



Arboricultural Method Statement

Kadampa Meditation Centre

Reading

9 Bath Road

Reading

Date: July 2021

Rev. A 01.10.21

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1. Introduction

- 1.1 This arboricultural method statement ('AMS') details the actions to be taken in order to prevent unacceptable damage being caused to the retained trees on this and the adjacent site during the proposed meditation room extension at Kadampa Meditation Centre Reading, Bath Road, Reading.
- 1.2 A pre-application in late 2020, received a positive response from officers, thus the design concept of a purpose-built building, raised above existing ground level and utilizing a pad and above ground beam foundations, has been taken forward to this full planning application.
- 1.3 This AMS complies with the recommendations of British Standard BS 5837: 2012, *Trees in relation to design, demolition and construction – Recommendations* ('BS 5837'). It is designed to reflect the principles of the tree protection required for the proposed development, and should not be read as a definitive engineering or construction statement for this site. If required, matters relating to the construction detail or engineering performance of any protective measures specified should be referred to a qualified architect or structural engineer, for further information and specification which may be necessary for their practical implementation in a manner that satisfactorily ensures their protective intention or function.
- 1.4 The AMS should be read in conjunction with, and is to be considered an essential part of, the tree protection plan ('TPP') which is attached to it at **Appendix 2**.
- 1.5 Further to comments from the tree officer, this document has been revised. For the sake of consistency and to demonstrate where any changes are, additional text to the submitted document is in red, and any deleted text edited as ~~cross-through text~~.

2. Pre-start requirements, liaison & communication

- 2.1 Before any works of any description take place on the site, the applicant or landowner of the proposed development ('the developer') shall appoint a suitably qualified arboricultural consultant to act as the supervising arboriculturist for the project, in order to ensure that the specified tree protection measures are carried out during the entire construction process. Confirmation of this appointment, and details of the supervising arboriculturist appointed, shall be provided to the Local Planning Authority ('LPA') before any works commence.
- 2.2 Before any works commence on site, the developer shall convene a pre-start meeting. This should be attended by the project manager, the site manager, the groundwork contractor, the supervising arboriculturist and the LPA tree officer. The meeting will be led by the supervising arboriculturist, who will ensure that the sequence and methods of tree protection specified in this statement are fully explained and understood by all parties.

Reporting procedures, arboricultural supervision requirements, and frequency of monitoring visits (as detailed in **Section 11** and *Table 1* of this AMS) will be discussed and agreed, and relevant contact details exchanged. Any modifications to this statement arising from this meeting will be recorded and the revisions circulated to all parties.

- 2.3 The developer shall inform the supervising arboriculturist if at any time during the construction process, the site manager is replaced. In this event, the supervising arboriculturist will, within 5 days, arrange a meeting with the new site manager to review all remaining or outstanding aspects of this method statement.
- 2.4 A copy of this method statement, together with the TPP, shall be given to all personnel who have control over works of any nature within the root protection areas (RPAs) of the trees which are to be retained. The developer will ensure that adequate instruction is given for the implementation of the protection measures outlined within this statement.

3. Tree removals and pruning

- 3.1 Tree no. 8 shall be felled to ground level and the stump shall be grubbed out. Category U tree no. 16 is also proposed for removal although this is not strictly necessary to implement the proposed extension.
- 3.2 Within the site, trees nos. 18 & 19 will be crown lifted (on their west sides only) to a maximum of 5m above existing ground level. Part of the concept for the proposed extension is having the building located within the mature landscape of the rear garden to the site, thus the pruning works will be very selective in their nature.
- 3.3 Tree felling and pruning will be carried out in accordance with British Standard BS 3998: 2010, *Tree work - Recommendations*.

4. Demolition

- 4.1 Where indicated on the plan, demolition of the existing bomb shelter within the RPAs of retained trees shall be undertaken under direct on-site arboricultural supervision.
- 4.2 Any machinery used for the demolition of structures shall be stationed and operated on temporary ground protection (see **Section 6** of this AMS) to support the working loads without distortion or compaction of underlying soil.
- 4.3 Existing foundations shall be broken up using pneumatic or hydraulic breakers, and removed using an excavator fitted with a toothless grading bucket, situated on the temporary ground protection.

