



Tree Surveys

BS5837 – Pre Planning – Mortgage – Risk Management & Prediction – Expert Witness

BS 5837:2012 TREE SURVEY FOR 57 BAKER STREET READING

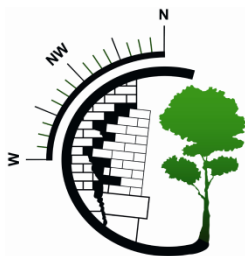


Prepared on instructions from:

**Mr Tony Grover
BDS Surveyors Ltd
Windward House
Hollow Lane
Shinfield
Reading
RG2 9BX**

Ref: SPH/PB/5837-01/18.07

18th July 2018



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BS5837 – Pre Planning – Mortgage – Risk Management & Prediction – Expert Witness

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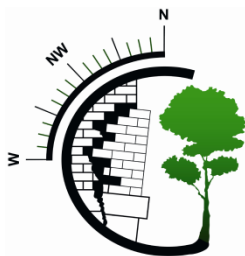
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Summary

We inspected all the trees that could be affected by the proposed development at 57 Baker Street, Reading, RG1 7XX using information supplied by BDS Surveyors Ltd, Windward House, Hollow Lane, Shinfield, Reading, Berkshire, RG2 9DX for reference. The tree details are contained in a schedule included at Appendix 1.

Ten individual trees were assessed in accordance with the cascade chart for tree quality (Table 1: Section 4) of British Standard (BS) 5837:2012, Trees in Relation to Design, Demolition and Construction - Recommendations. They are categorised as follows.

- One tree is in Category 'A' - "Trees of High quality"
- Four trees are in Category 'B' - "Trees of moderate quality"
- Five trees are in Category 'C' - "Trees of low quality"

Mitigation is required to demonstrate how the retained tree root protection areas (RPAs) will be protected during any development, including access to the proposed development area.

1. Introduction

1.1 Instructions

- 1.1.1 Tree Surveys were instructed by Mr Tony Grover to visit the site and prepare a tree survey in accordance with 'BS 5837:2012' a guide for 'Trees in Relation To Design, Demolition and Construction - Recommendations' (Section 4).

1.2 Validation

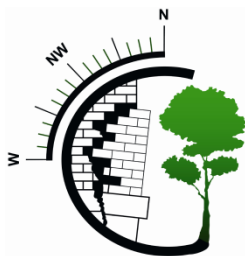
- 1.2.1 This report fulfils the recommended national listed criteria for tree survey information as set out in BS 5837:2012 and includes the following:
- A tree survey, undertaken by a qualified arboriculturist, and tree schedule, included at Appendix 1.
 - A drawing at 1:200 scale with a north point, indicating the tree locations and colour coded, ref SPH/PB/5837-01/18.07 included as Appendix 2.
 - The root protection area, ref SPH/PB/RPA-01/18.07 included at Appendix 3.
 - A shade constraints drawing, ref SPH/PB/SC-01/18.07 included at Appendix 4.
 - Default tree protection fencing from BS 5837:2012 included at Appendix 5.
 - It does not include an arboricultural method statement for the proposed development

1.3 Legal status of the trees

The legal status of trees on this site has not been examined for Tree Preservation Orders (TPO's) or Conservation Area (CA). Prior to authorising any tree works a check for TPO's or CA must be made with the Local Planning Authority.

2. Scope of this report

- 2.1 The purpose of this report is to quantify the trees most likely to be impacted upon by the development proposal, and to highlight how potential damage to them may be avoided.



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- 2.2 The tree survey provides the basic data on the trees implicated in a forthcoming planning application. It does not set out to put arguments for or against the development. It does set out how to decide upon the retention of the trees, means of protecting the retained trees during development and on means of incorporating the trees into the developed landscape, along with appropriate management and protective measures.
- 2.3 The primary purpose of this report is for the client and council to review the information provided and use it for the purpose of considering a planning application or engaging in further discussions towards the same end. The information is provided on the basis that it will be available to people other than arboriculturists i.e. those without specialist knowledge of the subject.

