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Ref: 181201

Arboricultural Method Statement

- Tree Survey
- Tree Protection Plan
- Arboricultural Method Statement

At:-

24 Southcote Road
Reading
RG30 2AB

On behalf of:-

Turner Estates
c/o Weston & Co Architects
Watlington House
44 Watlington Street
Reading
RG1 4RJ

Prepared by:

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Survey Date: 24th October 2018
Report Date: 5th November 2018
Project no: 1232

CONTENTS

- 1 BACKGROUND**
- 2 SURVEY DETAILS AND SCOPE**
- 3 SURVEY LIMITATIONS**
- 4 ARBORICULTURAL METHOD STATEMENT**

Appendices

- A Tree Protection Plan: drawing no: 1232-01**
- B Tree Schedule**
- C BS 5837:2012 - Trees in relation to design, demolition and construction, Table 1**
- D Tree Protection Fencing Detail**
- E Proposed Site Plan**

1 BACKGROUND

- 1.1** Planning permission (ref: 181201) has been granted for extension and renovation of the existing building, subject to a number of planning conditions. This Arboricultural Method Statement is intended to satisfy Condition No4, which relates to tree protection. It has been instructed by Weston & Co Architects, on behalf of Turner Estates.
- 1.2** The tree survey was undertaken, and this report has been prepared, by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, C Env, MICFor a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.
- 1.3** This survey and report have been prepared in accordance with recommendations provided in BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations.
- 1.4** Documentation supplied:
 - Topographical Survey
 - Weston & Company, Proposed Site Plan: drawing no 17010-PL-04

2 SURVEY DETAILS AND SCOPE

- 2.1 The site survey included trees and shrubs, within influencing distance of the proposed development, with a stem diameter over 75mm at 1.5m height, located within the area shown on the Tree Protection Plan, included as Appendix A.
- 2.2 Tree inspection took place from ground level with the use of binoculars, sounding hammer and metal probe using the Visual Tree Assessment method (Mattheck & Breloer 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies and any structural defects that could increase the risk of structural failure were noted.
- 2.3 The suitability of trees for inclusion in the future development was considered, in particular considering the safe useful life expectancy, and sustainability, of trees on the site after development is completed.
- 2.4 Tree details have been added to the plan received, which is included as Appendix A. Tree locations have been taken from the topographical survey provided. Where not included on the topographical survey, they have been determined by measuring distances from features shown on the plan, using a laser measuring device. The following information was recorded for each tree, and is shown in the Tree Schedule included as Appendix B:
- **Number:** an identity number for each tree, prefixed with a "T", which cross references locations shown on the plan with the schedule in Appendix B. Where a number of trees, normally of the same species, are located close together and are similar in character and requirements, they have been treated as a Group under a single Number, prefixed with a "G".
 - **Species:** common name.
 - **Tree height:** approximate height in metres.
 - **Stem diameter:** diameter in millimetres, taken at 1.5m above ground. Where there are a number of stems, stem diameters are recorded in the condition column.
 - **Branch spread:** approximate spread in metres to N,S,E and W of the trunk. The approximate branch spread is drawn on the plan.
 - **Canopy clearance:** approximate height of the canopy above ground. Where a significant, low lateral branch is present, its height and direction of growth is included in the Condition column.
 - **Age class:** Young, Semi-mature, Early mature, Mature, Over-mature, Veteran.
 - **Condition:** features that affect the safe useful life expectancy and amenity of the tree, including the presence of decay or any physical defect.
 - **Management Recommendations:** recommendations to ensure the health and safety of the tree, within the future development.
 - **Estimated Remaining Contribution:** <10 years, 5-15 years, 10-20 years, 15-30 years, 20-40 years, >40 years.
 - **Category grading:** tree classification taken from BS 5837:2012, Trees in relation to design, demolition and construction (see Appendix C for details), as follows:
 - Category U: Unsuitable for retention, trees with less than 10 years life expectancy, normally recommended for removal (Red)

- Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation. (Green)
- Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained. (Blue)
- Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not unreasonably constrain the layout. (Blue)
- Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting. (Grey)

For category A, B and C trees, a subcategory has been allocated, providing information on the reasons for selection of a specific category, as follows:

- Subcategory 1: mainly arboricultural values.
 - Subcategory 2: mainly landscape values.
 - Subcategory 3: mainly cultural values, including conservation.
- Trees have been classified irrespective of the possible proximity to future construction. The BS 5837 category is colour coded, as indicated above, on the plan included as Appendix A.
 - **Protection Distance:** the protection distance in metres required to provide the Root Protection Area recommended in BS 5837, assuming a circular area centred on the tree.
 - **Root Protection Area (RPA):** the area in m², as recommended in BS 5837, to provide sufficient rooting area to ensure tree survival and which, in most situations, should be fenced off to prevent root damage from construction activities.

