

# 48 Murray Road

## Approval (Discharge) of Condition 4

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.

### 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 Two - Development Management Policies (2020).

### Quality Assurance – Approval Status

| Issue   | Date          | Prepared by    | Checked by                    | Approved by                   |
|---------|---------------|----------------|-------------------------------|-------------------------------|
| Issue 2 | 12 March 2021 | Igors Smirnovs | Hillington Planning Authority | Hillington Planning Authority |

Prepared by:  
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Client name:  
**Design & Build Limited**

Site address:  
**48 Murrey Road**  
**London, Harrow,**  
**HA6 2YL**

Project #  
**D233**

Planning application #  
**9357/APP/2020/2502**  
Date of Application:  
**10.08.2019**  
Date of Decision:  
**20.10.2020**

|                                                                      |               |                                                                                                                                                                                                                                                                   |  |           |         |                                                                                    |
|----------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------|---------|------------------------------------------------------------------------------------|
| Project                                                              |               | Demolition of the existing bungalow & Erection of 4 x 2-storey detached dwellings                                                                                                                                                                                 |  | Status    |         |  |
| Client:                                                              |               | Design & Build Limited                                                                                                                                                                                                                                            |  |           |         |                                                                                    |
| Address                                                              |               | 48a Murray Road, Northwood, Middlesex, England, HA6 2YL                                                                                                                                                                                                           |  |           |         |                                                                                    |
| Date                                                                 | 12 March 2021 | Job. No                                                                                                                                                                                                                                                           |  | Section   |         |                                                                                    |
| By                                                                   | IS            | D233                                                                                                                                                                                                                                                              |  | Sheet no. | 2 of 13 | Rev                                                                                |
| Checked                                                              | AS            |                                                                                                                                                                                                                                                                   |  |           | 1       |                                                                                    |
| Rev                                                                  | Date          | Details: Application number: 9357/APP/2020/2502<br>Demolition of the existing bungalow and the erection of 4 x 2-storey detached dwellings with habitable roof space with parking, amenity, cycle provision, refuse and external landscaping and associated works |  |           |         | Phone +44(0) 7949250275<br>Email info@ecbcgroup.com<br>Website www.ecbcgroup.com   |
| Part<br>Condition 4, Construction Method Statement & Tree Protection |               |                                                                                                                                                                                                                                                                   |  |           |         |                                                                                    |

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| Project<br>Client:<br>Address                                        |               |                                                                                                                                                                                                                                                                   | Demolition of the existing bungalow & Erection of 4 x 2-storey detached dwellings<br>Design & Build Limited<br>48a Murray Road, Northwood, Middlesex, England, HA6 2YL |           | Status |                                                                                  |  |
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| Part<br>Condition 4, Construction Method Statement & Tree Protection |               |                                                                                                                                                                                                                                                                   |                                                                                                                                                                        |           |        |                                                                                  |                                                                                    |

## 1.0 Introduction

Management during the construction works will be delivered through the Construction Management Plan (CMP) and Construction Logistic Plan (CLP) (Condition 11). This will specify how construction works will commence and be managed in accordance with the Planning Application, Planning Conditions, Contractual and legislative requirements and Construction Industry Best Practice.

The CMP will develop up until site commencement and all site works will accord and comply with this plan. The CMP will emphasise the following:

- Project Organisation and Responsibilities
- Project Communication and Co-ordination
- Training
- Operational Control
- Checking and Corrective Action
- Management and timing of deliveries
- Construction access and routing of construction traffic
- Phasing of the development
- Complaints Procedure

The CMP will also be reviewed every six months during the construction process and will include critical information on review procedures.

|                                                                                                         |                        |                                                                                                                                                                                                                                                                          |                             |                 |                                                                                                       |
|---------------------------------------------------------------------------------------------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------|-------------------------------------------------------------------------------------------------------|
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| Client:<br><b>Design &amp; Build Limited</b>                                                            |                        |                                                                                                                                                                                                                                                                          |                             |                 |                                                                                                       |
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| Date<br><b>12 March 2021</b>                                                                            | Job. No<br><b>D233</b> | Section                                                                                                                                                                                                                                                                  | Sheet no.<br><b>4 of 13</b> | Rev<br><b>1</b> |                                                                                                       |
| By<br><b>IS</b>                                                                                         |                        |                                                                                                                                                                                                                                                                          |                             |                 |                                                                                                       |
| Checked<br><b>AS</b>                                                                                    |                        |                                                                                                                                                                                                                                                                          |                             |                 |                                                                                                       |
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| Part<br>Condition 4, Construction Method Statement & Tree Protection                                    |                        |                                                                                                                                                                                                                                                                          |                             |                 |                                                                                                       |

## 2.0 Project Overview, Site description



Murray Road  
facing south west

48 Murray Road is a detached single storey dwelling with a generous rear garden. The site is accessed via a long driveway off Murray Road with a site area of 1,249 sqm. The property is not situated in a conservation area and isn't locally or statutorily listed.

Murray Road is characterised by a mix of styles. To the southern end of Murray Road, there are 3 storey 20th century residential developments such as Mansion House and St John's Court. To the north there are high quality examples of Edwardian architecture, mainly two and three storeys with prominent gables with projecting barge boards, square bays and a palette of red brick, tiled roofs and white painted timber windows. The property sits in a residential neighbourhood and the wider area provides good facilities and green areas such as Frithwood Park.

