MARK WELBY
CONSULTING ARBORISTS

Arboricultural Method Statement

As required under Condition 24 of London Borough of Hillingdon's planning decision 76795/APP/2023/2503 for

Land At Yiewsley Library & Former Yiewsley Pool, Falling Lane, Otterfield Road, Yiewsley UB7 8PE

Reference: MW.2411.OWD.AMS
Client: Bugler Developments Ltd
Date: 28 November 2024
Revision: -

Mark Welby DipArb(RFS), TechCert(ArborA), FArborA
01730 239 492 | mark@mwelby.com | www.mwelby.com
M Welby Ltd, trading as Mark Welby Consulting Arborists
Hampshire, UK

AA Registered CONSULTANT trees.org.uk

Arboricultural ASSOCIATION Fellow Member

Table of Contents

1. Instructions and Terms of Reference

1.1. In November 2024, I was instructed by Mr Josh Dyson on behalf of Bugler Developments Ltd to produce this document to address condition 24 of the London Borough of Hillingdon's planning decision 76795/APP/2023/2503 for the *demolition of the existing Yiewsley Library Building and the erection of a new residential building on the Yiewsley Library site (Falling Lane) and the erection of a new mixed-use building on the former Yiewsley Swimming Pool site (Otterfield Road), with a replacement library at ground floor level, residential uses above and new pedestrian access off of the High Street.*

1.2. Condition 24:

> *24: No site clearance or construction work shall take place within the relevant phase of the development 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 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.*

1.3. Following the recommendations of the British Standard[1], this report includes the necessary information to ensure the retained trees are successfully protected throughout construction.

1.4. The statement considers the proposal's impact on the constraints of trees retained within the site and those on adjacent land. Such impact can be caused directly through construction

[1]BS5837:2012 Trees in relation to design, demolition and construction

damage and indirectly from post-development resentment and pressure to detrimentally prune or remove the trees. The latter is often due to a poor juxtaposition between the proposal and the trees.

1.5. A tree's root protection area (RPA) represents a minimum area in m^2 that shall be left undisturbed around it. This is initially represented by a circle but is fundamentally an area of rooting volume. It is often adjusted to account for constraints to root growth within the site (primarily highways and buildings). The British Standard provides recommendations regarding the protection of existing trees during the construction process. This is achieved by ensuring a tree protection strategy is implemented before any demolition or construction on site.

Documents Supplied

- Planning decision 76795/APP/2023/2503
- Site plan: M9534-~1.DWG
- Tree Survey by Trevor Heaps Arboricultural Consultancy (Date: 1st April 2019, Ref: TH 1958)
- Arboricultural Impact Assessment, Method Statement & Tree Protection Plan by Trevor Heaps Arboricultural Consultancy (Date: 1st February 2022, Ref: TH 1958)
- Site survey: M9534-HUN-02-00-DR-A-03-0002, dated 15/01/2024

2. Arboricultural Impact Assessment

2.1. Consent has been granted for this development (76795/APP/2023/2503).

2.2. This assessment briefly outlines the approach proposed in this arboricultural method statement to ensure that the three trees shown to have root protection areas within the site based on the arboricultural reports supporting the application will be adequately protected throughout development.

2.3. Tree numbers and data are extracted from the reports and tree survey by Trevor Heaps.

2.4. T1- Hybrid Black Poplar

2.4.1. This is a mature specimen that is managed on a crown reduction cycle by the tree owner (presumed to be the highways department).

2.4.2. The surrounding ground is predominantly hard surfacing. This makes mapping root distribution almost impossible.

2.4.3. The area of the notional RPA circle within the site ($54m^2$), when compared to the tree's overall RPA of $707m^2$ (capped), equates to approximately 7% of the overall RPA.

2.4.4. This is a very small percentage of the overall RPA and at a fair distance from the stem on the periphery of the RPA.

2.4.5. It is my opinion that in relation to the moderate quality of the tree, specialist tree protection measures for the small area of RPA within the site would be onerous and unnecessary. It is highly unlikely that there will be any significant roots from T1 within the site boundary, especially as it is on the far side of the long-established access road.

2.4.6. Therefore, I am not proposing any tree protection measures within the site for T1.

2.4.7. However, tree protection measures will be necessary for ANY excavation within the access road, just in case there are any significant roots (>25mm diameter) within the work zones. This is also unlikely but as work gets nearer to the tree, the chance of finding any larger roots increases.

2.4.8. Included within the method statement is the provision for an Arboricultural Clerk of Works to oversee any excavation in the access road at falls within the circular RPA of T1.