3 SURVEY LIMITATIONS

- 3.1 No internal decay devices, or other invasive tools to assess tree condition, were used.
- 3.2 No soil excavation or root inspection was carried out.
- 3.3 This survey has not considered the effect that trees or vegetation may have on the structural integrity of future building through subsidence or heave.
- 3.4 The tree survey has been undertaken for planning purposes. Although any obvious structural defects have been noted, a Tree Hazard Assessment has not been carried out. Mature trees close to highly populated areas or public highways should normally be checked for safety annually, by a suitably qualified person.

4 ARBORICULTURAL METHOD STATEMENT

4.1 Site Overview

- 4.1.1 The proposal is for the extension and renovation of the existing building. The proposed site plan is included as Appendix E and has been added to the survey drawing, along with tree details, to create the Tree Protection Plan attached as Appendix A.
- 4.1.2 There are no trees of particular significance within the site, but some fine mature trees – particularly the beech (T20), two and cedar (T3 and T25) - in adjacent land which have Root Protection Areas which stretch into the site.

4.2 Tree Work

- 4.2.1 Details of proposed tree works are included in the Tree Schedule included as Appendix B.
- 4.2.2 Three trees are proposed for removal, a low quality Lawson cypress (T15), a 5m multi-stem bay tree (T16) and a dead yew (T17).
- 4.2.3 All tree work must be undertaken to the standards set out in BS 3998:2010 Tree work – Recommendations.

4.3 Root Protection Areas

- 4.3.1 Root Protection Areas are shown for all trees in the tree schedule attached as Appendix B. They are also shown for all retained trees, as circular areas centred on the trunk, on the Tree Protection Plan attached as Appendix A. This shows the distance that construction must normally be kept back from a tree, to provide the Root Protection Area recommended in BS 5837.

4.4 Tree Protection Fencing

- 4.4.1 Tree Protection Fencing must be erected where shown on the Tree Protection Plan, attached as Appendix A. This will provide full protection of the Root Protection Areas of all retained trees, other than for:
- areas hatched in blue on the Tree Protection Plan, where No-Dig Construction must be used, as described in section 4.5 below, to protect underlying roots.
 - areas shaded cyan on the Tree Protection Plan, indicating Ground Protection Areas, where roots must be protected, as described in section 4.6 below.
- 4.4.2 Tree works can be completed before Tree Protection Fencing is erected, however no contractors plant or vehicles must be allowed to track within the Root Protection Areas unless ground protection panels are laid.
- 4.4.3 Tree Protection Fencing must be from weldmesh panels, at least 2m high, securely fixed, with wire or scaffold clamps, to a rigid framework. This framework must be constructed from scaffold tubes with vertical tubes, at a maximum interval of 3m and driven into the ground at least 0.6m. The structure must be well braced to resist impacts, constructed as per Figure 2 of BS5837:2012, which is reproduced in Appendix D. Alternatively, weldmesh panels can be supported on blocks, providing the blocks are pinned to the ground with road pins, or similar, and the panels are braced, as per Figure 3 of BS5837:2012, which is also reproduced in Appendix D.
- 4.4.4 Tree Protection Fencing must initially be erected around the outer perimeter of the cycle store No-Dig area, where indicated "G" on the drawing and only moved to where indicated "C", immediately before work in this particular area commences.
- 4.4.5 After erection of Tree Protection Fencing and installation of ground protection, 2 days notice must be given to the Local Planning Authority before construction, including any ground work, starts on site. Tree Protection Fencing must be maintained and retained for the duration of the works, or until such time as agreed in writing with the Local Planning Authority.
- 4.4.6 Notices must be fixed to the Tree Protection Fencing stating:- "Tree Protection Fencing – No construction activity to take place within this area".

