

**TREE PROTECTION PLAN AND
ARBORICULTURAL METHOD
STATEMENT:
26 ALEXANDRA ROAD**

**Householder: Mr J Beale
Condition 4
Planning Approval 180104**

The following arboricultural report was compiled for Mr J Beale by the Reading Borough Council Arboricultural Unit on 8 June 2018 to discharge condition 4 of planning approval 180104.

Condition 4 states that

no development shall take place until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan. The reason for the condition is to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy CS38.

There are four significant trees at 26 Alexandra Road.

	Variety	Location	Considerations	Condition
T1	Taxodium distichum	Rear garden, adj. rear wall	Surface roots	Good
T2	Taxodium distichum	Rear garden, adj. rear wall	Surface roots	Good
T3	Betula pendula	Front garden, at driveway entrance	Old vehicle strike wound	Good
T4	Taxodium distichum	Front garden, adj. southern boundary	Protected within border	Good

T1 and T2 are mature swamp cypresses, with crown diameters of approximately 7m. The stem diameter at 1.5m height of T1 is 446mm (circumference 1400mm) and of T2 is 414mm (circumference 1300mm). Since the diameters in each case are less than 500mm, the calculated root protection area extends 6m from the stem. However, since there are visible root runs in the rear lawn to a radius of around 6.5m from the stems, the effective root protection area (RPA) should extend at least to the edge of the crown (7m from the stem).

The house building works site is 11m from the nearest tree, so the trees will be unaffected by alterations to the dwelling on the same footprint. The proposed new terrace extends along the length of the rear elevation. The old terrace will be lifted, and a new terrace built that avoids the RPA, as the nearest point to any tree is 7.2m.

The following actions are proposed in order to protect T1 and T2 during building works:

No building operations will be carried out within 7m of either tree. This is shown on the attached diagram as the Limit of the Root Protection Area.

The patio construction method is as follows:

- Patio stones are 50mm above ground level.
- Concrete slab is from ground level down to 100mm below ground level.
- Compacted hardcore is from 100mm to 200mm below ground level.
- Note: total depth required is 200mm below ground level, surface will be lined with DPM membrane prior to concreting, to prevent any cement penetration into the ground. Hardcore to be mechanically compacted with suitable compactor plate. All work is outside the RPA.

There is no access for vehicles to the rear garden.

T3 is a mature silver birch, with a crown diameter of 5.7m to 6.7m, and, at 1.5m, a stem circumference of 960mm and diameter of 306mm. It is located immediately adjacent to the entrance driveway, and there is evidence of a root lifting the pavements. There is a major upward-inclining lateral branch from about 1.5m that extends over the main driveway. This has an old vehicle strike wound, approx. 300mm x 100mm from a high-sided vehicle.

The tree has clearly adjusted to the entry and exit of domestic vehicles and small commercial vehicles into the front garden.

The following actions are proposed in order to protect T3 during building works:

1. Because daily access is required, it is not intended that building operations be carried out on the driveway.
2. Vehicle movement and materials deliveries will be restricted to the driveway.
3. The RPA is the zone that extends 5m from the main stem. The driveway already encroaches on this area. The effective RPA is therefore the edge of the driveway, and any lawn and garden to the south of the driveway 5m from the main stem. This will be protected by the erection of temporary fencing to prevent incursion. This will protect the root zone of T3. The fencing height and material will be agreed with Reading Borough Council's Tree Officer as fit for purpose prior to commencement of any works. The fence will be erected prior to commencement of works and retained until completion.
4. To protect the silver birch from further vehicle strikes, the large upward inclining lateral will be removed prior to commencement of works. The work will be done by suitably qualified arborists, in accordance with current best practice and British Standards for tree work B.S. 3998 2010 'Tree Work Recommendations'.

T4, with a stem circumference of 920mm, stands in mature garden, and will be unaffected by building work, however its RPA will be protected by the above mentioned fencing around the lawn area on which T3 & T4 stand.

Attached are:

- a plan showing the location of the trees @ 1:250
- an aerial photograph to the same scale
- a copy of revised submission drawings with details about patio construction, NTS



