



BS5837:2012

**Trees in relation to design, demolition and construction –
Recommendations**

Arboricultural Impact Assessment

**10 St Lukes Way,
Reading,
RG4 8QB**

10 April 2023

Author: Aran Nearn FdSc MArborA

Table of Contents

1. Introduction	3
2. Executive Summary	3
3. General Information	5
4. Tree Survey	6
5. Arboricultural Impact Assessment.....	7
Appendix 1: Tree Survey Schedule	8
Appendix 2: Arboricultural Impact Assessment Drawing	10
Document Production Record	12

1. Introduction

Arbtech Consulting Limited (Arbtech) received written instruction on 17th March 2023 from Bruno Di Pentima to attend 10 St Lukes Way, Reading, RG4 8QB (site) to undertake an arboricultural survey a to BS5837:2012 guidance to assess trees, hedges and major shrub groups growing on and within influencing distance of the site and to produce a Schedule of Trees, Tree Constraints Plan, Arboricultural Impact Assessment.

2. Executive Summary

This report describes the extent and effect of the proposed development at 10 St Lukes Way, Reading, RG4 8QB (“site”) on individual trees and groups of trees within and adjacent to the site.

Trees within the site were surveyed; using a methodology guided by British Standard 5837:2012 ‘Trees in relation to design, demolition and construction – Recommendations’ (“BS5837”).

Subsequently, this report has been produced, balancing the layout of the proposed development against the competing needs of trees. This report comprises all of the requisite elements of an arboricultural implications assessment, method statement and supporting plans.



Figure 1: Aerial Image of Site (Bing Maps)

Checklist for Submission to Local Planning Authority

Tree survey	✓
Tree constraints plan	✓
Arboricultural impact assessment	✓
Arboricultural method statement	✓

This report and its appendices follow precisely the strategy for arboricultural appraisal intended to provide local planning authorities with evidence that trees have been properly considered throughout the development process.

It is the conclusion of this report that the overall quality and longevity of the amenity contribution provided for by the trees and groups of trees within and adjacent to the site will not be adversely affected as a result of the local planning authority consenting to the proposed development. It is considered that any issues raised in this report, or beyond the scope of it can be dealt with by planning conditions.

3. General Information

Client: Bruno Di Pentima

Site: 10 St Lukes Way, Reading, RG4 8QB.

Brief proposal description: Side extension to existing property.

Table 1: Documents referred to.

Document	Reference No.
Topographical / Site survey drawing	OS Tile
Proposed layout drawing	Proposed Base Plan
British Standard 5837:2012	“BS5837”
Arboricultural Impact Assessment	Arbtech AIA 01

4. Tree Survey

Survey: An arboricultural survey to BS5837 of all trees within impacting distance of the site was undertaken by Aran Nearn on 10th April 2023.

A total of 4No individual trees and 1No group of trees were surveyed. Details for each of the trees surveyed are provided in the Schedule of Trees (see Appendix 1)

Table 2: Documents upon which this tree survey has been based.

Document	Originator	Reference Number	Title
Existing Site Plan	Ordnance Survey	-	OS Tile

Limitations: The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and decay detection equipment were not employed, though may form part of the survey's management recommendations. Measurements were taken using specialist tapes, laser and GPS devices. Where this was not possible, measurements are estimated.

Scope: Pre-development tree surveys make arboricultural management recommendations based exclusively upon the individual tree or group of trees condition relative to their present context (*i.e., not in relation to the proposed development*).

Legal Status: No statutory protection check has been performed. BS5837 does not draw any distinction between trees subject to statutory protection, such as a Tree Preservation Order ("TPO"), and those trees without. This is principally because a detailed planning consent overrides any TPO protection. Consequently, we do not seek to offer any comparison between or infer any difference in the quality or importance of TPO trees and other trees.

* For more information on the surveyed trees please see Arbtech Consulting Ltd, Tree Survey Schedule (Appendix 1), Tree Survey Report and Tree Constraints Plan.

5. Arboricultural Impact Assessment

Table 3: Documents upon which this assessment has been based.