The site has a PTAL of 2 benefitting from London underground services from nearby Northwood underground (6min walk) and a great number of bus routes from Maxwell Road.



Aerial view locating  
48 Murray Road

|                                                                      |               |                                                                                                                                                                                                                                                                   |                                                                                                                                                                        |           |        |                                                                                  |                                                                                    |
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The design consists of four detached 4-bed-houses plus study 2No approx 180 SQM GIA) and 2No approx.160 SQM with private gardens, secured waste and bicycle storage and onsite parking.

The houses are to be of high quality with an emphasis on triple aspect and amenity space. The exterior blends in with the surrounding area.

Designers envisaged the ample garden space and the green roofs to provide an improved green feel to the neighbourhood. Most of the existing trees will be retained to preserve local biodiversity.

The site is located at the rear of 48 Murray Rd HA6 2YL.

Being well served by public transport, the property is in a sustainable location. Northwood Underground Station is found 0.4 miles - 10 minutes walk - to the north (circa 50 minutes to Kings Cross railway station ). Additionally, numerous bus routes serve the area. Similarly, the site is well located to commercial, shopping and leisure areas.



|                                                                                                              |                           |                                                                                                                                                                                                                                                                   |         |                          |                                                                                    |                                                                                  |
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| Part<br>Condition 4, Construction Method Statement & Tree Protection                                         |                           |                                                                                                                                                                                                                                                                   |         |                          |                                                                                    |                                                                                  |

### 3.0 Proposed Site Works

#### 3.1 Scope of Works

The scheme involves the demolition of the existing house and construction of four domestic houses also include the tree works to clear existing access road and landscaping to the plot.

##### 3.1.1 Preliminary Programme

The works are scheduled to commence early 2021, and due for completion middle - late 2022. It is envisaged that the duration of works described will be 50 weeks (See Appendix A for the attached outline construction programme). The key elements of the development with regards to the potential impact on the surrounding area are:

##### 3.1.2 Site Setup, Enabling Works /Formation of Site Perimeter

At commencement the perimeter of the site will be established and securely protected with good quality Heras security fencing to HSGI 51 standard to the whole of the perimeter of the site complete with all necessary signage in accordance with HSE requirements.

The site area is to be levelled and ground compacted to provide a hardstanding for site vehicles, storage of materials, site cabins etc.

The excavation spoil from site will be disposed by grab lorry on the site. All necessary permits will be obtained. No loading or unloading shall take place on the public road. Large concrete pours, such as the ground slabs and beams may be undertaken using mobile pumps so as to practicably minimise activity duration.

##### 3.1.3 Site Establishment

The site office and welfare facilities, site storage and operatives parking will be located on site. The existing incoming power and water supply will be utilised to serve the site. Access will be maintained for the duration of the works via front main entrance.

##### 3.1.4 Concrete works

Concrete works to be done all at once for all properties to minimise noise impact on the neighborhood properties.

|                                                                      |      |                                                                                                                                                                                                                                                                   |                                                                                                                                                                        |                     |         |                          |                                                                                    |                                                                                  |
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| Part<br>Condition 4, Construction Method Statement & Tree Protection |      |                                                                                                                                                                                                                                                                   |                                                                                                                                                                        |                     |         |                          |                                                                                    |                                                                                  |

### 3.1.5 Operational Control

Site works will be checked against the CMP requirements. Any mitigation measures that have been agreed with the statutory authorities, or are part of the conditions, will be put in place prior to the undertaking of works for which they are required and all relevant staff are briefed accordingly.

### 3.1.6 Temporary Shoring & Propping (if required)

A fully designed temporary propping scheme will be developed by the selected Contractor's Works Engineer in tandem with the Client's Consulting Structural Engineer. The temporary works will be installed as the works progress. Each phase of the temporary works installation will be inspected by the Constructor's Temporary Works Engineer prior to it being loaded. There will be a regime of formal regular inspections of the temporary works.

### 3.1.7 Structural Steelwork and Glazing

Where large components are to be delivered and/or crane-lifting equipment is required, residents will be notified of any road closures or disruptions in advance of the event. As with all activities, risk assessments and method statements shall be prepared in advance so as to safely plan the execution of the activity. Where road closure permits are required, these will be obtained in advance of the activity being booked.

### 3.1.8 Water proofing works

Not required

|                                                                      |               |                                                                                                                                                                                                                                                                   |                                                                                                                                                                        |           |        |                                                                                  |                                                                                    |
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| By                                                                   | IS            | D233                                                                                                                                                                                                                                                              |                                                                                                                                                                        | 8 of 13   | 1      |                                                                                  |                                                                                    |
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| Part<br>Condition 4, Construction Method Statement & Tree Protection |               |                                                                                                                                                                                                                                                                   |                                                                                                                                                                        |           |        |                                                                                  |                                                                                    |

## 4.0 Environmental Control Measures

### 4.1 Protection of Existing Trees to be retained

Protection will be provided in accordance and as detailed in Arboricultural Report. Any pre-emptive tree works and tree protection measures need to be in place prior to occupation of the site by the main contractor – and certainly prior to any demolition or construction work on the site.