2.5. T6 & T7 False Acacia

2.5.1. The circular RPAs for both trees again pass into the site.

2.5.2. It can be seen that before demolition in circa 2011, the buildings came right up to the site boundary. This would have restricted any significant root growth from within the site, and the trees would have been rooted predominantly in the adjacent open space. In the 12 years since demolition, some fine roots may well have started to develop within the newly exposed soft ground. However, these are likely to be limited in number; thus, the proposed protection measures are proportional to this.

2.5.3. Mr Heaps' report proposes ground protection right up to the new building's walls. I suggest that this is a little too excessive and that there will be a need to excavate for rainwater gullies, etc, in this area. Therefore, I propose a similar approach but with slightly less ground protection to allow construction, as approved.

2.6. Other Trees

2.6.1. The other trees shown in Mr Heaps' documents are sufficiently removed from the site to be inconsequential and have not been included within this method statement.

3. Arboricultural Method Statement

3.1. The tree protection on this site is subject to implementation as detailed in the following sections.

3.2. The recommendations of the British Standard have been applied where viable. Where deviations from the preferred approach are required, the impact on any retained trees is minimised through a combination of supervision from an arboriculturist and adherence to the associated method statement.

3.3. Once permission is granted, the strategy must be followed to avoid impacting the trees and adhere to any planning conditions.

3.4. The information within this section must be passed to the site foreman and cascaded to all relevant personnel involved in the project.

3.5. Any questions about the content or its implementation shall be directed to **Mark Welby Consulting Arborists at 01730 239492** before action is taken.

3.6. A tree protection plan showing the types of tree protection and their locations is appended. It includes the tree survey data, existing site features and the approved construction. The plan must be read in conjunction with this method statement.

Phasing

3.7. It is essential that the following phasing is followed if trees are to be effectively protected throughout construction.

1	Installation of ground protection near T6 & T7
2	Confirmation that ground protection is in place must be sent to LPA
3	Construction Phase
4	Any excavation in the road (within the RPA of T1): **under the supervision of an Arboricultural Clerk of Works**
5	Removal of tree protection barriers upon completion of work

Table 1: Timing of operations in relation to trees

3.9. The above has been drafted at the planning stage. Shall any of the protection measures prove incompatible with elements of the build program, contact the project arboriculturist to discuss options.

Pre-start Confirmation

3.10. The most important step in the tree protection process: confirmation that the tree protection barriers are in place must be forwarded to the LPA before any external work starts. This may be a photographic record sent via email.

Ground Protection

3.11. The ground protection must be capable of supporting the expected loads and avoiding rutting, compaction and damage to the soil: as advised in section 6.2.3 of the British Standard.

GP1: Tree protection barriers and scaffold ground protection

GP2: Tree protection barriers & trackmat ground protection

3.12. Stages of ground protection installation:

1. If required, dismantle barriers and re-erect them to protect any newly exposed CEZ not to be covered by ground protection;
2. Any shrubs, saplings or trees to be removed, are to be cut or ground out to just below ground level rather than grubbed or winched out, which can damage the roots of retained trees;
3. Lay woven geotextile over the existing ground surface by hand;
4. Cover the area with a compressible layer (200mm of woodchip, for example), using hand tools only;
5. Cover compressible layer with side butting scaffold boards, plywood boards of proprietary trackway/trackmats;
6. Confirm surface is acceptable for use with the project arboriculturist;
7. Area ready for construction access;
8. Any scaffolding required within the area will be erected with the uprights placed on spreader boards;
9. The boarding will be left in place until the construction works are finished.

3.13. A single thickness of boarding laid on the soil surface will provide sufficient protection for pedestrian loads. However, for wheeled or tracked construction traffic movements within the

RPA, ground protection will involve the use of temporary geocell/cellular confinement systems, reinforced concrete slabs or track-board systems details of which are to be specified by the project engineer and approved for use by the project arboriculturist and local authority before construction commences.

3.14. Track-boards can be sourced from Trakmats, 0800 622 6838, www.trakmats.co.uk, or GroundGuards, 0113 209 3685, www.ground-guards.co.uk.

3.15. There is to be no excavation within the ground protection area whatsoever. This includes the installation of services and associated utilities, without prior approval.

Site Induction

3.16. All site staff are to be briefed on the tree protection strategy for the site as part of the general site induction procedure. This can be carried out by the site manager once he has been briefed by the project arboriculturist.

3.17. In general, this will include the following:

1. Explanation of the purpose of the tree protection barriers and any ground protection
2. Explanation of the demolition procedures near trees
3. Explanation of the sensitive/supervised excavation areas
4. What to do if access is needed within a protected area for any reason
5. What to do if damage occurs to any tree protection barriers and how to contact the project arboriculturist if necessary.

