

6 LINKSWAY

LANDSCAPE METHODS STATEMENT

Purpose: To discharge Landscaping conditions relating to an amendment to planning application 5380/APP/2018/3022

Specifically conditions 6, and 7

Condition 6 is as follows:

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) 6 .

1. A landscaping method statement is attached as Appendix A1 and A2 Tree Protection Overview and Detailing and Appendix B Driveway Construction.
2. The accompanying document pack includes drawings “**681_PL100 General Arrangement Plan**” , “**681_PL200 Gate and Pillar Plan and Elevation**” and “**681_PL500 Lighting Plan**” by way of context. Details of the tree protection fencing are shown in Appendix A2.
3. Special foundations for the brick piers and metal railing fixings into the ground shall be carried out in strict accordance with Parmarbrook Urban Structural Engineers proposals reference: “**PB01_No Dig Foundation Scheme**”



Condition 7 is as follows:

Prior to the commencement of the superstructure a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Means of enclosure/boundary treatments including position, design and materials
 - 2.b Hard Surfacing Materials
 - 2.c External Lighting Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

Original plans for the site (covering points 1 and 2 above) were submitted and approved as part of the original planning application. We attach here the revisions proposed for the front driveway as **“681_PL100 General Arrangement Plan”** which show the details of the proposed front garden arrangements.

1. Detailing of the proposed species for the new front hedging and hard landscaping materials are shown in plan **“681_PL100 General Arrangement Plan”**
 - 1a. Planting plans are shown in drawing **“681_PL100 General Arrangement Plan”**
 - 1b. Planting and cultivation works will take place as per the original specifications
 - 1c. Planting schedule is shown in drawing **“681_PL100 General Arrangement Plan”**
2. Hard landscaping plans are shown in drawing **“681_PL100 General Arrangement Plan” & “681_PL500 Lighting Plan”** this includes items 2a, b and c

APPENDIX A1: TREE PROTECTION OVERVIEW:

During construction the retained trees are to be protected by tree protection fencing as shown in **“681_PL300 Root Protection Zone Plan” & “681_PL400 Construction Method and Tree Fencing”**

Part of the root zone of T1, T3, T4, G7 and G8 are under the existing driveway so is marked for “no dig” construction (see details in appendix A1 and B) but will not be within the fenced off tree protection zone. Additional measures therefore need to be taken to ensure that compaction, spillage and excavation do not happen.

Construction of the edgings and base for the driveway according to the described “no dig” methodology should be carried out *prior* to other works taking place to ensure the roots are properly protected. The surface gravel is not part of the protection and can be left until other works are complete if desired, and the surface protected with boards such as standard 12mm shuttering ply throughout the works. No concrete mixing, emptying or filling of petrol or diesel machinery or use of paint or other liquids is to be undertaken within the driveway area. No excavations whatsoever are to be carried out within this area, nor are loose materials to be stored here.

APPENDIX A2: TREE PROTECTION DETAILING:

4. METHOD STATEMENT

Special foundations for the brick piers and metal railing fixings into the ground shall be carried out in strict accordance with Parmarbrook Urban Structural Engineers proposals as shown in **“PB01_No Dig Foundation Scheme”**. The specification for no-dig construction is shown below. **“681_PL300 Root Protection Zone Plan” & “681_PL400 Construction Method and Tree Fencing”**

British standard 5837(2012)

This method statement is in accordance with British Standard 5837: Trees in relation to design, demolition and construction - Recommendations (2012) which provides a methodology for the assessment and protection of trees and other significant vegetation on development sites.

Tree surgery works

Only tree works specified within this document may be carried out. Any uncertainty regarding trees to be pruned will be immediately confirmed with the arboricultural consultant and local authority tree officer.

All tree works will be carried out in accordance with the recommendations given in the current BS 3998 (2010).

All tree works should be carried out in accordance with the Wildlife and Countryside Act 1981 (as amended) and the Habitat Regulations 2010.



Site supervision

All key / critical activities that will affect trees during construction will be inspected and monitored by the approved arboricultural consultant and reports issued to the client and local authority.

Supervision visits will occur as follows;

Inspection of tree works, tree protection prior to demolition and construction works

Monthly visits to inspect tree protection measures

During works that may affect retained trees

Protective fencing

No materials or equipment other than those required to erect protective fencing, will be delivered to the site before the fencing is installed. The position of protective fencing for demolition is shown on this drawing.

Protective fencing will be constructed of robust barriers fit for the purpose of excluding demolition and construction traffic. Signs will be fixed to every third panel stating 'Tree Protection Area Keep Out - Any incursion into the protected area must be with the agreement of the local authority or arboricultural consultant'.

The main contractor will inform the local authority officer and the arboricultural consultant that tree protection is in place before demolition or site clearance works commence.

No alteration, removal or repositioning of the tree protection for demolition will take place during the demolition phase without the prior consent of the arboricultural consultant.

Services and drainage

Methods of working for installation of the drainage runs or services will follow the guidance within Table 3 of BS 5837 (2012), or National Joint Utilities Group (NJUG) Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Volume 4, issue 2, London NJUG 2007.

No works will occur within the tree protection zone without prior agreement from the arboricultural consultant. No machinery will be permitted within the TPZ at any time.

General protection methods

No fires will be permitted within 20m of the crown of any tree.

No changes in soil levels will take place within the tree protection zones without prior written consent of the local authority.

No materials, vehicles, plant or personnel will be permitted into the tree protection zones at any time without the prior consent of the arboricultural consultant.

