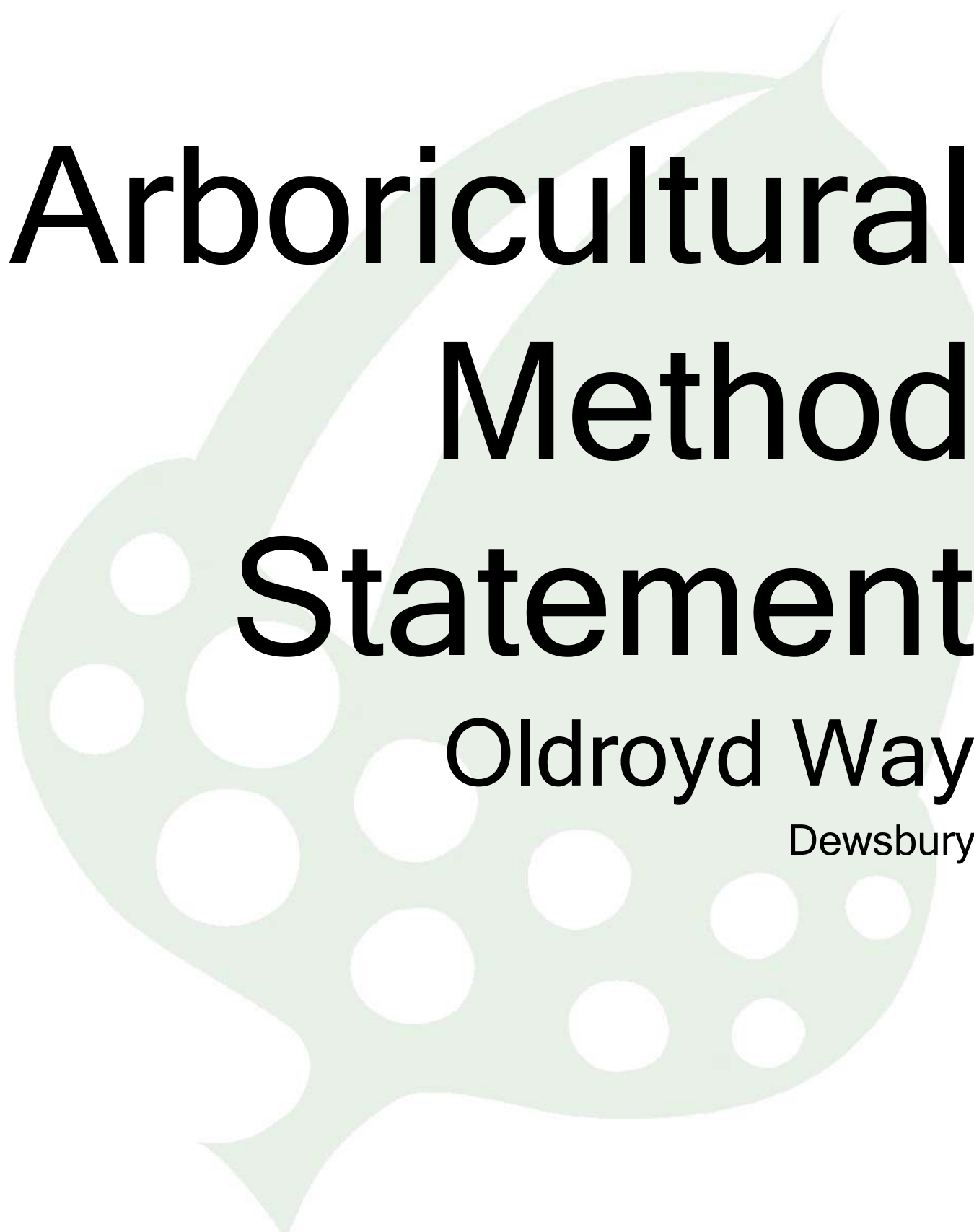




Arboricultural Method Statement

Oldroyd Way

Dewsbury

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1 Introduction

1.1 Purpose of report

This report has been created to ensure good practice in the management of trees during the proposed development at: Oldroyd Way, Dewsbury

1.2 Status

The recommendations of this report are based on the plans as provided and incorporates information provided by the client.

This report should be included as part of any specifications and schedules of works supplied to all demolition and construction contractors.

2 Preparation for development

2.1 *Necessary tree works*

The first operation will be the tree pruning and felling works as detailed at **Appendix 1**.