- 4.4 Any tree roots exposed by the removal of hard surfaces or foundations of structures shall be immediately protected and kept damp by covering with wet hessian. A covering layer of topsoil will be applied as soon as is practicably possible.

5. Protective fencing

- 5.1 No vehicles of any kind shall enter the site, nor any construction related works commence, until the root protection areas of the retained trees, as shown on the TPP, have been protected by the erection of protective fencing to the specification found in BS 5837, Section 6.2. The location of the fencing is denoted by the continuous bold purple lines on the TPP.
- 5.2 The fencing shall be at least 2.1m in height and comprise standard 'Heras' welded mesh fence panels mounted on a vertical and horizontal scaffolding framework. The panels shall be fixed to each other with at least two clamps and secured with anti-lift devices to concrete or rubber bases that are pinned to the ground to a depth of 450mm by short lengths of scaffolding tube.
- 5.3 Scaffold uprights shall be at a maximum of 3m centres and supported on the side closest to the retained trees by struts braced to the ground at an angle of 45 degrees. Care should be exercised when locating the vertical poles to avoid underground services and, in the case of the bracing poles, also to avoid contact with structural roots. The Heras panels shall be secured to the two cross members between the uprights with heavy duty cable ties. Notices stating *"Tree Protection Zone – Keep Out"* will be attached with cable ties to every other panel.
- 5.4 No activity of any kind shall be undertaken behind the protective fencing; there shall be no topsoil stripping, no storage of materials, no access for vehicles or personnel, and no excavation or changes in soil level of any kind.
- 5.5 Areas for storing or mixing of fuels, oils or cement shall be agreed at the pre-start meeting. None of these areas shall be within the area behind the protective fencing, and where possible shall not be within 10m of any retained tree.
- 5.6 No fixtures of any nature shall be attached to the retained trees, and no fires shall be lit in any position where heat could affect their foliage or branches.
- 5.7 When the installation of the protective fencing is complete, the supervising arboriculturist shall be informed so that they may come and inspect it. If it complies with this statement, the supervising arboriculturist will record the fact and notify the client and LPA.
- 5.8 If the protective fencing is accidentally damaged or knocked over, the damaged sections shall be immediately marked with high visibility tape or with mesh fencing. The damaged sections shall be replaced or repaired to the original specification within 48 hours. All events of this nature must be recorded and reported to the supervising arboriculturist.

- 5.9 The protective fencing will not be moved, dismantled or relocated without the prior approval of the supervising arboriculturist. When the construction period is complete the fencing may then be removed, but only after first informing the supervising arboriculturist of this intention.

6. Ground protection

- 6.1 As the vast majority of the proposed extension falls within the RPAs of off-site trees nos. 18 & 19, due to the nature of the build type (see Section 7 below), in order to provide construction working space and to prevent unmade ground within the RPAs of retained trees being exposed to construction damage, temporary ground protection shall be put in place for the duration of the construction period, in the locations denoted by magenta hatching on the TPP. In order to protect the structure of the soil adjacent to the areas of construction, the ground protection should be capable of supporting any traffic, pedestrian or mechanical, entering or using the relevant areas without being distorted or causing compaction of underlying soil.
- 6.2 The ground protection shall comprise of a proprietary inter-linked ground protection boards or 15mm (3/4") steel sheets placed on top of a compression-resistant layer (e.g. 150mm depth of woodchip). It is not proposed to use a geotextile membrane beneath the woodchip.
- 6.3 The ground protection shall be installed in the specified locations at the same time as the erection of the protective fencing, prior to any works commencing on the site. When its installation is complete, the supervising arboriculturist shall be informed so that they may come and inspect it. If it complies with this statement the supervising arboriculturist will record the fact and notify the client and LPA.
- 6.4 If, during the course of construction operations, it becomes known that the specification of the installed ground protection in any location will be insufficient to accommodate the loadings to which it will unavoidably be subjected, it shall be replaced or upgraded to a more robust specification immediately, in accordance with BS 5837 recommendations and with the advice of the supervising arboriculturist, before any further works in the relevant areas proceed.
- 6.5 The ground protection shall be retained in place for the duration of the groundwork operations, once these are completed, the ground boarding below the footprint of the proposed extension will be removed leaving the woodchip in situ. The ground protection around the edge of the proposed footprint shall not be removed until all works are completed, and all equipment and materials have been removed from the site.