3. Site visit and the collection of data

3.1 Site visit

- 3.1.1 The trees were surveyed by Paul Billin BSc, MICFor on Wednesday 18th July 2018. The trees were inspected from ground level and without any form of detailed investigations; binoculars were used to aid the inspection process. The measurements we undertook on site were made with the aid of a rounded down diameter tape and TruPulse™ laser hypsometer. The trees were not tagged as they are easily identified on site and with reference to the attached tree location plan. The weather at the time of the inspections was sunny and clear.

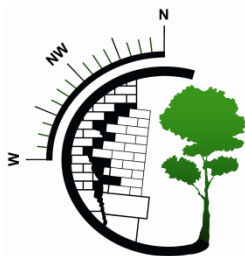
3.2 The trees

- 3.2.1 Ten trees were recorded with stem diameters of 75 millimetres and above. The tree details have been entered into a tree schedule included at Appendix 1.
- 3.2.2 For ease of identification the trees are shown on the tree location drawing included at Appendix 2. These numbers are cross-referenced within the BS5837:2012 survey schedule.
- 3.2.3 In making the assessment, consideration has been given to:
- The health, vigour and condition of the trees.
 - Any structural defects and safe life expectancy.
 - The size and form of the trees.
 - The rare, unusual or component part of a formal feature.
 - Groups or individual trees that provide definite screening or softening effect.
 - Trees forming distinct landscape features.

4. Constraints

4.1 Ecological constraints

- 4.1.1 The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000 and provides statutory protection to birds, bats, and other tree dwelling species. They could impose significant constraints on the use and timing of any tree matters considered in this report.



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4.2 Root protection areas (RPAs)

- 4.2.1 Using BS 5837:2012 the RPAs have been calculated for the trees by reference to section 4.6.1 (a) and/or (b). The RPA is frequently described as a circle with a radius of prescribed distance within which no unspecified activity should occur and a high level of care is needed during any activities that are authorised within them, if they are to be successfully retained.
- 4.2.2 Specified intrusions into the RPAs can take place only where the ground is adequately protected in accordance with the requirements of section 6 (6.2.3.3) of the BS or as may be agreed with the Local Planning Authority (LPA). We have plotted the RPAs as dodecagons taking account of the site constraints on the RPA drawing, included at Appendix 3.
- 4.2.3 The shape and position of the RPA may only be modified by an arboriculturist to meet the pre-existing site conditions or other factors that indicate that rooting has occurred asymmetrically. In all cases, we have considered the adjacent constraints including such things as the existing site access, buildings, walls and site topography.

4.3 Shade constraints

- 4.3.1 Large trees that cast dense shade may result in pressure to prune or remove them. Whilst either shade or sunlight might be desirable depending on the potential use; the design should avoid unreasonable obstruction of light. The shade constraints posed by the trees are plotted onto the shade constraints drawing, included at Appendix 4.

5. Tree protective measures

- 5.1 To protect retained trees from construction activities, notwithstanding the need for an Arboricultural Method Statement (AMS) in specific instances, the retained trees must be protected by suitable protection barriers and ground protection, the accompanying root protection area drawing shows the RPAs and specific tree protection locations required prior to and during the construction activities.
- 5.2 The tree protection barrier is designed to provide construction exclusion zones around the RPA of all trees to be retained.
- 5.3 The tree protection fencing should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees. The default specification for protective barriers is that specified in BS 5837:2012 Figure 2, section 6. A copy of Figure 2 is reproduced at Appendix 5. All weather signs must be attached by cable ties to each Heras panel as set out in Appendix 6.