All tree works should be carried out by suitably qualified, experienced and insured contractors in accordance with BS3998: 2010.

In order to both reduce costs and to ensure timely completion, no check has been made by this consultant with the local planning authority.

We recommend that the local planning authority is contacted to check whether the trees on this site are protected by a Tree Preservation Order or are within a Conservation Area.

Trees may also be subject to legal protection under a range of other legislation, much of which is aimed at wildlife and habitat protection.

No work should be done to any trees until either suitable permission has been granted or it has been verified that the intended work does not require permission.

We are happy to assist in establishing whether trees on this site are protected by a Tree Preservation Order or a Conservation Area designation if required.

2.2 *Protective fencing*

The protective fences can be installed after the necessary tree works are completed, but they must be fully installed and completed before any other work commences, this includes; demolition, soil stripping or the bringing onto site of materials, supplies or machinery.

Protective fencing must be constructed in such a way as to exclude construction activity and be appropriate to the degree and proximity of likely works. The default fencing as described in BS5837:2012 is shown at **Appendix 2**.

Unless otherwise specified in this report or its attached drawings the fenced areas shall be considered complete construction exclusion zones; there shall be no pedestrians, vehicles, materials, equipment or machinery allowed in the fenced areas at any time.

There should be adequate signs informing all relevant persons that access is denied, an example sign is included at **Appendix 3**.

Care must also be taken to prevent fenced areas being contaminated with chemical spillages, including; petrol, diesel, oils, cements and concretes. In addition, water run-off from areas of construction activity must be diverted away from fenced areas.

2.3 *Site inspection*

Once the necessary tree works have been completed and the protective fences are in place it is recommended that the developer's arboriculturist is invited to visit the site, meet with the relevant local authority representative, and check that the necessary tree works and the protective fences are completed satisfactorily.

3 Development Phase

3.1 *The root protection area (RPA)*

The root protection area (RPA) is the area of ground it is desirable to leave undisturbed during development. BS5837:2012 recognises that this is often not practical and that some development within the RPA should be allowed.

The RPAs are shown on the attached plan as hatched circles or polygons.

Other than the activities as shown in this method statement, there must be no activity of any kind within any RPA unless it is by prior written agreement of the local authority.

3.2 *Demolition of existing hard surfaces within the RPA*

Existing hard surfaces must be removed with caution to prevent damage to tree roots. This should be done using hand tools, but suitable machinery may be used in some situations.

Where machinery is to be used to break up existing surfaces then work should be done progressively; starting closest to the trees and working backwards towards the outer edge of the root protection areas. Tracks, wheels, or other load bearing parts of machinery used must be located on existing hard surfaces at all times when within the root protection area – vehicles, machinery and equipment must not enter the areas where hard surfaces have already been removed.

Excavation within the RPA must not be deeper than the existing hard surface unless otherwise agreed in writing with the local authority.

Broken up tarmac, concrete and other arisings should ideally be removed by hand using a wheel barrow. However, where the use of machinery (such as excavators, mini-diggers, or dump trucks) is permitted by the local authority, then buckets must have a straight edge and vehicle tracks and/or wheels must be located on existing hard surfaces at all times when within the root protection area.

3.3 *Demolition of existing buildings and other features within the RPA*

Often there are existing buildings within the RPA, these must be demolished inwards and within their existing footprint.

Existing foundations and other below ground or surface features must be either left in place, or must be dismantled and removed as described in section '3.2 - Demolition of existing hard surfaces within the RPA'.

3.4 Construction of special surfaces

Where special surfaces are to be constructed within the RPA then these surfaces must be completed prior to the areas being used for pedestrian or vehicle access.

Until special surfaces within the RPA are complete the RPA must be treated in the same way as any other area which has been protected with tree protective fencing as described at 3.1.

This means that until the surface is fully installed, there must be no; pedestrians, vehicles, materials, equipment or machinery allowed within the RPA at any time, other than as required for construction of the special surface.

The design and construction techniques of special surfaces within tree root protection areas must meet the biological and environmental requirements of tree roots; the expected level and type of traffic; and be practicable in terms of time and resources required for construction.

BS5837:2012 recommends that where the construction of a hard surface is required within the root protection area a “no dig” construction method is used where possible

The various requirements for a hard surface within the RPA are often achieved using a load suspension layer incorporating a three dimensional cellular confinement system. Other systems are also occasionally used.

Any proposed surfaces within the RPA must be fully specified by a suitable engineer and be agreed in writing with the local planning authority prior to implementation.

