



**Arboricultural Method Statement**

**Watkin Jones Group**

**41-49 (Bookers) and  
49-59 (BMW) Battersea Park Road  
London  
SW8 4DS**

22 January 2024

Jon Hartley BSc(Hons) MArborA

## Table of Contents

Table of Contents .....	0
Introduction .....	1
Executive Summary.....	1
General Information .....	4
Tree Survey .....	5
Arboricultural Impact Assessment.....	6
Arboricultural Method Statement .....	8
Sequencing of works .....	9
Protective Measures.....	10
Demolition .....	17
Construction .....	19
Prohibition .....	21
Site Management .....	22
Services .....	23
Landscaping .....	25
Monitoring and Supervision.....	26
Appendix 1: Tree Survey Schedule.....	29
Appendix 2: Tree Protection Notice .....	32
Appendix 3: Contact Details.....	34
Document Production Record.....	35

## Introduction

Arbtech Consulting Limited (Arbtech) received initial written instruction on 21 July 2015 from DTZ Investors to attend 41-49 (Bookers) and 49-59 (BMW) Battersea Park Road, London, SW8 4DS (site) to undertake an arboricultural survey a to BS5837:2012 guidance to assess trees, hedges and major shrub groups growing on and within influencing distance of the site and to produce a Schedule of trees, Tree Constraints Plan, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan. A subsequent instruction to refresh those assessments based on up to date tree data was received from Superscheme Limited on 05 October 2021.

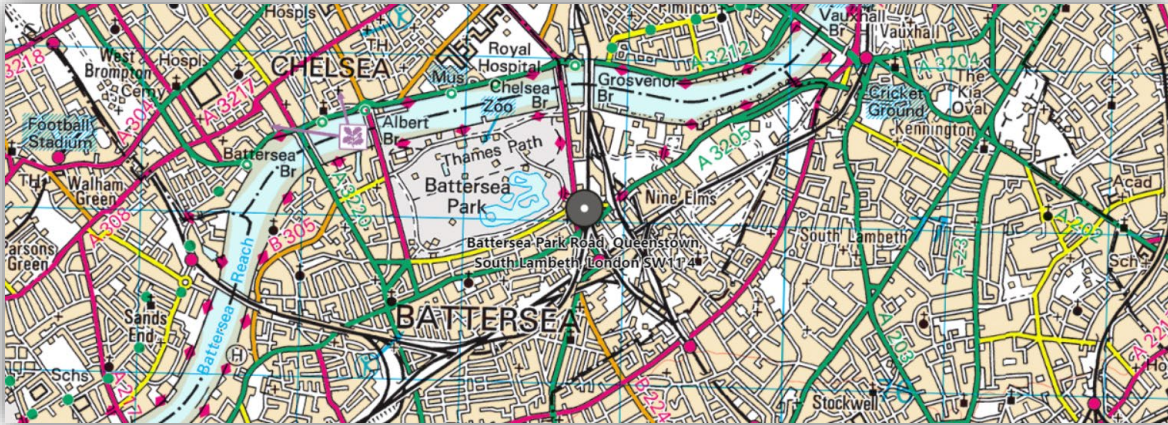
Following a redesign of the proposal, received 14 April 2023 the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan have been updated to consider the new proposed Site Plan, Landscaping Plan and Drainage Plan.

## Executive Summary

This report describes the extent and effect of the proposed development at Site on individual trees and groups of trees within and adjacent to the site.

Trees within the site were surveyed; using a methodology guided by British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' ("BS5837").

Subsequently, this report has been produced, balancing the layout of the proposed development against the competing needs of trees. This report comprises all of the requisite elements of an arboricultural implications assessment, method statement and supporting plans.



**Figure 1: OS Map showing site location (Bing Maps)**



**Figure 2: Aerial Image of site with approximate redline boundary of site (Google Earth)**

### Checklist for Submission to Local Planning Authority

Tree survey	✓
Tree constraints plan	✓
Arboricultural impact assessment	✓
Arboricultural method statement	✓
Tree protection plan	✓

This report and its appendices precisely follow the strategy for arboricultural appraisal intended to provide local planning authorities with evidence that trees have been properly considered throughout the development process.

It is the conclusion of this report that the overall quality and longevity of the amenity contribution provided for by the trees and groups of trees within and adjacent to the site will not be adversely affected as a result of the local planning authority consenting to the proposed development. It is considered that any issues raised in this report, or beyond the scope of it can be dealt with by planning conditions.

## General Information

**Client:** Watkin Jones Group

**Site:** 41-49 (Bookers) and 49-59 (BMW) Battersea Park Road, London, SW8 4DS.

**Brief proposal description:** Application for Phased Full Planning Permission for: Demolition of existing building and construction of three new buildings. Associated works include hard and soft landscaping, car parking and new vehicular access / servicing, and other ancillary works.

**Table 1: Documents referred to.**

Document	Reference No.
Topographical survey drawing	12/177/100-A
Proposed landscape plan	3082-PLA-XX-XX-DR-L00-0004-P01
Proposed drainage plan	956-ACE-ZZ-XX-DR-C-8000-P05
Landscape master plan drawing	N/A
LPA pre-app comments	N/A
British Standard 5837:2012	“BS5837”
Arboricultural Impact Assessment	Arbtech AIA 03 C
Tree Protection Plan	Arbtech TPP 03 C

## Tree Survey

Survey: An arboricultural survey to BS5837 of all trees within impacting distance of the site was undertaken by Jon Hartley on 08 October 2021.