Document	Originator	Reference Number	Title
Existing Site Plan	Ordnance Survey	-	OS Tile
Proposed Site Plan	Abbey Windows	-	Proposed Base Plan

There are a number of issues that may need to be addressed in an arboricultural impact assessment between the trees and the proposed development, these are as follows:

- The effect and extent of the proposed development within the root protection areas (RPAs) of retained trees;
- The potential conflicts of the proposed development with canopies of retained trees; and
- The likelihood of any future remedial works to retained trees beyond which would have been scheduled as a part of usual management.

Trees to be removed

No trees require removal to facilitate the proposed scheme.

Appendix 1: Tree Survey Schedule

BS5837:2012 Tree Survey

Arbtech Consulting Ltd

Client: Bruno Di Pentima
 Project: 10 St Lukes Way
 Survey Date: 10/04/2023
 Surveyor: Aran Nearn



Unit 3
 Well House Barns
 Chester
 Cheshire
 CH4 0DH
 aranearn@arbtech.co.uk

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
G1												Estimated Measurements	
A Group <i>See comments for details</i>	10	1	150	N	2	2	SM	A: 10.2 R: 1.8	Fair	C: Fair S: Ivy B: Not Visible	Off-site group; species include prunus, magnolia and maple; stem and crown dimensions recorded are the largest represented within the group.	C.1.2 10 to 20 yrs	
1												Estimated Measurements	
Wild Cherry <i>Prunus avium</i>	10	1	280	N	4	2.5	M	A: 35.5 R: 3.36	Good	C: Good S: Good B: Not Visible	Off-site tree, grows from neighbouring land; base not visible from site; previously crown reduced over site, wound diameter up to 30mm.	B.1 20 to 40 yrs	
2												Estimated Measurements	
Common Beech <i>Fagus sylvatica</i>	7	1	100	N E S W	2 1 1 3	2	Y	A: 4.5 R: 1.19	Fair	C: Fair S: Fair B: Not Visible	Off-site tree, grows from neighbouring land; dieback of leader.	C.1 10 to 20 yrs	
3												Estimated Measurements	
Common Beech <i>Fagus sylvatica</i>	15	1	400	N	4	2	M	A: 72.4 R: 4.8	Good	C: Good S: Good B: Not Visible	Off-site tree; grows from neighbouring land.	B.1 20 to 40 yrs	
Age Classifications:	N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature			Condition:	C S B	Crown Stem Basal area		Stems: ERC:	Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition Estimated Remaining Contributio	

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
4													Estimated Measurements
Common Holly <i>Ilex aquifolium</i>	5	1	100	N	1.5	0	SM	A: 4.5 R: 1.19	Fair	C: Fair S: Fair B: Fair	Grows from patio edge on fence line.		C.1 20 to 40 yrs

Appendix 2: Arboricultural Impact Assessment Drawing

(To be printed at A3 or larger)

Utility apparatus

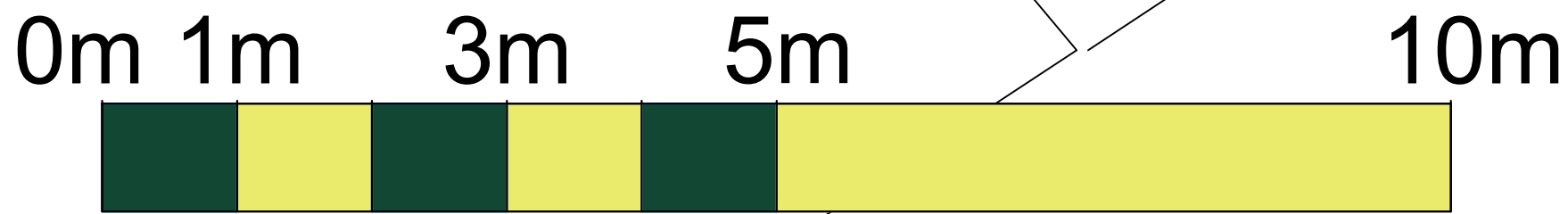
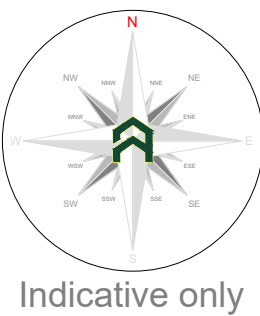
Underground utility apparatus
Mechanical trenching for the installation of underground apparatus and drainage sewers any roots present and can change the local hydrology in a way that adversely affects the health of the tree. For this reason, particular care should be taken in the route and methods of installation of all underground apparatus. Wherever possible, apparatus should be routed outside of RPAs. Where this is not possible, it is preferable to keep apparatus together in common ducts, all inspection chambers should be sited outside of the RPAs.