4.5 No-Dig Construction Areas

4.5.1 The No-Dig areas, shown shaded blue on the drawing included as Appendix A, must be constructed without excavation apart from the removal of turf/organic matter, which must be carried out by hand. Excavators, dumpers and other site traffic must not be allowed to track on the No-Dig areas until roots are protected by the No-Dig surfacing or ground protection. These cover areas within Root Protection Areas where:-

- new hard surfacing is to be constructed on existing soft areas
- a new cycle store is to be constructed

4.5.2 Where existing soft areas within No-Dig Construction areas are to be replaced by new hard surfacing, they must be constructed without excavation apart from the removal of turf/organic matter, which must be carried out by hand. Engineering details must avoid localised compaction, using both a two dimensional geogrid, and a three dimensional cellular confinement system as integral components of the sub-base. A typical section is shown on the Tree Protection Plan included as Appendix A. As well as being fit for purpose, the design and methodology must protect tree roots, by ensuring the following:-

- topsoil/turf can be removed carefully by hand to a maximum of 75mm, but less if roots are found nearer the surface.
- following leveling with soil or sand, a permeable, non-woven geotextile membrane, must be laid.
- a suitable two dimensional geogrid, such the TriAx Geogrid supplied by Tensar International (www.tensar.co.uk), or the Biaxial Geogrid supplied by Geosynthetics Ltd (www.geosyn.co.uk), must be laid over the entire area and underneath the edging.
- pressure treated timber edging boards, supported by driven stakes must be used.
- a suitable cellular confinement system must then be laid to manufacturers instructions on top of the geogrid. Products that might be considered include Geoweb, supplied by Greenfix (www.greenfix.co.uk) or Cellweb, supplied by Geosynthetics Ltd (www.geosyn.co.uk). The depth of the system must be adequate to take the maximum axle weight, as per manufacturers guidance.
- the cellular confinement system must be filled with clean (no fines), washed angular, 4/20mm, stone to provide load support, while allowing air and moisture to permeate to the root zone.
- a further permeable, non-woven geotextile membrane, such as TreetexT300, or an alternative approved product which has similar oil trapping qualities, must be laid over the cellular confinement system.
- a porous, surfacing material, free from contaminants, must then be laid. Either sand bedding and block paving, gravel or permeable tarmac would be suitable.
- removed turf/topsoil can be used to grade surrounding ground levels.

- 4.5.3 The proposed cycle store, which falls within the Root Protection Area of T19, must be built on a concrete slab, constructed on top of existing levels without excavation. Engineering details must include a cellular confinement system filled with clean stone, which will prevent soil compaction and allow gaseous diffusion to and from underlying roots. A typical section is shown on the Tree Protection Plan. As well as being fit for purpose, the design and methodology must protect tree roots, by following the following construction methodology:-
- topsoil/turf can be removed carefully by hand to a maximum of 75mm, but less if roots are found nearer the surface.
 - following leveling with soil or sand, a permeable, non-woven geotextile membrane, must be laid.
 - pressure treated timber edging boards, supported by driven stakes must be used.
 - a suitable cellular confinement system must then be laid to manufacturers instructions. Products that might be considered include Geoweb, supplied by Greenfix (www.greenfix.co.uk) or Cellweb, supplied by Geosynthetics Ltd (www.geosyn.co.uk).
 - the cellular confinement system must be filled with clean (no fines), washed angular, 4/20mm, stone to provide load support, while allowing air and moisture to permeate to the root zone. The depth of the cellular confinement system must be confirmed with the suppliers as being adequate to protect the ground during pile driving operations.
 - a further non-permeable, geotextile membrane, or heavy-duty polythene must then be laid before the reinforced concrete base is laid.
 - removed turf/topsoil can be used to grade surrounding ground levels.
- 4.5.4 Site traffic, including pedestrians, must not be allowed on the No-Dig areas until roots are protected by the No-Dig surfacing, or unless suitable ground protection has been laid. If access is required across No-Dig areas for plant, before the No-Dig surfacing is laid, ground protection panels must be laid. Either Trakmats (supplied by the Marwood Group, www.marwoodgroup.co.uk), Groundtrax panels (see www.groundtrax.com), Ground-Guards, as supplied by Greentek (www.greentek.org.uk), or a similar approved product, must be used, laid on top of a compressible layer of sand or woodchips, laid onto a geotextile. If access is required for pedestrians, 25mm plywood or side butting scaffold boards must be laid, on top of a compressible layer of sand or woodchips, laid onto a geotextile.
- 4.5.5 No-Dig construction will result in an increase in levels. This must be fully taken account of in all other aspects of the design.

