



Arboricultural Survey Report

The Abbey Senior School

Document information

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Date of current issue:
10/12/2019

Issue number: 1

Our reference:
4332 – The Abbey School – Arboricultural
Survey Report – 1912–10gg.docx

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Executive Summary

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Executive Summary

Eight Associates has been appointed by Kendall Kingscott Limited to carry out a Tree Survey and produce a Tree Constraints Plan to the British Standard 5837:2012 'Trees in relation to design, demolition and construction' at The Abbey Senior School, Kendrick Road, Reading, RG1 5DZ.

A site visit was conducted in partnership with Writtle Forest Consultancy and Eight Associates on 19th November 2019 to survey specific trees, to the British Standard. This included four Scots Pine trees. The condition of these trees was assessed, and a Category Rating was allocated; this information is provided in table form in Appendix C of this report.

Tree positions and root protection areas (RPA) have been outlined on the Tree Constraints Plan (TCP) using AutoCAD. It is recommended that both this report and the TCP be used within the design process to help achieve a proposal with minimal impact on the trees.

This report does not include an Arboricultural Implication Assessment (AIA), an Arboricultural Method Statement (AMS), or Tree Protection Plan (TPP).

Summary of the trees on site with their category rating:

BS 5837:2012 Category Rating	No. of Individual Trees	No. of Groups	No. of Hedges	Total
A	0	0	0	0
B	3	0	0	3
C	1	0	0	1
U	0	0	0	0
Total	4	0	0	4



Introduction

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Introduction

Eight Associates Ltd has been appointed by Kendall Kingscott Limited to carry out a Tree Survey and produce a Tree Constraints Plan to the British Standard 5837:2012 'Trees in relation to design, demolition and construction' at The Abbey Senior School, Kendrick Road, Reading, RG1 5DZ.

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The Tree Survey included within this report categorises and evaluates trees to identify those suitable for retention. The Tree Survey list details species name, dimensions of the trees, observations of the structural and physiological condition of the trees and categorizes the trees as to their retention value. The survey is based on the Visual Tree Assessment (VTA) method developed by Mattheck and Breloer (1994); it is preliminary in nature and should not be interpreted as a detailed tree condition inspection. Works are recommended to those trees that present an immediate and serious hazard to life or property, or maybe affected by a pest or pathogen that may spread to other trees on the site.

This report also contains a TCP showing the position of the trees and their RPA.

Consideration of modified RPA is made once knowledge of proposed development/ work is known unless otherwise specified. Considerations of light obstructions can be made if so requested.

There are some aspects that are not dealt with within the report (please also refer to Appendix D). The Tree Survey does not include recommendations in regard to future management of the trees. Neither do the works recommended consider works that may be required prior to development works or to facilitate access to the site. This report does not include an AIA, AMS or TPP, which are covered in separate, respective reports.



Site Details and Trees Within the Survey

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Description and general aspects of the site

The Abbey Senior School is a senior school for girls. The site is comprised of a network of interlinked buildings of various ages. There is car parking on the western section of the site adjacent to Kendrick Road, secure access road along the southern boundary, several courtyards between buildings and sports courts at the rear, on the eastern side of the site.

Previous relevant surveys and site history

We have been provided with some planning history pertaining to the site by Reading Borough Council. The most recent application reference– 130773 had the following condition applied:

4. The hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out before any of the development is occupied or in accordance with a timescale which has been agreed in writing with the local planning authority. Any trees or plants which within a period of 5 years from planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species. Reason: to ensure that the works are carried out as approved in the interests of the visual amenities of the area and to comply with RBLDF Core Strategy Policy CS7 - Design and the Public Realm

We have not been provided with any further specific information, however, Reading Borough Council advised that the 5 years referenced have now elapsed.

Tree Preservation Orders (TPO) and Conservation Areas (CA)

We have contacted Reading Borough Council in regard to TPO's and Conservation Areas at the site. Sarah Hanson, Natural Environment Officer, Planning and Building Control advised, via email on the 20th November 2019, that, there are no TPOs on the site, however that the whole site is located within the Kendrick Road Conservation Area.

All trees of a stem diameter greater than 75mm, when measured at 1.5m above ground level will be protected by virtue of their location in the designated CA. Under the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a Section 211 Notice must be served upon the LPA, providing them with six weeks' notice of any intention to implement works to protected trees.

The purpose of this notice is to provide the LPA an opportunity to consider whether a TPO should be made in respect of the trees.

Identification and location of the trees

The locations of the trees are illustrated on the attached TCP.