7. Supervised excavations

- 7.1 Where denoted by bold orange lines on the TPP, excavations for the pad foundations, shall be undertaken under direct on-site arboricultural supervision. The entire depth of the pad excavations shall be excavated using hand tools only.
- 7.2 All roots exposed during the excavations shall be cleanly severed by the supervising arboriculturist, using secateurs or a sharp saw. **To prevent concrete leaching into the soil or severed roots being exposed to the associated harmful chemicals of concrete, the faces and bases of the excavations will be lined with an impermeable membrane.** ~~nearest to retained trees shall be covered with hessian and kept damp at all times.~~

8. Construction of hard surfaces (no dig)

- 8.1 Where denoted by red honeycomb hatch on the TPP, the proposed access path to the rear garden within the RPAs of retained trees shall be constructed to the specifications detailed below, in accordance with the recommendations of Section 7.4 of BS 5837.
- 8.2 **Immediately prior to the installation of the proposed access path, to form a construction exclusion zone, as per the dashed purple lines on the TPP, additional protective fencing will be erected. Furthermore, ground protection will be laid down between the protective fencing and the edges of the proposed access path. However, as the installation of the path will be relatively quick, only a compression-resistant layer of woodchip is proposed.**
- 8.3 The proposed access path shall be clearly marked out before any associated work starts. Existing vegetation may be removed with hand tools or sprayed with an approved non-residual herbicide.
- 8.4 Any small hollows may be filled with clean sharp sand (not builders' sand) to a maximum depth of 100mm. A permeable geotextile membrane (such as 'Terram') shall be laid down prior to the installation of a cellular confinement system.
- 8.5 The ground shall be covered with a perforated cellular confinement system such as 'Geoweb' or 'Cellweb' with a minimum cell depth of 75mm for the access path. The cellular confinement material shall be fixed in place over the required areas using steel pins at its edges, before being backfilled with clean, no-fines angular aggregate (20mm-40mm).
- 8.6 Edge supports of appropriate size and strength should be set above ground level and should be secured either with steel pins driven into the ground, or with concrete haunching laid on existing ground level on an impermeable polythene membrane. The outer edge of the supports may be banked up with clean topsoil.
- 8.7 A permeable geotextile membrane will then be laid on top of the cellular confinement system to prevent fines and other debris filling the air spaces in the aggregate.

9. Underground services

- 9.1 Due to the nature and proposed usage of the proposed extension, services can be connected via the existing building.
- 9.2 Rainwater from the existing building will be routed to a new soakaway located within the car park area at the front of the property; this route has been positioned so that there is no impact on retained trees.
- 9.3 Subject to Building Control (BC) approval and detailed design, rainwater from the roof of the proposed extension will be diverted into the ground beneath the underside of the floor (slab). However, if this is not deemed acceptable by BC, the water will be routed to the new soakaway as indicated on the TPP.

10. Landscaping

- 10.1 On completion of construction works, but prior to the commencement of any landscaping works within the protected area behind the protective fencing the developer shall arrange a meeting with the site manager, the supervising arboriculturist and the landscape contractor. The details of this part of the method statement shall be discussed in relation to the proposed landscape operations and a clear sequence of operations established.
- 10.2 Within the RPAs the following principles will be maintained:
- Existing ground levels shall not be substantially altered.
 - No plant or vehicles shall enter the RPAs.
 - No fuels or chemicals shall be stored within any of these areas.
 - No structure shall be fastened in any way to the trunks of the retained trees.
 - No drainage or irrigation pipes shall be installed within the RPAs of the retained trees.
 - Any unwanted vegetation shall be removed by hand.

11. Supervision & monitoring

- 11.1 The supervising arboriculturist shall visit the site on a regular basis, as agreed at the pre-start meeting, or when specifically required as set out in *Table 1* below, to ensure that the tree protection measures are kept in place and functioning as designed. Regular contact will be maintained with the site manager to determine any forthcoming operations that may make an impact on these tree protection measures and if arboricultural supervision is required. A record of all monitoring visits will be kept, and copies sent to the developer and the LPA following each visit.