A total of six trees were surveyed. Details for each of the trees surveyed are provided in the Schedule of Trees (see Appendix 1)

**Table 2: Documents upon which this tree survey has been based.**

Document	Originator	Reference Number	Title
Topographical survey drawing	Maltby Land Surveys Ltd	12/177/100-A	Topographical Survey

Limitations: The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and decay detection equipment were not employed, though may form part of the survey’s management recommendations. Measurements were taken using specialist tapes, laser, and GPS devices. Where this was not possible, measurements are estimated.

Scope: Pre-development tree surveys make arboricultural management recommendations based exclusively upon the individual tree or group of trees condition relative to their present context (*i.e. not in relation to the proposed development*).

Legal Status: No statutory protection check has been performed. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order (“TPO”), and those trees without, stating at Annex B:

*The potential effect of development on trees, **whether statutorily protected** (e.g. by a tree preservation order or by their inclusion within a conservation area) **or not**, is a material consideration that is taken into account in dealing with planning applications.*

Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

For more information on the surveyed trees please see Arbtech Consulting Ltd, Tree Survey Schedule (**Appendix 1**), Tree Survey Report and Tree Constraints Plan.

## Arboricultural Impact Assessment

**Table 3: Documents upon which this assessment has been based.**

Document	Originator	Reference Number	Title
Topographical survey drawing	Maltby Land Surveys Ltd	12/177/100-A	Topographical Survey
Proposed landscape plan	Planit I E Limited	3082-PLA-XX-XX-DR-L00-0004-P01	General Arrangement Plan
Proposed drainage plan	Apex Consulting Engineers	956-ACE-ZZ-XX-DR-C-8000-P05	Drainage Strategy Layout

Several issues may need to be addressed in an arboricultural impact assessment between the trees and the proposed development, these are as follows:

- The effect and extent of the proposed development within the root protection areas (RPAs) of retained trees;
- The potential conflicts of the proposed development with canopies of retained trees; and
- The likelihood of any future remedial works to retained trees beyond which would have been scheduled as a part of usual management.

**Table 4: Impacts upon the RPAs of retained trees.**

Tree Number	Species	Structure	RPA (m <sup>2</sup> )	Incursion	
				(m <sup>2</sup> )	(%)
N/A	N/A	N/A	N/A	N/A	N/A

These impacts can be seen on the Arboricultural Impact Assessment drawing number Arbtech AIA 03 C.

### Trees to be removed

The implementation of the proposed development will result in a net gain on tree numbers. There are no tree removals required and additional trees will be planted as part of the landscaping plans.



**Table 5: Number of individual trees to be removed.**

U	A	B	C
0	0	0	0

**Table 6: Number of groups to be removed.**

U	A	B	C
0 (0)	0 (0)	0 (0)	0 (0)

() = partial removal of a group

Canopy cover is ecologically important and the loss of canopy cover by this tree will be mitigated with planting within the development as described fully in the landscape proposals.

## Arboricultural Method Statement

The purpose of this method statement is to demonstrate how any aspect of the development that has potential to result in loss or damage to a tree may be implemented and provide an adequate level of protection for those trees that are to be retained during the proposed works.

Details of key site personnel, including site/project manager will be submitted to the Council's Tree Officer before the commencement of site works.

This method statement is to be approved and agreed to in writing by all key personnel before the commencement of site works.

No site personnel are to be present and no demolition, site clearance, building work or delivery of materials is to occur until the protective measures are in accordance with this method statement and the Tree Protection Plan drawing number Arbtech TPP 03 C.

Protective measures will be in accordance with this method statement and the Tree Protection Plan; drawing number Arbtech TPP 03 C will remain unaltered and in situ, unless otherwise specified, for the entire duration of the construction.

**Table 7: Documents upon which this assessment has been based.**

Document	Originator	Reference Number	Title
Topographical survey drawing	Maltby Land Surveys Ltd	12/177/100-A	Topographical Survey
Proposed landscape plan	Planit I E Limited	3082-PLA-XX-XX-DR-L00-0004-P01	General Arrangement Plan
Proposed drainage plan	Apex Consulting Engineers	956-ACE-ZZ-XX-DR-C-8000-P05	Drainage Strategy Layout

## Sequencing of works

A logical sequence of events is to be observed and shall be phased as follows.

**Table 9: Sequence of Events**

Stage	Event
Stage 1	Carry out tree works as specified within the summary of tree works
Stage 2	Installation of protective measures in accordance with the approved tree protection plan/s
Stage 3	Pre-commencement site meeting
Stage 4	Installation of haul road and site set up
Stage 5	Undertake demolition of existing structures
Stage 6	Undertake and complete construction works
Stage 7	Undertake external landscaping works outside of the construction exclusion zones
Stage 8	Removal of all machinery and materials form site
Stage 9	Dismantle and removal of protective measures
Stage 10	Undertake external landscaping works within the construction exclusion zones
Stage 11	Sign off from Project Arboriculturist

## Protective Measures

Protective measures are to be installed immediately following the completion of the tree works and are to be sited and aligned in accordance with the tree protection plan (Arbtech TPP 03 C) before the commencement of any works or the introduction of any machinery or material to Site.

