



FULHAM FOOTBALL CLUB **RIVERSIDE STAND BISHOPS** **PARK SCHEME OF MITIGATION**



Revision 02
8th April 2019



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1. Introduction

This document has been prepared in response to the pre-commencement obligation set out in the Section 106 Agreement Schedule 6, clause 4.1 pursuant to planning consent ref. 2017/04662/FUL.

The purpose of this document is to set out the planned scheme of mitigation for the temporary use of Bishops Park as a contractor's compound for the proposed Fulham Football Club New Riverside Stand.

Section 106 Schedule 6:

"Scheme of Mitigation"

Means the scheme of mitigation for Bishops Park in connection with the Construction Compound, setting out the timescale for works to be undertaken in which the Owner will be responsible for payment of the costs of landscaping and any restoration work following the removal of the Construction Compound.

Bishops Park Scheme of Mitigation:

4.1 To submit to the Council for approval the Scheme of Mitigation prior to the erection of the Construction Compound.

4.2 Not to erect the Construction Compound without first submitting the Scheme of Mitigation to the Council for approval and the Scheme of Mitigation has been approved in writing by the Council.

4.3 That in the event that the Council refuses to approve the Scheme of Mitigation the Owner shall submit a revised Scheme of Mitigation to the Council for approval having taken into account the reasons for refusal given by the Council in that regard.



4.4 That once the Scheme of Mitigation has been approved by the Council to implement the Scheme of Mitigation as so approved.

See Appendix C for the *Fulham Football Club Riverside Stand Construction Compound Condition 47 Tree Replacement Plan* for the replacement of the *Alianthus* tree and multi-stemmed London Plane tree located in the north east corner alongside Stevenage Road.

A comprehensive photographic dilapidation survey will be carried out by the contractor and issued to LBHF Parks prior to contractor's mobilisation within Bishops Park.

2. Programme

The New Riverside Stand is programmed for a construction period of 108 weeks commencing 20th May 2019 and completing 14 June 2021.

The contractor intends to take possession of the agreed area in Bishops Park from 29th April 2019 until 26th July 2021.

The table below contains the outline activities that concern Bishops Park:

Activity	Start Date	Finish Date
Access to Bishops Park Agreed Area	15/04/19	15/04/19
Tree and Shrub Removal subject to agreement with LBHF Parks Officers	March 2019	March 2019
Establish Bishops Park Contractors Compound	29/04/19	29/05/19
1. Remove and store existing iron park gates and fencing to form access to Bishops Park.		
2. Form asphalt paved bellmouth access into Bishops Park.		
3. Erect temporary steel wire mesh site fencing.		
4. Erect timber hoarding as per Temporary Fencing details issued in respect of planning condition 5 (See appendix B).		
5. Lay hard Surfacing: Geotextile membrane, 500mm stone and 100mm asphalt binder course.		
6. Install site welfare and two storey offices.		
7. Move dog water tap onto compound fencing, externally mounted.		
FFC New Riverside Stand construction	20/05/19	14/06/21
Demobilise Bishops Park Contractors Compound	17/5/21	11/06/21
1. Remove welfare and offices offsite.		
2. Remove hard surfacing:		
a. Plane off asphalt surface and dispose offsite to licensed waste transfer facility.		
b. Excavate subbase and dispose offsite to licensed waste transfer facility.		
3. Install temporary steel wire mesh fencing.		
4. Remove hoarding:		
a. Dismantle timber hoarding and dispose offsite to licenced waste transfer facility		
b. Grub out foundations and any buried infrastructure (soil pipe and soil tank). Dispose offsite to licenced waste transfer facility		
a. Make good foundation holes with subsoil stored onsite.		



Bishops Park Re-instatement <ol style="list-style-type: none"> 1. Rotovate existing topsoil and lay topsoil levelling layer conforming to BS3882 and seed soft landscape area of park with seed type agreed with LBHF parks officers. 2. Plant replacement trees complying with document <i>Fulham Football Club Riverside Stand Construction Compound Condition 47 Tree Replacement Plan</i> issued in respect of discharge of planning condition 47. These trees are also noted in Table 1 below. 3. Plant replacement trees noted in tables 1 and 2. 4. Reinstall stored Bishops Park iron gates and fencing to same position as removed from. 5. Reinstall stored lamppost at top of Fielders Meadow (adjacent to entrance but within Bishops Park). 6. Remove bellmouth access to Bishops Park 7. Reinstall footpath and road to pre bellmouth configuration. 8. Remove temporary steel wire mesh fencing. 9. Reinstall dog water tap to original position. 	01/06/21	26/07/21
<ol style="list-style-type: none"> 10. Maintain tree and nursery stock for one year from end date of lease. 	26/07/21	25/07/22

3. Tree Works

See appendix A for Tree Constraints Plan denoting tree positions referred to in tables 1,2 and 3 below.

Table 1 - Trees to be removed with stumps ground out and replaced:

Ref	Species	Age	Condition	Class	Recommendation / Status	Number of trees to be removed to facilitate works	Number of trees to be replaced following compound removal
T62	Tree of Heaven	Semi Mature	Good	B	Invasive species	1	3
T18	London Plane	Over mature	Fair/Poor	C	Clear for access	1	3



T19	Ash	Mature	Fair	C	-	1	3
T9	Goat Willow	Mature	Poor	C	Dieback in crown,	1	3
G1	Mixed: Elder, Viburnum, Holly, Cotoneaster, unknown*	Mature	good	C	-	10	30

* Trees of unknown species to be replaced with any other species shown in table 1 or Table 2 and to be agreed with LBHF Parks Officer.

Table 1 G1 is deemed to cover the replacement all plants, bushes and shrubs which are not considered to be trees, this was agreed onsite at Bishops Park with Ian Ross and Pauline McCormack of LBHF on 08/04/19 with Mark Wardle of Buckingham Group Contracting Ltd. It maybe that fewer than ten items are removed and thus the replacement will as per the 3:1 ratio, actual removed plant stock will be agreed with LBHF Parks officers at time of removal.

