



Arboricultural Method Statement: working near trees.

at

Hartwell Dealership Acquisition,
25-27 Rose Kiln Lane,
Reading,
RG2 0JZ.

prepared for:

Hartwell plc,
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Besselsleigh Road,
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Section 1. Introduction

1.1 Instruction & Brief:

1.1.1 This method statement has been prepared in response to an instruction given by Hartwell plc (the Client), to prepare an Arboricultural Method Statement to protect trees that are designated to be retained adjacent to the site.

1.1.2 This method statement is intended to aid the preservation of trees and to provide guidance on their physical protection, with precautionary measures to reduce significant or detrimental impacts on the amenity and health of the retained trees.

1.1.3 A site visit was undertaken on Wednesday 7 January 2020 to review the condition of trees and to provide the information required to inform this report. Please refer to the separate Arboricultural Survey report and Arboricultural Survey drawing referenced 19048/100.

1.1.4 This report is to be read with the Tree Protection drawing referenced 19048/110.

1.2 British Standard & Supporting Documents:

This report has been prepared with reference to the British Standard BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations (the BS) and should be read with the latest version of the following:

- 19048-01 Arboricultural Survey report;
- 19048-100 Arboricultural Survey drawing;
- 19048-01 Arboricultural Method Statement: working near trees (this document);
- 19048-110 Tree Protection drawing.
- 19048-01 Schedule of Tree Work.

1.3 Site Description:

2.1.1 The site comprises the rear parking area to the Infiniti car dealership. This is a roughly rectangular area that is defined by metal palisade perimeter fencing that defines the site boundary. Most of the area is surfaced in asphalt with a rectangular area to the south-eastern corner being surfaced in brick paviours.

The asphalt and brick paving looked to be in good order with no evidence of deformation from the adjacent individual trees or the tree group.

2.1.2 To the north is another car dealership that has an ornamental evergreen hedge and line of trees running along its southern boundary just offsite and adjacent to the line of the palisade fencing. To the south is the car park to the Big Yellow Storage building. To the east, located off-site behind the palisade fence, is a small group of trees and scrub that visually separates a public path and the river Kennet from the site. To the west is the main building to the car dealership.

2.1.3 Please refer to drawing 19048/100 Arboricultural Survey where the above is illustrated.

1.4 Project Description:

2.2.1 Development comprises the erection of a single deck demountable modular car park located within the site boundary to the rear of the car dealership site.

2.2.2 We understand that the proposal is for the modular deck to be erected directly on to the existing surfacing. This will avoid the requirement for the construction of support foundations.

2.2.3 The proximity of the proposed parking deck to the northern site boundary will necessitate the removal of three off-site adjacent trees, the middle one of which is dead. This will require the agreement of the adjacent landowner.

2.2.4 Please refer to drawing 19048/110 Tree Protection that illustrates the proposed development plan, and also to drawings prepared by hnw Architects, 61 North Street, Chichester, West Sussex PO19 1NB (tel: 01243 533300, email: hnw@hnw.co.uk).

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1.5 Arboricultural Supervision: to be read with Section 7 below.

1.5.1 An Arboriculturalist shall be appointed Arboricultural Clerk of Works (ACOW) by the Client, Developer or Main Contractor to advise on the management of trees covered by this report.

1.5.2 An Arborist is someone who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction and who through training and experience relevant to the matter being addressed and understands the requirements of the particular tasks being approached.

1.5.3 The Arborist shall:

- attend the project pre-commencement meeting;
- inspect the installation of tree protection measures (fencing and ground protection);
- make regular visits to check compliance with tree protection requirements;
- make visits to oversee works that have the potential to affect protected trees.

1.6 Main Contractors Obligations:

1.6.1 For the tree protection measures to be effective, all personnel associated with the construction process must be familiar with this method statement and the tree protection measures to be followed.

1.6.2 A copy of this method statement, the reports and drawings noted in 1.5 above must be retained on site by the Main Contractor who shall ensure that all site personnel have read and understood them.

1.6.3 A copy of the Tree Protection drawing 19048/110 shall be on display in the site office and in a prominent location on site so that it is visible to all site personnel.

1.6.4 The requirements contained within this report shall be adopted and followed by the Main Contractor and all of his Sub-contractors working on the site.