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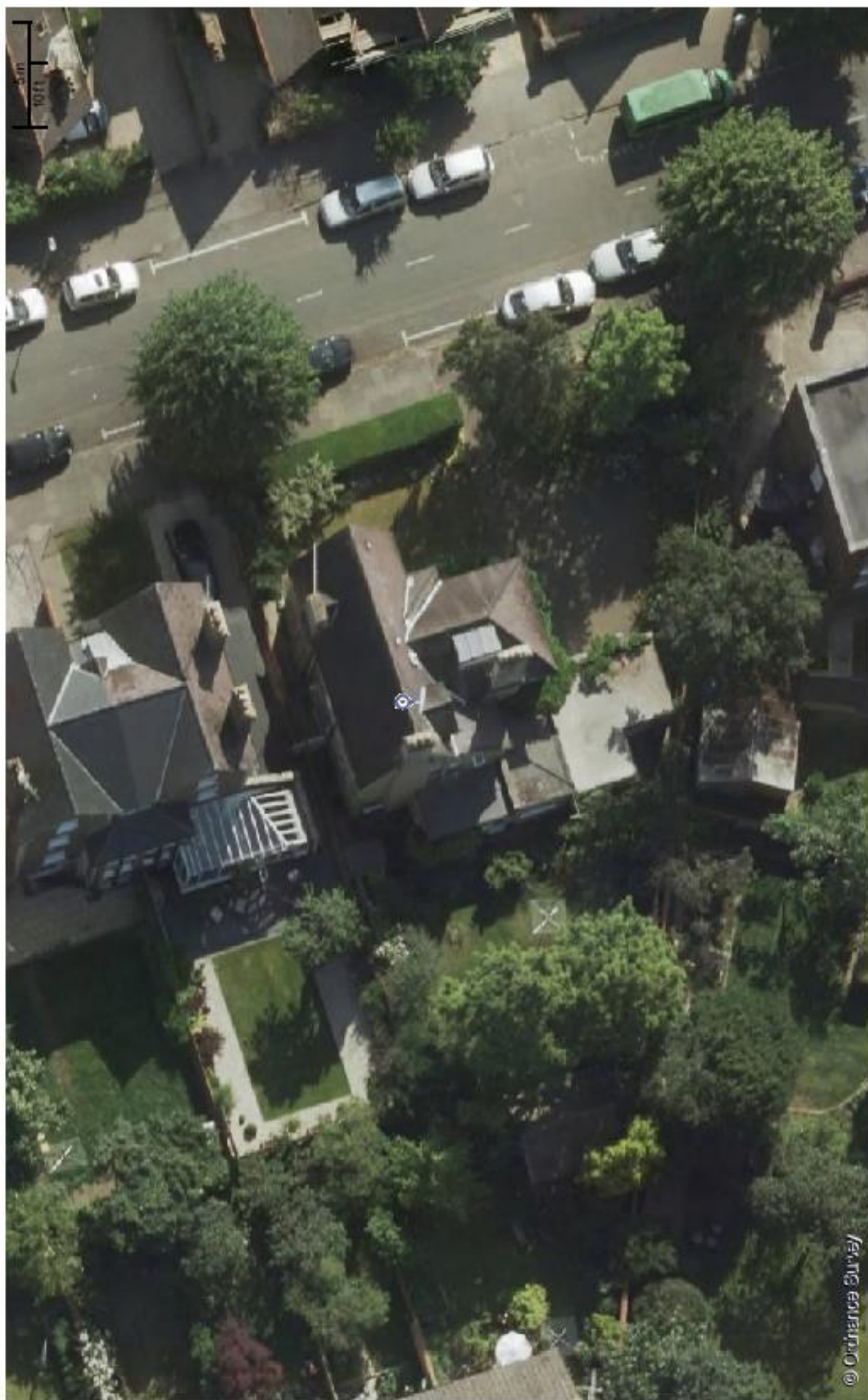
26 ALEXANDRA ROAD ROOT PROTECTION ZONES AND TREE PROTECTION PLAN

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Scale: 1:250

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NOTE:

- TOTAL DEPTH REQUIRED IS 200 MM BELOW GROUND LEVEL, SURFACE WILL BE LINED WITH DPM MEMBRANE PRIOR CONCRETING TO PROTECT ANY GROUND PENETRATION INTO THE GROUND.
- HARD CORE MECHANICALLY COMPACTED WITH SUITABLE COMPACTOR PLATE.

TREE 7.2m ANKY FROM 2100

REF 7.2 m AWAY FROM PA-110

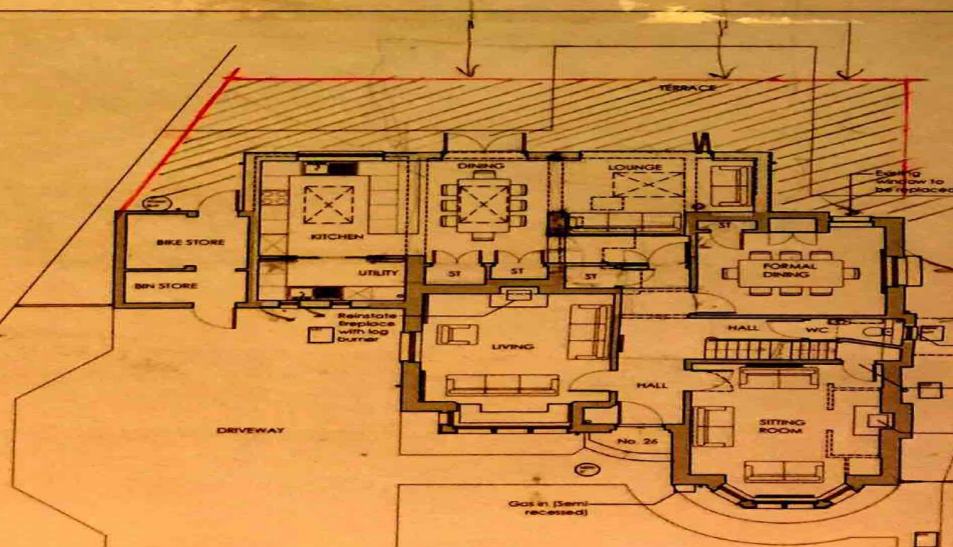
Red Line EXT 4470



PROPOSED GROUND FLOOR PLAN

KEY

- Proposed walls / partitions for demolition
===== Existing walls / partitions retained
===== Proposed new walls / partitions



NO

HOME ALTERATIONS 24 ALEXANDRA ROAD READING BERKSHIRE RG1 3PD
MR & MRS BEALE
PLANNING

Drawing	PROPOSED GROUND FLOOR PLAN
Job/Order Number	17013-PL-11

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