Trenching an Access Road for Installation of Underground Services

3.18. Mechanical trenching for the installation of underground apparatus and drainage severs any roots present and can change the local soil hydrology in a way that adversely affects the health of the tree. For this reason, particular care must be taken in the routeing and methods of installation of all underground apparatus. Wherever possible, apparatus must be routed outside RPAs. Where this is not possible, it is preferable to keep the apparatus together in common ducts. Inspection chambers shall be sited outside the RPA.

3.19. Where underground infrastructure, drainage or utilities are to pass within the RPA of T1, the following methodology must be followed:

3.20. Stages for installing services:

1. Contact project Arboricultural Clerk of Works (ACOW) to hold pre-start site meeting and 'toolbox' talk before starting work.
2. Cut asphalt wearing course with a disc cutter and remove using hand tools or small excavator.

3. If soil conditions allow, using an air-pick, excavate the trench, keeping to the minimum dimensions required. If conditions are not conducive to the use of an air-pick, then a sensitively applied small excavator may be used under the close supervision of the ACOW.
4. Roots occurring in clumps of 25 mm diameter and over are encountered they will be retained and kept damp by covering with hessian (re-wetted as required). If required, these shall be severed only following consultation with an arboriculturist, as such roots might be essential to the tree's health and stability.
5. Feed in services.
6. Backfill the trench with 200-300mm depth of excavated soil, or a mixture of excavated and imported topsoil to BS3882: 2015, firming down with heels.
7. Repeat step 7 until the trench is filled.

3.21. The method of excavation above, for trenching within RPAs, is using air excavation. This tool utilises compressed air to remove soil from around tree roots causing minimal damage and can be run off a typical site compressor. I can provide details of contractors supplying air excavation services if required.

3.22. Alternatively, trenchless technology, such as thrust boring can be used in some instances and is particularly effective as it can pass directly under the tree, at a depth which is likely to avoid almost all impact on the roots of the subject tree. As no access/thrust pits will be located within the RPAs of the subject trees, the need for arboricultural supervision is limited.

3.23. Reference can be made to NJUG Vol 4[2] for guidance, but any approach must be approved by the project arboriculturist and brought to the attention of the local authority tree officer.

4. Limitations of Use and Copyright.

2 National Joint Utilities Group. (2010). Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook. NJUG.

Appendix

i. Protection Plan

See the following page

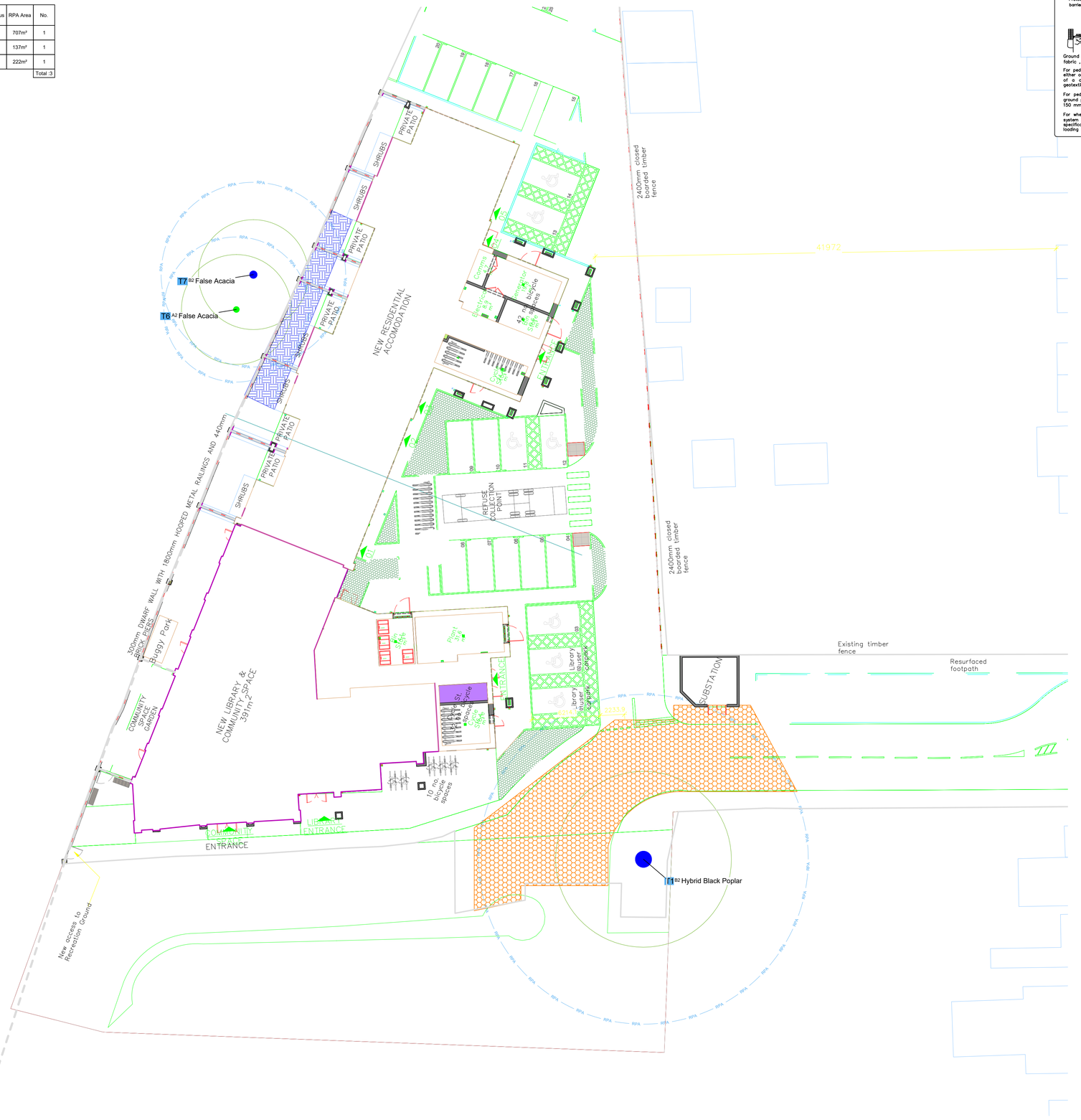
BS5837 Tree Survey: Trees & Groups to be Retained