3.5 Service runs

New underground services **must not** be installed within the tree root protection areas.

Above ground services should be positioned away from the crowns of trees to be retained.

Any works to existing underground services should be done in accordance with current NJUG (National Joint Utilities Group) guidance.

3.6 Changes in ground level

There must be no works within an RPA unless by prior written agreement of the local authority.

3.7 Removal of protective fencing

When the development phase is complete, all drainage and service runs are in place, and the main site machinery has been removed, the protective fencing may be dismantled. This must be done with care, there must be no; vehicles, materials, equipment or machinery allowed within the RPA at any time.

3.8 Specialist foundation

Within the root protection areas of some retained trees there will be construction of specialist foundations. These are detailed at appendix 6 and must be installed in accordance with manufacturers specification.

3.8 *Post Construction Landscaping*

Some trees on the site are likely to be subject to some form of landscaping or seeding beneath the canopy after the main development phase has been completed. At this stage, it is inevitable that some of the protective fencing will have already been removed.

In view of this, the landscaping works must be carried out in such a way as to avoid ground level changes or deep digging. Mechanised cultivation methods must be avoided within the RPA.

There must be no; vehicles, materials, equipment or machinery allowed within the RPA of retained trees at any time.

Any herbicides used must be appropriate for their purpose, and must not be used in such a way as will damage trees to be retained.

4 Completion meeting

Upon completion of all the works specified, it is recommended that the developer's arboriculturist and the local authority's arboriculturist are invited to meet on site to check that all works are completed satisfactorily and to discuss any remedial works as required.

5 Contact Details

I hope this report provides all the required information. However, if further advice is needed then please contact me and I will be happy to help.

James Royston – Independent Arboricultural Consultant

MSc Arboriculture and Urban Forestry, BSc (Hons) Forestry.

The Media Centre

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Report completed 21st January 2025

Appendix 1: Tree works

Tree/Group Number	Common Name	Botanical Name	Pre-development tree works	Reason for works
1	Lime	<i>Tilia sp</i>	None	NA
2	Lime	<i>Salix caprea</i>	None	NA
3	Sycamore	<i>Acer pseudoplatanus</i>	None	NA
4	Lime	<i>Tilia sp</i>	None	NA