Table 2 - Trees to be removed and replaced if extended concourse is built:

Ref	Species	Age	Condition	Class	Recommendation / Status	Number of trees to be removed to facilitate works	Number of trees to be replaced following compound removal
T8	Alder	Mature	Fair	C	-	1	3
T10	Elder	Mature	Fair	C	-	1	3
T11	Ash	Semi mature	fair	C	-	1	3

Table 3 - Trees that Require crown lift to facilitate access but will not be removed or replaced:

Ref	Species	Age	Class
T21	London Plane	Semi mature	B
T22	London Plane	Semi mature	B
T23	False Acacia	Over mature	A
T24	London Plane	Semi mature	C
T25	False Acacia	Over mature	U
T26	Plum	Mature	C
T27	London Plane	Over mature	A
T31	London Plane	Over mature	A



4. Appendix A – Tree Constraints Plan





5. **Appendix B - Temporary Fencing Details**



FULHAM FOOTBALL CLUB **RIVERSIDE STAND** **SCHEME FOR TEMPORARY** **FENCING**



Revision 00
18th February 2019



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1. Introduction

This document has been prepared in response to pre-commencement planning condition 5 of planning consent ref. 2017/04662/FUL.

Pre-commencement planning condition 5:

No development shall commence until a scheme for temporary fencing and/or enclosure of the site has been submitted to and approved in writing by the Local Planning Authority, and the temporary fencing and/or enclosure has been erected in accordance with the approved details. The temporary fencing and/or enclosure shall thereafter be retained for the duration of the demolition and building works in accordance with the approved details. No part of the temporary fencing and/or enclosure of the site shall be used for the display of advertisement hoardings without the prior written approval of the Local Planning Authority.

The aim of this document is to set out the planned scheme of temporary fencing for the proposed Fulham Football Club Riverside Stand.

2. Site Fencing Arrangements

The New Riverside Stand Development site access will be via Bishops Park, where we propose to bring road deliveries for unloading and access for the workforce and visitors with dedicated vehicle gate and pedestrian turnstile.

See appendix A for hoarding and gate drawings.

The will be four different types of fencing / hoarding employed;



- Steel wire mesh fence (Heras type)
- Timber hoarding with concrete foundations – Type A
- Timber hoarding with concrete foundations – Type B
- Timber hoarding bolted to Temporary Vehicle Concrete barriers (TCVB's) – Type C

All timber hoarding design has been carried out by a suitably qualified and experienced temporary works designer, with ground conditions, wind and crowd loadings considered.

Steel wire mesh fencing will be installed as per the manufacturer's instructions.

Initially steel wire mesh will be set up to allow timber hoarding to be erected. The steel wire mesh can be erected in one day whilst the timber hoarding will take two weeks. The steel wire mesh fencing will be securely chained or where it meets with the existing river wall and Bishops Park boundary wall, as soon as the timber hoarding has been erected the steel wire mesh fencing will be removed.

Following completion of the steel wire mesh fence installation posts will be either set into the ground or Temporary Vehicle Concrete barriers (TCVB's) positioned with posts bolted to the TCVB's. All external public facing elevations will be painted dark green RAL 6002.

All gates to all site access points will be kept closed and locked when not in use or supervised. All visitors will report to the site office and sign in before proceeding onto site. All relevant safety signs will be displayed at all times.

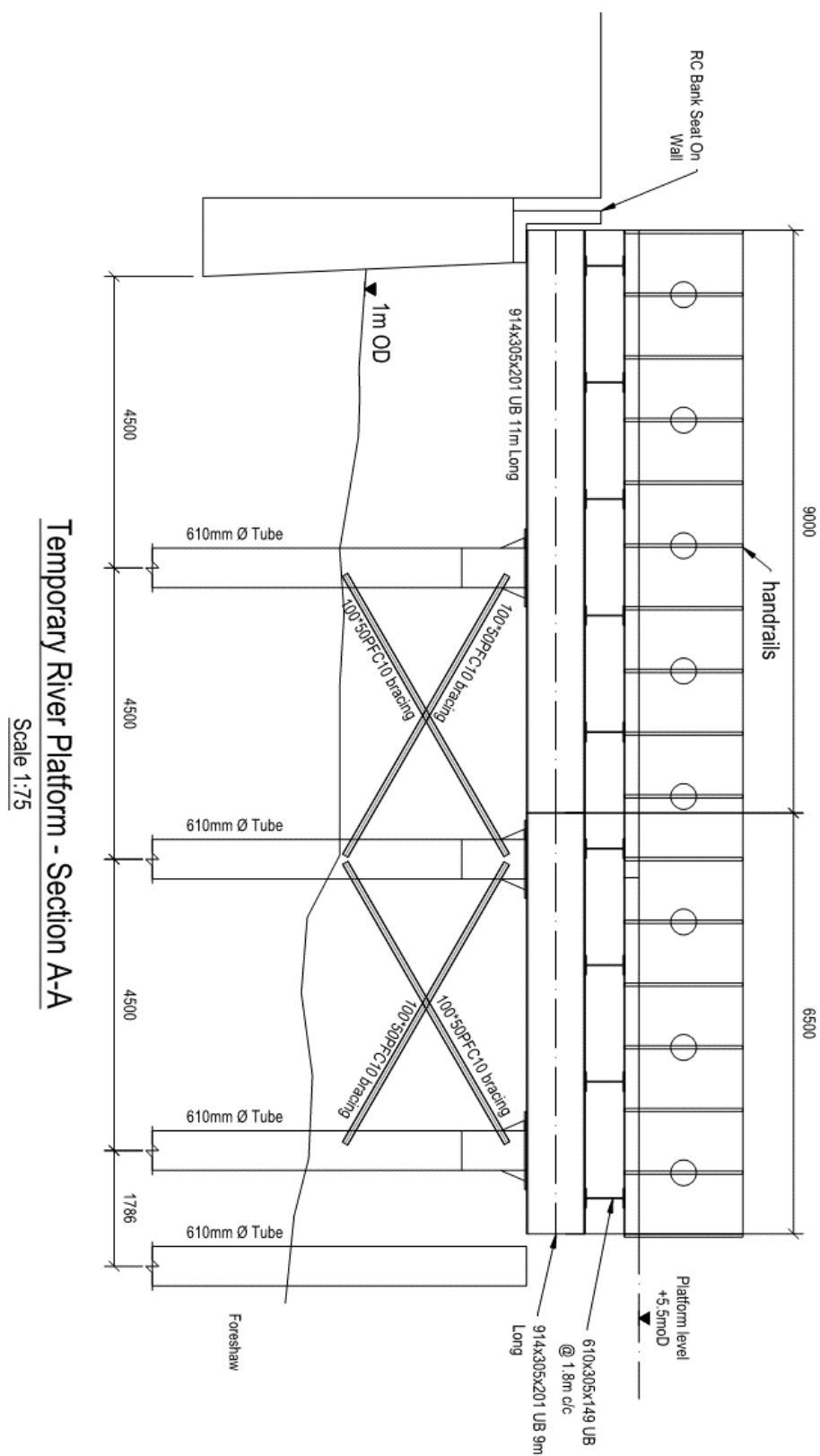
The site compound will be securely fenced prior to the commencement of any site works and will be monitored and maintained through the works with all statutory signage in place.