Tree protection will be provided as detailed with the approved AD Tree Consulting Arboricultural Method Statement (APS/021/2020), and revised Tree Protection Plan (2020/021/TPP/RevA) which is submitted alongside this document. The sequence of protection measures shall be as follows:

- i. Undertake tree works required to facilitate development - including the removal of additional trees G1, T2, T4 in order to provide construction access.
- ii. Install tree protection fencing as per section 16 of APS/021/2020.
- iii. Install ground protection including cellular confinement system within RPA of T14 (sacrificial wearing course) as per section 20 of APS/021/2020.
- iv. Pre-commencement meeting – Site Manager, Project Arboriculturist to attend (LPA Tree Officer to be invited) – meeting to be recorded and reported to the LPA.

**Demolition stage** – tree protection to remain in place.

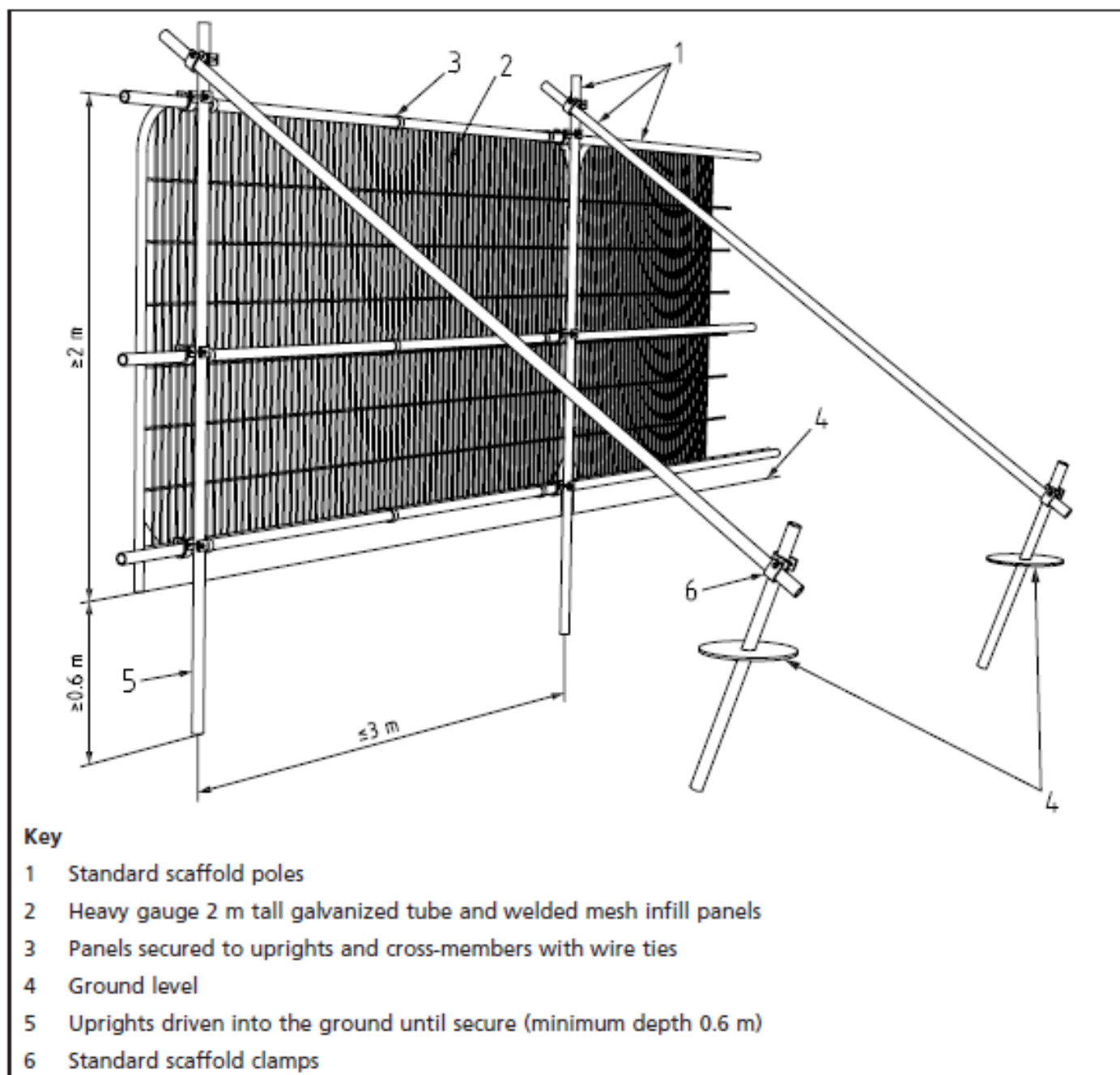
**Construction stage** – tree protection to remain in place

- v. Supervised hand excavation within root protection area of T12 & T14 – Supervision to be recorded and reported to the LPA. See section 19 of APS/021/2020.

**Landscaping stage** – tree protection to be removed. No level changes or excavation to occur unless approved.

- vi Remove sacrificial wearing course over cellular confinement system within RPA of T14 and lay permeable finished wearing course – as per section 20 of APS/021/2020.