Appendix 2: Tree protective fencing

Figure 2 Default specification for protective barrier

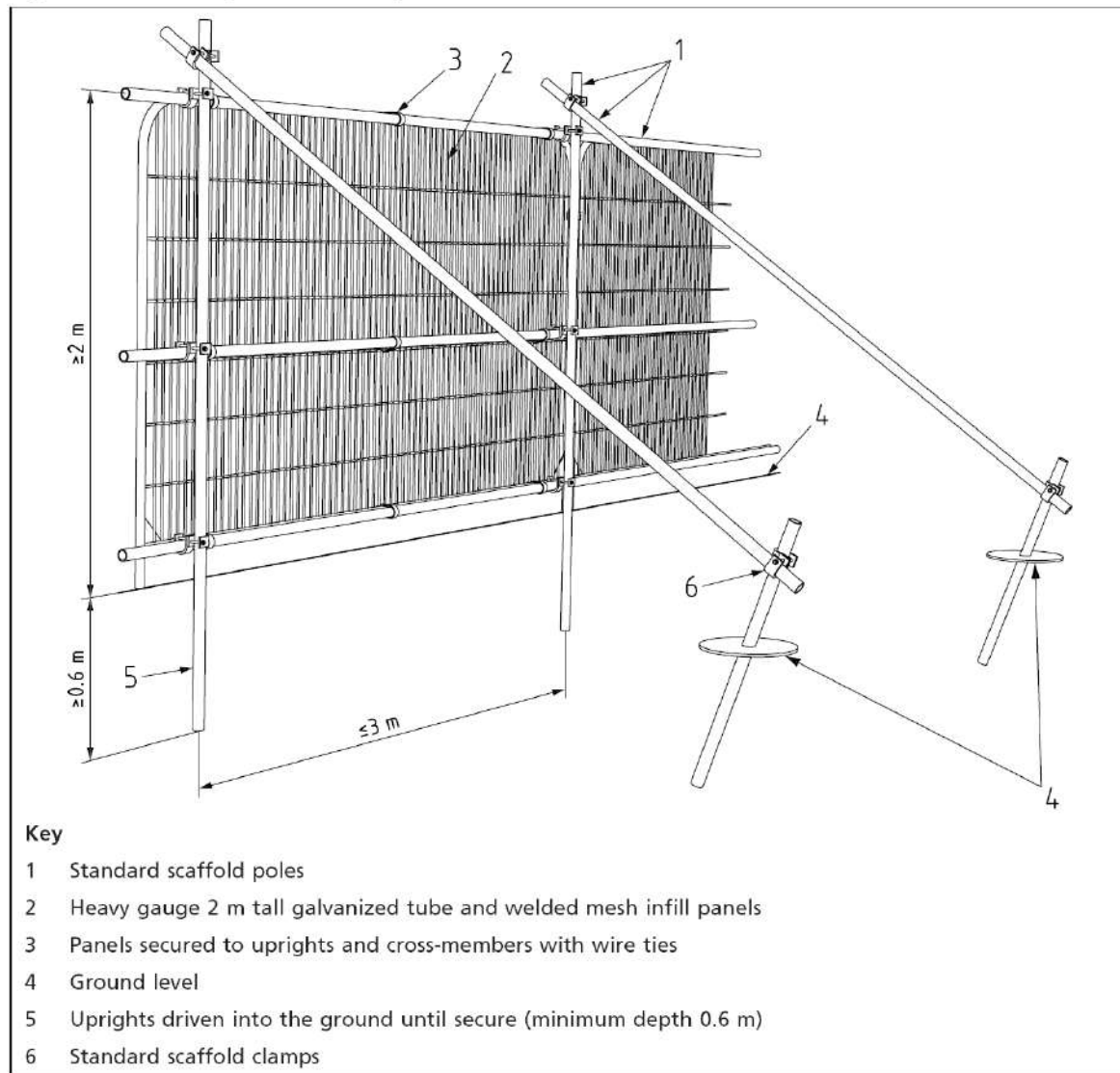
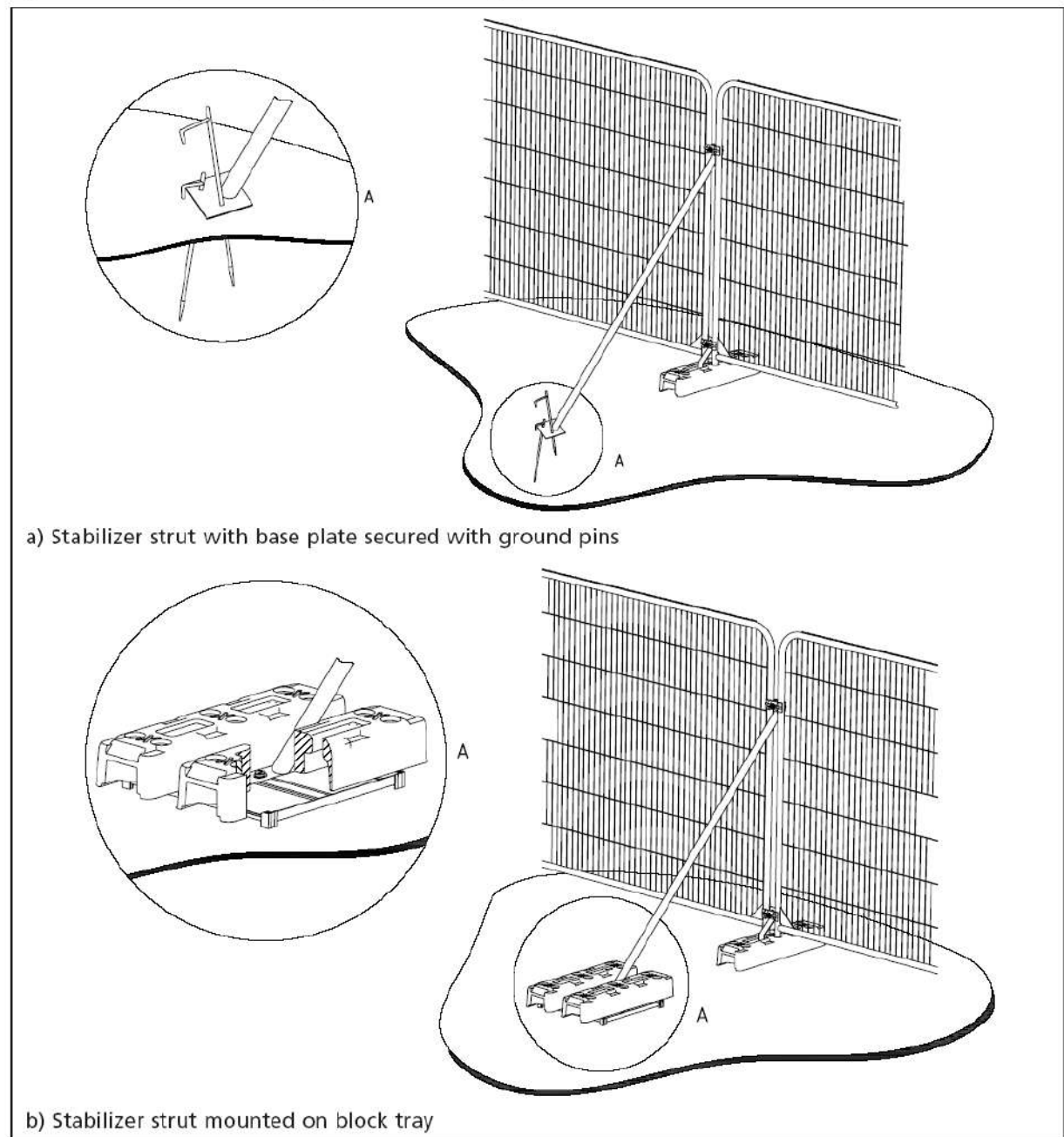