Upon installation of the protective measures around the retained trees, the Project Arboriculturist will visit the site to inspect and document the position and specifications of the protective measures.

If the protective measures and their positions do not comply with this arboricultural method statement document number Arbtech AMS 03 (03) and tree protection plan drawing number Arbtech TPP 03 C, the Project Arboriculturist shall inform the client and fencing contractor so adjustments can be made.

When the protective measures comply with document number Arbtech AMS 03 (03) and tree protection plan drawing number Arbtech TPP 03 C, the Project Arboriculturist will sign off the protective measures in writing to the client and will send a copy to the fencing contractor, site agent and local authority tree officer.

If the protective measures become damaged or there is any accident or emergencies involving trees, these areas are to be cordoned off immediately with high visibility plastic mesh fencing. The site agent is to photograph and document the damage and inform the Project Arboriculturist immediately after the incident and all work within this area is to cease until the Project Arboriculturist has visited the site. Any damaged sections of protective measures shall be replaced within 48 hours of the initial incident.

The protected area is sacrosanct and will not be invaded by the storage of materials, mixing of concrete or other products, accessed by machinery, equipment, or pedestrians or in any other way disturbed by construction activity.

The protective measures will remain in place until the completion of stage 8 (see Sequencing of Works), thereafter they will be carefully dismantled only with the agreement of the Project Arboriculturist and or the local authority tree officer.

The proposed site boundary measures are to be retained/installed and retained for the duration of the development. If for any reason the existing/proposed boundary measures are not to be used protective barrier fencing is to be installed along the line of the boundaries and is only to be removed upon the written permission of the Project

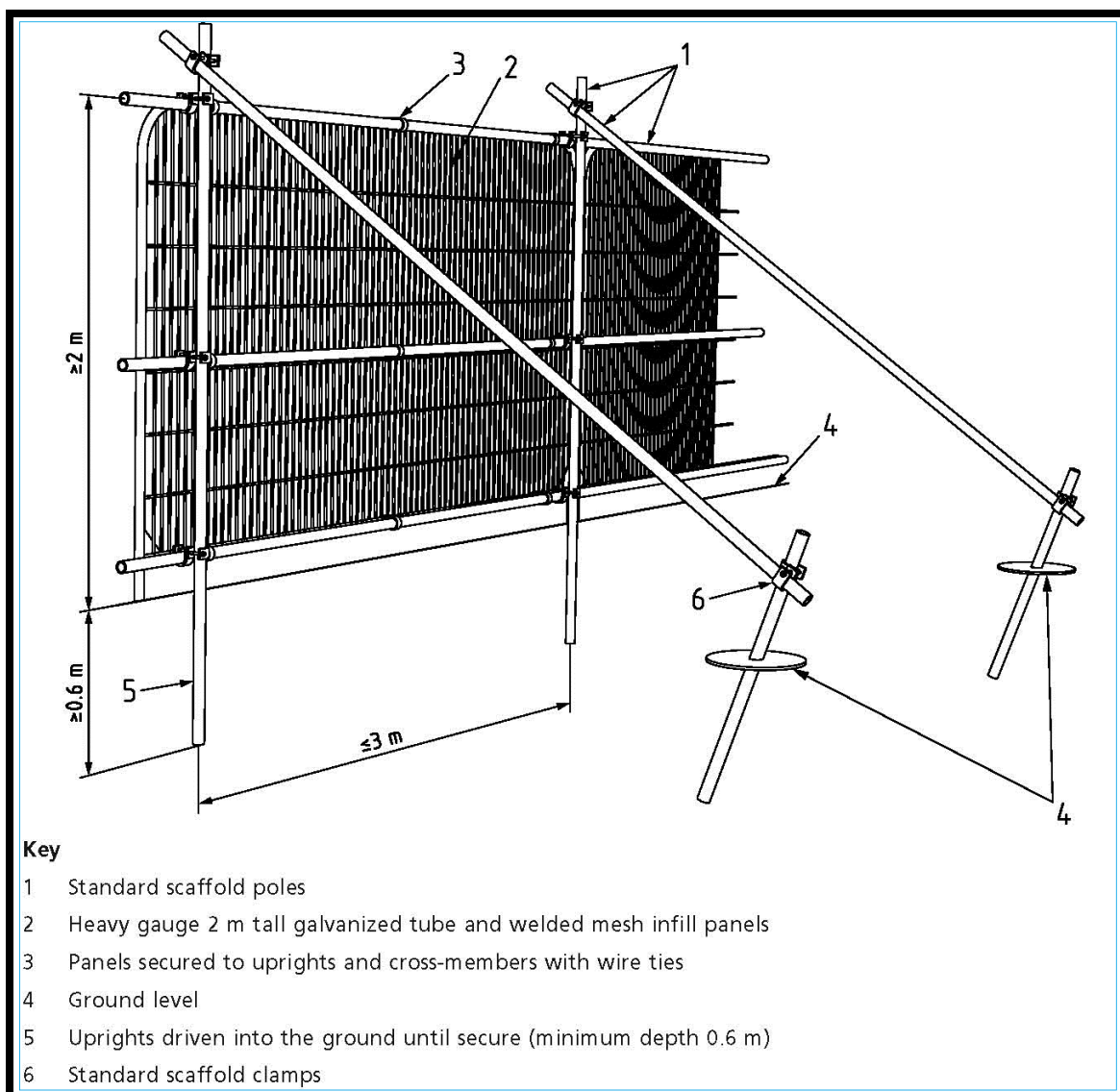
Arboriculturist upon the completion of the development or immediately before the installation of the permanent boundary measures.