|                                                              |               |                                                                                                                                                                                                                                                                   |      |         |           |                                                                                    |
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| By                                                           | IS            |                                                                                                                                                                                                                                                                   |      |         | 9 of 13   | 1                                                                                  |
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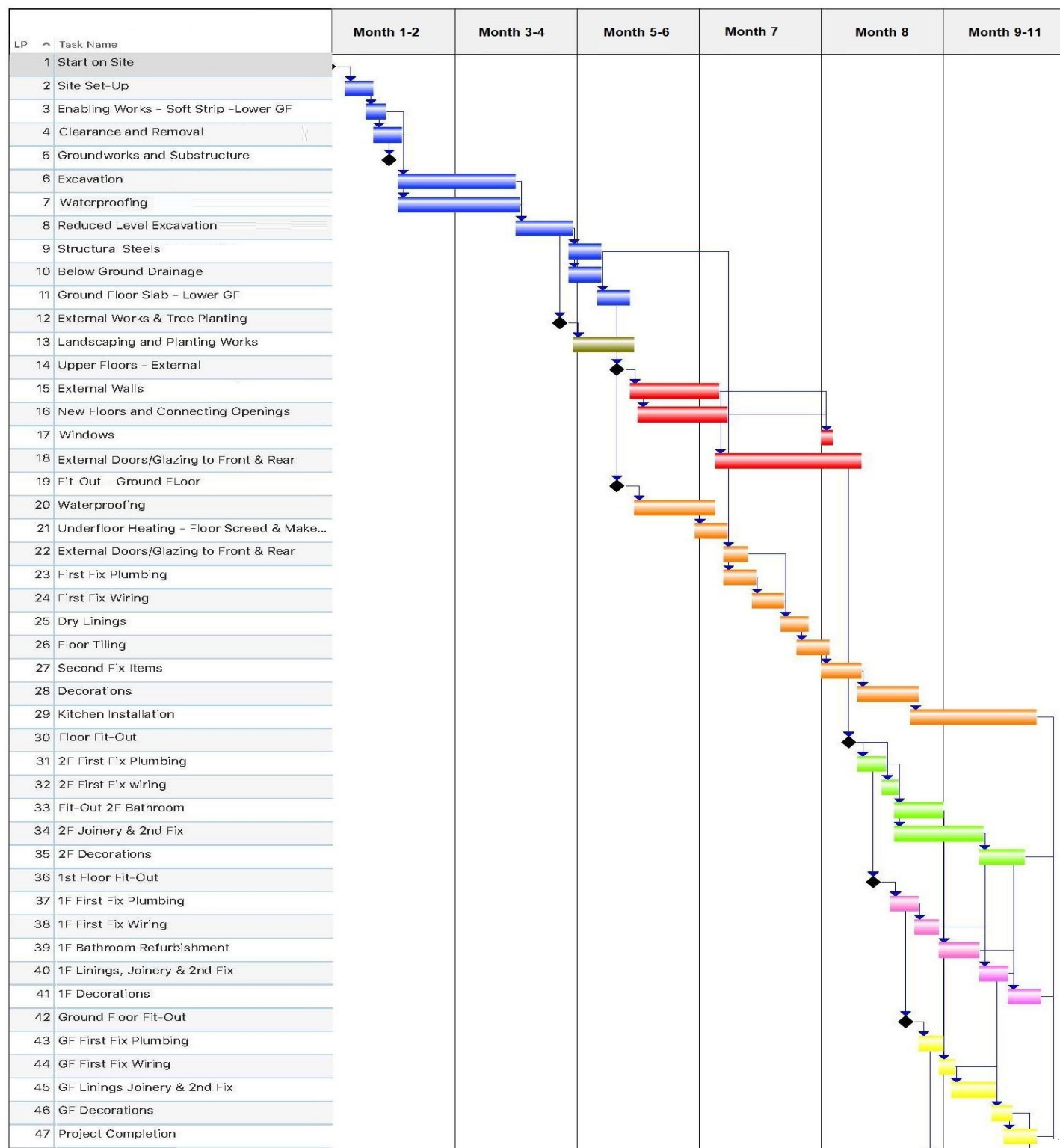


## Tree Protection Fencing Specification

|                                                                      |                                                                                              |                                                                                                                                                                                                                                                                          |         |                 |                                                                                                       |
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| Project                                                              | <b>Demolition of the existing bungalow &amp; Erection of 4 x 2-storey detached dwellings</b> |                                                                                                                                                                                                                                                                          |         | Status          |                                                                                                       |
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| By                                                                   | <b>IS</b>                                                                                    | <b>D233</b>                                                                                                                                                                                                                                                              |         | <b>10 of 13</b> | <b>1</b>                                                                                              |
| Checked                                                              | <b>AS</b>                                                                                    |                                                                                                                                                                                                                                                                          |         |                 |                                                                                                       |
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| Part<br>Condition 4, Construction Method Statement & Tree Protection |                                                                                              |                                                                                                                                                                                                                                                                          |         |                 |                                                                                                       |



## 5.0 Appendix A – Outline Construction Programme



|                                                                      |               |                                                                                                                                                                                                                                                                   |                                                                                                                                                                        |           |        |                                                                                  |                                                                                    |
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## 6.0 Appendix B, Barriers and ground protection (BS 5837:2012)

### 6.1 General

#### 6.1.1

All trees that are being retained on site should be protected by barriers and/or ground protections before any materials or machinery are brought onto the site, and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of trees RPA, appropriate ground protection should be installed.

#### 6.1.2

Areas of retained structural planting, or designated for new structural planting, should be similarly protected, and based on the extent of the soft landscaping shown on the approved drawings.

#### 6.1.3

The protected area should be regarded as sacrosanct, and, once installed, barriers and ground protection should not be removed or altered without prior recommendation by the project arboriculturist and, where necessary, approval from the local planning authority.

#### 6.1.4

Where required, pre-development tree work may be undertaken before the installation of tree protection measures, with the agreement of the project arboriculturist or local planning authority if appropriate.

