

1 Boston Grove, Ruislip, Middlesex, HA4 7RY

Application: 77051/APP/2022/427

Demolition of existing dwelling and detached garage and construction of new four-bedroom detached two storey dwelling

This application seeks to clear condition 7 & 8, the wording of which is below: -

Condition 7

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 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. Thereafter the development shall be carried out and maintained in full accordance with the approved details.*

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 DMHB 14 of the Hillingdon Local Plan Part 2 (2020)

Condition 8

No development shall take place until 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 Refuse Storage

2.b Means of enclosure/boundary treatments

2.c Hard Surfacing Materials

2.d Any external Lighting

3. Schedule for Implementation

4. Notwithstanding the approved plans details of car parking and turning plan presenting an 'echelon' arrangement with the indicated 'on-plan' 2no spaces turned some 30 degrees 'anticlockwise' toward the roadway.

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 DMHB 11, DMHB 12, DMHB 14, DMEI 1, DMT 2 and DMT 6 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

CONSTRUCTION METHOD STATEMENT INCL TREE PROTECTION + LANDCAPING SPEC

Development at

(as permitted by 77051/APP/2022/427):

1 Boston Grove

Ruislip

Middlesex

HA4 7RY

Contents

1. Client, Professional Advisers and Contractors Contact	
Details.....	5
2. Timetable of Inspections & Working Hours	6
3. Site Set-Up	7
4. Vehicle Ingress and Egress.....	8
5. Demolition	9
6. Site Level and Groundworks.....	10
7. Site Level Construction Phase.....	11
8. Dust separation measures.....	12
9. Environmental Policy Statement	13
10. Trees & Planting.....	14
11. Landscaping Specification.....	15
12. Planting Shrubs and Feathered Trees.....	16, 17

1. Professional Advisers and Contractors Contact

Client/Contractor:

Kraig Morbey
1 Boston Grove
Ruislip
Middlesex
HA4 7RY

Contact:

Kraig Morbey

Design Services

Jack Dusek & Co.
Nickron House
Rickmansworth
WD3 1DN

Contact:

Jack Dusek

Structural Engineer

Vector Structures
Regus
Concorde Park
Building 3
Concorde Road
Maidenhead
Berkshire
SL6 4BY

Contact:

Ahmad Alam

2. Timetable of Inspections & Working Hours

The following timetable is proposed thus far: -

Installation of on-site accommodation + welfare facilities	September 2022
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Site clearance & setting out	September 2022
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Working Hours

Site working hours are governed by the Control of Pollution Act 1974 which stipulate that construction activity should be restricted to –

Monday to Friday – 0800 to 1800

Saturday – 0900 to 1300

Sundays and Bank Holidays – No work allowed

3. Site Set-Up

- Prior to the commencement of any works on site (including the setting up of site accommodation) the site will also be secured with 2m high 'Heras' fencing and will carry appropriate warning signs and be marked with red and white tape. The fencing will be checked daily and on leaving site, to ensure the site is secure and does not present any hazards to the general public.
- Prior to the commencement of any works on-site, tree protection fencing will be installed as per the site works plan drawing number 597-PC-1.
- The site welfare and office accommodation will be situated within the secured site, and be equipped with fire extinguishers, first aid facilities, an accident book and statutory notices.
- All loading and off-loading of materials will take place directly to the front of the site via the existing driveway, and signs will be erected informing drivers to report to the site office before loading or off-loading.
- Neighbours are to be informed of deliveries and temporary blocking of the main road one day ahead of schedule
- The site manager will supervise delivery vehicles until they are safely away from the site and ensure that no damage is done to neighbouring properties. When necessary, wheels will be washed before leaving site.
- All roads and footpaths will be kept clear of mud and debris (resulting from site vehicle movement) at all times.
- In line with the Health & Safety requirements, PPE will be worn at all times by contractors and visitors. Visitors will be required to report to the office before moving around site.
- All rubbish will be neatly stockpiled and separated into the skips provided (waste and recycling), before proper removal from site, which will take place regularly to ensure a safe working and site environment.
- Hazardous materials such as fuel will be separated from other materials and stored securely.

4. Vehicle Ingress and Egress

A permeable sub-base for the new driveway as shown on landscaping plan on drawing number 597-PC-1 will be laid prior to demolition of the existing house to ensure there is ample space for construction vehicles off road. The existing brick boundary wall will be removed to improve access and turning. A new replacement brick wall will be re-built at the end of the project.

Vehicle access/exit will be clearly identified and demarked with warning signage and maintained during the groundworks stage.

Wheel washing facilities will be provided for all vehicles leaving site.

Nearby residents will be advised of the works to be carried out on site and vehicle movements and any potential hazards likely to be caused by bad parking will be discussed and remedial action in order that pedestrians and vehicle movements on and of Boston Grove are maintained.

No parking will be allowed which could block access for emergency vehicles.