The site perimeter will be fenced at all locations which will prevent access by third parties. Timber hoarding types A, B or C will be used within the stadium to segregate the work site, this will be a continually changing arrangement which will be agreed with LBHF licencing prior to public events.

Appropriate lighting will be installed on site to ensure that access/egress points and clearly visible during operational hours. Care will be taken to ensure that lighting does not cause a nuisance to neighbouring properties. See Construction Environmental Management Plan issued pursuant to planning condition 4 for lighting details.

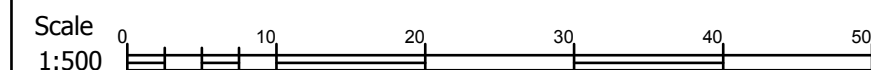
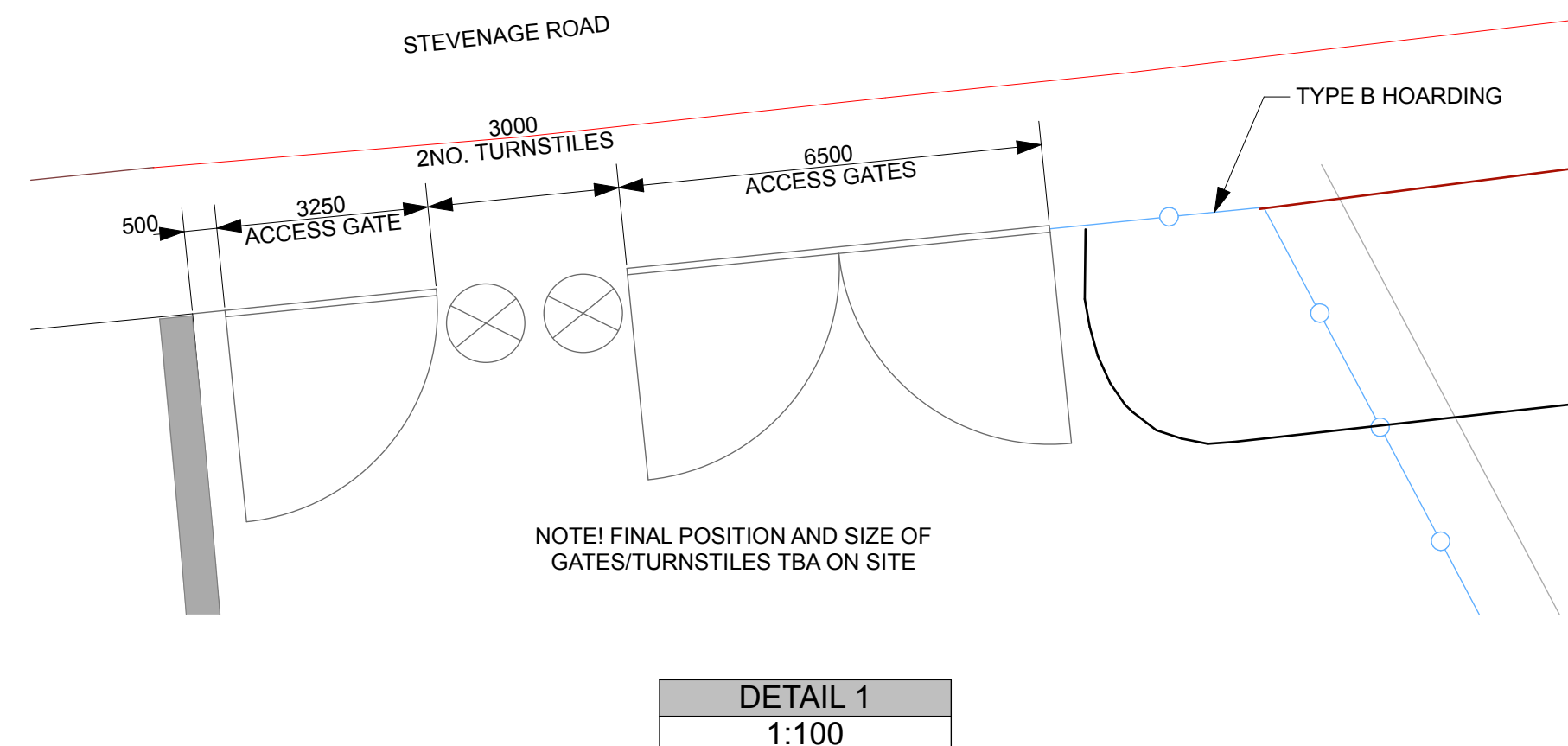
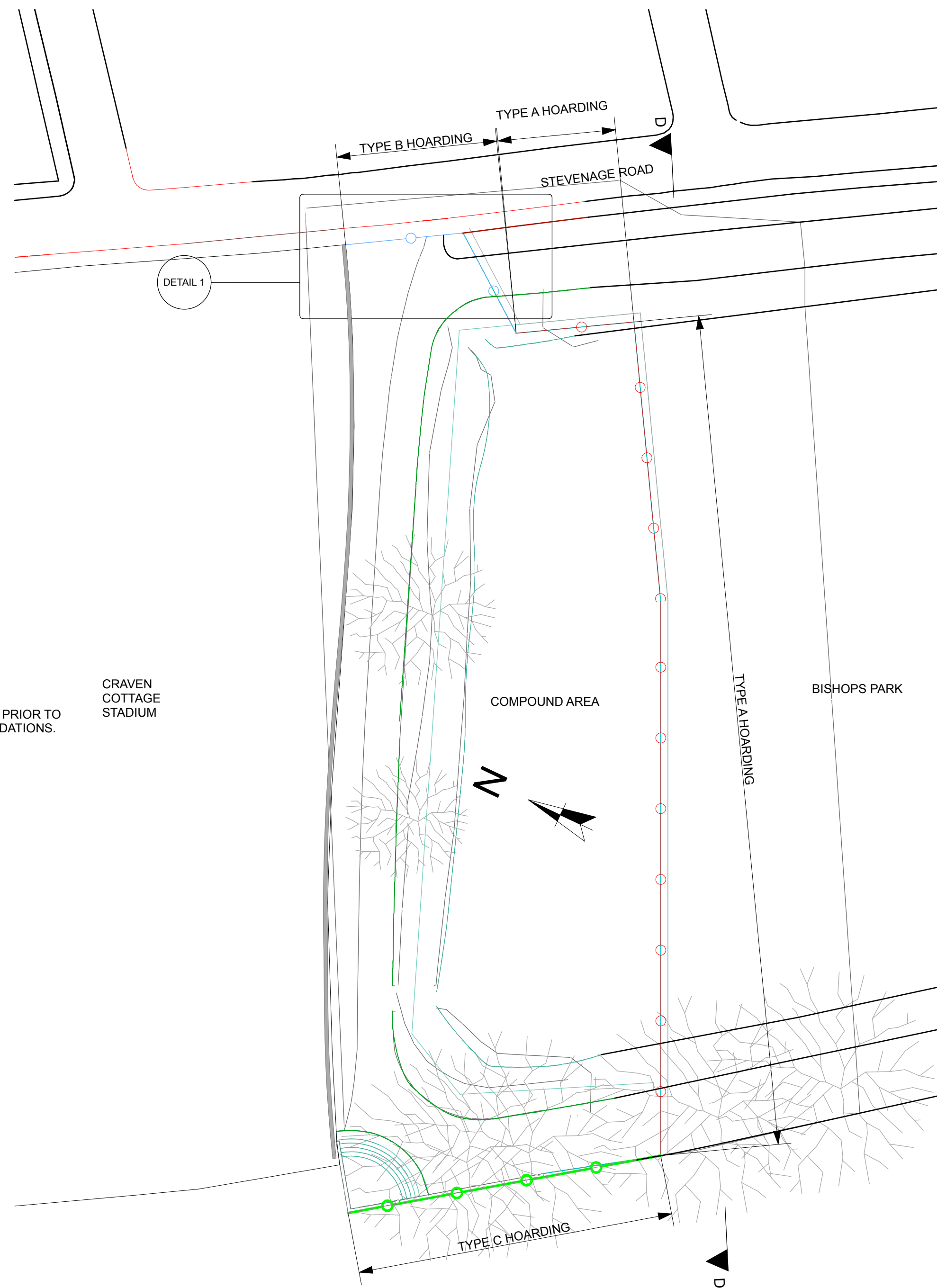
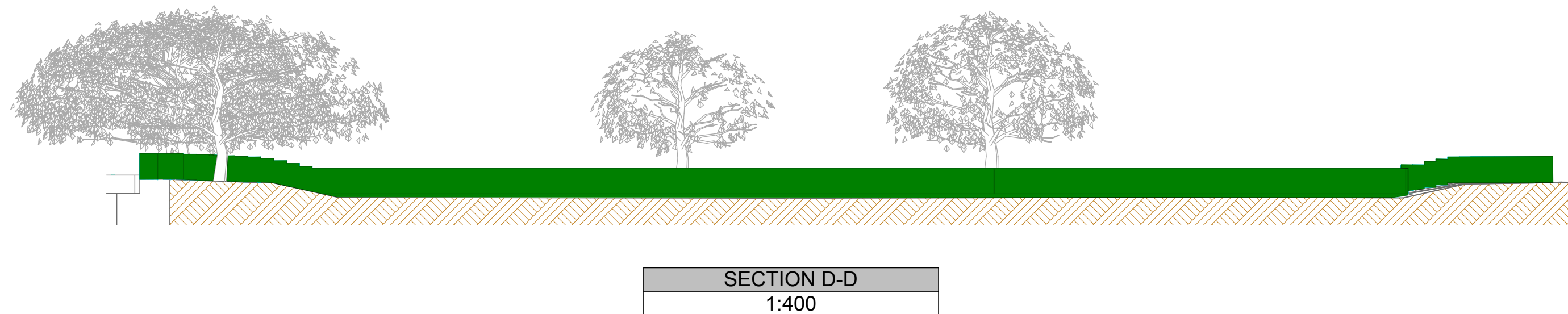
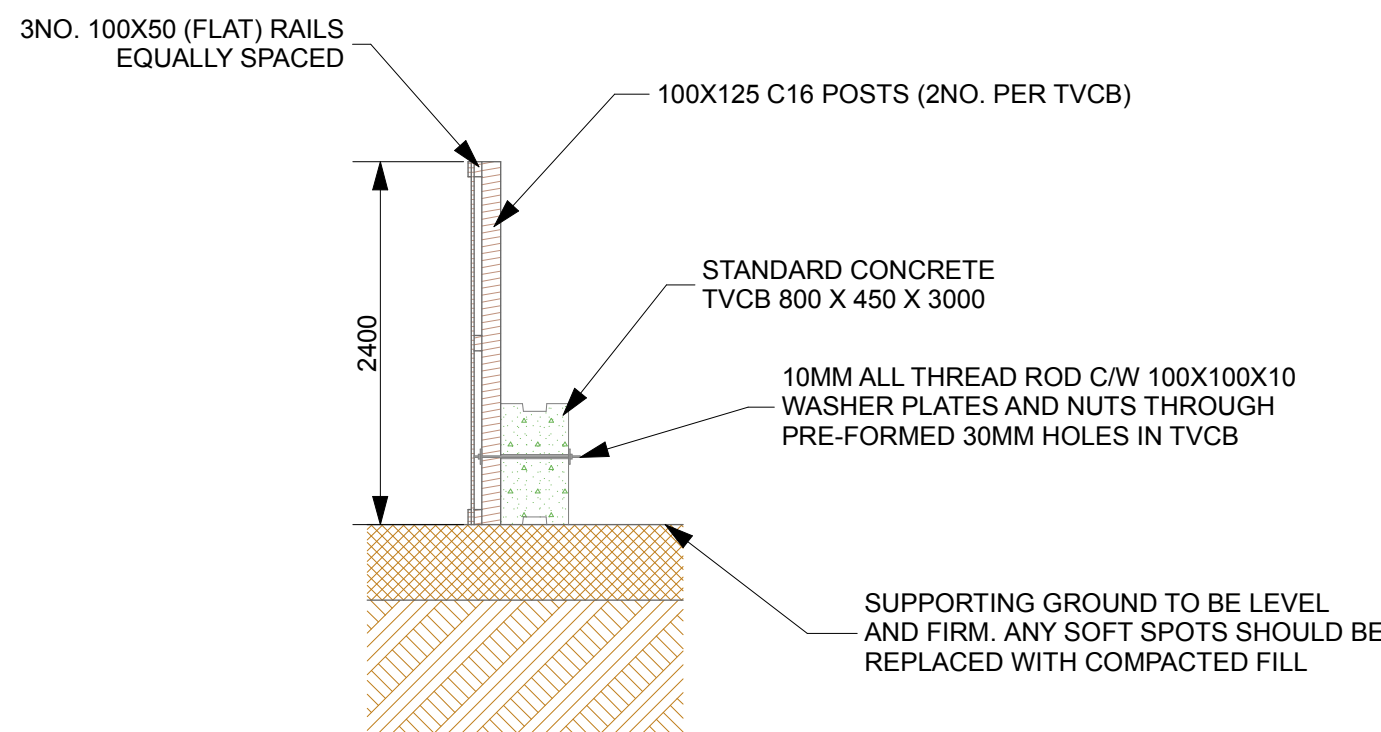
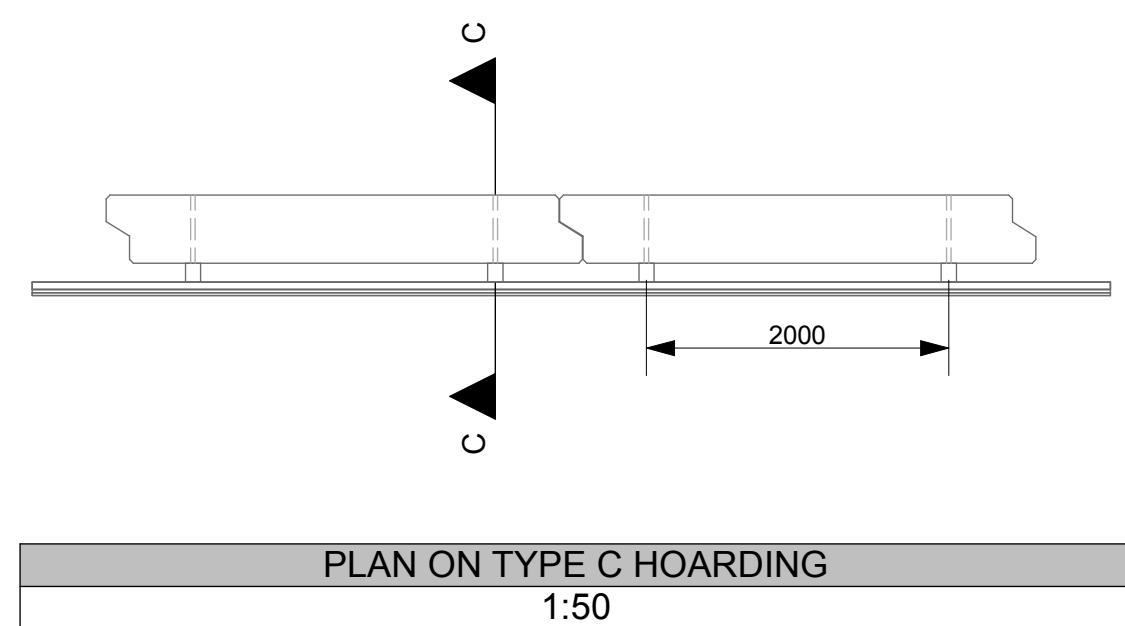
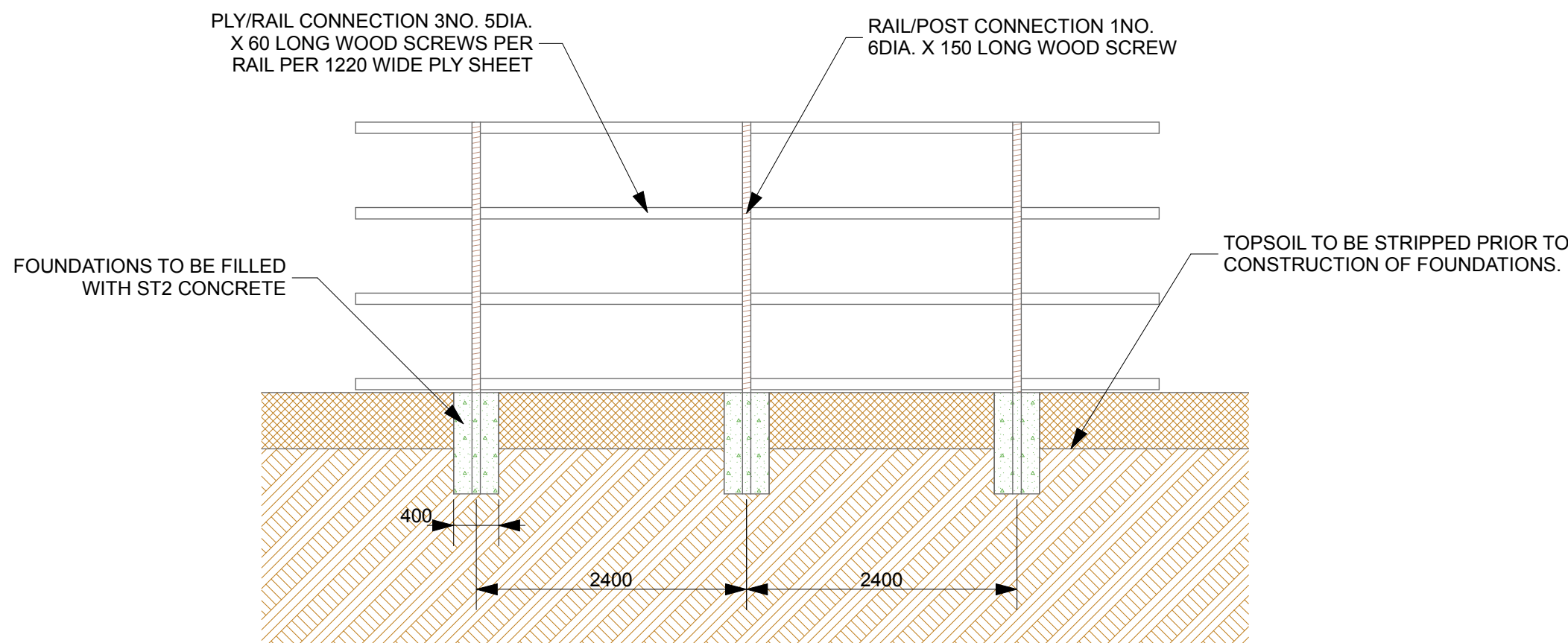
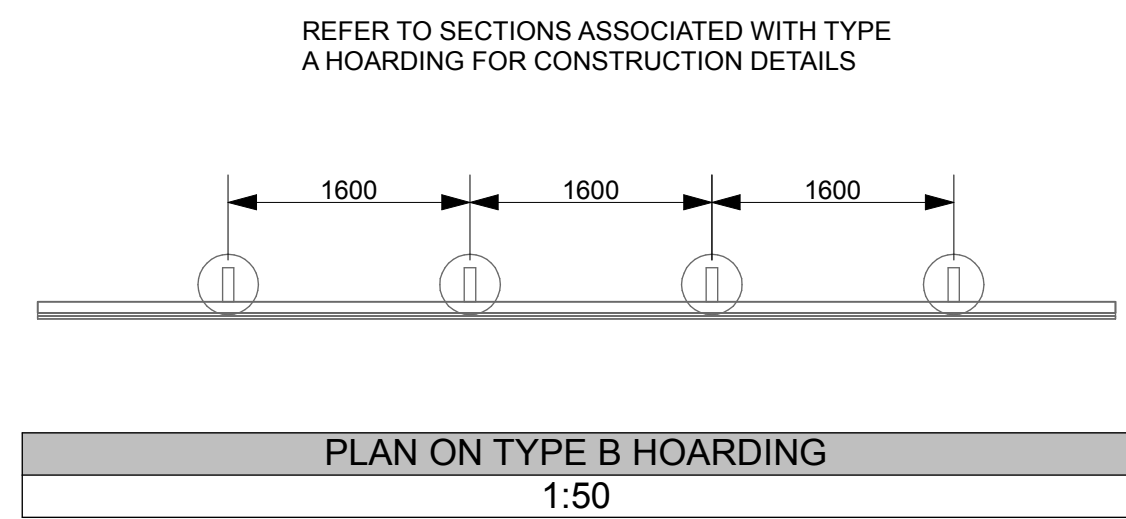
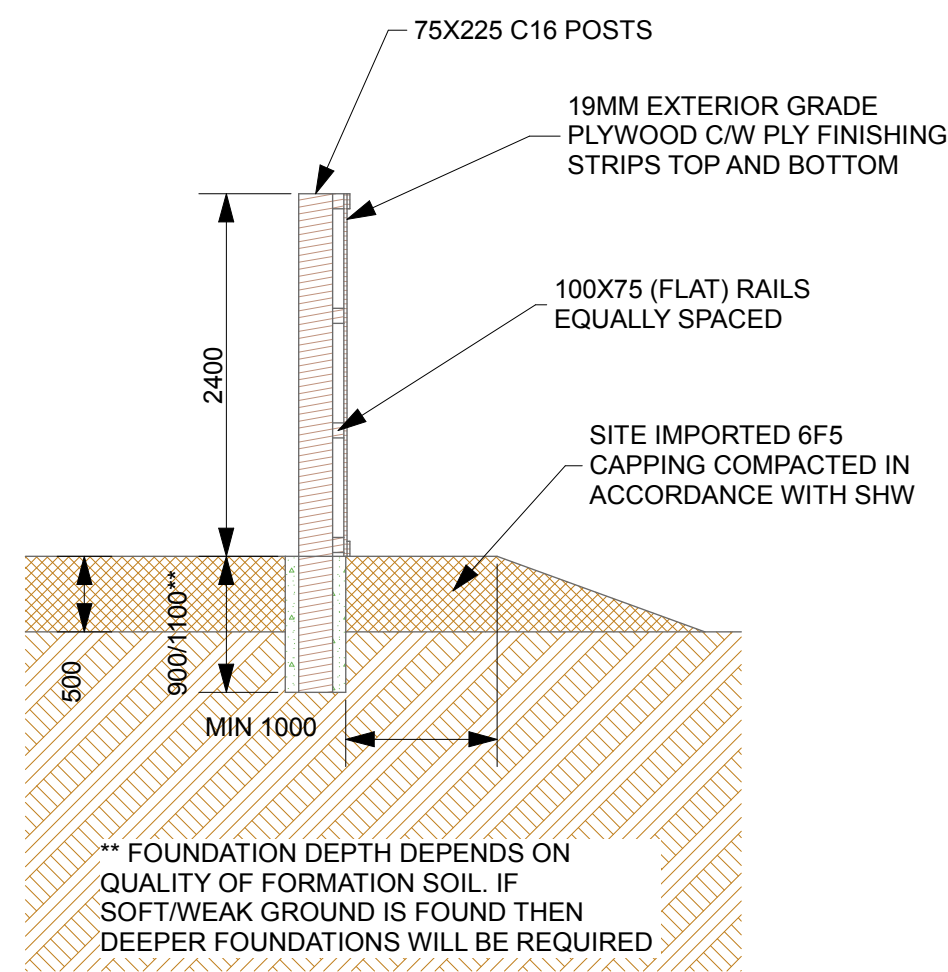