#### 6.1.5

It should be confirmed by the project arboriculturist that the barriers and ground protection have been correctly set out on site, prior to the commencement of any other operations.

NOTE It might be feasible to use temporary site office buildings as components of the tree protection barriers, provided these can be installed and removed without damaging the retained trees or their rooting environment. It should be confirmed by the project arboriculturist

#### 6.1.6

All-weather notices should be attached to the barrier with words such as:  
 “CONSTRUCTION EXCLUSION ZONE - NO ACCESS”.

|                                                                                                         |                        |                                                                                                                                                                                                                                                                          |                              |                 |                                                                                                       |
|---------------------------------------------------------------------------------------------------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------------|-------------------------------------------------------------------------------------------------------|
| Project<br><b>Demolition of the existing bungalow &amp; Erection of 4 x 2-storey detached dwellings</b> |                        |                                                                                                                                                                                                                                                                          | Status                       |                 |                     |
| Client:<br><b>Design &amp; Build Limited</b>                                                            |                        |                                                                                                                                                                                                                                                                          |                              |                 |                                                                                                       |
| Address<br><b>48a Murray Road, Northwood, Middlesex, England, HA6 2YL</b>                               |                        |                                                                                                                                                                                                                                                                          |                              |                 |                                                                                                       |
| Date<br><b>12 March 2021</b>                                                                            | Job. No<br><b>D233</b> | Section                                                                                                                                                                                                                                                                  | Sheet no.<br><b>12 of 13</b> | Rev<br><b>1</b> |                                                                                                       |
| By<br><b>IS</b>                                                                                         |                        |                                                                                                                                                                                                                                                                          |                              |                 |                                                                                                       |
| Checked<br><b>AS</b>                                                                                    |                        |                                                                                                                                                                                                                                                                          |                              |                 |                                                                                                       |
| Rev                                                                                                     | Date                   | Details: Application number: <b>9357/APP/2020/2502</b><br>Demolition of the existing bungalow and the erection of 4 x 2-storey detached dwellings with habitable roof space with parking, amenity, cycle provision, refuse and external landscaping and associated works |                              |                 | Phone <b>+44(0) 7949250275</b><br>Email <b>info@ecbcgroup.com</b><br>Website <b>www.ecbcgroup.com</b> |
| Part<br>Condition 4, Construction Method Statement & Tree Protection                                    |                        |                                                                                                                                                                                                                                                                          |                              |                 |                                                                                                       |

## 6.2 6.2.1 Ground protection during demolition and construction

6.2.1 Where construction working space or temporary construction access is justified within the RPA, this should be facilitated by a set-back in the alignment of the tree protection barrier. In such areas, suitable existing hard surfacing that is not proposed for re-use as part of the finished design should be retained to act as temporary ground protection during construction, rather than being removed during demolition. The suitability of such surfacing for this purpose should be evaluated by the project arboriculturist and an engineer as appropriate.

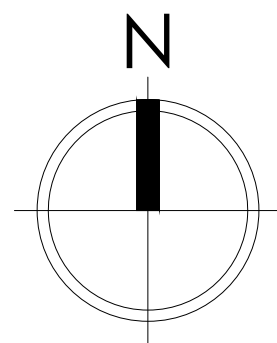
|                                                                      |               |                                                                                                                                                                                                                                                                   |      |         |           |                                                                                    |
|----------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|---------|-----------|------------------------------------------------------------------------------------|
| Project                                                              |               | Demolition of the existing bungalow & Erection of 4 x 2-storey detached dwellings                                                                                                                                                                                 |      | Status  |           |  |
| Client:                                                              |               | Design & Build Limited                                                                                                                                                                                                                                            |      |         |           |                                                                                    |
| Address                                                              |               | 48a Murray Road, Northwood, Middlesex, England, HA6 2YL                                                                                                                                                                                                           |      |         |           |                                                                                    |
| Date                                                                 | 12 March 2021 | Job. No                                                                                                                                                                                                                                                           | D233 | Section | Sheet no. | Rev                                                                                |
| By                                                                   | IS            |                                                                                                                                                                                                                                                                   |      |         | 13 of 13  | 1                                                                                  |
| Checked                                                              | AS            |                                                                                                                                                                                                                                                                   |      |         |           |                                                                                    |
| Rev                                                                  | Date          | Details: Application number: 9357/APP/2020/2502<br>Demolition of the existing bungalow and the erection of 4 x 2-storey detached dwellings with habitable roof space with parking, amenity, cycle provision, refuse and external landscaping and associated works |      |         |           | Phone +44(0) 7949250275<br>Email info@ecbcgroup.com<br>Website www.ecbcgroup.com   |
| Part<br>Condition 4, Construction Method Statement & Tree Protection |               |                                                                                                                                                                                                                                                                   |      |         |           |                                                                                    |

## Attachments to support condition

|                         |     |                        |   |                         |   |
|-------------------------|-----|------------------------|---|-------------------------|---|
| Tree Reference No.      | ● 1 | Canopies of trees:     | ○ | Trees to be removed:    | ✕ |
| Category 'A' RPA:       | ○   | Category 'B' RPA:      | ○ | Category 'C' RPA:       | ○ |
| Protective fencing:     | —   | Supervised excavation: | — | Existing hard standing: | — |
| No dig, hard surfacing: | —   | Ground protection:     | — | Proposed tree:          | — |

