17-23 HIGH STREET

RUISLIP

HA4 7AU

Arboricultural Method Statement

September 2021
10963_AMS.001

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1 INTRODUCTION

1.1 Background

1.1.1 Aspect Arboriculture are instructed by Macniven Quays Ltd., to prepare an Arboricultural Method Statement (hereafter the AMS) to inform the confident protection of retained trees during approved redevelopment works at 17-23 High Street, Ruislip. Importantly, the scheme is fundamentally unchanged from that considered acceptable by Hillingdon Council at the time that planning permission was originally granted.

1.1.2 Planning consent for the scheme has been granted subject to conditions under application 72115/APP/2020/2688. One pre-commencement Condition relates to arboriculture. Condition no.5 requires the production of an Arboricultural Method Statement and Tree Protection Plan to ensure the confident protection of retained trees. This AMS has been produced in direct response to the condition and, in accordance with part 3, includes a schedule of works requiring auditing to demonstrate adherence.

1.1.3 Condition 5 Reads:

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 all 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 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.

3. *Where the arboricultural method statement recommends that the 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.*

1.1.4 It is our understanding that this work will be submitted to, and approved by, Hillingdon Council (hereafter the Council), prior to the commencement of any construction works occurring on site. Once approved, the safeguarding measures and works should be implemented as specified and maintained to the Council's satisfaction until completion of the development.

1.1.5 The confident protection of retained trees will be achieved through the use of the appended Tree Protection Plan (appendix A) and Works Auditing Schedule (appendix B), alongside other supporting documents included within appendices C and D.

1.2 Scope

1.2.1 This work relates to arboriculture, therefore reliance should not be given to comments made in respect of other disciplines i.e. civil engineering or construction phasing, without first referencing an appropriate expert.

1.3 Limitations

1.3.1 This document has been prepared to inform safeguarding measures during development and should not be interpreted as a report on tree health and safety. Reasonable effort has been made to identify visible defects whilst carrying out the tree survey, however trees are prone to natural failure without warning; no guarantee can be made as to the absolute safety of any of the trees surveyed.

1.3.2 Aspect's opinion of tree condition and structural potential is valid for limited period from the date of survey. Validity is assumed in the absence of inclement weather and no change to the tree's existing context. A copy of the site's tree survey information is provided within appendix C.

2 ESSENTIAL WORK

2.1 Tree Protection Plan

2.1.1 The Tree Protection Plan (TPP) provided in appendix A will be relied upon during the construction of the development. It should be read in conjunction with the entirety of this document. To prevent avoidable damage occurring to retained trees or erroneous tree loss, a scaled A1 copy of the TPP, accompanied by a copy of this document will be provided to the Site Manager. This will ensure they are able to:

- Clearly identify all retained trees;
- Identify the correct locations for tree protection barriers;
- Identify features of the site that must be prepared/installed under an arboricultural watching brief;
- Request attendance of the Project Arboriculturist on site for site monitoring and to provide advice in case of any emerging issues;
- Demonstrate compliance with the Council's consent for the development by safeguarding trees which are to be retained, and evidencing this by completing the Works Auditing Schedule (appendix B).

2.2 Tree Removals

2.2.1 All tree cover within influence of the site is located offsite to the east, within the grounds of St Martin's Church. It will not be necessary to remove any trees to facilitate the consented redevelopment.

2.3 Pruning Works

2.3.1 It will be necessary to carry out pruning works to a single offsite White Muberry to enable construction of the required fire escape within the rear courtyard area. The pruning works are anticipated to amount to the shortening of the southwestern canopy extents by c.3m, which will be achievable without detriment to the tree's current amenity contribution to the adjacent churchyard.

2.3.2 It also recommended that dead branches are removed from the canopies of retained trees where oversailing the property, to help mitigate the risk of future tree related hazards emerging.

2.3.3 Pruning works should be timed to avoid the main nesting season for birds between 1st March and 31st August. If scheduled within this period an ecologist must be present to advise on any necessary protective measures, and to confirm that tree works are not likely to cause disturbance to nesting birds.

2.3.4 Pruning work must be undertaken in accordance with section 7.3 (for removal of deadwood), and section 7.8 (for selective pruning) of BS3998:2010. A qualified and competent contractor should be employed to ensure that cuts are performed correctly and positioned so as to avoid future structural defects or physiological issues, facilitate growth and maintain aesthetic value.

2.4 Protective Barriers

2.4.1 Barriers are required to safeguard retained offsite trees within the rear garden from damage during construction works. In this instance, site hoarding will be erected adjacent to the eastern boundary, and this will be sufficient to protect the offsite trees from damage during redevelopment works. Whilst a deviation from the guidance of BS5837:2012, this approach has been successfully used to protect trees elsewhere and can prevent impact damage, whilst precluding the need to drive additional scaffold poles into the trees' RPAs.