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6. Tree survey key

No:	Tree number on survey drawing
Species:	Common/English and or Latin name
Height:	Height in metres above ground level
Number of stems:	Single stem, or number of stems if more than one
Canopy spread:	In metres taken at the four cardinal points (N.E.S.W.)
Diameter:	In millimetres measured in accordance with BS 5837 2012
Height & direction of first branch:	In metres and by cardinal compass points. This can be found on the detailed tree assessment
Age class:	Young Semi-mature Early-mature Mature Over-mature
Root protection area:	In square metres and the nominal radius of a circle required to achieve this in metres
Health - Physiological Condition (Phy Con):	Good Fair Poor Decline Dead
Structural Condition: Crown, Stem, Basal Area:	Good Fair Poor Ivy
Survey Comment:	i.e. Further investigation, aerial inspection, decay detection, wildlife study
Estimated Remaining Contribution (ERC) in years:	i.e. less than 10, 10 to 20, 20 to 40, 40+
Category Grading:	Code U Trees unsuitable for retention RED Code A High quality category GREEN Code B Moderate category BLUE Code C Low category GREY



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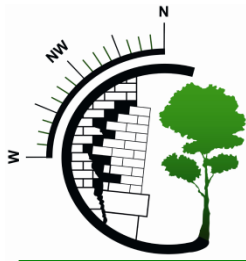
7. Queries

Any queries regarding this Tree Report should be addressed, in the first instance, to Tree Surveys:

Tree Surveys
Unit H, Bridge Farm
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Telephone: 0118 9762 902
Email: surveyor@tree-surveys.com

Paul Billin, BSc, MICFor
Chartered Arboriculturist
Tree Surveys



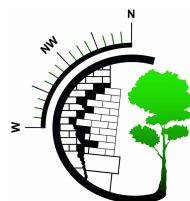
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APPENDIX 1

BS5837:2012 Tree Survey

Client: BDS Surveyors Ltd
 Project: 57 Baker Street 2018
 Survey Date: 18/07/2018
 Surveyor: Paul Billin



Tree Surveys

Unit H Bridge Farm
 Reading Road
 Arborfield
 Berkshire
 RG2 9HT
 Phone: 0118 976 2902

Tree and Tag No Species		Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC
			No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
1												Estimated Measurements		
Common Horse Chestnut <i>Aesculus hippocastanum</i>		12	5	452 (Eq)	N E S W	5 4 4 3.5	2 2 3 3	SM	A: 92.4 R: 5.42	Fair	C: Fair S: Fair B: Poor	No action :: Unspecified Basal inclusions; unable to fully inspect base and lower stem. Moderate leaf miner infestation	C.2 20 to 40 yrs	
2												Estimated Measurements		
Common Walnut <i>Juglans regia</i>		9	1	400	N E S W	3.5 4 4 4	2 2 2 2	SM	A: 72.4 R: 4.8	Fair	C: Fair S: Fair B:	No action :: Unspecified 2.5m wall topped in ivy; unable to inspect base and lower stem	B.2 20 to 40 yrs	
3												Estimated Measurements		
Common or Black Elder <i>Sambucas nigra</i>		7	1	150	N E S W	1.5 1.5 2 1	2.5 3 3 3	M	A: 10.2 R: 1.8	Fair	C: Poor S: Ivy B:	No action :: Unspecified Unable to inspect base and lower stem	C.2 20 to 40 yrs	
4												Estimated Measurements		
Sycamore <i>Acer pseudoplatanus</i>		9.5	1	330	N E S W	1.5 1.5 1.5 2	4 3 4 3	M	A: 49.3 R: 3.96	Fair	C: Fair S: Fair B:	No action :: Unspecified Previously reduced, slender crown. Unable to inspect base and lower stem	B.2 20 to 40 yrs	
Age Classifications:		N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature	Condition:		C S B	Crown Stem Basal area	Stems:		Ø (Eq)	Diameter Equivalent stem diameter using BS5837:2012 definition	