No equipment, vehicles or plant shall operate beyond the tree protection fencing. Booms, hoists, and rigs should be kept as far away from the canopies of retained trees at all times. Where it is necessary to operate within 5m of a tree canopy, it will be done with the utmost caution and under the control of a banks man. Damage to trees will be considered a breach of this tree protection plan, which in turn could be a breach of planning permission.

## Protective Barrier Fencing

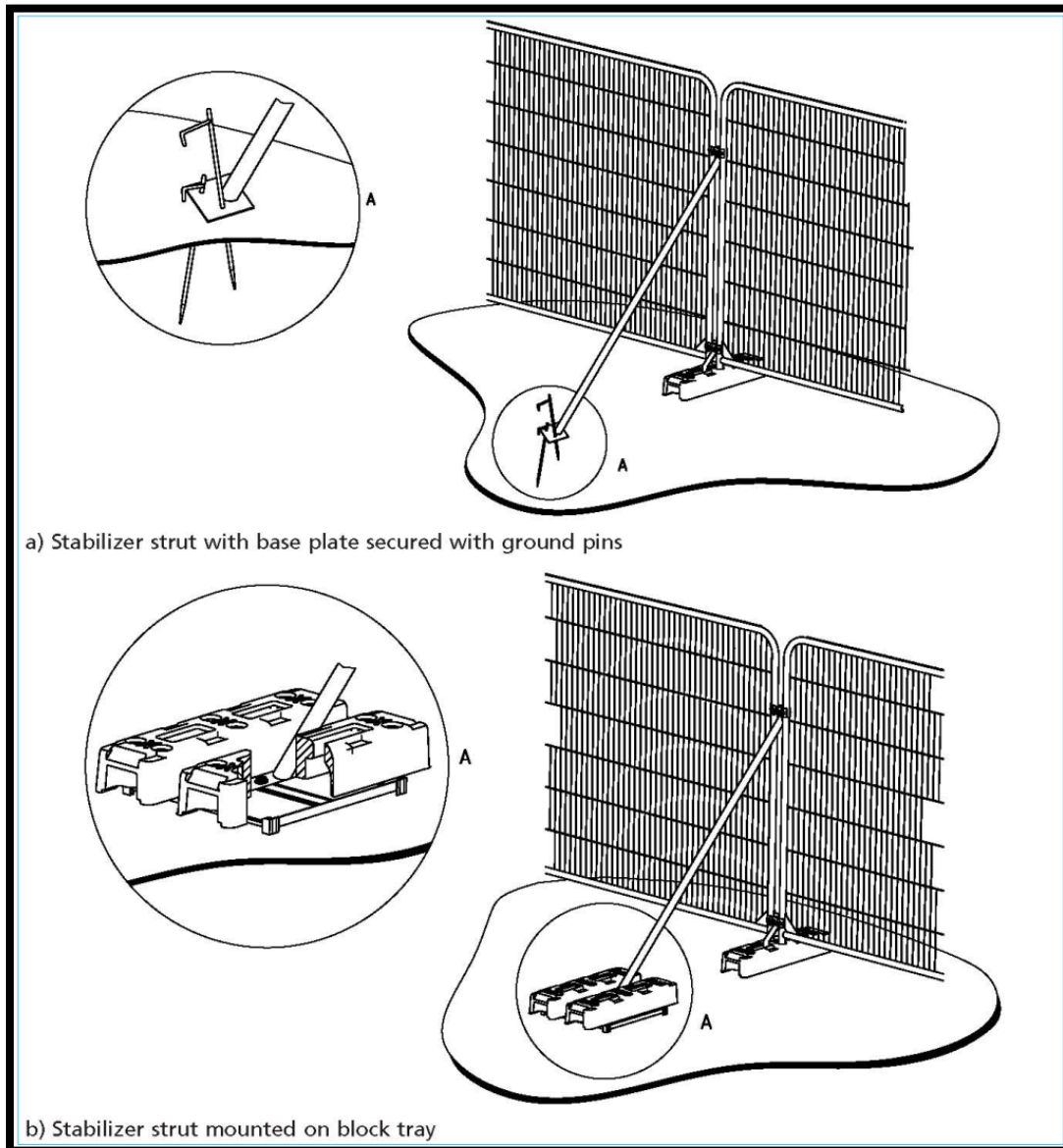
Protective barrier fencing should be appropriate for the intensity and proximity of the development to protect trees where development activity is nearby.