Figure 3 Examples of above-ground stabilizing systems



Appendix 3: Example sign to be attached to tree protective fencing



TREE PROTECTION AREA - KEEP OUT

**TREES ENCLOSED BY THIS FENCE ARE PROTECTED
BY PLANNING CONDITION AND/OR A TREE PRESERVATION ORDER**

**NO INCURSION WITHOUT THE PRIOR WRITTEN PERMISSION OF THE
LOCAL PLANNING AUTHORITY**

Appendix 4: Example special surfaces within the RPA

Cellweb® TRP

Tree Root Protection

Cellweb® TRP is a 3D cellular confinement tree root protection system. The system provides a 'no dig' solution for the construction of new hard surfaces within root protection areas (RPAs). Cellweb® TRP has been designed and independently tested to comply with recommendations made in Arboricultural Practice Note 12 and BS 5837 2012 – Trees in relation to design, demolition and construction.



Cellweb® TRP Key Functions

Cellweb® is a 'no dig' solution which is constructed directly on the existing ground surface. This eliminates the requirement for excavation, preventing root severance.

Cellweb® is a completely porous system allowing continued water permeation and gas exchange between the rooting environment and atmosphere.

Cellweb® spreads point loads, minimising increases in soil compaction within the rooting environment. This maintains an open graded soil structure allowing continued root growth, water, gas and nutrient migration.

The Cellweb® TRP system comprises the following three components

Treetex™ Geotextile. Following minimal ground preparation the Treetex™ is laid onto the existing ground and top soil. This acts as a separation layer, separating the system above from the soil and rooting environment below. Treetex™ performs as a hydrocarbon pollution control measure in accordance with BS5837, holding 1.7lt of oil per square meter.

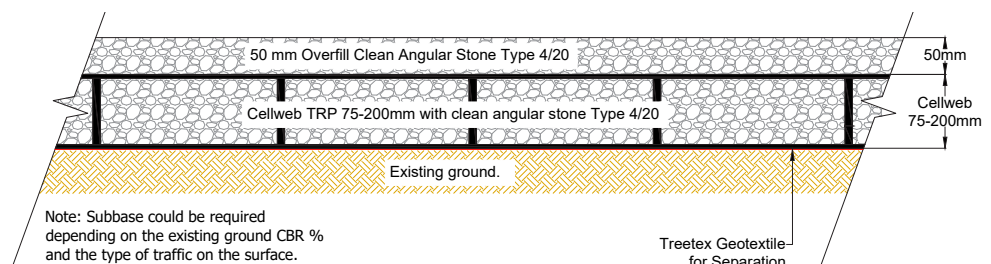
Cellweb® 3D Cellular Confinement. The Cellweb® is installed on top of the Treetex™ layer. This is fixed to the ground using ten steel J pins per panel. The panels can be cut to the required shape and adjoining panels can be connected using heavy duty staples or cell ties.

4-20mm Clean Angular Stone. The expanded Cellweb® is infilled with a 4-20mm clean angular stone. The confined angular stone locks together to produce a rigid stone mattress, while maintaining air pockets for continued water permeation and gas exchange. The low fines content of the stone prevents the Treetex™ layer from becoming blocked over time.