2.5 Hard Surface Replacement

2.5.1 The proposal includes the improvement of the rear courtyard area. This will incur the removal of the existing hard surfacing and replacement with a higher quality surface. To prevent avoidable root severance, the works must comprise only the removal and replacement of the existing paved surface; the existing sub-base must be retained in-situ and undisturbed because it is highly likely to contain tree roots associated with T2-T5.

2.5.2 It is recommended that the existing hard surfacing is retained in situ during the building and demolition phases, this will serve to adequately protect the trees' rooting environment form damage or compaction. The hard surface can then be removed and replaced as part of the external landscaping works once construction of the building is complete, ensuring protection throughout the works and prevent construction related damage occurring to the new surfacing. This is in accordance with the proposed sequence of works set out within the Demolition and Construction Management Plan submitted under planning condition 8.

2.6 Supervised Excavation

Proposed Drainage

2.6.1 As part of the proposals there is a requirement to amend the existing drainage provision within the rear courtyard area to serve the redevelopment. The proposals include new inspection chambers and connecting drainage runs within the RPAs of the retained trees. The revised drainage infrastructure must be installed with the minimal root disturbance possible.

2.6.2 The inspection chambers will necessitate root severance, but represent a small area of each tree's RPA, and will be achievable without detriment to their future physiological or structural condition. Sensitive excavation is imperative to prevent the installation of the pipework from severing a section of the trees' RPAs. This is possible, and can be achieved by sensitively excavating the route to the required depth using hand tools, an air spade, or a vacuum excavator, and installing the pipe under the tree's roots. From previous experience,

some minor root pruning is anticipated to allow access to complete the excavation, but that the installation of the drainage will not necessitate the severance of the southwestern portion of the trees' RPAs.

2.6.3 To avoid harm, all necessary excavation works and removal of existing hard surface identified above, must be carried out sensitively and under arboricultural supervision, adopting the principles within section 7.2 of BS5837:2012. The extent of excavation works which must be carried out under arboricultural supervision are illustrated within the TPP (appendix A) with an orange wash.

2.6.4 During supervised excavation works within the RPAs of retained trees, the following procedure will be adopted:

i. The breaking up and clearance of the existing soils and surfaces must be undertaken under arboricultural supervision, using a low impact method of excavation, utilising hand tools, an air-spade, or a vacuum excavator.

ii. If necessary, roots that are less than 25mm diameter will be pruned back, preferably to a side branch, using sharp cutting tools in accordance with best practice i.e. using secateurs or pruning saw.

iii. During the works the protective bark of larger roots is not to be damaged, until the project arboriculturist has judged whether they can be retained or not.

iv. No roots over 25mm will be pruned without approval of the appointed Project Arboriculturist as they may be integral to tree health and stability. If it becomes necessary to prune roots over 25mm diameter to accommodate site features, the Project Arboriculturist will provide the Developer and the Council's Arboricultural Officer with appropriate recommendations for remedial action/ management.

v. Any exposed roots which can be retained will be covered in hessian or clean top soil to protect from dehydration and temperature flux. Hessian is to be removed prior to backfilling.

vi. Areas adjacent to roots that are to be filled with concrete will be lined with an impermeable membrane to prevent concrete leachate coming into contact with tree roots.

vii. Any use of an excavator to complete excavations will occur from outside the trees' RPA (which will be spray-marked on the ground in advance of the works taking place). A toothless bucket will be utilised at all times.

viii. A record of exposed roots will be made and accompanied by a photographic log.

ix. Should any issues be raised during the works then the Project Arboriculturist will inform the Developer and the Council's Arboricultural Officer, indicating the nature of the problem and recommendations for remedial action (if required).

x. Upon request, written confirmation of the works being undertaken to a satisfactory standard can be provided to the Developer and the Council's Arboricultural Officer by the Project Arboriculturist.

2.7 Proposed Order of Works

i. Site meeting between the Project Arboriculturist, Site Manager and the Council's Arboricultural Officer before any works are undertaken to, or in the vicinity of, the surveyed trees. Stages of arboricultural auditing/monitoring requirements will be identified/agreed.

ii. Site perimeter hoarding is to be installed prior to demolition or construction works commencing in the vicinity.

iii. The Council's Arboricultural Officer shall be informed of the proposed commencement date of works to, or in the vicinity of the surveyed trees, as soon as possible, to allow the inspection of protection measures.

iv. The Site Manager will assume responsibility for arranging the attendance of the Project Arboriculturist to oversee works within retained trees' RPAs, as detailed with the Works Auditing Schedule (appendix B).