Default specification: To comprise either 2.4m wooden site hoarding; or a 2.3m high scaffold framework, well braced to resist impacts, with uprights to be spaced at a maximum of 3.0m intervals and driven into the ground by a minimum of 600mm. On to this, standard anti-climb welded mesh panels are to be securely fixed to each other with at least two scaffold clamps and to the scaffold framework with wire.



**Figure 3: Default specification for protective barrier fencing (BS5837).**

Secondary specification: To comprise of 2m tall welded mesh panels on rubber or concrete feet. Panels are to be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The panels will be supported on the inner side by stabiliser struts, which will be attached to a base plate and secured with ground pins.



**Figure 4: Examples of protective barrier fencing with above-ground stabilising systems (BS5837).**

Signage denoting the words “*tree protection area*” at 5.0m intervals will be fixed to the protective barrier fencing (See Appendix 2).

Protective fencing is to be removed ONLY with the written permission of the Project Arboriculturist.



## Ground boarding

New temporary ground protection will be capable of supporting any traffic entering or using the site without being distorted or causing compaction of the underlying soil.

Where it is determined by the project engineer that any hard surfacing is not adequate protection from any expected loading, ground boarding is to be installed to the engineer's specification on top of the hard surfacing within the root protection areas of retained trees.

Where machinery will be stored or used from the ground boarding within the RPAs of the retained trees an impervious barrier and or bunding to prevent oils, fuel or chemicals is to be installed to prevent leaching into the soil within or adjacent to the RPAs.

*Note* The ground protection might comprise one of the following:

- a) for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100mm depth of woodchip), laid onto a geotextile membrane;
- b) for pedestrian-operated plant up to a gross weight of 2t, proprietary inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150mm depth of woodchip), laid onto a geotextile membrane;
- c) for wheeled or tracked construction traffic exceeding 2t gross weight, an alternative system (e.g. proprietary system or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

For any situations other than those described in a) or b) (as above), the ground boarding is to be designed by a suitably qualified person to an engineering specification in conjunction with arboricultural advice, to be suitable of supporting the expected loading to be placed upon it.

In all cases, the objective of the ground boarding is to avoid compaction of the soil beneath, so that tree root functions remain unimpaired.

At this stage, no contractors have been approached so it is not possible to know exactly what equipment they have available and will be using.

Due to the various sizes of demolition and construction plant available and the potential requirements for material storage within the site, the final specifications for the ground boarding is to be designed and supplied to the Project Arboriculturist for their approval by the project engineer a minimum of ten (10) working days before its installation.

## Demolition

Before the demolition of the existing site features, all tree works are to have been completed, tree protection measures are to be in place as per Arbtech Consulting Ltd. tree protection plan document number Arbtech TPP 03 C and have been signed off and a copy of the demolition method statement has been submitted and approved by the Project Arboriculturist to ensure that there is no conflict with this method statement.

All demolition work within or immediately adjacent to RPAs or canopies of retained trees is to be undertaken under the direct on-site supervision of an arboriculturist.

## Structures

Demolition of the existing Superstructure and boundary wall beneath the canopies and within the RPA of retained tree T01; and planter wall beneath the canopies and within the RPAs retained trees T02-T06, as show on Arbtech TPP 03 C by a turquoise 'Cross' hatching, is to be undertaken carefully under arboricultural supervision.

The structures are to be taken down so that all debris and materials are to fall outside of the RPAs and away from the canopies of all retained trees.

Foundations within and adjacent to the RPAs of retained trees are to be left in situ wherever possible. Where this is not possible demolition of the existing foundations are to be undertaken to the minimum depth required to allow for the installation of the new soft and hard landscaping.

The removal of the existing foundations within the RPA of retained trees are to be undertaken using a handheld pneumatic breaker, hand tools and wheelbarrows to break up and remove the debris out of the RPA. In some situations, and only at the discretion of the arborist it may be possible to use an excavator using a hydraulic breaker and a suitably sized toothless grading bucket.

It may be permitted by the project arboriculturist for an excavator to undertake the demolition and removal of the foundation, but it must be situated outside of the RPA, on top of the hard surfacing working away from the RPAs or from suitable ground boarding capable of handling the expected loading.

If it is likely that there will be any soil collapse or the trench begins to collapse within the RPAs of retained trees which will lead to the loss of rooting environment, excavations are to be stopped immediately and the trench is to be shored up to prevent further soil collapse.

Where the removal of foundations occurs within the RPAs of retained trees these voids are to be back filled with clean topsoil.

### **Hard Surfacing**

Where it is required for hard surfacing is to be removed and or re-surfaced within the RPA of tree T01 it is to be undertaken under direct on-site arboricultural supervision, during the landscaping phase of the development.

The wearing course will be broken up using a handheld pneumatic breaker, hand tools and wheelbarrows to break up and remove the surfacing. Where is necessary to remove the subbase, this is to be undertaken using a fork to loosen the material and moved using shovels and wheelbarrows.

In some situations, and at the discretion of the arborist it may be possible to use an excavator using a hydraulic breaker and a suitably sized toothless grading bucket. If an excavator is to be used it must be situated outside of the RPAs, on top of the hard surfacing working away from the RPAs or from ground boarding.