Which depth of Cellweb® TRP?

The Cellweb® System is provided in four different depths; 200mm, 150mm, 100mm and 75mm. The depth required is determined by the proposed traffic loadings and the site ground conditions. Geosynthetics in house engineering department can provide a free site specific technical recommendation. For free technical and engineering support please contact Geosynthetics Ltd 01455 617139 or the full installation guide can be found on our website www.geosyn.co.uk.

Indicative Cellweb with overfill



Appendix 5: Tree protection plans

OLDROYD WAY

EXISTING

23

PROPOSED

To allow access for construction:

Where possible, tree roots in this green shaded area to be protected by suitable boards over a non compressible layer (such as a 200mm depth of wood-chip).

Proposed extension to be constructed on specialist foundations as described at Appendix 3

●T

● T

● T2

●T

MOORLANDS ROAD



20π



**Tree Protection Plan to BS5837:2012 at:
Oldroyd Way, Dewsbury**

1:200

PAPER SIZE A3

Key



Tree to be retained



Tree to be removed



**Root Protection Area (RPA) shown
as a circle as an approximate guide**



location of tree protective
fencing

area of special tree protection
measures.

tree annotations and method
statement for further details.

Note: Plans are for guidance only. These drawings should not be used for scaling.

Appendix 6: Specialist Foundation Design



TREESAFE 

The tree friendly foundation solution



ABBAY PYNFORD



Treesafe is our patented foundation system that allows construction close to or within a tree Root Protection Area (RPA).

Benefits



Increased footprint - Treesafe creates the opportunity to increase the footprint of your site into RPA, allowing getting greater yield from your plot.



Cost certainty - By reducing the programme, prelims and eradicating the elements stated to the right, we can offer cost certainty for your project.



Faster - Treesafe is up to 70% faster than traditional methods and offers improved program certainty.



Safer - Treesafe has many features that enhance a safer environment on site, and comes with warranty provider approval: NHBC, Premier Guarantee and LABC.



Less environmental impact - Treesafe uses less concrete, requires less spoil removal, and significantly reduced vehicle and plant movement. Reducing the carbon footprint of your site.

Treesafe does not require the following elements:

- ▶ Piling mats (in 95% of projects)
- ▶ Excavations for ground beams
- ▶ Ground beam construction
- ▶ Pre-cast floor
- ▶ Sub-structure brickwork blinding within footprint
- ▶ Resources to manage the above





Treesafe is our patented foundation system that allows construction of residential or commercial structures close to, or within a tree Root Protection Area (RPA). Treesafe provides the opportunity to increase the yield of your site by allowing an increase in the footprint of your structure and/ or adding additional plots to your development.