The site contractor will ensure that all contractors are appraised of the site safety plan provided by the principle contractor.

5. Demolition

Demolition of the property will be undertaken once the pre-commencement planning conditions have been cleared. An asbestos survey will be undertaken prior to demolition and where necessary asbestos will be removed by a licensed sub-contractor.

6. Site level + Groundworks

The site is relatively flat.

The proposed building is set at the existing ground levels.

Existing levels and access are to be maintained along the site frontage.

A sub- contractor will be appointed to carry out the site levelling and groundworks.

In line with the Health and Safety Plan for the project, a Risk Assessment for these works will be carried out and reviewed by the employer and the site administrator before any demolition works commence.

Further checking will take place to ensure all underground services have been identified and are protected. All mains services are to be turned off with temporary services created for site use prior to commencement of works.

Once the new external levels are established these will be finished in accordance with the approved site plan 597-BR-101.

7. Site Level Construction Phase

A main contractor will be appointed to carry out the construction phase.

In line with the Health and Safety Plan for the project, a Risk Assessment for these works will be carried out and reviewed by the employer and the site administrator before any construction works commence.

Further checking will take place to ensure all underground services have been identified and are protected.

Once setting out has taken place, the Building Control Inspector will be invited to inspect works.

All site rules that relate to safety, vehicle movements, protection of the public and visitors, will be the responsibility of the main contractor and these will be regularly checked by the employer.

At all times special attention will be paid to maintaining the tidiness of the road and verges outside the site to ensure that disruption is kept to a minimum.

Once the works are complete, the Building Control Inspector will be invited to carry out a final inspection.

8. Dust Suppression & Pollution Measures

No burning of any material is permitted on site for duration of build.

Specialist dust extraction vacuum and source extraction should be used to create a safe, clean and more productive working environment. Source extraction captures the dust as close to the point it is created by using a specialist vacuum cleaner and a hose connected to a purpose built guard attached to the power tool. With the right vacuum and guard it is an extremely effective way of removing dust and collecting it safely for disposal.

Wheel washing facilities to be located by site exit, all vehicles leaving site are to have their wheels sprayed to prevent debris leaving site. Site access gradient falls into the site to prevent any water egressing onto highway land.

9. Environmental Policy Statement

The contractor is to recognise that their activities on site have an impact on the environment and is committed to improve its environmental performance and minimise the harmful effects through careful policies and effective management.

The contractor must accept and acknowledge the obligations and responsibilities under legislation and guidance dealing with environmental issues that affect or arise in consequence of its business.

- The considerate use of land undergoing development having special regard to archaeology finds and the storage, treatment and disposal of any waste, hazardous or potentially toxic materials to avoid environmental harm.
- The use of appropriately licensed disposal facilities.
- The use and re-use of materials to minimize and curtail creating waste and, whenever practicable, using materials and products from sustainable sources.
- Control and emission of pollutants, noise and dirt, and the use of potentially harmful substances and treatments during construction activities.
- Conserve energy through sensible selection, use and management of resources, equipment, plant and transport on site.
- The use of vehicles and equipment that are well maintained, clean and are operated within legal limits, taking advantage wherever possible of engineering modifications to reduce pollution and emissions and to save unnecessary consumption of energy.
- The continued development, monitoring and investigation of systems, practices and procedures at each stage of construction to ensure the environment remain a foremost consideration.

10. Trees & New Planting.

The existing site does not feature any protected trees. The trees that are retained on the site are towards the rear of the site within the rear garden. These trees will be protected for the duration of the works by 2m high heras fencing as shown on the site works plan within drawing number 597-PC-1.

An arboricultural method statement and is not deemed necessary given there is nil risk posed to trees. A tree protection plan has been included within the site works plan.

Existing shrubs are of average quality although they will be retained where possible. New planting is proposed as shown on the landscaping plan within drawing number 597-PC-1. New planting will be planted after construction works have completed, within the nearest appropriate planting season.

The area to the rear of the site that is protected by tree protection will not be subjected to the following works during the project -

- *There shall be no changes in ground levels;*
- *No materials or plant shall be stored;*
- *No buildings or temporary buildings shall be erected or stationed following demolition of the existing property;*
- *No materials or waste shall be burnt; and*
- *No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.*

11. Soft Landscaping Specification

PREPARATION

SUBSOIL SURFACE PREPARATION Loosening: - Light and non-cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 300 mm. - Stiff clay and cohesive subsoils: When ground conditions are reasonably dry, loosen thoroughly to a depth of 450 mm.

IMPORTED TOPSOIL (TO BS 3882) Provide to fill planting beds Grade: To BS 3882, Multi Purpose Grade. Source: Submit proposals. Submit: Declaration of analysis including information detailing each of the relevant parameters given in BS 3882, clause 6 and table 2.