4.6 Ground Protection Areas

- 4.6.1 Adjacent to the new buildings, where pedestrian movement and erection of scaffolding will take place within the Root Protection Areas of trees, Ground Protection Areas are shown, shaded cyan, on the plan. The Tree Protection Fencing must be erected 1.2m from the building line, with the ground between the fencing and the building protected by either 25mm plywood or side butting scaffold boards, on top of a compressible layer of sand or woodchips, laid onto a geotextile. Alternatively, scaffold boards can be fixed on a driven scaffold frame, so as to form a suspended walkway.

4.7 General measures

- 4.7.1 No construction activity whatsoever, including routing of underground services, storage of materials or on-site parking, must be allowed within Root Protection Areas, other than that specifically described above.
- 4.7.2 No mixing of cement, or concrete, or storage of fuel must take place within 10m of retained trees, nor in any position where the slope of the ground could lead to contamination of the Root Protection Area.
- 4.7.3 Fires must not be lit in a position where their flames could extend to within 10m of foliage, branches or trunk.
- 4.7.4 Landscape works carried out within Root Protection Areas must be undertaken with great care so as not to damage shallow roots. Tractor mounted rotovators or other heavy mechanical cultivation must not be used within the Root Protection Areas.
- 4.7.5 A copy of the Tree Protection Plan must be kept on site and must be fully understood by the Site Agent.

4.8 Bat roosts

- 4.8.1 The current legislation makes it a criminal offence to disturb, damage or destroy any bat roost or hibernation area. However, none of the trees recommended for felling are considered suitable for bats to use either for hibernation or temporary roost sites. The lack of cavities, cracks, loose bark or slab ivy makes it unlikely that bats will use the trees, except possibly for foraging for food. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.

4.9 Birds

- 4.9.1 The current legislation makes it a criminal offence to disturb nesting birds. The nesting season is generally assumed to be from 1st March to 31st July, however this can vary depending on species and location. During these months a careful inspection must be made before work commences and works must be postponed if active nests are found.

4.10 Arboricultural Supervision

4.10.1 A qualified Arboricultural Consultant must be retained during the period of construction to carry out the following:

- to meet with/ liaise with the contractor, prior to construction or demolition starting on site, to ensure this Arboricultural Method Statement is fully understood and can be complied with in full. If any revisions are required, a revised Arboricultural Method Statement must be approved by the Local Planning Authority, prior to construction or demolition starting on site.
- to inspect Tree Protection Fencing and ground protection, prior to construction or demolition starting on site.
- as necessary, to advise on any issues at the request of the local planning authority, the developer, architect or contractor.

The details of each site visit must be recorded using a site visit proforma, with copies circulated to the contractor, developer and the local authority Tree Officer.

APPENDIX A

Key

Category U

Category A

Category B

Category C

Crown spread:
retained trees

Trees For Removal

Root Protection Area

Tree Protection Fence

location: demolition

location: construction

No Dig Construction

Ground Protection Area

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JOB TITLE
24 SouthCOTE ROAD

DRAWING TITLE
TREE PROTECTION PLAN

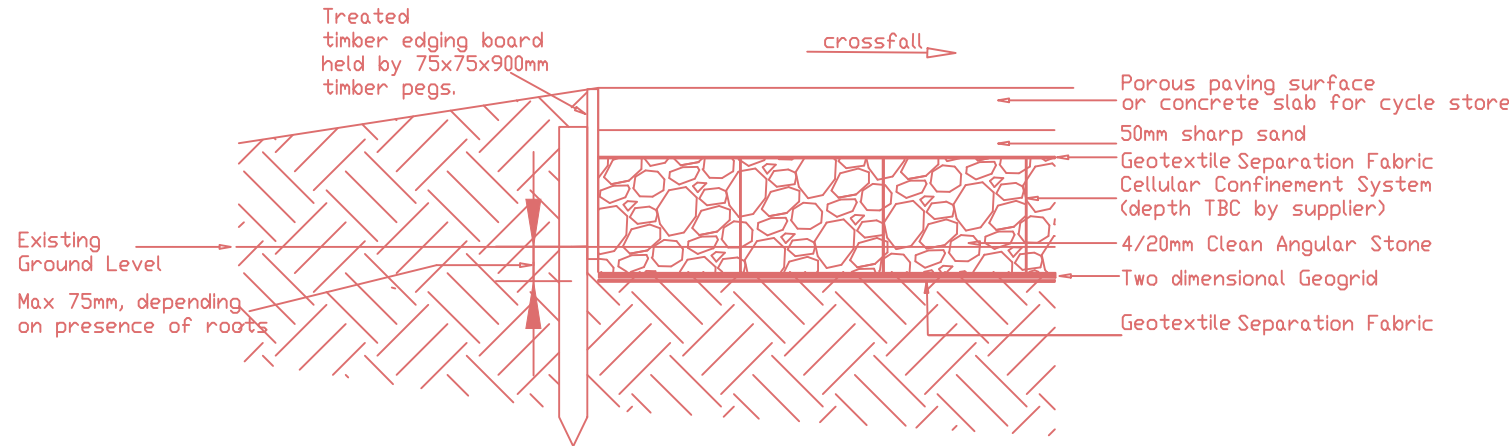
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REVISIONS