- 11.2 The site manager shall give at least 48 hours' notice to the supervising arboriculturist of any operations, e.g. installation of pad foundations, which may make an impact on the RPAs of the retained trees.
- 11.3 Any alterations or variations in drawings for the site that are in, or within, the RPAs of the retained trees shall be referred in the first instance to the supervising arboriculturist for advice. If these changes make any kind of impact on the retained trees the supervising arboriculturist shall suggest changes that will either avoid damage to the retained trees or offer solutions to minimize the impact. If required, the supervising arboriculturist will liaise with the LPA's tree officer to agree a way forward, since any alterations to the approved details may require the LPA's prior written agreement. Following these consultations, the supervising arboriculturist shall issue revisions to the TPP and/or this AMS that reflect the changes.
- 11.4 Where any operations carried out by the developer deviate substantially from this AMS, work must cease immediately and the LPA be informed in writing. A meeting will be convened between the developer, the supervising arboriculturist, the LPA tree officer and the site manager to determine the best method to mitigate any damage that may have occurred. Work shall not be recommenced until appropriate action has been agreed to the LPA's satisfaction.

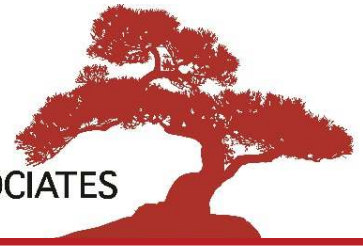
Visit no.	Trees affected/ relevant	Timing of visit	Function carried out
1	All	Prior to the start of any construction works.	To lead the pre-start meeting.
2	All	Following tree felling, erection of protective fencing and installation of ground protection.	To check protective fencing and ground protection have been installed in the correct locations and to the correct standard.
3	4	During the excavation of the pad foundations.	To supervise the manual excavation of the foundations.
4	12 & 19	Immediately prior to the construction of the proposed access path.	To ensure protective measures (fencing and ground protection) are in place and that the path is installed as per Section 8 above.
5	All	Every four weeks during the construction phase.	To check the protective fencing & ground protection remain in place and that activities which would be harmful to trees are not being carried out.
6	All	At any other time which is sensitive in arboricultural terms.	To ensure retained trees are protected from development activities.

Table 1 - Timings of supervision and monitoring visits

Matt Rew | Technical Manager

July 2021

Revised: 01.10.21



APPENDIX 1 – Tree Schedule

Notes for the Tree Schedule

This schedule is based on an inspection carried out by Abi St.Aubyn on Monday the 22nd September 2020. Weather conditions at the time were clear, dry and bright. Deciduous trees were in partial leaf.

The information contained in this schedule reflects the conditions of those specimens at the time of inspection. They were inspected from the ground only; they were not climbed and no internal investigations were undertaken, thus no guarantee may be given as to their structural integrity.

As trees are dynamic organisms and subject to continual change no dimensions expressed in this schedule may be relied upon for development purposes for more than 24 months from the date of survey. Estimated dimensions are marked 'est'.

1. **No:** Expressed in sequential order starting from number 1 – woodlands, groups & hedges are prefixed as W, G, & H respectively.
2. **Species:** The common name as given in "Collins Tree Guide", Johnson & More (2004).
3. **Height:** Estimated with the aid of a 'Disto' laser range finder and expressed in metres.
4. **Trunk Diameter:** Measured at 1.5m above ground level and expressed in millimetres to the nearest 10mm; where multiple stems are present they are measured individually and a cumulative total calculated in accordance with BS5837 (2012).
5. **Radial Crown Spread:** Distance in metres from the centre of the trunk to each cardinal point of the compass and rounded up to the nearest half metre.
6. **Crown Clearance:** Mean height from adjacent ground level to the lowest point of the crown.
7. **Height to First Branch:** Height, in metres, of the first significant branch (100mm) or to crown break from ground level.
8. **Life Stage:** Young, Semi mature, Mature, Veteran/Ancient.
9. **Physiology:** Health and condition of the tree in comparison to a typical specimen of species and age: Good, Average, Below Average, Poor, Dead.
10. **Structure:** The structural condition of the tree based on an assessment of any visible roots, trunk and crown, noting the presence of any defects or decay: Good, Moderate, Indifferent, Poor, Hazardous.
11. **Landscape Value:** Reflecting the importance of the tree in the local landscape. High, Moderate, Low, Nil.
12. **Estimated Years:** Estimate of remaining contribution expressed in years <10, 10-20, 20-40, 40+.
13. **Comments:** Notes relating to health and condition, structure and form, estimated life expectancy and importance within the local landscape.
14. **Category:** - A rating given to individual trees based on Table 1 in the British Standard, BS 5837 (2012) "*Trees in relation to design, demolition and construction - Recommendations*".