Whichever system is used there is to be **NO** disturbance of the soil beneath. If roots are found they are to be covered over with damp hessian and a layer of either sharp sand, wood chip or topsoil will be applied as soon as practicably possible to prevent desiccation.

### **Existing Underground Services**

Existing services within the site should be retained wherever possible. Where existing services within RPAs require upgrading, the utmost care must be taken to minimise disturbance, and where feasible trenchless techniques are to be employed, and only where necessary should open excavations be considered.

## Construction

Before the construction of the proposed development, a copy of the construction method statement will have been submitted and approved by the Project Arboriculturist to ensure that there is no conflict with this method statement.

All excavations and construction work within or immediately adjacent to RPAs or canopies of retained trees is to be undertaken under the direct on-site supervision of an arboriculturist.

## Foundations design

All and any excavations that may be required within the RPAs of retained trees will initially be undertaken manually under arboricultural supervision (see Manual excavation).

## Hard Surfacing

Replacement hard surfacing to be situated within the RPAs of retained trees is to be designed in conjunction with arboricultural advice to accommodate the likely loading.

The design will utilise the retention of the existing subbase which will be added to by topdressing is necessary to improve its load bearing capacity. This will ensure current the preservation of rooting volume conditions.

## Prohibition

- Mechanical digging or scraping is not permitted within a defined root protection area or areas cordoned off by protective barrier fencing.
- No access will be permitted within the protected areas;
- No materials, equipment or debris will be stored within any of the fenced areas, or against the fencing;
- Fires are not permitted within 10m of any vegetation.
- Leaning objects against or attaching of objects to a tree is not permitted.
- Machinery, plant, and vehicles are not permitted to be washed down within 10m of vegetation.
- Chemicals and materials are not to be transported, stored, used, or mixed within a root protection area or areas cordoned off by protective barrier fencing.
- Cement silos, mixing site to be situated within a bunded area to prevent spillage/leaking of chemicals harmful to trees. These areas are to be sited well clear of protected trees.
- Refuelling of plant or machinery is prohibited within 10m of the construction exclusion zones.
- Allowance must be made for the slope of the ground so that damaging materials such as concrete washings, mortar or diesel oil cannot run towards trees.
- Where machinery is to be used within 5m of retained tree canopies a banks man will be required at all times whilst setting up, moving, or operating within this distance of retained trees canopies.
- Storage of all caustic material and chemicals are to be situated well clear of protected areas and preferably on lower ground if slopes are present, or to be situated within a bonded area to prevent any spills or leaks entering the ground.

## Site Management

The site manager will be responsible for briefing and inducting all personnel who will be working on any stage of this development and especially those who will be working within or adjacent to the canopies or RPAs of retained trees, and will make them aware of, and provide a copy of this method statement and tree protection plan drawing number Arbtech TPP 03 C; this is to include but not exclusively the movement and or operation of plant, excavations, unloading deliveries, mixing and or pouring of cement and concrete.

The site manager will be responsible for the day to day running and protection of all retained trees and for liaising with the project arborist about any tree-related matters and before any works that may or will affect the RPAs or canopies of retained trees; this is to include but not exclusively the movement and or operation of plant, excavations, unloading deliveries, mixing, pouring and storage of all caustic materials that may cause harm to retained trees.

Any incidents of damage to retained trees or tree protection measures will be documented by the site manager who will then report these incidents to the Project Arboriculturist immediately and make sure that works within this area cease until the project arborist has had an opportunity to inspect the damage and where appropriate, agree on a mitigation plan with the local planning authority tree officer.

The site manager may designate another person to take charge of briefing and inducting process of new site personnel or visitors in his absence.

If the site manager is replaced or is absent from the site for more than three consecutive working days, the project arborist will be informed, and a prestart meeting will be held with the new or acting site manager.

It is the responsibility of the site manager to ensure that the planning conditions attached to the planning consent are adhered to at all times and that a monitoring regime and supervision of any works within or adjacent to the RPAs are adopted.

If at any time pruning works are required other than those previously approved, permission must be sought from the LPA tree officer and once permission is granted, they are to be carried out by a suitably qualified person in accordance with BS3998:2010 Tree work – Recommendations.



## Services

Existing services within the site will be retained wherever possible. Where existing services within RPAs require upgrading, the utmost care must be taken to minimise disturbance, and where feasible trenchless techniques are to be employed, and only where necessary should open excavations be considered.

Where new services are to be introduced into the site they will be located outside of RPAs, where they will not interfere with tree roots. If any excavations are required within the RPAs all trenches are to be excavated by hand and radially to the tree trunks under direct on-site arboricultural supervision and are to be carried out under NJUG guidelines.

Final positions of any proposed services will be verified and approved by the Project Arboriculturist and local authority tree officer before implementation.

### **New Underground services**

Trenching for installation of underground services and drainage routes could sever any roots that may be present and as such adversely affects the health of the tree. For this reason, particular care will be taken in routing and methods of installation of all underground services. All underground services and drainage routes will be located so that no excavations are required within RPAs.