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Supervised removal of flagstones  
and sub base - see AMS

Trees to be removed

Hedge to be removed

Trees to be removed

Laurel to be removed

Group to be removed

1x stree tree (Lime)  
retained but not included  
within survey data

2x coniferous trees to be  
removed but not included  
within survey data

## VIEWPORT 1

EXISTING SITE PLAN  
INDICATING TREES TO BE  
REMOVED AND AREAS OF  
SUPERVISED DEMOLITION

0m 5m 10m 15m 20m 25m  
1:250@A1

Supervised excavation

Ground protection

Protective fencing

Proposed hard surfacing  
to be installed above  
existing ground levels

Protective fencing

Ground protection

## VIEWPORT 2

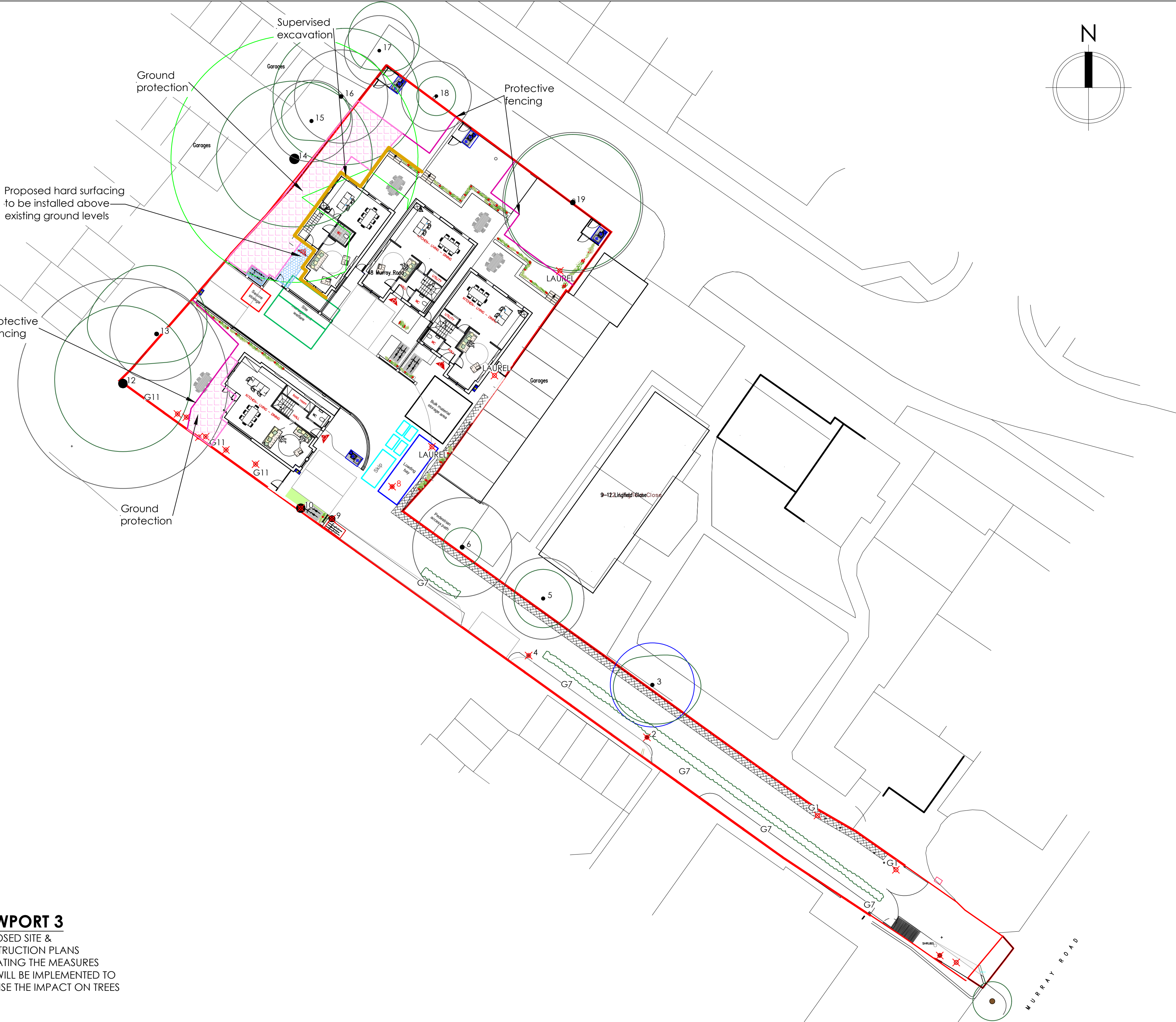
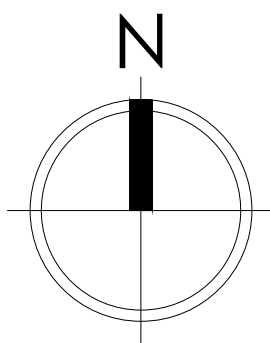
PROPOSED SITE PLAN  
INDICATING THE MEASURES  
THAT WILL BE IMPLEMENTED TO  
MINIMISE THE IMPACT ON TREES

Replacement tree -  
*Fagus sylvatica* 'Dawyck'

