

CONDITION 8: TREE PROTECTION PLAN

Amendments/Notes

Rev	Description	By	Date
-	-	-	-

TREE PROTECTION

It should be noted that there are no existing trees on the development site, however, existing mature trees are present in the woodland beyond the rear boundary. It should be noted: whilst there may be a stream separating the boundary from the development site which may create a barrier to outward tree root spread, it is a possibility that tree roots could encroach below its course onto the site and it is these root zones which will need to be protected.

In addition to this there are mature trees located in the grass verge fronting No.21 The Avenue adjacent to the corner of the development plot. It is a possibility that tree roots could encroach onto the site and it is these root zones which will need to be protected.

Trees to be retained and protective fence positions forming root protection areas (RPAs) indicated on Site Plan Drawing No 5802/A/110.

1.0 Root Protection Areas

1.1 Root Protection Areas (RPAs) required by British Standard 5837(2012) Trees in Relation to Design, Demolition & Construction. They are calculated from the stem diameters of trees when measured at a height of 1.5m from ground level. The RPAs must be protected at all times. No works will be undertaken within any RPAs that causes compaction to the soil or severance of tree roots.

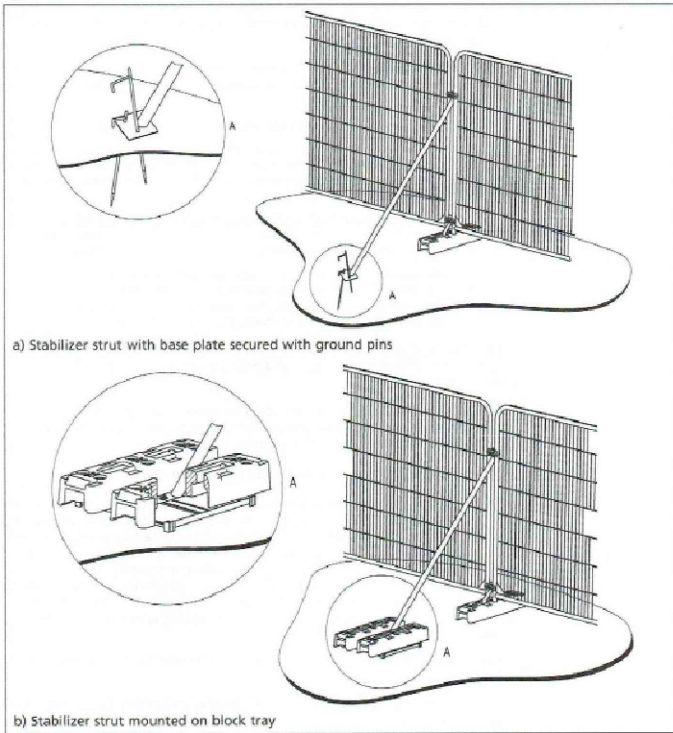
1.2 No work will take place within the RPAs.

2.0 Protective Fences

2.1 Protective fences will be erected prior to the commencement of any site works e.g. before any materials or machinery are brought on site, development or the stripping of soil commences. The fence will have signs attached to it stating 'CONSTRUCTION EXCLUSION ZONE – NO ACCESS'. The protective fences may only be removed following completion of all construction works.

2.2 The fence is required to be sited in accordance with the Tree Protection Plan enclosed with this method statement. They must ideally be constructed as per figure 3 in BS 5837 2012 and be fit for the purpose of excluding any construction activity (See below). Panels should be set in rubber or concrete feet secured with bracing and 2 anti-tamper clamps per panel will be adequate. Any other fence/barrier used must be fit for the purpose.

Figure 3 Examples of above-ground stabilising systems



3.0 Installation of Temporary Ground Protection

3.1 Where temporary access is required to a RPA, ground protection will be installed before any work is carried out. This will be in accordance with BS5837 2012 6.2.3.3.