Where it has been impossible to keep underground services from passing through RPAs or within proximity to trees, these sections are to be installed in one of three ways in accordance with the guidance set out in National Joint Utilities Group guidelines (NJUG 4), under on-site arboricultural supervision.

### **Trenchless Techniques**

There are three main types of trenchless techniques, these include, guided and unguided boring and pipe replacement by lining or bursting. These allow for the installation, maintenance, or renewal of underground services, without the disturbance of soil in which roots are likely to be growing. Starting and receiving pits for the boring machinery are to be located outside of the RPAs of any retained trees, with the bore depth being maintained at a minimum depth of 600mm below the existing ground level. Techniques involving external lubrication of the equipment shall use no material other than water as other lubricants could contaminate the soil (e.g. oil, bentonite, etc.).

## **Manual Excavation**

Excavation within RPAs will be undertaken by hand under direct on-site arboricultural supervision of the required depth of the foundation; Or to a minimum of 600mm deep of any excavation, whether for proposed foundations, hard surfacing, or underground services. The total depth of the manual excavation will be determined by the arboriculturist whilst on site.

The soil is to be loosened with the aid of a fork or pickaxe and then cleared with the aid of an Air-spade, Air-vac and or shovel. Any roots found will be cleanly severed by the Project Arboriculturist with either a hand saw or secateurs.

Any roots found with a diameter of less than 25mm shall be cleanly severed by the Project Arboriculturist. Any roots of 25mm and above shall be excavated around without damaging them; the Project Arboriculturist shall decide if it is feasible or necessary to retain the root, if not it shall be severed.

The edge of the excavation closest to the trees will be covered with damp hessian to prevent soil collapse or contamination by concrete.

The soil beneath the depth may be sheet piled, regular piled or excavated deeper. Machinery may be used for this providing that it is situated outside of the RPA or has appropriate ground protection in place to move around on and work upon.

## **Broken Trench – Hand Dug**

This technique combines both trenchless techniques and manual excavation where excavation is unavoidable. Excavations will be limited to where there is clear access around and below the roots. All trenches shall be excavated by hand with the same precautions taken as for manual excavation. The open section of the trench will only be large enough to allow access for linking to the next section.

## Landscaping

Landscaping around retained trees may only be carried out once all tree protection measures have been removed (planting, turfing, fencing etc.).

All excavations within the Root Protection Areas shall be undertaken by hand and without reducing current ground levels unless it is agreed in writing with the LPA. At no time is the use of a rotavator permitted within the RPAs of retained trees.

Any tree roots discovered will be left in-situ and shall not be cut or otherwise damaged. Where possible, the soil structure within the Root Protection area shall be preserved.

No works will be carried out within the RPAs of any trees if the soil moisture is of such a level that soil compaction may be likely. Should the soil become compacted or has a poor structure which would hinder the development of the existing trees and plants or any new plantings the arboriculturist will be consulted about soil decompaction techniques.

## Monitoring and Supervision

Where trees have been identified within this method statement and tree protection plan drawing number Arbtech TPP 03 C for retention, there will be an auditable system of arboricultural monitoring. This is to extend to arboricultural supervision whenever demolition or construction activity is to take place within or adjacent to any canopy or RPA.

The development's tree protection measures are to be monitored and all demolition and construction works are to be undertaken within or adjacent to the RPAs of retained trees are to be supervised by Project Arboriculturist, who will be retained to record and report observations to the council at appropriate intervals.

### **Pre-commencement site meeting**

Before the commencement of any works or machinery and materials arriving on site a pre-commencement site meeting involving the project arborist, landowner or agent, site manager, contractors and engineer (as appropriate) and the relevant LPA officers will be held to ensure that all aspects of the arboricultural method statement and tree protection are understood and for all parties to swap contact details (see Appendix 3).

### **Monitoring and supervision schedule**

The initial monitoring visit will be to check that the tree protection measures are in the correct location and as specified within the approved method statement, if so to sign off their installation.

Thereafter, monitoring visits are to take place at regular intervals, to ensure that tree protection measures are in place and are functioning as designed or whenever necessary to undertake works to be carried out under arboricultural supervision. The frequency of the monitoring visits is to be agreed with the LPA tree officer at the pre-commencement site meeting.

A record of all arboricultural monitoring and supervision visits will be kept, and any faults will be logged, this will then be copied to the site agent, developer, and local planning authority in a digital format.

If during the development areas must be re-designed so that they would require changes to the approved arboricultural method statement or tree protection plan and so affecting retained trees the project arborist and LPA tree officer will be invited to

attend a site meeting with all relevant parties. Before any changes being implemented these must have been approved in writing by the LPA tree officer.

## **Supervision**

The Project Arboriculturist will be required to attend site to directly supervise all demolition and construction works that are to be undertaken within or adjacent to the RPAs of all retained trees and will be advised a minimum of 72 hours before the commencement of any works that require his attendance, these will include:

1. Pre-commencement site meeting.
2. Location of protective measures.
3. Supervised demolition of superstructure and foundations adjacent to the RPA of tree T01.
4. Supervised demolition of boundary wall and foundations adjacent to the RPA of tree T01.
5. Supervised demolition of planter wall and foundations adjacent to the RPAs of trees T02-T06.
6. Pre-commencement site meeting (construction phase).
7. Supervised demolition of hard surface within the RPA of tree T01.
8. Supervised installation of new hard surface within the RPAs of retained trees.
9. Any demolition and or excavations within or adjacent to RPAs, including foundations, hard surfacing or underground services (a non-exhaustive list).
10. Arboricultural sign off and removal of protective measures.