Category 'U' - Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboriculture management.

Category 'A' - Trees of high quality and value; in such a condition as to be able to make a substantial contribution (Normally a minimum of 40 years).

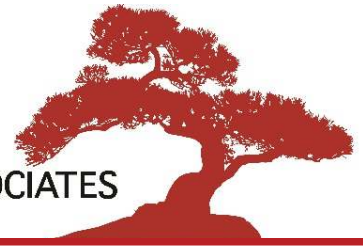
Category 'B' - Trees of moderate quality and value; those in such a condition as to make a significant contribution (Normally a minimum of 20 years).

Category 'C' - Trees of low quality and value; currently in adequate condition to remain until new planting could be established (Normally a minimum of 10 years), or young trees with a stem diameter below 150mm.

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
1	Red Horse Chestnut	15.5m	535mm	N4.5m E4m S4.5m W5m	N2m E2.5m S5m W5m	2m N	Mature	Average	Average	High	20-40	Growing c.0.5m above the level of the car park; several bark cankers which are typical of the Red Horse Chestnut; only one very small area of bleeding canker on E side at c.2m, adjacent to a bark canker; powdery mildew in lower crown; visible in public views from the Bath Road.	B
2	Holly	9m	140mm	2m	1.5m	2m	Semi-mature	Average	Average	Low	40+	Off-site tree; visible in street scene.	B
3	Sycamore	15.5m	780mm	7.5m	5m	6.5m	Mature	Below average	Average	High	40+	Off-site tree; growing c.0.3m above level of site, which is c.0.3m above level of the car park; growing adjacent to a low brick wall (c.0.75m) which is distorted; trunk leans c.10' to SE; crown slightly sparser at top with notably smaller leaves in section to SE; visible in the street scene.	B
4	Cherry Laurel	5m	15 stems @ 60mm est	NE1m SE2m SW1m NW2m	0m	0m	Semi-mature	Average	Average	Low	40+	Large shrub with multiple stems developed from larger stems coppiced just above ground level; crown well maintained and cut back to car park boundary to a height of 2m.	C
5	Horse Chestnut	20m	1100mm ivy est	N9m E7.5m S9m W7.5m	6.5m	4m	Mature	Average	Average	High	20-40	Growing 0.75m above the level of the car park; trunk covered in dense ivy and ivy has grown into the tree's upper crown; visible in street scene.	B
6	Purple Leaved Plum	7m	240mm ivy est 180mm ivy est 180mm ivy est	NE6.5m SE4.5m SW3m NW2.5m	1.54m	0.25m	Mature	Below average	Below average	Low	10-20	Growing on boundary line; dieback at top of crown and ivy into upper crown.	C

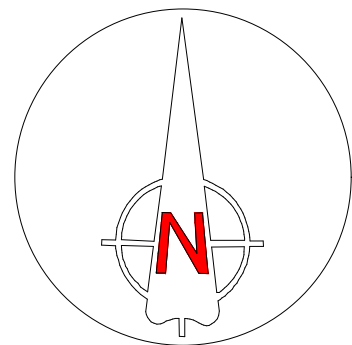
No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
7	Purple Leaved Plum	7m	230mm ivy est 210mm ivy est 160mm ivy est 130mm ivy est	NE5m SE7.5m SW4m NW1.5m	1.5m	0m	Mature	Average	Below average	Low	10-20	Growing on boundary line; ivy growing into upper crown; crown biased to SE.	C
8	Hazel	9.5m	11 stems @ 130mm ivy est	NE4.5m SW5m NW4m	2.5m	0m	Mature	Below average	Below average	Low	40+	Lapsed coppice with over-extended limbs; dieback in crown.	C
9	Chanticleer Pear	5.5m	100mm ivy 150mm ivy 55mm ivy	NE3m SE3.5m SW2m NW1.5m	1.5m	1m	Mature	Below average	Below average	Low	10-20	Small ornamental tree; dense ivy into upper crown which is suppressed by the ivy.	C
10	Common Lime	10.5m	850mm est	6m	2m		Mature	Average	Average	Low	40+	Off-site tree; growing adjacent to 1.5m boundary wall; wall distorted adjacent to trunk of tree.	B
11	Walnut	12m	3 stems @ 440mm est	NE7.5m SE7.5m SW8.5m W8m NW6.5m	2.5m	1.5m	Mature	Below average	Average	Low	10-20	Triple stemmed from 1.5m (diameter measurements taken at 1.75m); building materials stored at base; crown sparser than average, likely due to age.	B
12	Sweet Chestnut	13m	245mm 335mm 330mm	6m	2.5m	0.25m	Semi-mature	Average	Average	Low	40+	Triple stemmed from 0.25m.	B
13	Holly	10.5m	270mm	5m	1.5m	2.5m	Mature	Average	Average	Low	40+	Trunk leans 20' to NW.	B