3.2 No temporary access into the RPA is anticipated during construction.

4.0 Access to the Rear of the Property

4.1 Should it be necessary to move construction machinery to the rear of the property, care will be taken to avoid damaging any crowns of trees located in the woodland which may overlie the rear boundary fence in this area.

6.0 Excavations Within the RPA

5.1 No excavations will take place within any RPA.

6.0 Installation of New Hard Surfacing

6.1 Permeable block paving is being proposed to driveway/forecourt.

7.0 Specialist Foundations

7.1 Whilst specialist foundations may be required for other reasons, they are not necessary to mitigate arboricultural constraints.

8.0 Retaining Structures to Facilitate Changes in Ground Level

8.1 No changes of ground level will take place within any RPA.

9.0 Reinstating Landscaping Disturbed During Construction

9.1 To be implemented post construction as required.

10.0 Remedial Tree Works

10.1 If remedial tree works are required post development, they are to be approved by the London Borough of Hillingdon.

11.0 Use of Herbicides

11.1 No herbicide use is planned.

12.0 Contingency Plan

12.1 Water will be available on site and will be used to flush spill materials through the soil and avoid contamination to tree roots. At the time of any spillage the main contractor will contact an arboriculturist for advice if deemed necessary.

13.0 Auditing and Monitoring

13.1 The site will be inspected periodically at the following stages in the development process:

- Immediately after the erection of protective fences.
- Once during the demolition phase (via)
- Twice during the construction phase.
- On completion of works.

13.2 Observations are to be recorded on a site monitoring form. Any issues arising are to be reported to the site manager and resolved as necessary.

14.0 Additional Precautions

14.1 No storage of materials, lighting of fires will take place within the RPA. No mixing or storage of materials will take place up a slope where they may leak into a RPA.

14.2 No fires will be lit within 20 metres of any tree stem and will take into account fire size and wind direction so that, no flames come within 5m of any foliage.

14.3 Care will be taken to avoid damage to the crowns of trees when moving high-sided vehicles or cranes around the site.

14.4 No notice boards, cables or other services will be attached to any tree.

14.5 Materials which may contaminate the soil will not be discharged within 10m of any tree stem. When undertaking the mixing of materials it is essential that, any slope of the ground does not allow contaminants to run towards a tree root area.

15.0 Responsibilities

15.1 It will be the responsibility of the main contractor to adopt a monitoring regime in regards to tree protection on site.

15.2 The main contractor will be responsible for contacting the London Borough of Hillingdon at any time issues are raised related to the trees on site.

15.3 The main contractor will be responsible for ensuring sub-contractors do not carry out any process or operation that is likely to adversely impact upon any tree on site.

15.4 If at any time pruning works are required, permission must be sought from the London Borough of Hillingdon first and then carried out in accordance with British Standard 3998:2010 Tree Work - Recommendations.

15.5 The main contractor will ensure the build sequence is appropriate to ensure that no damage occurs to the trees during the construction processes. Protective fences will remain in position until completion of ALL construction works on the site.

15.6 The fencing and signs must be maintained in position at all times and checked on a regular basis.



PROPOSED SITE PLAN - TREE PROTECTION

1 : 200

PLANNING

All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site. Dimensions MUST NOT be scaled from this drawing.

This drawing and the copyrights and patents therein are the property of the Architect and may not be used or reproduced without consent.

This drawing is to be read in conjunction with all relevant consultants and/or specialist's drawings/documents and any discrepancies or variations are to be notified to the Architect before the affected work commences.

All works on site are to be carried out fully in accordance with current CDM regulations and recommendations, current Building Regulations, British Standards and Codes of Practice as appropriate.

Project
25 THE AVENUE
NORTHWOOD
HA6 2NJ

Drawing
PROPOSED SITE PLAN:
TREE PROTECTION

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Drawn By	NHQ	Date	Nov 2022
Checked By	-	Date	-
Approved By	-	Date	-

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5802/A/110	-