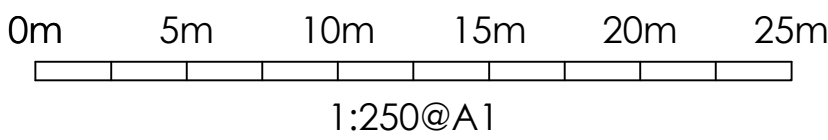
|                        |     |                        |   |                         |   |
|------------------------|-----|------------------------|---|-------------------------|---|
| Tree Reference No.     | ● 1 | Canopies of trees:     | ○ | Trees to be removed:    | ✗ |
| Category 'A' RPA:      | ○   | Category 'B' RPA:      | ○ | Category 'C' RPA:       | ○ |
| Protective fencing:    | —   | Supervised excavation: | — | Existing hard standing: | — |
| No dig hard surfacing: | —   | Ground protection:     | — | Proposed tree:          | — |

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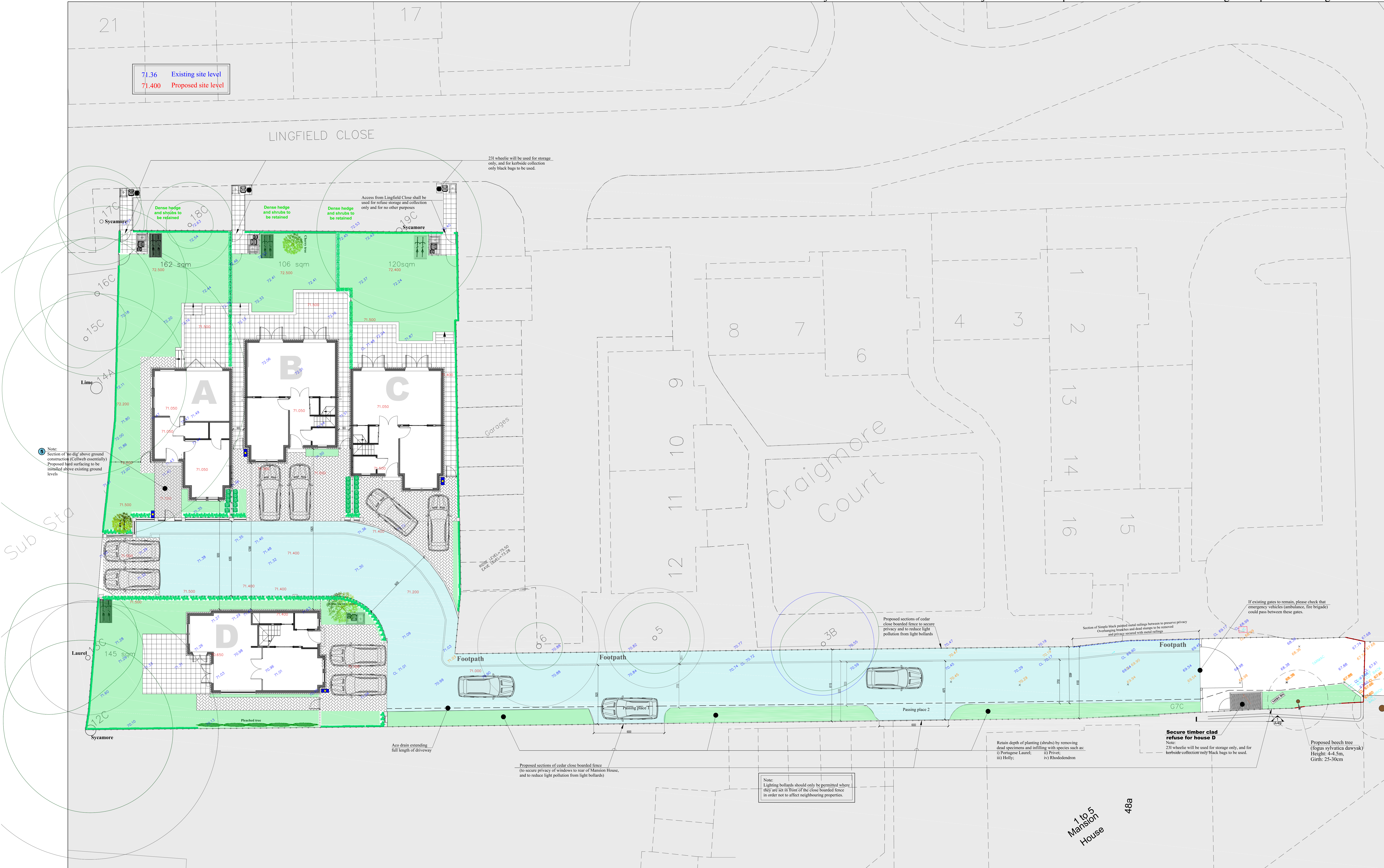


**VIEWPORT 3**  
PROPOSED SITE &  
CONSTRUCTION PLANS  
INDICATING THE MEASURES  
THAT WILL BE IMPLEMENTED TO  
MINIMISE THE IMPACT ON TREES