The topographical survey provided position of two of the four tree stems only. As such, the omitted tree stem locations were plotted on site using a laser distometer. Whilst this method does not provide the accuracy of a measured Topographical Survey, it is considered sufficient for the consideration of Root Protection Areas. Tree locations may require refinement at a later stage.

Trees included in the survey

Trees included are those four trees present at the time of the survey, pertinent to the proposed development, with a stem diameter greater than 75mm at 1.5m from ground level.



Site Details and Trees Within the Survey

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Categorisation and data collection

Trees are categorised in accordance with the cascade chart given as Table 1 in the British Standard 5837, a copy of this chart is included within Appendix B. Data collected within the survey is explained within Appendix A. This data is collected considering the guidelines given within B.S. 5837:2012.



Composition of the Tree Constraints Plan Arboricultural Survey Report The Abbey Senior School

The aim of the Tree Constraints Plan (TCP)

The Tree Survey enables the development of a TCP. The TCP shows the influence that the trees on, and adjacent to, the site will have on a site development layout/ proposed works and to inform areas that can be developed.

Where a site development has already been outlined the trees are none-the-less evaluated independently of the proposed development.

What is included in the TCP

The plan identifies the RPA. This is the minimum area (in metres squared) which should be left undisturbed around each retained tree. The RPA for each tree is initially plotted as a circle with a radius 12 times the stem diameter, centred on the tree stem. The RPA whilst not affecting the total area can be modified to a polygon according to the morphology and disposition of roots, the soil type and structure, topography and drainage. In this case it is considered that the circular RPA around the trees should be maintained for all trees.

The report does not consider in this instance a consideration of the growth potential of the trees.

Further considerations

An AIA will take into account issues relating to Tree Preservation Orders, Conservation Area protection as well as the effect on the amenity value of the trees.

The assessment will further take into account issues relating to the TCP and deal with issues regarding the proposed design and layout of the site. This in turn will affect possible relevant tree work proposals and new tree planting.



Appendix A: Explanation of Category Headings

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Tree No.	The tree number as given to the tree or group of trees as shown on the site plan. The plotting of these trees are approximations.
Species	This is the general common usage name given to the tree. The Latin genus is sometimes given as clarification where deemed necessary.
Height	This is an approximate figure given in metres. Measurements are taken using a digital clinometer.
Stem Diameter	The measurement is given in millimetres using a standard girth tape. This is an approximate measurement of the diameter of the trunk at a height of 1.5m from ground level.
Crown Spread	This is an approximate figure given in metres where 'm' denotes metres. It is an approximate measurement of the radial crown spread to north, east, south and west.
Height of crown clearance	This is the height in metres of the crown clearance above adjacent ground level. This measurement pertains to information on ground clearance for access and shading.
Height to first major limb	This is the height in metres to the first major limb that would not normally be removed as a consequence of crown lifting works. The orientation of this limb is also recorded (N=North, E=East, S=South, W=West, All=To all points).
Age Class	The following abbreviations are used to give the age of the tree; Y= Young trees aged less than one fifth of life expectancy. SM= Semi mature, approx. one fifth of life expectancy. EM = Early mature tree trees between one to two fifths of life expectancy. M = Mature tree over two fifths of life expectancy. OM= Over mature trees exceeding life expectancy.
Physiological Condition	The following considerations are used to evaluate the physiological condition of the tree (foliage and vitality): Good, Fair, Poor, Dead, with intermediate descriptions using the same phrasing.
Structural Condition and Observations	These are observations and comments on the visible structural condition of the tree on the day of the survey. They are brief and relate to unaided observations from the ground, unless otherwise stated. These observations are made to categorise the tree and they do not replace a more comprehensive condition survey.
Preliminary Management Recommendations:	These are initial recommendations including the following; highlighting the need for more detailed inspections, those trees that present an immediate hazard to life or property. The tree works recommended do not consider general or required management of the trees. Similarly, the works outlined do not consider works that may be required prior to development works or to facilitate access to the site.
Estimated remaining contribution of the tree	This is the estimated number of years that the tree will contribute to the landscape. The following bands are used: Less than 10 years, 10+ years, 20+ years and 40+ years.
Category grading:	This is the categorisation for trees following a tree quality assessment. Trees are categorized in accordance with the cascade chart given as Table 1 in B.S. 5837. A copy of this chart is included within Appendix B. A red asterisk * will denote that the category grade as given will be dependent upon information gained from further inspection of the tree. This applies to trees located within the site only.