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
5											Estimated Measurements		
Sycamore <i>Acer pseudoplatanus</i>	9	1	530	N	3	4	M	A: 127.1 R: 6.36	Fair	C: Fair S: Fair B:	No action :: Unspecified	B.2 21 to 40 yrs	
				E	3	3					Previously reduced. Co-dominant stems included union 3m AGL. Unable to inspect base and lower stem		
				S	3	4							
				W	3	4							
6											Estimated Measurements		
Cupressus <i>Cupressus Unknown</i>	13.5	1	570	N	3.5	6	OM	A: 147 R: 6.84	Fair	C: Fair S: Fair B:	No action :: Unspecified	B.2 20 to 40 yrs	
				E	4	6					Previously lifted to 50% height. Top included union at 9m AGL. Unable to inspect base and lower stem		
				S	4	6							
				W	3.5	7							
7											Estimated Measurements		
Sycamore <i>Acer pseudoplatanus</i>	9	1	420	N	2.5	4	SM	A: 79.8 R: 5.03	Fair	C: Fair S: Fair B:	No action :: Unspecified	C.2 20 to 40 yrs	
				E	2.5	5					Previously reduced. Unable to inspect base and lower stem		
				S	2.5	3							
				W	2	3							
8											Estimated Measurements		
A Hedgerow - <i>Unknown</i>	8.5	1	420	N	2	1	SM	A: 79.8 R: 5.03	Fair	C: Poor S: Poor B: Poor	No action :: Unspecified	C.2 10 to 20 yrs	
				E	2	1					Sycamore. 6No. Stems previously topped at 5m, fair regrowth, but areas of bark missing and some decay at pollard heads		
				S	2	1							
				W	3.5	1							
9											Estimated Measurements		
Sycamore <i>Acer pseudoplatanus</i>	12	1	270	N	4	4	SM	A: 33 R: 3.24	Good	C: Good S: Good B:	No action :: Unspecified	A.2 >40 yrs	
				E	5	3					Co dominant stems 4.5m AGL. Unable to inspect base and lower stem		
				S	5	2							
				W	5	2							
10											Estimated Measurements		
Sycamore <i>Acer pseudoplatanus</i>	8	3	641 (Eq)	N	2	4	SM	A: 186.2 R: 7.69	Good	C: Poor S: Fair B:	No action :: Unspecified	C.2 20 to 40 yrs	
				E	2	4					Previously poorly topped at 7m AGL. Unable to inspect base and lower stem		
				S	2	4							
				W	2	4							
Age Classifications:	N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature			Condition:	C S B	Crown Stem Basal area	Stems:	Ø (Eq)	Diameter Equivalent stem diameter using BS5837:2012 definition	

Report selection criteria.

Projects.

57 Baker Street 2018

Date Range.

Any Date

Work types.

----> No action :: Unspecified

Latest Survey.

All surveys for the selected trees.

---> Last survey for each selected tree.

Work Completed.

---> Work Completed

---> Work Not Completed

Number of trees in selected Project(s) **10**

Number of trees in Report selection **10**

Age Classifications:

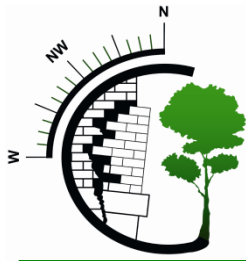
N	Newly planted	EM	Early Mature
Y	Young	M	Mature
SM	Semi-mature	OM	Over Mature

Condition:

C	Crown
S	Stem
B	Basal area

Stems:

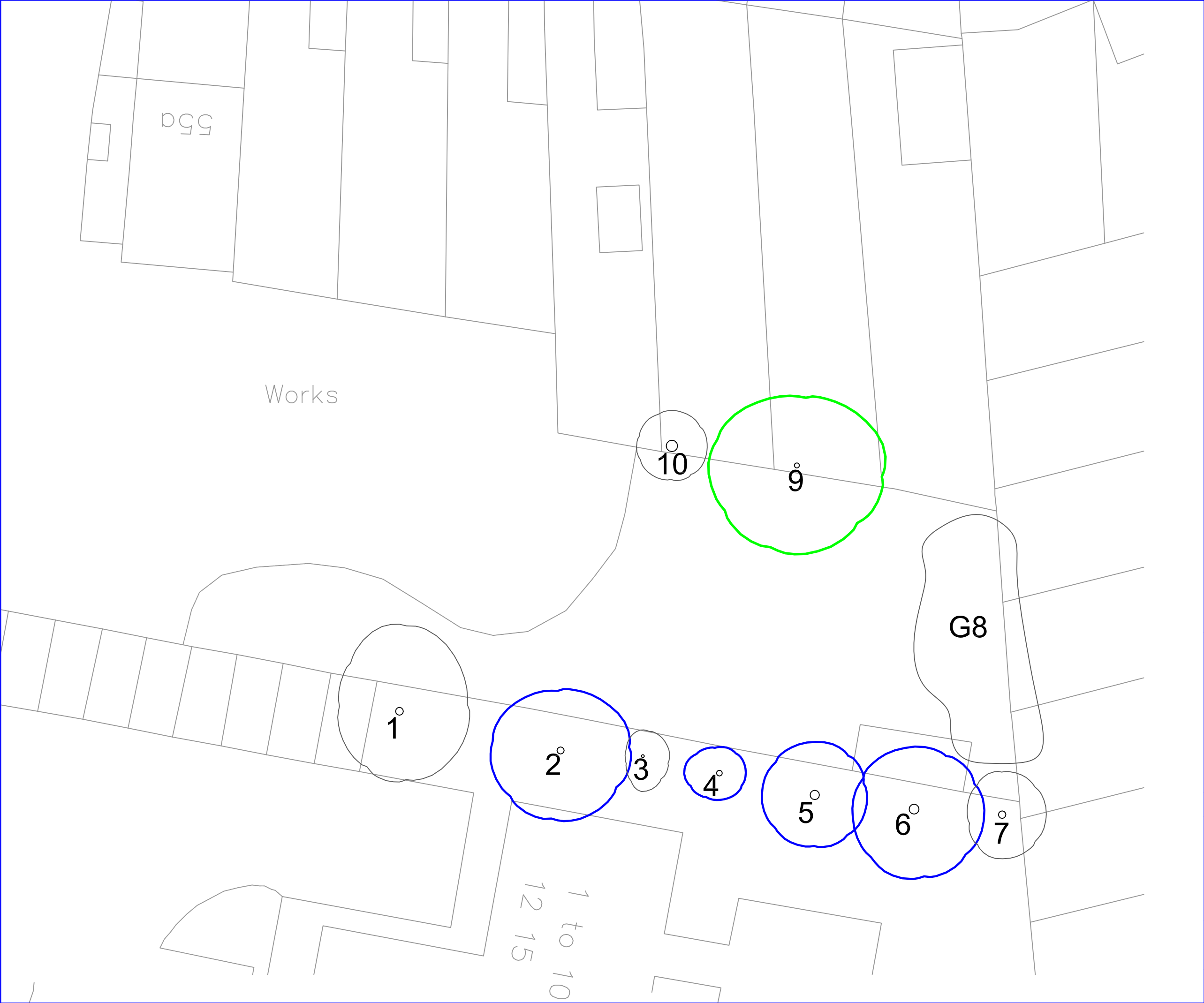
Ø	Diameter
(Eq)	Equivalent stem diameter using BS5837:2012 definition



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APPENDIX 2



NOTES

- All dimensions must be checked on site and not scaled from this drawing.
- The original of this drawing was produced in colour, a monochrome copy should not be relied upon.
- Read drawings in conjunction with arboricultural report.
- Based on OS data. Licence No. 100022432



- Key:
- Tree Category A 1,2 or 3
- trees of high quality
 - Tree Category B 1,2 or 3
- trees of moderate quality
 - Tree Category C 1,2 or 3
- trees of low quality
 - Tree Category U
- trees that cannot realistically be retained
 - Tree number
- refer to report for information
 - Group number
- refer to report for information
 - Existing site features



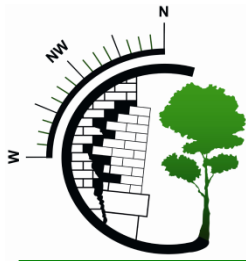
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Fax: 0118 9761168
e-mail: info@tree-surveys.com

Client	BDS Surveyors Ltd		
Job Title	57 Baker Street, Reading		
Drawing Title	TREE LOCATION PLAN		
Scale	1:200 @ A3		
Date	July 2018	Drawn: MJE	Checked: PB
Drg. No.	SPH/PB/5837-01/18.07	Rev.	