Where underground apparatus is to pass within the RPAs, detailed plans showing the proposed route should be drawn up in conjunction with the project arboriculturist. In such cases trenchless insertion methods should be used with entry and retrieval pits being located outside of the RPAs. If this option is not feasible and providing roots can be retained and protected excavations should be undertaken using hand held tools (air-spade, forks, shovels) or a combination of trenchless and manual excavation (broken trench).

Any design and installation should be undertaken in accordance with the National Joint Utilities Guidelines (NJUG).

Above-ground utility apparatus
Above-ground apparatus(including CCTV cameras and lighting) should be sited to avoid the need for detrimental tree pruning, as such the current and future crown size of the tree should be assessed. Tree branches can be pruned back with care to provide space, though it is not appropriate for repetitive and significant tree work to bear initial design solution unless this is a suitable management outcome for the tree. Any pruning should be undertaken in accordance with BS3998:2010

Note: The proposed side extension does not impact on the RPA of any retained trees. Therefore, no specialist methodology will be required.



Arboricultural Impacts

Impacts	Nos. of trees
Trees to be removed	0
Groups / Hedges to be removed (Partial removal of groups)	0 (0)
Trees with proposed incursions into RPAs	0
Groups / Hedges with proposed incursions into RPAs	0
Trees that will require pruning	0
Groups / Hedges that will require pruning	0
Trees to be transplanted	0
Groups / Hedges to be transplanted	0

No. of individual trees to be removed

U	A	B	C
0	0	0	0

No. of groups / hedges to be removed

U	A	B	C
0 (0)	0 (0)	0 (0)	0 (0)

() = Partial removal of a groups

Arboricultural Method Statement

All tree work is to be undertaken in accordance with British Standard
Please refer to Arbtech Consulting Ltd. Tree Schedule, Arboricultural Method Statement and Tree Protection Plan, for full details of all surveyed trees and how all aspects of the development maybe implemented without detriment to retained trees.

arbtech

Project:

10 St Lukes Way,
Reading,
RG4 8QB

Client:

Bruno Di Pentima

Drawing:

Arboricultural Impact Assessment

Based on:

Proposed Base Plan

Drawing No:

Arbtech AIA 01

Rev:

Date:

Apr 2023

Scale:

1:50 @ A1

Drawn:

AJN

Key:

Tree Nos.:	1	Tree Canopies:		Trunks:	
RPAs:		Category 'B' trees:		Category 'C' trees:	
Category 'C' groups:		Existing Site:		Proposed Site:	

All dimensions should be checked on site. No dimensions are to be scaled from this drawing. Please notify us of any discrepancies found. Arbtech Consulting Ltd. cannot be held responsible for inaccuracies in the base drawing in which this plan is based.
This drawing is designed to reflect the principles of the layout or design only, and relates only to the protection of retained trees.
This drawing is not to be read as a definitive part of the engineering or construction designs or method statement. An architect or structural engineer should be contacted over any matters of construction, detailing or specification and for any standards or regulatory requirements relating to proposed structures, tree work or underground services.
This drawing was produced in colour - a monochrome copy should not be relied upon.

© Arbtech Consulting Ltd. 2021

Document Production Record

Document number	Editor	Signature	Position	Issue number	Date
Arbtech AIA 01	Aran Nearn		Senior Arboricultural Consultant	01	10/04/23

Limitations

Arbtech Consulting Ltd has prepared this Report for the sole use of the above-named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us. This Report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Ltd. The assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by Arbtech Consulting Ltd.

Copyright

© This Report is the copyright of Arbtech Consulting Ltd. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.