Appendix B: Explanation of Category Headings

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TREES TO BE CONSIDERED FOR REMOVAL				
Category and Definition	Criteria			ID on Plan
Category U Those 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 arboricultural management	Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning). Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. Trees infected with pathogens of significance to the health and/or safety of other trees nearby {e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality NOTE Habitat reinstatement may be appropriate (e.g. U category tree used as a bat roost: installation of bat box in nearby tree).			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria — Subcategories			ID on Plan
	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation	
Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals b u t which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	GREY
NOTE Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation				



Appendix C: Tree Survey Details

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Tree Ref. No:	Species	Htm	Stem Dia. (mm)	Crown Spread				Ht. of crown clear. (m)	Ht. to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary Management Recommendations	Est. Remain Con.	Cat. grade	RPA radius (m)	RPA (m2)
				N	E	S	W										
T1	Scots Pine	7.5	550	5.4	5.6	6	4.5	1.8	3 all	M	Fair/ Good	Crown breaks at 3.5m. Historically lifted and cleaned. Clearance to north 3. 5% minor deadwood in crown. Minor burrowing activity to south. Crown thinning and sparse compared to T4.	No works presently required	20+	B2	6.6	137
T2	Scots Pine	8	370	2.6	1.5	5.5	1.5	6.5n 2.5s	4.5e	M	Fair	Codominant stem previously removed at 2.5m to north. Currently minor decay evident but entry point for decay pathogen. Poor form. Partially suppressed. Light ivy encroachment. Crown lifted and cleaned in past.	No works presently required	20+	C2	4.4	62



Tree Ref. No:	Species	Htm	Stem Dia. (mm)	Crown Spread				Ht. of crown clear. (m)	Ht. to first major limb (m)	Age	Phys. Con.	Structural condition and observations	Preliminary Management Recommendations	Est. Remain Con.	Cat. grade	RPA radius (m)	RPA (m2)
				N	E	S	W										
T3	Scots Pine	9.5	380 + 280	5.9	5.5	5	2.5	4	1.5n	M	Fair/ Good	Dense ivy encroachment prevents full basal inspection. Crown breaks at 2m. Included bark union at 1.6m. Stems fused above. Crown thinning slightly and slightly sparse compared to T4. Nest in top of crown. Crown lifted and cleaned in past.	No works presently required	20+	B2*	5.7	101
T4	Scots Pine	8.5	390	6	2.5	4.5	5.5	3nw	4.5w	M	Good	Dense ivy encroachment prevents basal inspection. Crown lifted and cleaned in past. Main leader with gradual sweeping form toward north between 4m and 8m above ground level. 5% minor deadwood in crown.	No works presently required	20+	B2*	4.7	69

Appendix D: Limitations of the Tree Report

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Limitations of the tree survey and scope of the report

Please also refer to the introduction of the report.

The survey was based on unaided, visual observations made from ground level only. No climbing inspection or below ground inspections were carried out at the time of the survey.

The survey is preliminary in nature and should not be interpreted as a detailed tree condition inspection. All observations were made from within the boundaries of the property, or from public land unless otherwise stated. Trees within neighbouring property are inspected as closely as is reasonably possible from within the boundaries of the property or from public land.

The report only details trees and vegetation as identified in the instructions and/or outlined within the site description in this report. This report does not consider the possible implications to any present or future built structures. This is outlined within the further considerations section of this report and will be dealt with by further reports as deemed necessary/ as and when instructed by the client.

Findings of the survey and the Report

Validity, accuracy and findings of the report will directly relate to the accuracy of information provided at the time of the survey. No checking of independent data provided will be undertaken.

Timing of the survey and the report

The considerations/ findings in this tree report and tree survey are only valid for one year. Such considerations/ findings will become invalid if any building works are undertaken, soil levels are altered, or tree work undertaken.

If there are any alterations to either the property or soil levels, or if tree works are carried out, it is recommended that a new tree survey/report is undertaken.

Trees in relation to other properties

This report/survey only considers the trees in relation to the site as identified. It does not comment on possible effects of trees on neighbouring properties, including in relation to subsidence or heave, or with regard to possible hazards presented by trees surveyed.

Trees in relation to subsidence, heave and direct damage

This report does not deal with issues relating to subsidence or heave in relation to any built structures and surrounding vegetation. However, it may be prudent to consider the effects of heave on any property if trees are removed.

Similarly, the issue of direct damage (when the roots of a tree have physical contact with a structure) is not considered within this report.

Trees are subject to changes outside man's control

Trees are living organisms subject to changes outside man's control.

Changes to ground water conditions will affect the root growth of a tree. Such changes are not always the result of man's influence and other factors may be involved.