## **Completion meeting**

Once all construction works have been completed all materials and machinery has been removed from site the project arborist shall be informed and will invite the LPA tree officer to meet on site to discuss the process and discuss any final remedial works that may be required and to sign the development off so that the protective measures may be removed.

## Appendix 1: Tree Survey Schedule

**BS5837:2012 Tree Survey**

**Arbtech Consulting Ltd.**

Client: Watkin Jones Group  
 Project: Battersea Park Road  
 Survey Date: 08/10/2021  
 Surveyor: Jon Hartley



Unit 3, Well House Barns  
 Chester Road  
 Chester  
 Cheshire  
 CH4 0DH  
 Phone: 01244661170

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m <sup>2</sup> ) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)						
<b>T01</b> London Plane <i>Platanus x hispanica</i>	13	1	870	N E S W	7.5 9.5 10 7	3 3 3 3	M A: 342.5 R: 10.44	Good	C: Good S: Good B: Good	pruned to current dimensions; plane wilt affecting the this seasons growth.	<b>A.1</b> 40yrs+
<b>T02</b> Common Lime <i>Tilia europaea</i>	8	1	320	N E S W	5 5 2.5 2	1 1 1 2	Y A: 46.3 R: 3.83	Good	C: Fair S: Good B: Good	Assymetrical crown distribution due to proximity of companion tree.	<b>B.1</b> 20 to 40 yrs
<b>T03</b> Common Lime <i>Tilia europaea</i>	11	1	470	N E S W	8.5 6 6 6	1 1 1 1	SM A: 99.9 R: 5.63	Good	C: Good S: Good B: Good	No significant features noted.	<b>B.1</b> 20 to 40 yrs
<b>T04</b> London Plane <i>Platanus x hispanica</i>	12	3	415 (Eq)	N E S W	7 5 2 1	3 3 4 4	SM A: 78 R: 4.98	Fair	C: Fair S: Good B: Good	Three codominant stems from 1.1m; asymmetrical crown distribution due to proximity of companion trees.	<b>C.1</b> 20 to 40 yrs

<b>Age Classifications:</b>	N Newly planted	EM Early Mature	<b>Condition:</b>	C Crown	<b>Stems:</b>	Ø Diameter
	Y Young	M Mature		S Stem		(Eq) Equivalent stem diameter using BS5837:2012 definition
	SM Semi-mature	OM Over Mature		B Basal area	<b>ERC:</b>	Estimated Remaining Contributio



Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m <sup>2</sup> ) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)						
<b>T05</b>											
London Plane <i>Platanus x hispanica</i>	12	2	417 (Eq)	N	7	3	SM	A: 78.8 R: 5	Fair	C: Fair S: Good B: Good	<b>C.1</b> 20 to 40 yrs Two codominant stems from 1.3m; asymmetrical crown distribution due to proximity of companion trees.
<b>T06</b>											
London Plane <i>Platanus x hispanica</i>	13	1	610	N	5	2	M	A: 168.4 R: 7.32	Good	C: Fair S: Good B: Good	<b>B.1</b> 20 to 40 yrs Three codominant stems from 2.5m; regulary pruned to maintain clearance to the building.
<b>Age Classifications:</b> N Newly planted    EM Early Mature <b>Condition:</b> C Crown <b>Stems:</b> Ø Diameter Y Young    M Mature    S Stem    (Eq) Equivalent stem diameter using BS5837:2012 definition SM Semi-mature    OM Over Mature    B Basal area <b>ERC:</b> Estimated Remaining Contributio											

## **Appendix 2: Tree Protection Notice**

(To be printed at A3 or larger)

# Tree Protection Area

# KEEP OUT

Do not move this fence

(TOWN & COUNTRY PLANNING ACT 1990)

**TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS  
AND/OR ARE THE SUBJECT OF A TREE PRESERVATION ORDER.  
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY LEAD TO CRIMINAL  
PROSECUTION**

**ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN  
PERMISSION OF THE LOCAL PLANNING AUTHORITY**




Unit 3, Well House Barn, Chester Road, Chester, CH4 0DH  
<https://arbtech.co.uk> - 01244 661170

### Appendix 3: Contact Details

Name	Position	Company	Contact
	Client		
	Agent / Project Manager		
	Tree Officer		
	Project Arboriculturist	Arbtech Consulting Ltd.	01244 661170 <a href="https://arbtech.co.uk">https://arbtech.co.uk</a>
	Site Manager		
	Main contractor		

## Document Production Record

Document number	Editor	Signature	Position	Issue number	Date
Arbtech AMS 03	Jon Hartley		Principal Arboriculturist	03	22/01/24

### Limitations

Arbtech Consulting Ltd has prepared this report for the sole use of the above-named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us. This Report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Ltd. The assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by Arbtech Consulting Ltd.

### Copyright

© This Report is the copyright of Arbtech Consulting Ltd. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.