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1.7 Main Contractors Construction Method Statement:

The Contractor shall, as part of his construction method statement for groundworks, any site demolition works and the construction of the new car deck, including, any new services and drainage, shall detail his understanding and compliance with this Arboricultural Method Statement to the satisfaction of the ACOW (with reference to section 1.5) and the Contract Administrator.

1.8 Statutory Designations.

1.11.1 The site is not located within the Green Belt or within a Conservation Area with no trees in the location of the proposed development site being covered by a Tree Preservation Order. However, a Tree Preservation order does cover trees located to the front of the Infiniti car dealership and the adjacent Big Yellow Storage building.

The Tree Preservation Order is referenced Order Number 2/11, T7 and is illustrated below.



*extract of Tree Preservation Order plan referenced 2/11, T7
that includes 25-27 Kiln Lane Reading, provided by the
Natural Environment Officer, Planning & Building Control,
Reading Borough Council.*

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- 1.11.2 No work shall take place to site trees without prior consultation with the Tree Officer/ Natural Environment Officer and the written consent Reading Borough Council. Their contact details are given below:

1.9 Planning Authority & Tree Officer Details.

1.9.1 Contact details for Reading Borough Council:

Address: Natural Environment Officer, Planning & Building Control, Directorate for Economic Growth and Neighbourhood Services. Reading Borough Council, Level 1, North Civic Offices, Bridge Street, Reading RG1 2LU.

Contact: Sarah Hanson.

Tel: Direct No. 018 937 2440.

Email: sarah.hanson@reading.gov.uk

Section 2. Tree Surgery Works: Tree Surgeon/Arboricultural Contractor

2.1 Schedule of Tree Work:

2.1.1 Tree works, including any tree removal and works to retained trees, shall be undertaken as detailed in the separate Schedule of Tree Works document referenced 19048/01. The scope of work may be subject to revision and shall be subject to confirmation by the Client.

2.1.2 The Tree Officer (with reference to 1.9 above) at Reading Borough Council shall have given his written approval to the Schedule of Tree Works prior to any tree works being undertaken.

2.1.3 The Arboricultural Contractor shall:

- hold NPTC (National Proficiency Training Council) Certification.
- The Arboricultural Contractor shall have Chapter 8 Traffic Management Certification.
- The Arboricultural Contractor shall demonstrate at the time of tendering an understanding of Health & Safety Site Specific Risk Assessments & Method Statements for Tree Work. This assessment shall be completed prior to his appointment to undertake the works.

2.1.4 The Main Contractor shall provide the Arboricultural Consultant and the Contract Administrator (CA) with proof that the Arboricultural Contractor complies with the above.

2.1.5 Where work is proposed to offsite trees then consent will be required from the adjacent landowners prior to this work commencing.

2.2 Arboricultural Contractor's Qualifications:

Tree surgery works shall be undertaken by a qualified arboricultural contractor who must be listed in the Arboricultural Association's Approved Contractors Directory (ref: www.trees.org.uk).

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2.3 Contract Administrator & Contract Manager

2.3.1 The Contract Administrator is: to be confirmed.

2.3.2 Designated Main Contractor: to be confirmed.

2.4 Method Statement for Undertaking Tree Works:

2.4.1 Prior to commencing tree work the Arboricultural Contractor shall provide a Health and Safety Site Specific Risk Assessments & Method Statements for Tree Work that shall contain the following information:

- Programme for undertaking the works.
- Method of working & equipment to be used.
- Operational Contact: the site supervisor for the tree works is to be named by the Arboricultural Contractor prior to the commencement of works with full contact details being provided.
- Site Personnel: the number of qualified tree surgery personnel to be used for the works shall be given.
- Risk Assessment: a risk assessment shall be prepared to include the requirements of the Work at Height Regulations 2005.
- Traffic Management proposals that detail how the tree work will be undertaken with reference to the adjacent highway.
- Emergency Procedures: Risk Assessments that apply to these particular works shall be stated.

2.5 BS 3998 : 2010 British Standard Recommendations for Tree Work:

All tree surgery works shall be undertaken in accordance with the requirements of BS 3998 : 2010 British Standard Recommendations for Tree Work (not reproduced here), current good arboricultural practice and by a qualified and experienced Tree Surgeon.

Section 3. Tree Surgery Works: Timing

3.1 Tree Preservation Order / Conservation Area

3.1.1 With reference to 1.8 Statutory Designations above, the site is not located within the Green Belt or within a Conservation Area with no trees in the location of the proposed development being covered by a Tree Preservation Order.