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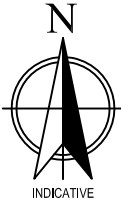
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APPENDIX 3



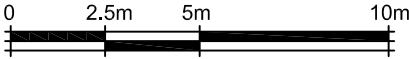
NOTES

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- The original of this drawing was produced in colour, a monochrome copy should not be relied upon.
- Read drawings in conjunction with arboricultural report.
- Based on OS data. Licence No. 100022432



Key:

- Tree Category A 1,2 or 3
- trees of high quality
- Tree Category B 1,2 or 3
- trees of moderate quality
- Tree Category C 1,2 or 3
- trees of low quality
- Tree Category U
- trees that cannot realistically be retained
- Tree number
- refer to report for information
- Group number
- refer to report for information
- Existing site features
- Root protection area (RPA)



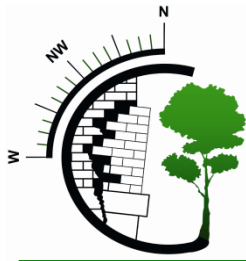
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Fax: 0118 9761168
e-mail: info@tree-surveys.com

Client	BDS Surveyors Ltd	
Job Title	57 Baker Street, Reading	
Drawing Title	ROOT PROTECTION AREA PLAN	
Scale	1:200 @ A3	
Date	July 2018	Drawn: MJE Checked: PB
Drg. No.	SPH/PB/RPA-01/18,07	Rev.



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APPENDIX 4



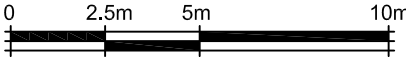
NOTES

- All dimensions must be checked on site and not scaled from this drawing.
- The original of this drawing was produced in colour, a monochrome copy should not be relied upon.
- Read drawings in conjunction with arboricultural report.
- Based on OS data. Licence No. 100022432



Key:

- Tree Category A 1,2 or 3
- trees of high quality
- Tree Category B 1,2 or 3
- trees of moderate quality
- Tree Category C 1,2 or 3
- trees of low quality
- Tree Category U
- trees that cannot realistically be retained
- Tree number
- refer to report for information
- Group number
- refer to report for information
- Existing site features
- Area of shade



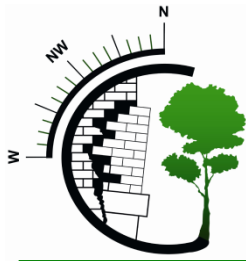
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e-mail: info@tree-surveys.com

Client	BDS Surveyors Ltd		
Job Title	57 Baker Street, Reading		
Drawing Title	SHADE CONSTRAINTS PLAN		
Scale	1:200 @ A3		
Date	July 2018	Drawn: MJE	Checked: PB
Drg. No.	SPH/PB/SC-01/18.07	Rev.	