Retained Trees / Groups

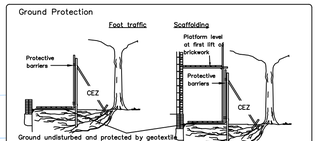
Ref	Species	Common Name	Height	Stem Diameter	Crown Clearance	Age Class	Observations	Tree Surgery	Est. Remaining Contribution	Date Surveyed	BS Cat	RPA Radius	RPA Area	No.
T1	Populus x canadensis	Hybrid Black Poplar	25m	1500mm	5m		Twin-stemmed. Tight forks noted. Crown reduced in past		40+ Years	28/11/2024	B2	15m	707m²	1
T6	Robinia pseudoacacia	False Acacia	10m	540mm	5m		One of a pair			28/11/2024	A2	6.6m	137m²	1
T7	Robinia pseudoacacia	False Acacia	10m	330mm; 380mm; 490mm	5m		One of a pair. Tight forks. Three stems			28/11/2024	B2	8.4m	222m²	1
														Total :3

Survey data extracted from survey by Trevor Heaps 2019. Submitted with the planning application (see report for more details).

Where dimensions are not listed please refer to the plan graphics for an indicatvie representation (typically for groups).



Ground Protection



Ground undisturbed and protected by geotextile fabric , woodchip and side-butting scaffold boards

For pedestrian movements only, a single thickness of scaffold boards should be placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile.

For pedestrian operated plant up to a gross weight of 2 t, proprietary, inter-linked ground protection boards should be placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile.

For wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system (e.g. pre-cast reinforced concrete slabs) should be employed to an engineering specification designed in conjunction with arboricultural advice to accommodate the likely loading to which it will be subjected.

NOTES
This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.

- The reference numbers of surveyed trees and groups of trees are shown. Stem locations within groups may be estimated, and indicative of canopy only.
- The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment (VTA) method.
- Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.
- Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
- Height dimensions are estimated and are given in metres.
- Trunk/stem diameters are measured in mm at 1.5 metres above ground level, unless otherwise stated. Where this is not possible, then Figure C1 of the BS5837:2012 is referred to.
- Tree canopies are graphically represented on the plan. They, where markedly asymmetrical, were measured for estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

REV:	DATE:	UPDATES:	DRAWN:
1:200			
2.0	4.0	6.0	8.0	10.0	12.0m	

Ground protection within RPAs. See inset and method statement

Sensitive area. Excavation only under the supervision of an Arboricultural Clerk of Works

T1 B2 Tree ref/category/species & TPO ref

Root protection area

Crown spread

Veteran/Ancient tree & woodland buffer (ref: NPPF & BNG)

Veteran tree: Exceptional value (NPPF definition)

Veteran tree: High value (BNG definition)

Area of potential sunlight obstruction (shade)

BS 5837:2012 Tree Quality Categories

- Category A - High quality
- Category B - Moderate quality
- Category C - Low quality
- Category U - Unsuitable for retention

Guidance on the implementation and use of this information, along with its limitations and more can be downloaded here: https://bit.ly/BS837FAQ
Or scan this QR code:

This plan has been drafted in colour. A monochrome version must not be relied upon

Tree Protection

Land At Yiewsley Library & Former Yiewsley Pool, Falling Lane, Otterfield Road, Yiewsley UB7 8PE

Date: 28/11/2024

Scale: 1:200 @A2

DWG Ref: MW.2411.OWD.TPP

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