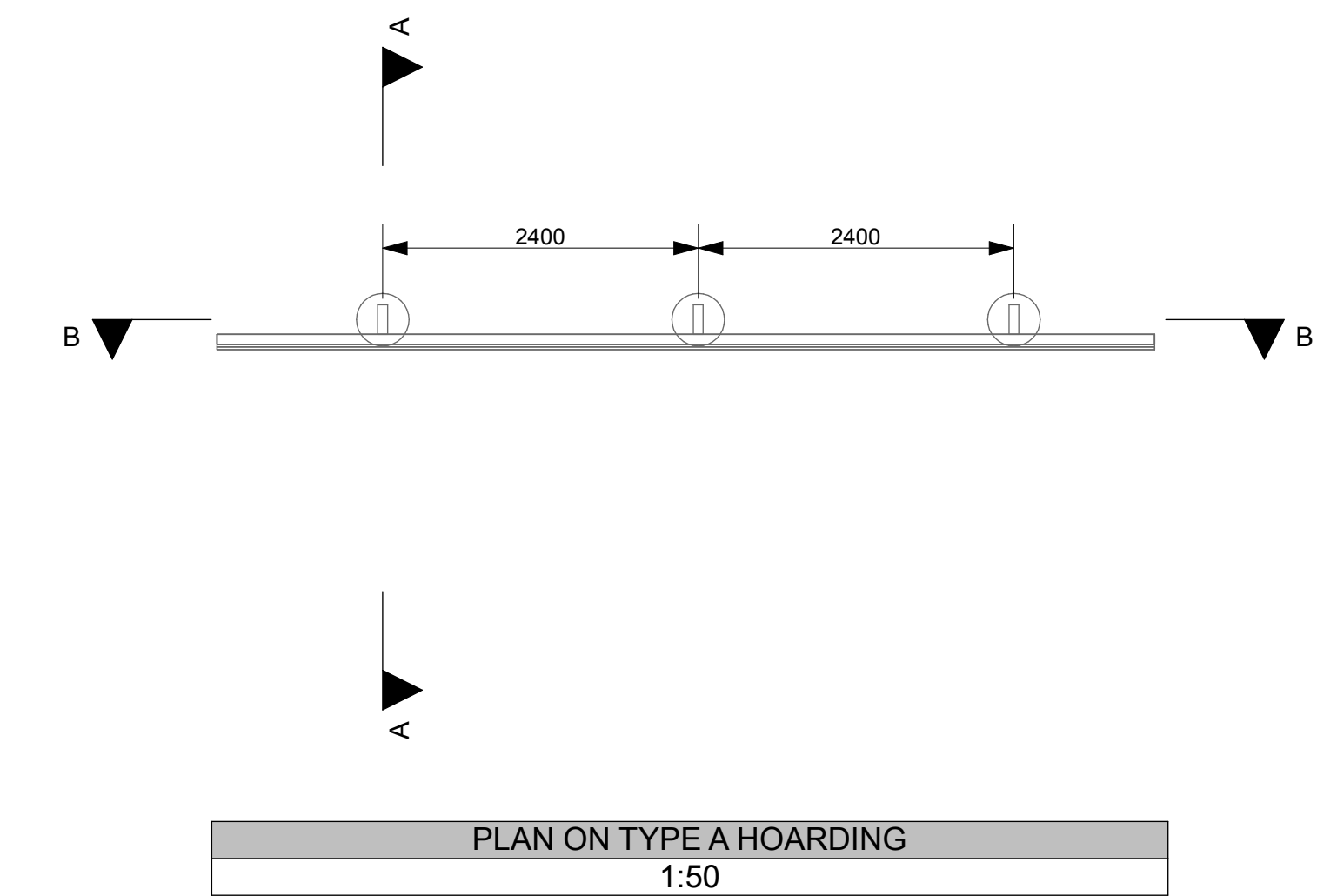
The temporary river platform will form the riverside site boundary and be installed prior to any works commencing on the existing river wall. The platform will be in place throughout the project period and only be removed once the final scheme river walkway has been completed.

