

**B.S. 5837 Arboricultural
Method Statement
at
32 Morford Way
Ruislip
HA4 8SN
rev A**

**Client: Ms Houston
32 Morford Way
Ruislip
HA4 8SN**

Important note for demolition and construction contractors

This document includes requirements for arboricultural supervision by a suitably qualified arboricultural consultant in certain areas and techniques that may involve a specialised input. Adherence to these requirements is necessary for this document to comply with the Town and Country Planning Act 1990

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1.0 Brief:

1.1 I am instructed by Ms. Houston to prepare an Arboricultural Method Statement (AMS) in respect of a proposed development at 32 Morford Way Ruislip. The method statement is required to comply with condition 6 of planning permission ref 67239/APP/2022/512 for the erection of single storey side and rear extensions including rooflights, following demolition of existing garage.

1.2 Condition 6 states that:

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. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 meters.

Thereafter, the development shall be implemented in accordance with the approved details.

The fencing shall be retained in position until the 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 to soil 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 to be dug or otherwise created, without the prior written consent of the Local Planning Authority.

3. Where the arboricultural method statement recommends that tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections/meetings shall be submitted to the Local Planning Authority.

1.3 I am to provide instructions for tree retention and protection, including details of appropriate measures that are to be undertaken in order to minimize the impact of development.

- 1.4 The purpose of the method statement is to explain how and when the protection measures should be installed, and how they are to be maintained for the duration of the development activity.

2.0 Arboricultural Supervision

- 2.1 An arboricultural consultant will be appointed by the developer prior to the commencement of any works on the site.
- 2.2 Prior to the commencement of works a set up meeting between the main contractor, any (relevant) sub-contractors, a representative from the Local Planning Authority (LPA) and the arboricultural consultant will take place. In the event the representative from the LPA is unable to attend, the arboricultural consultant will make a note of discussions and will advise the LPA in writing.
- 2.3 The meeting will establish a line of communication between the working parties and to understand the parameters of the site, underlining the importance of maintaining and respecting tree protection barriers.
- 2.4 At the meeting the Arboricultural Method Statement (AMS) is to be signed off by the person responsible for the day to day running of the site (normally the site foreman).
- 2.5 By signing off the AMS, the responsible person agrees that he/she has read and understood the method statement and agrees to adhere to it.
- 2.6 In the event of the responsible person being replaced at any time during the development it will be their responsibility to ensure the new person responsible for the site is made aware of the method statement and the need to adhere to the method statement.
- 2.7 A copy of this report will be permanently available on site for the duration of the development activity. It can also be copied for the purposes of tendering, planning the timing of operations and used as a reference as a general guide on how to protect important trees.
- 2.8 A full scale (1:200) copy of the tree protection plan (appendix 1) is to be available at all times on site including a scale bar.
- 2.9 The tree work, agreed as part of the planning permission is needed in order to implement the proposed scheme (i.e. felling or pruning works), this will be undertaken before other works commence on site.
- 2.10 No other tree work is to take place without obtaining, in writing, the express consent of the Local Authority.
- 2.11 Once the site becomes active it is unlikely that the arboricultural consultant will need to visit again. However, the site contractor should regularly update the arboricultural officer, photographing the fencing at various stages of the

construction to confirm that the tree protection measures are being adhered to.

- 2.12 The purpose of recording the installation and maintenance of the fencing with photographs is to:
- Provide the developer with proof of compliance in the event of any dispute
 - Allow the LPA to discharge the relevant planning conditions
- 2.13 In addition, the Local Authority tree officer or enforcement officers are able to make site visits at any time to confirm the adherence to the method statement.

Table :1 Schedule of works and supervision

Sequence	Activity	Supervision
1	Pre commencement meeting	LPA tree officer, site manager, project arboriculturist
2	Installation of fencing in accordance with Tree Protection Plan (TPP)	Site manager and project arboriculturist
3	Main development phase	Site manager
4	Removal of tree protection following completion	Site manager

3.0 The development

3.1 Overview

- 3.1.1 The expected programme of site development where arboricultural input is required is as follows:
1. Pre commencement meeting
 2. Installation of protective fencing
 3. Demolition of existing garage structure
 4. Excavation of foundations
 5. Erection of main build
 6. Removal of tree protection measures

3.2 Tree works

- 3.2.1 There are no tree works proposed for this development.
- 3.2.2 The pruning of the Virginia creeper off the garage and along the fence will be undertaken using hand tools only (i.e. secateurs) and shall be carried out in such a way as to avoid excessive or harmful pruning as far as possible.