3.1.2 However no tree or related works shall take place on or adjacent to the site, or within their root protection areas without prior consultation and the written consent of Reading Borough Council.

3.2 Timing:

Tree works shall be undertaken prior to any other work commencing on site. Please refer to the Contract Administrator for details of the project construction programme.

3.3 Schedule of Tree Works:

Tree works shall be undertaken to follow the previously agreed Schedule of Tree Surgery Work with reference to Section 2 Tree Surgery Works above.

3.4 Nesting Birds:

Prior to any tree or works to hedges taking place, these shall be inspected to ensure that no nesting birds are present. Should active nests be found the works cannot take place until the nests are not in use.

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Section 4. Tree Protection Fencing, Construction Exclusion Zones & Installation

4.1 Introduction

4.1.1 The existing metal palisade fence is to remain around the site which prevents access into adjacent areas. As such tree protection fencing is not required.

4.1.2 Should this situation change the ACOW shall be informed who will advise on appropriate tree protection fencing.

Section 5. Demolition, Construction & Excavation within Root Protection Areas

5.1 Introduction

- 5.1.1 It is considered that the root zones of trees located off-site along the eastern boundary (noted as '**CEZ**') do not extend under the impermeable surfacing within the site. There will be no excavations for foundations to the proposed parking deck which is surface mounted and there will be no excavations to install services through potential root protection areas.
- 5.1.2 The parking deck will be constructed from within the site without the need for access into adjacent off-site areas and only minor trimming of off-site scrub vegetation along the eastern boundary is required. This continues management that is periodically undertaken to keep this clear of the on-site parking areas.
- 5.1.3 Therefore no specific tree protection measures are required. Should this situation change the ACOW shall be informed who will advise on appropriate tree protection measures and site supervision.

Section 6. Other Tree Protection & Related Requirements

- 6.1 Site Compounds/Cabins, Material Storage on Site, Temporary Parking:** None shall be located, or materials of any sort shall be stored within or adjacent to Root Protection Areas (RPA) without ground protection detailed in Section 5 above.
- 6.2 Vehicle & Pedestrian Traffic through Protected Areas:** No vehicle or pedestrian traffic shall be allowed through fenced RPA's without ground protection detailed in Section 5 above.
- 6.3 Concrete / Mortar / Plaster Mixing on Site:** This shall not take place within, close or adjacent to RPA's.
- 6.4 Telephone, Electric & Other Cables, Notice Boards:** None shall be fixed to any part of any tree.
- 6.5 Fires:** None shall be allowed on site. All arisings from tree surgery works shall be removed from site.
- 6.6 Existing Ground Levels:** There shall be no changes made to existing ground levels within RPA of any tree or hedge.
- 6.7 Reporting Damage to Trees:** Should damage occur to trees noted for retention this shall be reported immediately to the Arboricultural Consultant so that remedial action can be taken.
- 6.8 Site Security:** At no time during the implementation of the works shall the site be left unsecured such that unauthorised access could occur. The Contractor shall detail how this will be achieved in his Method Statement that will be subject to the agreement of the CA.

Section 7. Arboricultural Supervision during Construction

Prior to works starting on site if any work is proposed off-site within potential root protection areas, a programme of arboricultural supervision should commence as follows:

- 7.1 Arboricultural Consultant (ACOW):** an ACOW shall be appointed to monitor the development until the completion of construction (with reference to 1.5 above).
- 7.2 Installation of tree protection fencing & ground protection measures:** it is not considered that these will be required. However, if required these will be specified by the ACOW. Once these have been installed the Contractor shall inform the ACOW who will then make a visit to verify that it complies with the requirements of this report.
- 7.3 Excavation within Root Protection Areas:** this will not be required. However, if this changes the Contractor shall inform the ACOW prior to any work commencing. He shall provide a programme for the excavation works to enable the Arboriculturalist to be present at these times.
- 7.4 Planning Authority Notification:** the Tree Officer (with reference to 1.9) shall have free access to the site. The Contractor shall inform the Tree Officer at the same time as the ACOW to give them the opportunity to be present to inspect any works taking place within potential root protection areas.
- 7.5 Tree Management Post Development:** the owner of the trees has a duty of care to maintain trees within his ownership.

It is recommended that the trees are inspected 3 years from the date of completion of construction by an Arboriculturalist who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction and who through training and experience relevant to the matter being addressed has an understanding of the requirements of the particular task being approached.