SPREADING TOPSOIL Layers: - Depth (maximum): 150 mm. - Gently firm each layer before spreading the next. Depths after firming and settlement (minimum): 450 mm for shrub planting and 150mm for lawn Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

FINISHED LEVELS OF TOPSOIL AFTER SETTLEMENT Above adjoining paving or kerbs: 20 mm. Shrub areas: Higher than adjoining grass areas by 25 mm. Within root spread of existing trees: Unchanged. Adjoining soil areas: Marry in. Thickness of mulch: Included.

TIMES OF YEAR FOR PLANTING Deciduous trees and shrubs: Late October to late March. Conifers and evergreens: September/ October or April/ May. Herbaceous plants : September/ October or March/ April. Container grown plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering and weed control is provided.

CLIMATIC CONDITIONS General: Carry out the work while soil and weather conditions are suitable. Do not plant during periods of frost or strong winds.

12. Planting Shrubs and Feathered Trees

STANDARD :

The National Plant Specification

Plant Stock: Materially undamaged, sturdy, healthy and vigorous of good shape and without elongated shoots. Hardiness: Grown in a suitable environment and hardened off.

Health: Free from pests, diseases, discoloration, weeds and physiological disorders.

Root system and condition: Balanced with branch system.

Plant species: true to name and native species to be of local provenance as defined in the National Plant Specification.

PLANT HANDLING, STORAGE TRANSPORT AND PLANTING:

To CPSE 'Handling and establishing landscape plants' standard. Protect plants from frost and handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle. Planting: Upright or well balanced with best side to front.

ORNAMENTAL SHRUBS/ HERBACEOUS PLANTS:

To planting plan layout and density/centres as shown. Excavate 2 days (maximum) before planting. Pits to be 150 mm wider than roots when fully spread and 300 mm deep. Pit bottom improvement Break up to a depth of 150 mm, incorporating 25 g of approved slow release fertilizer per planting pit. Backfilling material: topsoil

CONTAINER GROWN PLANTS/ TREES :

Growing medium: With adequate nutrients for plants to thrive until permanently planted. Plants: Centred in containers, firmed and well watered. Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting. Hardiness: Grown in the open for at least two months before being supplied. Containers: With holes adequate for drainage when placed on any substrate commonly

AFTER PLANTING:

Watering immediately after planting, thoroughly and without damaging or displacing plants or soil. Lightly firm soil around plants and fork and/ or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows.

AMENITY & LAWN GRASS TURFING:

Recommendations for Turf for General Purposes'. Subgrade crossripped min. 300mm deep at 300mm/cs. Remove stones and debris exceeding 50mm diameter. Cultivate existing topsoil. Additional top soil to be supplied and spread to make up level and to create even falls. Top soil to be cultivated to form a fine tilth prior to the laying of turf. Supply and lay selected turf. Turf should be laid in autumn or early winter when the weather is open. Turf should not be laid in very hot, waterlogged, frosted, cold or drying wind conditions. If summer turfing has to take place the turfs should be saturated on delivery and kept lightly watered during the day until temperatures fall. In the winter turf should be unrolled and laid out to prevent yellowing if it cannot be laid immediately. Turf to be supplied in rolls, not dried out or yellowed. Turf will be laid on the day of delivery. Turf rolls are to be undamaged without holes or torn or ripped edges. Turf grown on any nylon matting will not be accepted. Turf will be weed free and of a uniform size and thickness. Turf must be laid from suitably sized running boards. Walking over or standing on the turfs will not be allowed until fully established

PROTECTION OF NATIVE TRANSPLANTS INCLUDING FEATHERED TREES:

Tubex shrub shelters colour green. Round Biopolymer and Oxo-bio polypropylene. 600mm high x 144-200mm diameter supported by a single timber stake and two nylon ties. Ensure that protection methods do not impede natural movement of shrubs or restrict growth. Use larger diameter shelters for shrub species including holly and yew.

SPECIMEN TREES:

Tree pits 1500 x 1500 x 600mm in soft landscape.

Sides and base of pits cross ripped at 450mm/cs to open subgrade for rooting. Pits backfilled with loam topsoil ameliorated with 100 litres planting compost, 50 litres water retention granules and 900 gm slow-release fertiliser. All planting from boards to prevent puddling. Trees supported with underground guys.

MULCHING TREE PITS:

Form a 1m diameter bed around the base of each tree planted in grassland.

MULCHING SHRUB PLANTING BEDS:

Material: Medium grade bark mulch. - Purity: Free of pests, disease, fungus and weeds. Preparation: Clear all weeds. Water soil thoroughly. Coverage: 75mm depth. Finished level of mulch: 30mm below adjacent grassed or paved areas.

TREATMENT OF TREE WOUNDS:

Cutting: Keep wounds as small as possible. Cut cleanly back to sound wood using sharp, clean tools. Leave branch collars. Do not cut flush with stem or trunk. Set cuts so that water will not collect on cut area. Fungicide/ Sealant: Do not apply unless instructed.