Any liquid materials spilled on site will be immediately cleared up and removed from the site. If liquid fuel or cement products are spilled within 2m of the tree protection zone, the contractor will report the incident to the arboricultural consultant immediately.

The contractor will report any damage to trees or shrubs, whether caused by construction activities or from any other cause, to the arboricultural consultant immediately.

No-dig construction areas

Areas requiring no-dig methods of construction are indicated on this drawing.

“681_PL200 Gate and Pillar_No Dig Foundation Scheme”. “681_PL300 Root Protection Zone Plan” & “681_PL400 Construction Method and Tree Fencing” and PB01_No Dig Foundation Scheme

No-dig will involve either excavating existing hard surfacing down to sub base and building up, or laying materials to create new hard surfacing onto existing ground levels. No scraping or reducing of existing soft ground levels in the areas indicated on this plan will be undertaken, and all construction in these areas will avoid the use of machinery.

APPENDIX B DRIVEWAY CONSTRUCTION

The driveway is to be constructed following the methodology detailed below:

A1) OUTSIDE ROOT PROTECTION ZONE

Preparation

1. Load all equipment required for job
2. Carry out visual vehicle safety checks
3. Transport equipment and operatives to site
4. Report to Client and receive permit to work (where required)
5. Put on personal protective equipment
6. Inform all relevant other persons in area of start of works
7. Cordon off work area if practical and necessary to do so.
8. Ensure the area to be worked and exit points are clear of obstruction
9. Ensure that safe access and egress is maintained

Installation

1. Cordon off the work area, place barriers to enclose excavation and prevent unauthorised access.
2. Mark out edging runs in compliance with design plan using spray marker paint
3. Measure and mark edge lines
4. Carry out CAT scans of ground to check and locate live services. Mark locations.
5. Also Check area service plans.
6. Arrange for existing live services to be shutdown where possible. Make team aware if live.
7. Dig out ground to a depth of 200mm for a car supporting driveway- ensure levels are suitable to allow for the no dig area that forms part of the drive
8. Where live services have been located machines must not dig within 0.5 meters. Hand dig only.
9. Live services will be encased in concrete and capped off by the local authority
10. Mix and lay concrete to haunch the edging in place
11. Position edging sections align and level.
12. Back fill each side of channel using similar surface finish to match existing. Compact and finish level with adjacent surface.
13. Lay the hardcore base to a depth of 75mm (150mm for a car supporting driveway)
14. Fully compact the hardcore base using a vibrating plate to ensure a strong secure base
15. Lay sand and permeable block paving
16. Remove all tools and surplus materials from the area.
17. Remove any temporary fencing and re-instate area for use.

B2 WITHIN ROOT PROTECTION ZONE- NO DIG METHODOLOGY

A drawing of proposed “no dig construction build up and methodology is attached as Appendix A2

Preparation

Carry out site checks as for standard methodology.

Prior to commencing any construction on site, erect protective fencing around trees to form an exclusion zone (see **Tree Protection plan, “681_PL300 Root Protection Zone Plan” & “681_PL400 Construction Method and Tree Fencing”**) This will ensure that roots will not be severed during the construction work and the soil in the area of the exclusion zone will not be compacted, enabling oxygen to continue to diffuse into the soil beneath.

Construction of the surface should be undertaken in dry weather between May and October when the ground is driest and least prone to compaction.

1) Existing Ground Preparation

- Remove surface vegetation and treat with suitable herbicide as advised by project Arboriculturalist.
- Fill any hollows that may be in the exposed ground with no fines 4/40mm clean angular stone.
- Place TRP membrane over the works area ensuring laps with a minimum of 250mm. Edgings may be laid as above but all concrete is to be wrapped in impervious membrane to prevent leaching into root zones. If levels along the line of the edging do not allow no digging for the fitting of these then edgings in this area to be metal edging with pins such as CORE edge metal edging which is suitable for this purpose.

2) Lay & Pin membrane such as CORE Tree Root Protection (TRP)

- Lay the membrane on the ground and roll out 1m, insert 4 equally spaced steel staking pins through the TRP membrane along the width of the panel then continue to roll out the membrane.
 - Expand the panel over the TRP Membrane and position it over the pins, extend to the required length, then pin across the opposite end of the panel through the TRP membrane
 - Pin along the length of the panel on each side.
 - Using CGACST HDPE connecting studs connect the adjoining panel. CORE TRP panels can be cut to shape if required. Cut cells individually with a utility knife or before expanding the panel using a petrol cut off saw.
- (NB. If full panels are not required ensure the cells used have been fully expanded.)

3) Backfill the cells

- Using a 4/40mm clean angular stone (to BS EN 13242 and 12620) progressively fill the cells from the point of entry to the system. This is a small area and should be filled by hand rather than directly from a delivery vehicle.
- Overfill by approximately 25mm allowing for settlement of the stone into the cells.

4) *Wearing Course*

Permeable blockwork to match the rest of the drive to be laid on a sand bedding over the base preparation as per drawings in Appendix A2.

APPENDIX C INSTALLATION OF FRONT HEDGING

1. Excavate a trench large enough to take all the roots without bending
2. Retain topsoil separately from the subsoil
3. Fork the sides and bottom of the pit to allow easy penetration and establishment of roots
4. Inspect the hedging for damage carefully prune out any damage branches or roots with a sharp saw or secateurs. Damaged branches will always be pruned back to just above the next live and healthy bud
5. Thoroughly soak the roots before planting
6. Lower the plant into the trench, making sure that the roots or root ball is disturbed as little as possible.
7. Backfill with good quality compost and topsoil
8. Firm the soil around the roots leaving no air spaces.
9. Water in well, and add mulch