeks	As per Visit 1
Visit 3: Resurfacing operations within RPA	- Attend resurfacing operations within RPA's where arboricultural supervision is prescribed by the AMS to ensure work is undertaken in accordance with its specification. - Date to be confirmed following formal project planning. 2 weeks prior notice required.	Minimum 2 weeks	As per Visit 1
Ongoing Monitoring Visits	- Periodically during 12 months (or longer) of entire project and <u>prior to construction phase</u>. - Visits will be based on intensity of site operations, but at a minimum of monthly visits. - Attend site at least once per month to confirm protective measures are still in place / can be removed at appointed times. Ensure attendance is timed for any other key elements of proposed (and any other unplanned) incursions into the protection areas. <u>Pre-start landscape meeting</u> with main contractor to confirm ongoing tree protection measures.	TBC as project develops	As per Visit 1
Final Site Visit - Completion of construction phase supervision visit	After it has been confirmed that the construction phase is complete, allow removal of temporary protective fencing and ground protection. Specify any remedial work if necessary.	Minimum 2 weeks	As per Visit 1 and provide signed arboricultural checklist

Site Monitoring Report Sheet

Client:		Planning Ref:	
Local Authority:		Date:	
Site Address:			
Proposal:			
Visit Checklist	Y/N		Y/N
Tree protection barrier (TPB) in place		TPB as per approved	
Ground protection (GP) in place		GP as per approved	
TPB / GP breached		Trees damaged	
Site Agent briefed by Wassells			
Wassells briefed by Site Agent			
LPA informed			
Remedial action required			
Comments			
Recommendations			
Outcome			
1			
2			
3			
4			

Arboricultural Supervision Sign off Checklist

Tree No (s)	Project Phase	Task	Date Completed	Signed (Project arboriculturist)	Signed (Site Manager)
	Pre-commencement	Pre-commencement site meeting to include site manager briefing)			
	Pre-commencement	Confirm the location and specification of the protective measures is in accordance with AMS & Tree Protection Plan (TPP)			
	Pre-commencement	Confirm any tree works have been undertaken in accordance with this AMS and determine if further tree work is required			
	Pre-commencement	Seek required permission for further tree works if necessary.			
	Installation of any new services	Attend any excavation within RPA's where arboricultural supervision is prescribed by the AMS to ensure work is undertaken in accordance with NJUG provisions or other specification.			
	Demolition	Demolition of hard surfaces/ structures within RPA. Confirm position of any additional temporary ground protection and that temporary ground protection is in accordance with AMS.			
	Completion of Demolition	Sign off of the demolition phase			
	Construction	Supervised manual excavation of foundations			
	Construction	Installation of 'No Dig' hard surfacing			
	Construction	Additional excavations (if required)			
	Completion of Construction	Completion of construction			
	Post Construction	Removal of machinery and materials from site			
	Post Construction	Dismantle & removal of protective measures			
	Landscaping	Completion of Landscaping			
	Project Completion	Sign off from project arboriculturist			