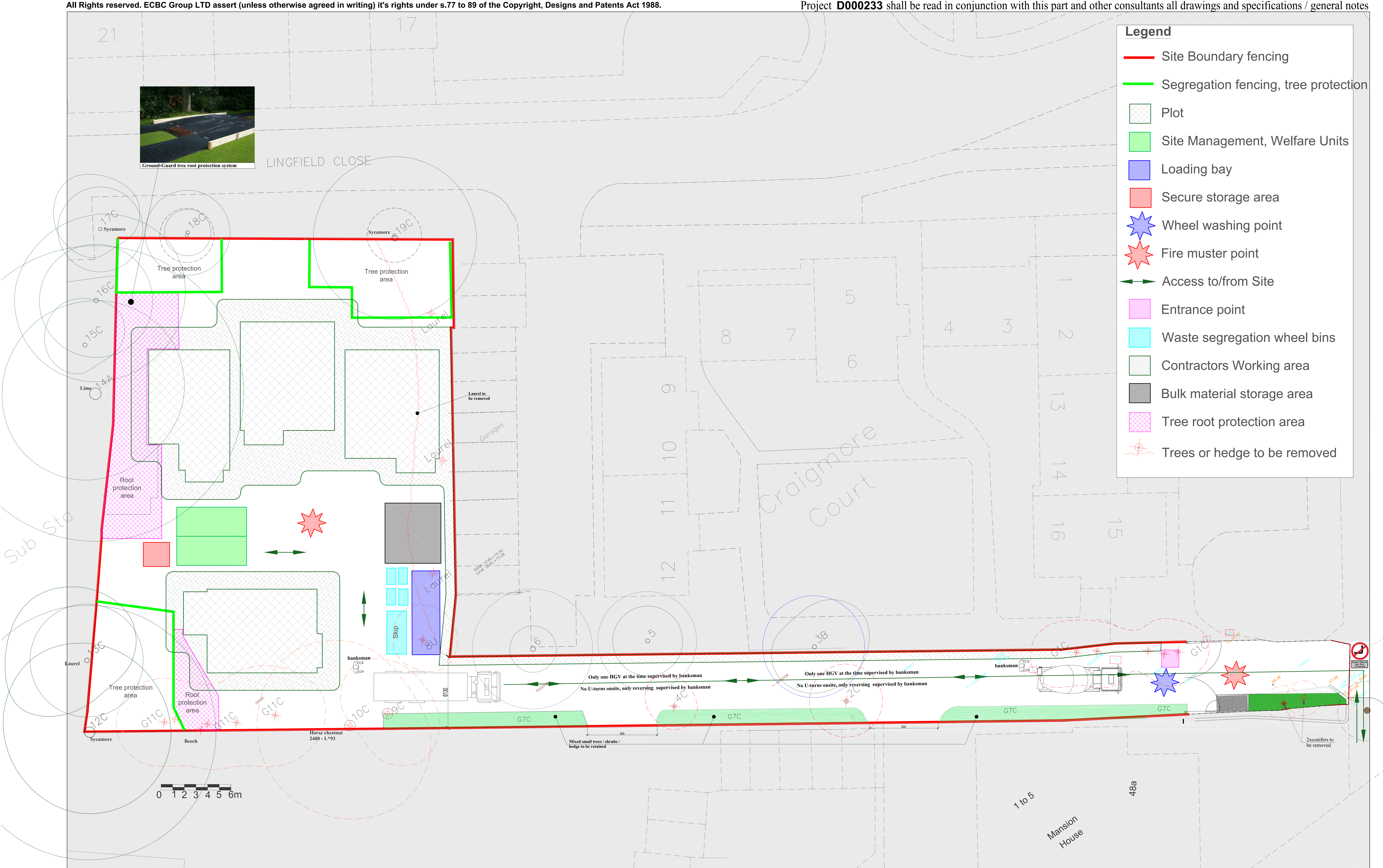


**VIEWPORT 4**  
PROPOSED SITE &  
CONSTRUCTION PLANS;  
NO TREE PROTECTION  
SHOWN FOR CLARITY

Replacement tree -  
Fagus sylvatica 'Dawyck'



| Rev | Date | Description | Client      | Design & Build Limited                         | Scale @ A0 | 1:100    | Job No.           | D000233      | Drawing No.  | A-7 | Rev | 00 |
|-----|------|-------------|-------------|------------------------------------------------|------------|----------|-------------------|--------------|--------------|-----|-----|----|
| -   | -    | -           | Project     | Four x 2-storey detached dwellings             | A3         | N/A      | Status of drawing | Construction | Design Stage | 3   |     |    |
| -   | -    | -           | Address     | 48 MURRAY ROAD, HARROW, HA6 2YL                | Drawn by   | IS       |                   |              |              |     |     |    |
| -   | -    | -           | Drwg. title | Site plan, Houses A, B, C, and D               | Checked by | AS       |                   |              |              |     |     |    |
| -   | -    | -           |             | Read in conjunction with Arboricultural report | Date       | 10/03/21 |                   |              |              |     |     |    |
| -   | -    | -           |             |                                                |            |          |                   |              |              |     |     |    |



| Rev | Date | Description | Client      | Design & Build Limited                         | Scale @ A0 | 1:100    | Job No.           | D000233      | Drawing No.  | A-44 | Rev | 00 |
|-----|------|-------------|-------------|------------------------------------------------|------------|----------|-------------------|--------------|--------------|------|-----|----|
| -   | -    | -           | Project     | Four x 2-storey detached dwellings             | A3         | N/A      | Status of drawing | Construction | Design Stage | 3    |     |    |
| -   | -    | -           | Address     | 48 MURRAY ROAD, HARROW, HA6 2YL                | Drawn by   | IS       | Checked by        | AS           |              |      |     |    |
| -   | -    | -           | Drwg. title | Construction site plan                         | Date       | 10/03/21 |                   |              |              |      |     |    |
| -   | -    | -           |             | Read in conjunction with Arboricultural report |            |          |                   |              |              |      |     |    |