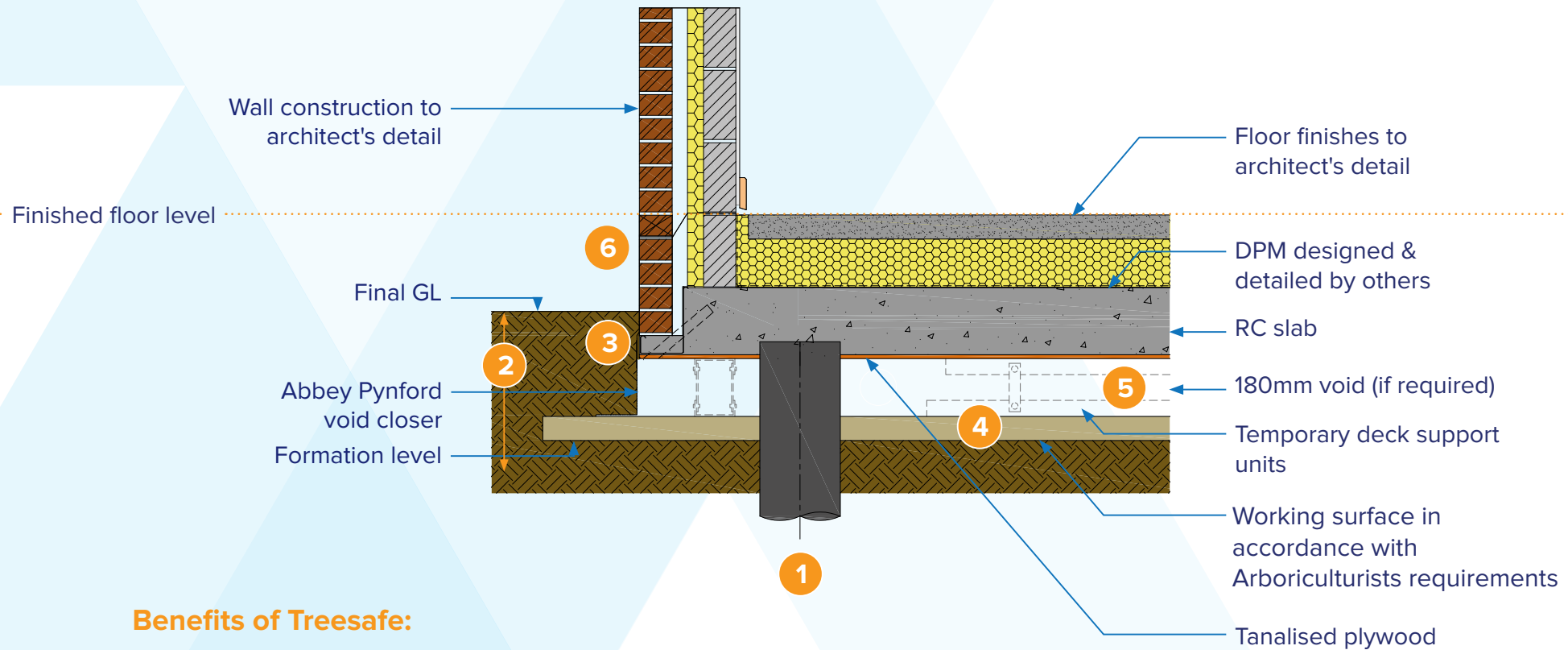
Treesafe is approved by Arboriculturists and prevents damage to tree roots in a number of ways. In preparation for piling we use air spades and hand augering techniques to identify any roots that may conflict with the proposed pile locations. If roots are present our in-house design team review and adjusted the design to accommodate them. We use a bespoke working surface to support our custom lightweight piling rigs, minimising excavation that could cause damage to tree roots. Each pile position is also sleeved, and further precautions are taken when pouring

the slab to prevent concrete leaching into the protected ground, that could cause harm to roots.

Treesafe can support a range of piling techniques, depending on ground conditions. We also offer alternative piling options, such as stone columns or reduced diameter piles.

Treesafe is a version of our Housedeck and Comdeck systems, both are BBA certified and warranty provider approved: NHBC, Premier Guarantee and LABC. All engineered solutions are fully underwritten.

Typical Treesafe detail_



Benefits of Treesafe:

- 1 Allows construction within Root Protection Areas.
- 2 Significant reduction in excavation.
- 3 Significant reduction in under build.
- 4 Bespoke working surface in place of piling mat.
- 5 Clear void to mitigate heave risk (if required).
- 6 No venting required.

Construction process_

Stages of typical slab build

Working within protected trees creates very site specific requirements. The Treesafe system is tailored to your site and specific arboricultural needs. The following covers some of our most common approaches, but not all.



Setting Out

We start by setting out the pile locations, as per the Abbey Pynford design. This takes place either directly on to the prepared ground or over a breathable geotextile membrane.



Bespoke Working Surface

Once setting out is complete a bespoke working surface is laid. We use three types of working surface: Cellweb (pictured), a concrete working surface (pictured) or granular mat. The surface type is dictated by the site requirements in conjunction with the Arboriculturist.



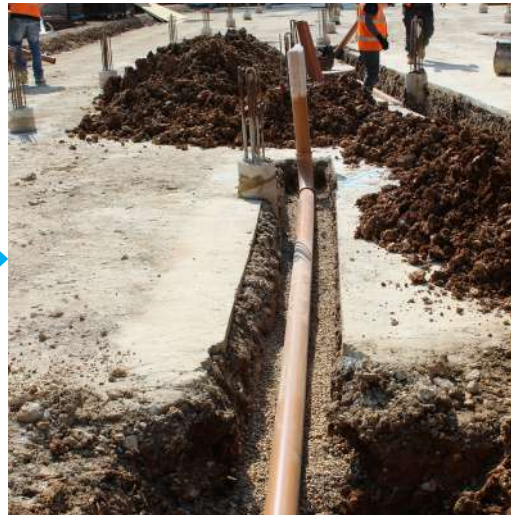
Hand augering

Hand augering is undertaken at all pile positions within the RPA. If roots greater than 10mm diameter are found, our in-house design team re-analyse the slab. A new pile position is proposed and re-augered. Once all positions are confirmed to be root free, piling can commence.



