



Arboricultural Implication Assessment The Abbey Senior School

Document information

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Executive Summary

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Executive Summary

Eight Associates has been appointed by Kendall Kingscott Limited to carry out an Arboricultural Implication Assessment (AIA) to the British Standard 5837:2012 'Trees in relation to design, demolition and construction' at The Abbey Senior School, Kendrick Road, Reading, RG1 5DZ.

This AIA relates to the New Build/ Refurbishment proposed at the site; specifically, in relation to the proposed construction of two new sixth form classrooms reference SF13 and SF14, adjacent plantroom and stairs together with establishment of vehicular and pedestrian access. This report deals specifically with the proposals in relation to the four Scots Pine trees located on the southern boundary, referenced in this report as T1, T2, T3 and T4.

A site visit was made on 19th November 2019 to survey the four Scots Pine trees to the British Standard. The condition of these was assessed and a Category Rating was allocated; this information is detailed in Appendix C of the Tree Survey report (4332 – The Abbey School – Arboricultural Survey Report – 1912–10gg). A Tree Constraints Plan was produced following the survey, which along with the Tree Survey informs the implications considered within this report.

A draft Tree Protection Plan (TPP) accompanies this report which shows the trees to be removed.

A summary of tree work related to the proposed two new sixth form classrooms reference SF13 and SF14, adjacent plantroom and stairs together with establishment of vehicular and pedestrian access is as follows:

Consideration	Number of trees
Trees / groups / hedges to be retained	0
Category A trees / groups / hedges to be removed	0
Category B trees / groups / hedges to be removed	3
Category C trees / groups / hedges to be removed	1
Category U trees/ groups/ hedges to be removed	0



Introduction

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Introduction

Eight Associates Ltd has been instructed by Kendall Kingscott Limited to produce an AIA on four Scots Pine trees located at the site identified at the Abbey Senior School. The AIA is based on the results of a Tree Survey and Tree Constraints Plan undertaken on 19th November 2019 in partnership with Eight Associates and Jason Mills from Writtle Forest Consultancy Ltd.

This AIA relates to the New Build/ Refurbishment proposed at the site; specifically, in relation to the proposed construction of two new sixth form classrooms reference SF13 and SF14, adjacent plantroom and stairs together with establishment of vehicular and pedestrian access. This report deals specifically with the proposals in relation to the four Scots Pine trees located on the southern boundary, referenced in this report as T1, T2, T3 and T4.

The aim of this AIA is to consider how the proposed development and the associated trees will co-exist and interact in the present and the future. The AIA addresses and considers issues such as statutory constraints, above and below constraints, alternatives to tree loss and infrastructure requirements. It also considers such issues as end use of space, the need to prune or remove trees due to excessive shade or encroachment and whether it is possible to plant new trees. A TPP is included showing trees to be retained and trees to be removed as well as the location of tree protection measures. The locations of the tree protection measures are preliminary and subject to refinement as the design progresses.

There are some aspects that are not dealt with within this report (please also refer to Appendix A). The AIA does not include an Arboricultural Method Statement (AMS). This AIA does not consider issues relating to boundary lines and the proposed structures. It may be that such issues affect ownership of trees, but the assessment does not deal with this issue. (Issues of boundary line dispute and/or ownership of vegetation may require a land registry search and reference to local records. This can be conducted if so requested).

The draft TPP and the considerations in this report have been based on the following drawings provided to us:

- Proposed Site Plan, Dining Hall & Sixth Form Extension, Kendall Kingscott, reference; 181006-1400 P03, 11.11.19.
- Roof garden and arrival space concept design, The Landmark Practice, reference; 3260, December 2019.