The temporary river platform will have a steel handrail on the river boundary 1.85m above platform level which will provide a top of handrail level approx. 2.35m above high tide level. See below:





3. Appendix A – Fencing and Gate Drawings



Notes:

- ALL DIMENSIONS ARE GIVEN IN MM.
- LOCATION AND DIMENSIONS OF HOARDING IS SHOWN APPROXIMATELY. FINAL LOCATION SHOULD BE DISCUSSED AND AGREED ON SITE.
- HOARDING TYPES (A, B OR C) HAVE DIFFERENT LOADING REGIMES. TYPE B HOARDING HAS BEEN SPECIFIED ADJACENT TO AREAS WHERE IT IS EXPECTED THAT LARGE GROUPS OF PEOPLE WILL CONGREGATE. TYPE A AND C ARE IN MORE GENERAL AREAS WHERE CROWDS ARE NOT EXPECTED TO CONGREGATE ADJACENT TO THE HOARDING.
- ALL TIMBER SHOULD BE GRADE C16 AND ROUGH SAWN.
- ALL CONNECTIONS SHOULD BE INTO THE CENTRE OF THE MEMBER TO AVOID EDGE SPLITTING.
- SITE TO CHECK FOR SERVICES PRIOR TO BREAKING GROUND. ANY SERVICES FOUND SHOULD BE DIVERTED OR THE FENCING RE-ALIGNED ACCORDINGLY.
- FENCING TO BE PAINTED COLOUR RAL 6002
- ANY DISCREPANCIES TO BE DIRECTED THROUGH THE TWD.

ADDITIONAL DRAWINGS:
C18050-BGC-XX-DR-W-0002 - HOARDING GATE

C03	SECTION D-D ADDED			
	R THORPE	13-02-19	S O'DONNELL	13-02-19
C02	MINOR AMENDMENTS			
	R THORPE	04-02-19	S O'DONNELL	04-02-19
C01	FIRST ISSUE			
	R THORPE	01-02-19	S O'DONNELL	01-02-19

Rev	Comment	Created By	Date	Checked By	Date	Approved By	Date
1	Issuing Office						
Scale at A1 1:50, 1:500, 1:100, 1:400						Project Number DONCASTER C18050	