3.3 Erection of fencing

- 3.3.1 The tree protection plan (appendix 1) shows the line and position of the root protection fencing to be erected prior to any other works taking place on site.
- 3.3.2 The root protection fencing installation shall be approached from within the central working zone to avoid damage within the root protection area (RPA) itself, in accordance with the recommendations of BS 5837/2012,.
- 3.3.3 The fencing for the root protection zones shall be constructed of 1.2m high chestnut pale fencing supported by stout upright wooden staked at 2m intervals, illustrated by Fig. 1.. The fencing shall comply with the requirements of the British Standard B.S. 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' section 6.2.2.3, which states that:-

'Where the site circumstances and associated risk of damaging incursion into the RPA do not necessitate the default level of protection, an alternative specification should be prepared by the project arboriculturist, and, where relevant, agreed with the local planning authority...'

- 3.3.4 The fenced off areas are to be regarded as a Construction Exclusion Zone (CEZ). This area is to be considered sacrosanct and strictly off limits to any construction activity including any movement of machinery, storage of materials or parking of contractors' vehicles. (N.B. This does not include pedestrian access made by the residents for the purposes of accessing the garden shed).
- 3.3.5 The fencing protecting the RPA is not to be moved under any circumstances unless this has been specifically detailed in the AMS or agreed on site with the arboricultural consultant present.
- 3.3.6 Ignoring the fencing barriers may constitute a breach of the planning permission and may also be regarded as in contravention of any formal tree protection that applies (Tree Preservation Orders/ Conservation Areas).
- 3.3.7 There is to be no burning of any materials or substances within 10m of the root protection barriers.
- 3.3.8 There is to be no storage of cement bags, chemicals or any other toxic or potentially toxic substances within the CEZ.
- 3.3.9 Once the fencing has been properly installed, the retained arboricultural consultant will visit the site to confirm the correct installation of the fencing.
- 3.3.10 The installation of the fencing will be photographed and recorded and a record of this will be passed on to the arboricultural officer at the Local Authority.



Fig. 1 Protective chestnut pale fencing supported by sturdy upright posts

3.4 Demolition of the existing garage

- 3.4.1 The existing garage is to be soft stripped including removal of electrics and plumbing, all to be made safe. Glass and glazing is to be removed by hand.
- 3.4.2 The structure is to be dismantled by hand as far as possible using a traditional top down approach, bringing debris in towards the centre of the buildings to minimise debris spread.
- 3.4.3 The materials (where not reused) will be removed from site in skips for recycling (where possible).
- 3.4.4 The existing concrete slab shall be left intact during the remaining construction period (notwithstanding any need to remove the edge in part to allow the excavation of the foundation).

3.5 Foundations

- 3.5.1 The foundations of the extensions will be excavated using standard methods (i.e. a digger with a bucket to produce a strip foundation). Where this method is to be used the digger is to deposit earth into dumper trucks which will take the excavated soil to the front of the site for disposal.
- 3.5.2 The spoil from the foundations is to be taken away from the site. No excess soil is to be deposited within the site parameters.

3.6 Mortar mixing

- 3.6.1 Concrete (when not delivered direct by concrete lorry) and mortar will be mixed to the front of the site in a dedicated area within the confines of the driveway.
- 3.6.2 All mortar mixing and handling of any other hazardous materials shall take place outside the rpa's of trees. Water run-off from the cleaning of concrete mixers is to be directed away from rpa's and should take place as far from trees as possible.
- 3.6.3 A confinement area controlling the run-off shall be installed, incorporating an impermeable layer of strong plastic sheeting help within a raised bed. Washing of cement mixers shall take place only within the confined area.

3.7 Storage of materials

- 3.7.1 Materials are to be delivered by way of the driveway to the main delivery/set down areas at the front of the house using the existing entrance.
- 3.7.2 Materials will be re-distributed about the site as necessary using fork-lift trucks, by hand or other suitable means.

3.8 Drains and services

- 3.8.1 The existing drain and service runs currently serving the house shall be incorporated into the new structure, with no need to excavate any additional trenches. No trees will be affected by this procedure.

4.0 Post construction

- 4.1 Following the conclusion of all construction operations, scaffolding, and protective fencing will be removed to allow for landscaping operations such as turf re-instatement to take place.
- 4.2 The remaining concrete slab of the old garage can, at this stage, be removed. The slab shall be carefully broken up using hand tools (i.e. sledgehammer, pick, hand held jack hammer and shovel).
- 4.3 Great care is needed at this stage from ground work contractors to continue to observe tree protection requirements. No machines are to be used within rpa's which specifically includes rotovators.

Signatures:

I confirm that I have attended a pre-application site meeting with the contractors and have gone through the requirements of the Arboricultural Method Statement and that a copy is available in the site office.

Arboricultural Consultant

I confirm that I have attended a pre-application site meeting with the arboricultural consultant and that I am responsible for the correct procedures being followed in accordance with the Arboricultural Method Statement and that a copy is available in the site office.

Site Manager/Foreman

Contact details:

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Appendix 1

Tree Protection Plan