Trees to be Affected by Proposed Design

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Description of proposed development

The proposed works are to include;

Construction of two new sixth form classrooms reference SF13 and SF14, adjacent
plantroom and stairs together with establishment of vehicular and pedestrian access is as
follows:

Tree No.	Species	Removal due to		Mitigation required		Details of how proposed build layout affects tree and mitigation required
		Works	Condition	Crown	RPA	
T1	Scots Pine	✓	N/A	N/A	N/A	Footprint of proposed new classrooms encroaches within 2.0% of RPA. Tree is located within the footprint of the proposed vehicular and pedestrian access road. Tree to be removed to allow the proposed development to proceed.
T2	Scots Pine	✓	N/A	N/A	N/A	Footprint of proposed new classrooms encroaches within 10% of RPA. Tree is located within the footprint of the proposed vehicular and pedestrian access road. Tree to be removed to allow the proposed development to proceed.
T3	Scots Pine	✓	N/A	N/A	N/A	Footprint of proposed new classrooms encroaches within 25% of RPA. Tree is located within the footprint of the proposed vehicular and pedestrian access road. Tree to be removed to allow the proposed development to proceed.
T4	Scots Pine	✓	N/A	N/A	N/A	Footprint of proposed new classrooms encroaches within 19% of RPA. Tree is located within the footprint of the proposed vehicular and pedestrian access road. Tree to be removed to allow the proposed development to proceed.



Effects on Trees from Proposals

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Loss of trees

The four Scots Pine trees, T1, T2, T3 and T4 would be lost as a result of the proposed development. Three of these trees are moderate value 'B' Category trees and one a low value 'C' Category specimen.

Summary of mitigation required

It is proposed to plant four new trees set within planted area in the arrival space on the southern boundary of the site. The area to receive the new planting is located within the footprint of the existing sports courts and is indicated on the draft TPP.

Installation of protective barriers and ground protection

Protective Barriers and Ground Protection will not be required at this site to protect the integrity of soils to receive new planting as the proposed area is currently covered with hardstanding.

Consideration of ecological concerns

No ecological concerns have been raised in relation to the works or the trees on the site and none were noted at the time of the survey. Ecological considerations that involve EU Habitats Directive will overrule any Arboricultural recommendations as given within this report.

Potential root damage to Infrastructure

This report does not consider the implications of trees, whether retained or removed, indirectly on the proposed development.



Summary and Further Considerations

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Summary of tree work

Consideration	Number of trees/ groups/ hedges
Trees of trees/ groups/ hedges to be retained.	0
Category A trees/ groups/ hedges to be removed	0
Category B trees/ groups/ hedges to be removed	3
Category C trees/ groups/ hedges to be removed	1
Category U trees/ groups/ hedges to be removed	0

Further considerations

An Arboricultural Method Statement (AMS) is not considered necessary for this aspect of the project because the subject trees are to be removed and no protective measures have been prescribed.



Appendix A: Limitations of the Tree Report

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Limitations of the Arboricultural Implication Assessment and scope of the report

Please refer to the introduction of the report. This report is based upon information obtained from the Tree Survey. All dimensions and measurements are based upon the previous data collected from the survey and from the design drawings as provided. This assessment considers the possible implications to the proposed future built structures. Suggestions may be given outlining alternative proposals for building layout. Such suggestions must be considered by the architect, designer or engineer before implementation.

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. The report is based on information provided by third parties and the specifications and recommendations are dependent upon information provided therein. 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. Neighbouring owners of trees that are identified as posing a possible risk to the property/site in question should seek their own advice as to possible effects of the recommendations given within this report. Damage to, or possibility of damage to, any other structure that is not referred to within the report is not considered unless otherwise specified. This includes both neighbouring structures and any other structure on the property, built structures and surrounding vegetation.

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 subject to statutory controls

Where trees are covered by a Tree Preservation Order or are located in a Conservation Area it will be necessary to consult the local authority before any tree works, other than certain exemptions, can be carried out. The works specified above are necessary for reasonable management and should be acceptable to the local authority. However, tree owners should appreciate that the local authority may take an alternative point of view and have the option to refuse consent.

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.



Appendix A: Limitations of the Tree Report

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Limitations of the Arboricultural Implication Assessment

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.