Purpose of Issue
FOR PLANNING

BUCKINGHAM
Group Contracting

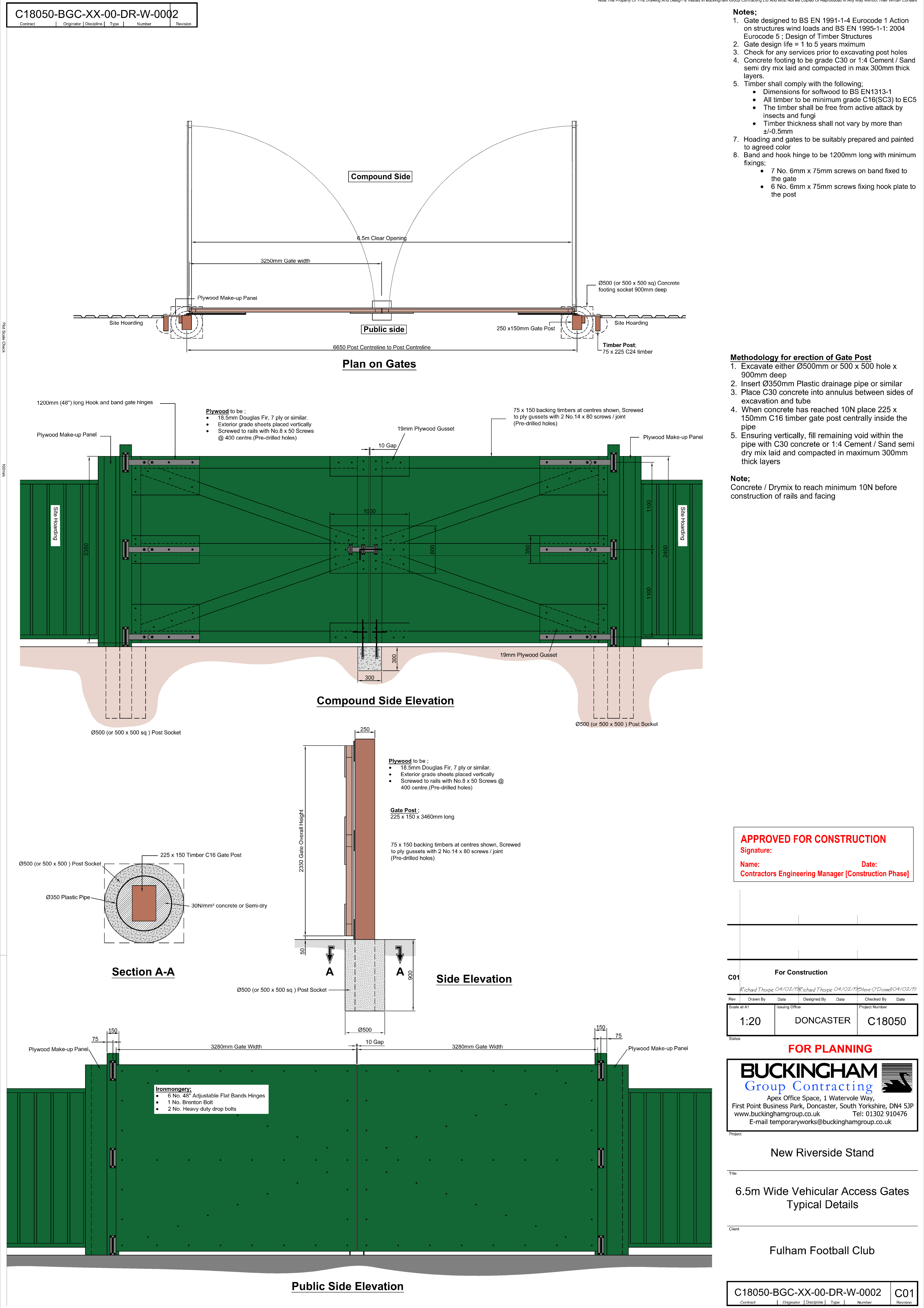
Silverstone Road, Stowe, Buckingham MK18 5LJ
Telephone: 01280 823355 Fax: 01280 812830
www.buckinghamgroup.co.uk

Project
NEW RIVERSIDE STAND

Title
SITE COMPOUND HOARDING

Client
FULHAM FOOTBALL CLUB

C18050-BGC-XX-00-DR-W-0001
Revision
C03





6. **Appendix C for the Fulham Football Club Riverside Stand Construction Compound
Condition 47 Tree Replacement Plan**



FULHAM FOOTBALL CLUB

RIVERSIDE STAND

CONSTRUCTION COMPOUND

CONDITION 47 TREE

REPLACEMENT PLAN



Revision 00
26th February 2019

Produced by J Stokesberry



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1. Introduction

This document has been prepared in response to pre-commencement condition 47 of planning consent ref. 2017/04662/FUL.

Condition 47:

The Ailanthus tree and multi-stemmed London plane tree located in the north east corner of Bishops Park alongside Stevenage Road to be removed during the construction period shall be replaced by semi mature trees within the planting season following completion of the construction work. Details of the replacement trees, including species and height, shall be submitted and approved in writing by the Council before the tree is removed.

The aim of this document is to set out the planned tree replacement for the Ailanthus tree and multi-stemmed London Plane tree located in the north east corner alongside Stevenage Road. This document applies specifically to condition 47. Details of other Bishops Park restoration and maintenance will be addressed via the separate Bishops Park lease agreement and section 106 agreement for the development.



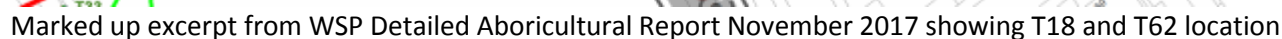
2. Existing Trees

The existing Ailanthus and London Plane trees must be removed to provide safe access to the Bishops Park construction compound for the new Riverside Stand Development. This requirement is consistent with the details provided in the WSP Detailed Arboricultural Report (Appendix C1 of the Environmental Statement, November 2017) that formed part of the new Riverside Stand planning application (Ref: 2017 04662/FUL).

The WSP Detailed Arboricultural Report states the following regarding these two trees:

6.3.1.1 Page 10: The access is currently proposed to remove T62 tree of heaven (Ailanthus altissima) and T18 London plane (Platanus x hispanica) will need removing also in the north east corner of the site.

T18 London Plane is a stump that has regenerated. This regeneration has later been pollarded at around 6m. There is decay at the base from Ganoderma adspersum. Consequently the loss of this tree is not considered significant as the tree has limited future potential. T62 Tree of Heaven is marked as a Category B tree due to its condition. However LBHF policy and the GB non-native species secretariat (NNSS) describe this species as invasive. Specifically, LBHF SPD Sustainability Policy 18 states: "Where a site is to be developed, developers should identify the presence of any invasive species at an early stage and introduce measures to prevent the spread of these species during and after construction." Consequently neither of these trees are deemed particularly suitable and could reasonably be removed for access."



In line with LBHF's tree replacement agreement with Fulham Club (three trees for every tree removed) we propose replacing the Ailthanus and London Plane trees with six semi-mature London Plane trees with a minimum girth of the main stem 20cm measured 1m above the ground (diameter about 6cm) and a height of 5.0m.

The trees are to be planted within 12 weeks of the project completion (currently programmed for June 2021) or during the following tree planting season mid-November 2021 to March 2022 as directed by LBHF.