



METHOD STATEMENT & TREE PROTECTION PLAN

Relating to

Demolition of existing dwelling and associated buildings and erection of 9 dwellings with associated hard & soft landscaping, private amenity space, parking and cycle storage, following approved application ref. 5548/APP/2024/2826

At

**25 New Road
Harlington
UB3 5BD**

For

Mr Manoj Dass

Ref. 2026.017
14 May 2026

1. Sequence of Development (Method Statement)

The development at 25 New Road, Harlington will be carried out in a controlled sequence to ensure the protection of retained trees and surrounding amenity, in accordance with the requirements of the London Borough of Hillingdon.

Phase 1 – Pre-Commencement

- Appointment of project team and arboricultural consultant
- Installation of **tree protection fencing** in accordance with approved details
- Site setup including hoarding, welfare facilities and access arrangements
- No works shall commence until protective fencing is fully installed and inspected

Phase 2 – Site Clearance & Demolition

- Soft strip of existing structures
- Controlled demolition of existing dwelling and outbuildings
- Removal of debris and clearance of site

All works will be undertaken ensuring **no encroachment into protected root protection areas (RPAs)**.

Phase 3 – Substructure Works

- Foundations constructed in accordance with arboricultural recommendations
- Use of **hand-digging or low-impact methods** where required near RPAs
- No excavation within protected areas unless agreed in writing

Phase 4 – Superstructure Construction

- Construction of new dwellings
- Installation of roofs, windows, and external finishes
- Ongoing compliance with tree protection measures

Phase 5 – External Works & Landscaping

- Installation of hard and soft landscaping
- Formation of driveways, pathways and amenity spaces
- Final surfacing and planting

Phase 6 – Completion

- Removal of protective fencing (post-construction only)
- Final inspection and handover

2. Tree Protection Measures

Tree protection will be implemented in full accordance with **BS 5837:2012** and the approved Arboricultural documents.

Protective Fencing

- Fencing will be installed around the **entire Root Protection Area (RPA)** and/or crown spread of retained trees and vegetation
- Minimum height: **1.5 metres**
- Type: Weldmesh panels on scaffold framework (e.g. Heras-type or equivalent)
- Positioned as per approved **Tree Protection Plan drawings – Please refer to drawing with reference C05**

Implementation Requirements

- Fencing to be erected **prior to any site clearance or construction works**
- Fencing to remain in place **for the full duration of development**
- No alteration to fencing without written approval from the Local Planning Authority

Restrictions Within Protected Areas

The following will be strictly prohibited within fenced areas:

- **No changes in ground levels**
- **No storage of materials, plant or equipment**
- **No construction or temporary structures**
- **No burning of materials or waste**
- **No excavation, trenching or installation of services** without prior written approval

These measures ensure full compliance with planning requirements and protection of retained vegetation.

3. Arboricultural Supervision & Monitoring

Where specified within the Arboricultural Method Statement:

- A qualified **arboricultural consultant** will undertake **site inspections at key stages**, including:
 - Installation of tree protection fencing
 - Any works within proximity to RPAs
 - Foundation and excavation stages (if applicable)
- A written record of inspections will be:
 - Maintained throughout the development
 - Submitted to the Local Planning Authority upon request

Reason for Condition Compliance

These measures are implemented to:

- Safeguard retained trees and vegetation during construction
- Prevent damage to root systems and canopy structure
- Ensure the development accords with **Policy DMHB 14** of the London Borough of Hillingdon Local Plan Part 2 (2020)

Ends