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NOV 18

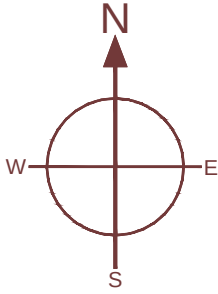
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CONSTRUCTION DETAIL FOR NO-DIG AREAS

New Tree Planting

Path to be re-aligned
to retain T22



Scale
0 5m 10m

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect ion Distnce (m)	Root Protect. Area (m2)
				N	S	E	W								
T1	Leyland cypress	10	270	4	4	4	4	1.5	Semi-mature	Growing vigorously. Low amenity value.		>40	B-C2	3.2	33
T2	Leyland cypress	10	160	4	2	2	3.5	1.6	Semi-mature	Growing up through the canopy of T3.		20-40	C2	1.9	12
T3	Cedar	21	est 900	9	7	7	9	3.0	Mature	Growing outside site- base not inspected. High landscape importance.		>40	A2	10.8	366
T4	Holly	6.5	180	1	2	2	2.5	0.0	Early mature	Lack of foliage to north.		15-30	B-C2	2.2	15
G5	Laurel	7.5	210					0.1	Mature	Stem diameter 110-210mm. Dense clump of overgrown laurel. Previously maintained at 2m, but let go. Decay points. Ground levels to west reduced, exposing roots.		5-15	C2	2.5	20
T6	Hazel	5	280	2	3	2	3.5	2.0	Mature	Approximately 8 stems from base- average 100mm. Previously cut to 2m but grown out. Ground reduced to west, exposing roots.		15-30	B-C2	3.4	35
T7	Privet	3.5	110	3	1	1	2	1.5	Mature	Approximately 10 stems from base- average 35mm. Exposed roots.		5-15	C2	1.3	5
T8	Privet	4	80	1	3.5	1.5	1	1.6	Mature	Previously maintained at 1.5m. Decay points.		5-15	C2	1.0	3
T9	Holly	7	220	1	1	1	1	1.3	Mature	Variegated variety- heavily trimmed in past. Ground around base disturbed.		10-20	C2	2.6	22
T10	Holly	7.5	200	1	1.5	1	1.5	1.6	Mature	Variegated variety. Heavily trimmed in the past. Ground around base disturbed. Previously twin stemmed - but southern stem broken out some years ago exposing heartwood.		15-30	B-C2	2.4	18
T11	Laurel	9.5	est 350	6	6.5	5.5	7	3	Mature	Growing in adjacent site- base not inspected. Overgrown, with heavy limb overhanging site, which has a split at 1.7m.	Remove limb overhanging site to south.	10-20	C2	4.2	55
G12	Privet	5	250					1.2	Over mature	Stem diameter 150-250mm. Growing in adjacent site. Over mature, with extensive deadwood.		10-20	C2	3.0	28
T13	Magnolia	3.5	160	1	2	3	1	1.6	Mature	Three stems- 70, 90, 110mm. Showing good vigour.		15-30	B-C2	1.9	12
T14	Magnolia	2	80	1	1	1	1	0.4	Semi-mature	Showing good vigour.		20-40	C2	1.0	3
T15	Lawson cypress	10.5	280	1.5	1.5	1.5	1.5	1.4	Early mature	Twin stems from 0.6m- 190, 210mm. Surrounding soil levels reduced. Declining vigour with thinning foliage.	Remove	5-15	C2	3.4	35
T16	Bay	5	130	1.5	1.5	1.5	1.5	0.4	Mature	Seven stems from base- average 50mm. Soil levels within 0.9m of stem reduced.	Remove	10-20	C2	1.6	8
T17	Yew	4	190	0.6	0.6	0.6	0.6	0.3	Dead		Remove.	<10	U	2.3	16
G18	Thicket	1.6-2.2	25-100					0	Mature	Including choisya, yew, bay, laurel and wisteria.	Cut back / remove, as necessary	5-15	C2	1.2	5
T19	Bay	9	540	5.5	5.5	5.5	3	1.8	Mature	Growing in adjacent site- base not inspected. Six stems- average est. 220mm. Showing good vigour.		15-30	B2	6.5	132
T20	Beech	19	est 1000	9	14	13	7	1.6	Mature	Growing in adjacent site- base not inspected. Fine tree, showing good vigour.		>40	A2	12.0	452
T21	Holly	6	210	3	4	3	3	0.1	Early mature	Twin stems- 100, 180m- both leaning to south.		15-30	B-C2	2.5	20