Piling

The piles are driven using our custom made light weight rigs, which can be supported by the bespoke working surface. This prevents the need for deep excavation for a piling mat, which would cause root damage. Each pile is then sleeved to prevent concrete leaching into the RPA.



Drainage & Services

After the piles are trimmed to cut off level the drainage and services are installed. This can be done by us or the client, project dependant.



Deck Support Units

Our patented temporary Deck Support Units (DSU) are laid out to create the void, upon which the raft will be built.



Edge Shuttering & Fix Reinforcement

Next, our patented edge system is installed on plywood, followed by the steel reinforcement to create the raft.



Concrete pour

Once final levelling is complete the concrete is poured, taking precautions to prevent concrete leaching into the RPA.



Finished structural slab

Once the slab is cured a membrane will be attached to prevent materials entering the void.

The finished slab is ready for trades on average 5-7 days after the concrete pour.

About us_

At Abbey Pynford we provide a more integrated approach to our services, offering a one stop shop to commercial contractors and private developers. Founded in 1988, Abbey Pynford Group has 30+ years of industry experience to support you through your project.

We offer a wide range of services ranging from our patented engineered foundation systems, various types of piling and underpinning.

We have our own in-house design team comprised of Structural and Geotechnical Engineers, providing underwritten design solutions across all our services.

We also have our own plant hire business providing specialist and bespoke equipment to the group and wider external market.

Our ethos is to provide a fully integrated service for our customers, providing support from conception through to construction. We always seek to provide the most cost-effective solution for your project, through innovation, product development, and a wealth of experience gained from 30+ years working in the industry.

Our services_

HOUSEDECK ▲

COMDECK ■

TREESAFE ▲

FLOODSAFE ●

PILING ▼

UNDERPINNING ⊥



Health & Safety, Quality & Environmental Overview_



Certified H&S management system.



Certified H&S, Quality & environmental management system.



Home Builders Federation members.



ASUC founding members. Assured professional & technical competence.



Certified quality management system.



Certified quality management system.



Assured sustainability & H&S procedures. Certified quality audit beyond IOS 9001.



Backed quality assured SSIP scheme.



Certified H&S management system.



Backed quality assured SSIP scheme.



We send less waste to landfill by reducing dig and spoil removal with our foundation solutions.



We use less concrete with our foundation solutions than traditional techniques.



Through our reduced vehicle and plant movement we produce significantly less CO₂ emissions.



Treesafe offers a tree friendly way to build in Root Protection Areas. Approved by Arboriculturists.



We have 30+ years industry experience to support your project.



In-house design team and all designs and engineered solutions are fully underwritten.



Certified H&S, Quality & environmental management system and insurance.



Certified quality management system.



IMS Certified H&S, quality & environmental management systems.



Constructionline Gold members.



Certified quality management system.

Our commitment to you_

- ▶ You will receive the same **attention and quality of service** whether you are a small developer or corporate builder.
- ▶ We will provide you with a fully documented **proposal within two weeks** after receiving all required information.
- ▶ Our dedicated in-house design team, using the latest software finite element analysis, ensures that **each project is value engineered**.
- ▶ We will always **operate in the best practice**, complying with health, safety and environmental legislation.
- ▶ We promise to **serve in your best interests** and if we believe that one of our foundation systems is not the most appropriate scheme for your needs, we will advise you accordingly.

Our clients_

“ The Treesafe product is such a simple but effective method. From design through to completion Abbey Pynford offer a second to none service with excellent health and safety. ”

Colm O'Boyle, Surveyor, T&B Contractors



“ Abbey Pynford's system is the complete package offering a straightforward fully designed solution, saving us money and 6 weeks from our original programme. ”

Nick Jude, Construction Manager, Willmott Dixon



WILLMOTT DIXON

“ We have used Housedeck before and as usual this project ran very smoothly and was completed swiftly. Both the piling crew and the slab crew were excellent – nothing was too much trouble for them and the site was kept clean and tidy throughout. ”

*Tony Draper, Architect & Project Manager,
Carrington Fox*



carrington fox

“ Abbey Pynford worked fantastically well with us. Through solid communication and collaboration the construction has been a success. I would strongly recommend them for future projects. ”

*Sam Kemp, Project Manager,
Morgan Sindall Construction*





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