2.8 Site Manager's Point of Contact for Arboricultural Input:

A. Mr James Bardey
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Aspect Arboriculture
Telephone: 01295 276066
Email: James.Bardey@aspect-arbor.com

B. Mr Justin Hodges
Arboricultural Consultant
Aspect Arboriculture
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3 CONCLUSIONS

3.1 This document has been prepared in response to Condition no. 5 of planning permission 72115/APP/2020/2688, for the approved redevelopment of 17-23 High Street, Ruislip. It has been informed by guidance provided in BS5837:2012 including details of the site's existing trees (undertaken by Aspect during September 2021).

3.2 Pursuant to the instruction, this document and its supporting work (Appendices A - D) identifies all features of the proposed works that must be managed to facilitate the confident protection of retained trees.

3.3 To ensure confident tree retention, and pursuant to Condition 5, specified excavation works, and the replacement of hard surfacing must be audited by the Project Arboriculturist; the outcome of these works will be reported to the Council's Arboricultural Officer on completion to demonstrate compliance with the Condition. These areas are specified within the Works Auditing Schedule (appendix B).

3.4 It is Aspect's opinion that, subject to strict adherence to this document, the proposed works can be undertaken whilst ensuring the confident protection of retained trees.

APPENDICES

APPENDIX A

TREE PROTECTION PLAN (10963 TPP 01)

a1 T2-T5: Footprint of proposed surface water route, foul drainage route and manholes within RPA to be excavated under arboricultural supervision.

a1 T4's western canopy to be pruned to provide sufficient clearance room for proposed stairway.

a1 T2-T5: Hard surface replacement within RPA to be carried out under arboricultural supervision.

1:100 @ A3

0m 1m 2m 4m

1:250 @ A3

0m 2m 4m 10m

KEY:

- Site Boundary
- ⊘15 Tree Numbers
- Tree Canopies
- Category 'B' RPA
- Category 'C' RPA
- Pruning Works
- Manual Excavation
- Hard Surface Replacement

Note: Trees 1-5, have been plotted using measurements onsite in conjunction with aerial imagery. Their locations were not recorded on the topographical survey of the site.

Note: The RPA footprint for Trees 1-5 have been displaced to allow for the effect of the existing building foundations. The surface area of the RPA has not been reduced.

Cited from Google Earth

REV	DATE	NOTE	Drawn	Chk'd

REVISIONS

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TITLE

17-23 High Street, Ruislip
Tree Protection Plan

CLIENT

Macniven Quays Ltd

SCALE	DATE	DRAWN
1:250 @ A3	SEP 2021	GW

DRAWING NUMBER	REVISION
10963 TPP 01	

Based on: 1914_100_2020-06-17.dwg

APPENDIX B

WORKS AUDITING SCHEDULE

Works Auditing Schedule

Works Requiring Auditing	Tree No.	Date Undertaken	Date Reported to LPA
1. Pre-commencement meeting identifying safeguarding measures as specified within 10963_AMS.001 and illustrated on drawing no. 10963_TPP.01.	As drawn		
2: Supervised excavation works.	T2 T3 T4 T5		
3. Hard Surface Removal	T2 T3 T4 T5		

This schedule will be completed as evidence that works have been undertaken as per the approved methodology.

APPENDIX C

TREE SURVEY SCHEDULE (10963 TS 01)

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BS 5837:2012 Tree Schedule: 17-23 High Street, Ruislip