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect ion Distnce (m)	Root Protect. Area (m2)
				N	S	E	W								
T22	Yew	2	70	1	1	1	1	0.1	Semi- mature	Showing good vigour.	Realign path around tree	>40	C2	0.8	2
G23	Portugal laurel	1.9	90					0	Semi- mature	Stem diameter 50-90mm.	Cut back to construct cycle shelter	10-20	C2	1.1	4
G24	Laurel	2-4	170					0	Mature	Stem diameter 75-170mm. Unmanaged.		10-20	C2	2.0	13
T25	Cedar	23	est 950	9	9	9	9	5	Mature	Growing in adjacent site- base not inspected. High value landscape tree.		>40	A2	11.4	408

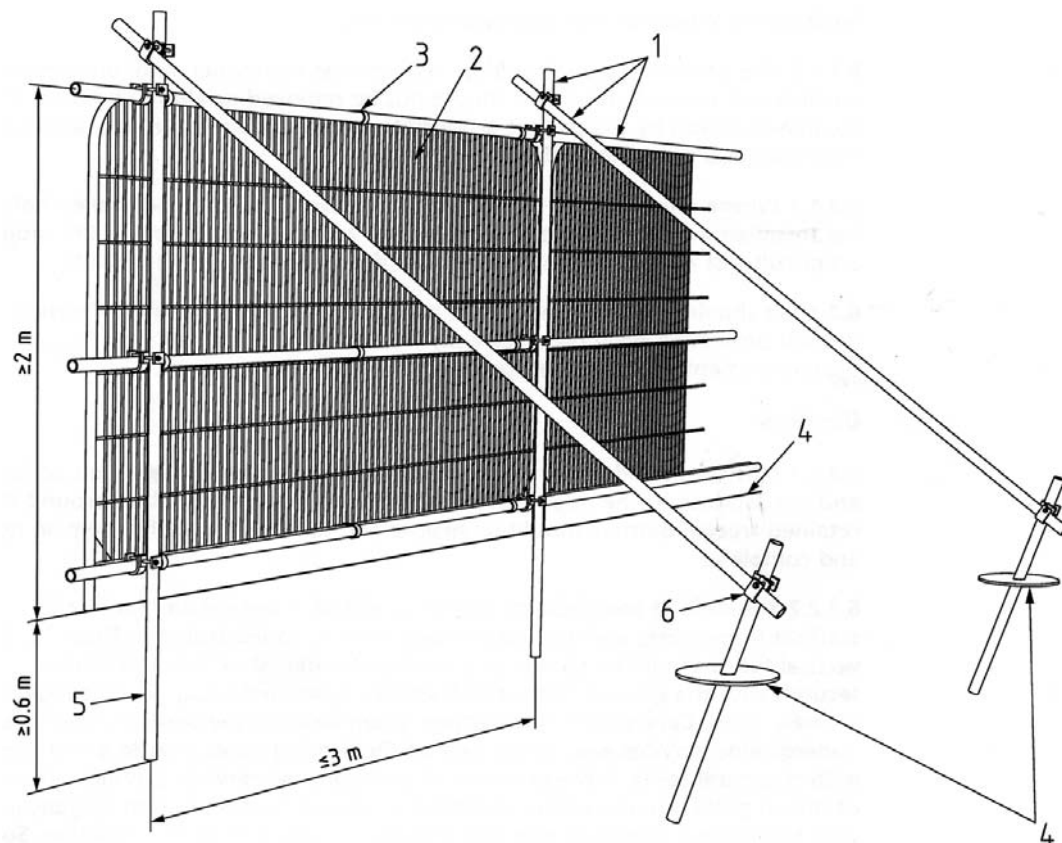
BS 5837:2012, Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- 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 category U trees (e.g. 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, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Figure 2

Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m galvanised tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps



Examples of above-ground stabilising systems

Figure 3a

Stabiliser strut with base plate secured with ground pins

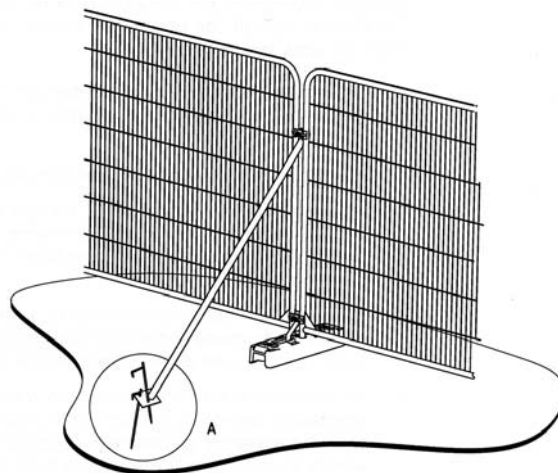
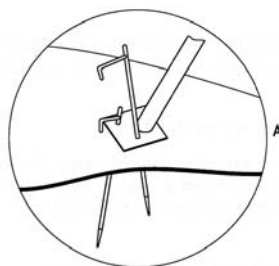
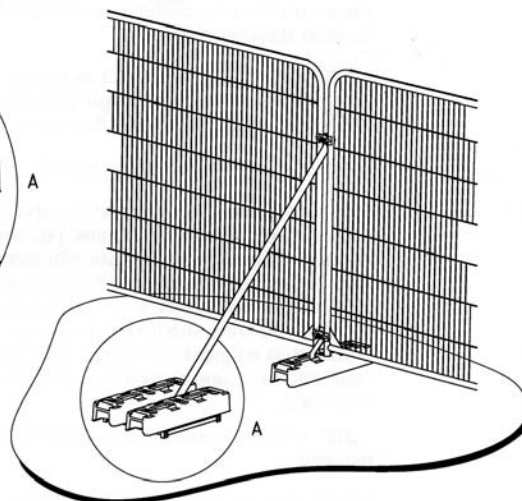
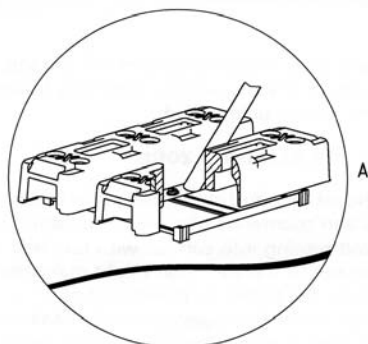


Figure 3b

Stabiliser strut mounted on block tray



Rev.	Date	Note	Author	Checked



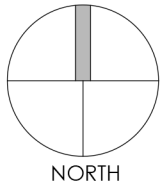
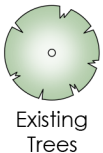
PROPOSED SITE PLAN

Schedule of Accommodation			
Unit	no. Beds	N.S.A (sq.m)	N.S.A (sq.ft)
no.24	8	372 sq.m	4004 sq.ft
no.24A	7	196 sq.m	2109 sq.ft
no.24B	1	59 sq.m	635 sq.ft

Total Proposed Bedrooms: 16 Double Bedrooms
Total Proposed Gross Internal Area: 633.3 sq.m / 6817 sq.ft
Total car spaces: 6no.
Total cycle spaces: 14no.
Common bin storage: 6no. 360 litre bins

Note: Proposed plans and schedule of accommodation are to be considered as preliminary and subject to site surveys, design development, local authority planning approval and building regulations compliance.

- Key:
- Walls demolished under Section 80 demolition notice
 - Walls to be demolished
 - Walls to be retained
 - News walls
 - Application Site Boundary



Project	Change of Use 24 & 24A Southcote Road Reading RG30 2AB				Drawing	Proposed Site Plan			
					Job-Dwg Number	17010-PL-04		Rev.	-
Client	Turner Estates								
Status	Planning								
Scale	1/200			Sheet Size	A3				
Author	MW	Checked	CTW	Date	29/05/2018				
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