No.	Species	Height	Trunk Dia.	Radial Crown Spread	Crown Clearance	Height to 1st Branch	Life Stage	Physiology	Structure	Landscape Value	Est. Years	Comments	Category
14	Sweet Chestnut	10.5m	135mm 370mm 295mm 325mm	5.5m	6.5m	0m	Mature	Below average	Below average	Low	10-20	Four stems growing from ground level; the fifth stem has long since failed; sparse crown with extensive dieback.	C
15	Yew	9m	250mm est	4.5m	2m	-	Mature	Average	Average	Low	40+	Off-site tree.	B
16	Chanticleer Pear	7m	220mm 350mm @1m 160mm	NE1.5m SE2m SW5m NW3.5m	2.5m	1m	Over-mature	Below average	Below average	Low	<10	The larger stem (350mm diam.) is truncated at 1m and hollow; dieback at top of crown.	U
17	Holly	13m	270mm	3m	1.75m	-	Mature	Average	Average	Low	40+	Off-site tree.	B
18	Sycamore	16m	450mm est 2 stems @ 150mm est 300mm est	6m	3m	-	Mature	Average	Average	Low	40+	Off-site tree; ivy into upper crown.	B
19	Horse Chestnut	17m	1200mm ivy est	6m	1.5m	2m	Mature	Average	Average	Low	40+	Off-site tree; no access to trunk; lapsed pollard which has been historically pollarded at 2m with numerous stems originating from this point; broad spreading crown.	B
H1	Mixed Species	2m	Avg 30mm est	0.5m	0m	-	Mature	Average	Average	Low	40+	Mixed species hedge including Aucuba, Laurel and Privet; low level ornamental shrubs.	C
H2	Privet	Min 1m Max 3m	Avg 10 stems @ 20mm ivy est @1m	0.5m	0m	0m	Mature	Average	Average	Low	40+	Well maintained ornamental hedge.	C