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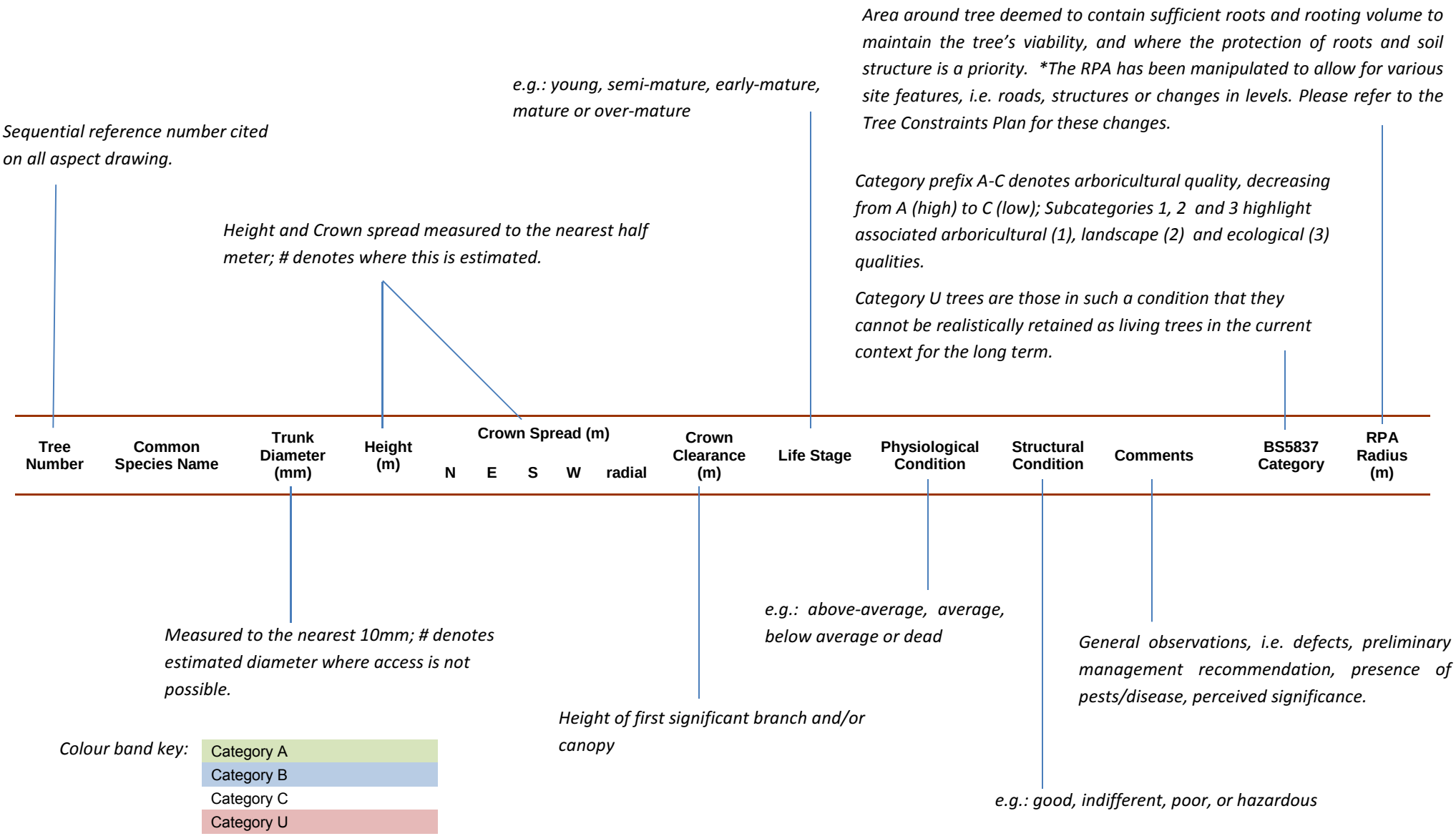
BS5837:2012 Tree Survey: Explanation of Survey Criteria



The following survey should not be interpreted as a report on tree health and safety. Aspect's opinion of tree condition and structural potential is valid for a limited period of 12 months from the date of inspection. Validity is assumed in the absence of inclement weather and no change to the trees existing setting.

Tree Number	Common Species Name	Trunk Diameter (mm)	Height (m)	Crown Spread (m)					First Significant Branch (m)	Crown Clearance (m)	Life Stage	Physiological Condition	Structural Condition	Comments	BS5837 Category	RPA Radius (m)
				N	E	S	W	Radial								
1	Hawthorn	200	6m	2.5	1.75	1.75	1.5		2.5	1.75	Early Mature	Average	Indifferent	Ornamentally planted Hawthorn Stem forks at c.2.25m Previously reduced and crown lifted Structure typical for species	C12	2.4
2	Hawthorn	260	6m	2	1.5	2	1.5		2.5	2	Early Mature	Average	Indifferent	Ornamentally planted Hawthorn Stem forks at c.1.5m Previously topped @ c.3m Structure typical for species given previous management	C12	3
3	Hawthorn	150 160	4m					1.5	2	1.5	Early Mature	Average	Indifferent	Ornamentally planted Hawthorn Stem forks at c.0.25m Previously topped @ c.2m Structure typical for species given previous management	C12	2.7
4	White Mulberry	300	9m	4.5	3.25	3.5	4		4.25	2.5	Early Mature	Average	Indifferent	Planted ornamental component Stem leans to east Previously crown lifted over footpath Structure typical for species given previous management	C12	3.6
5	Ash	840 o.i;	14m	6	5.5	7	6.5		4	3.5	Mature	Average	Indifferent	Single stem, covereed in dense ivy Previously reduced to c.8m in height Structure typical for speices given previous management Low individual quality despite maturity, moderate value with group G2 as part of boundary to cemetary	B2	10.2
G1	Hawthorn	100 ave.	4-5m					1.5	1	1	Semi Mature	Average	Indifferent	Ornamentally planted line of Hawthorn with occasional below BS threshold Ash and Lawson Cypress Structure typical for species	C12	1.2
G2	Yew Laurel	370 max.	7m					4.5	0.5	0.5	Early Mature	Average	Indifferent	Planted linear collection defining boundary of cemetary Structures typical for species Of low individual quality, but moderate value by virtue of screening provision and amenity contribution	B2	4.5

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