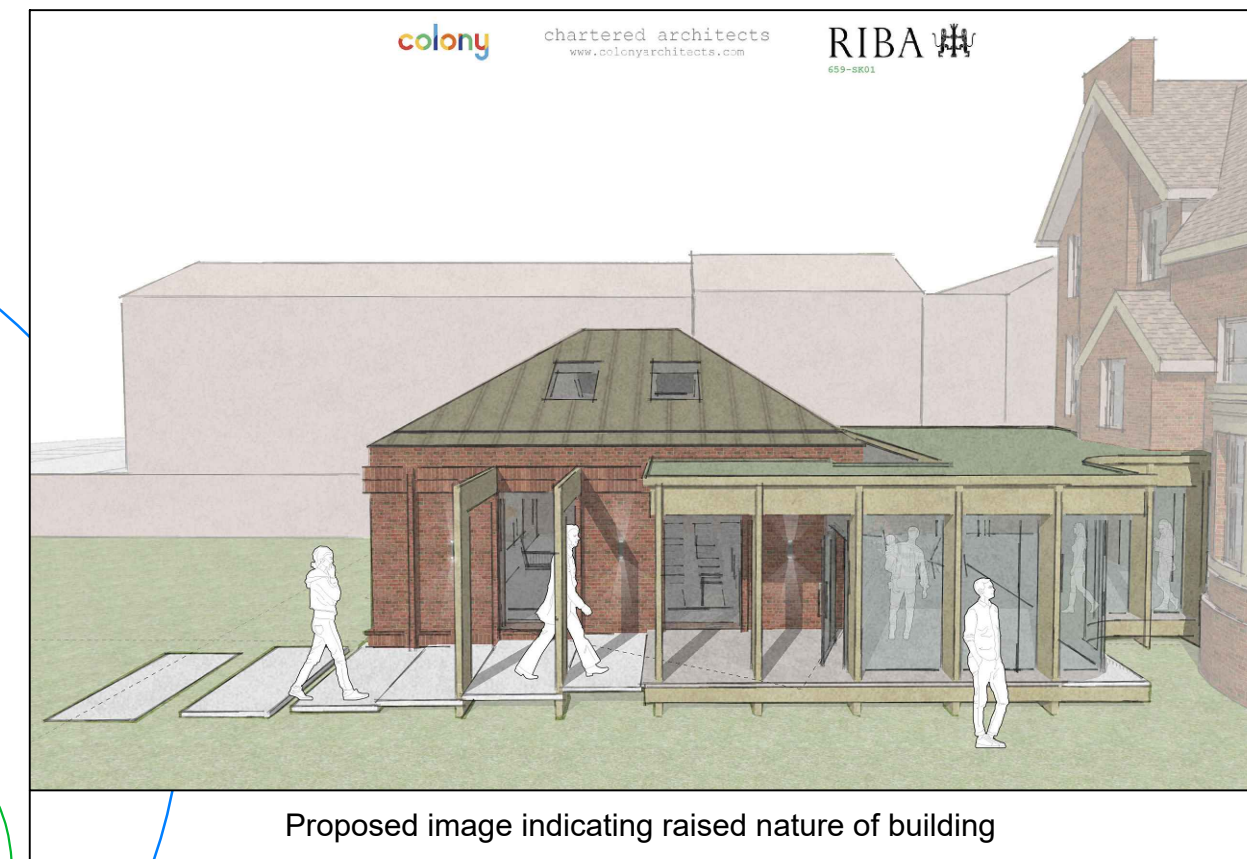


APPENDIX 2 – Tree Protection Plan

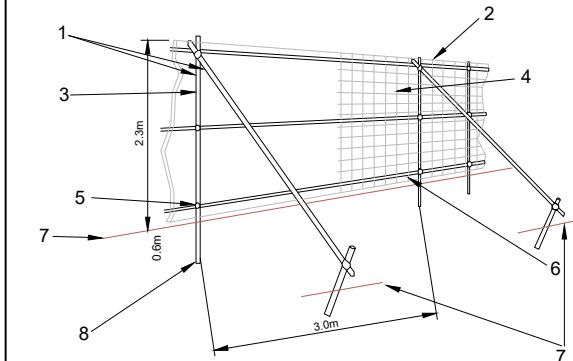
BATH ROAD



BATH ROAD



Proposed image indicating raised nature of building



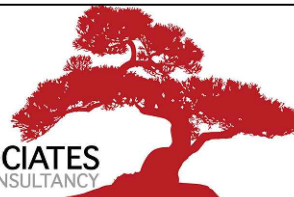
BS 5837: 2012 Figure 2 - Protective barrier

Proprietary inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150mm depth of woodchip), laid onto a geotextile membrane.

Where indicated on the plan, excavations for the pad foundations, shall be undertaken under direct on-site arboricultural supervision. The first 750mm depth of the excavation (or the required depth if this is less than 750mm) shall be excavated using hand tools only, assisted with an airspade (a compressor-powered compressed air lance), if so required by the Local Planning Authority and/or supervising arboriculturist.

Hard surfacing shall be constructed using an above soil surface design in accordance with guidance set out in Section 7 of BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations.

There shall be no lowering of existing soil levels or severance of any tree roots.



Drawing:
TREE PROTECTION PLAN

Based on: **Proposed Site Plan**

Drawing No: TPP 01	Rev: A - 01.10.21
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Date:	Scale:	Drawn:
Sep 2021	1:200 @ A1	MR

	Tree nos.:	● 1	Canopies of trees:		
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Category 'B' RPA:		Category 'C' RPA:		Trees to be removed:	
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fencing:		protection:		excavation:	
	Above soil		Supervised damage		

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