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APPENDIX 5



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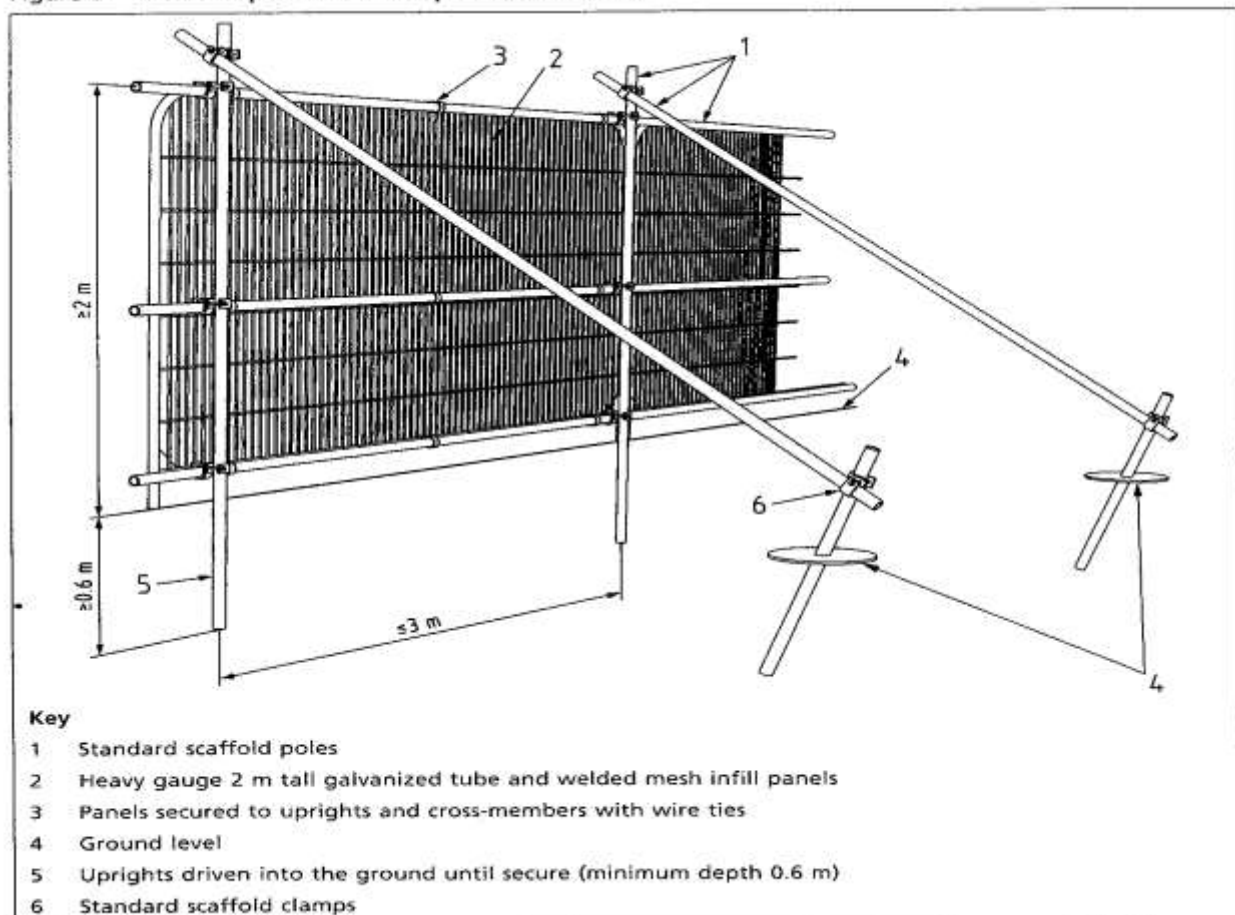
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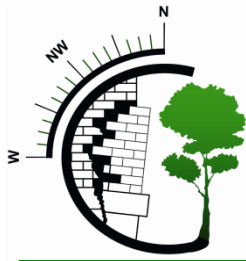
BS 5837 FIGURE 2 TREE PROTECTION

Root Protection Areas (RPAs), enclosed by Default Temporary Protective Fencing, as detailed below and to be agreed with the Local Planning Authority (LPA), shall:

1. Be protected throughout the development process, as specified and detailed in BS 5837:2012 Section 6.2, Fig 2
2. Be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project.
3. Preclude any delivery of site accommodation and or materials and or plant machinery.
4. Preclude all construction related activity, with the sole exception of specified arboricultural works and any other works carried out under supervision that has been agreed by all parties, and:
5. Preclude the storage of all development related materials and substances including fuel, oils, additives, cement and or any other deleterious substances.
6. Any incursions into RPAs must be by prior arrangement, following consultation with the LPA.

Figure 2 Default specification for protective barrier





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APPENDIX 6

TREE PROTECTION ZONE
KEEP OUT!

NO DIGGING OR TRENCHING
NO STORAGE OF PLANT OR MATERIALS
NO VEHICLE ACCESS
NO FIRE LIGHTING
NO CHEMICAL HANDLING
AVOID PLANT CONTACT WITH TREE CANOPY
REPORT ANY DAMAGE
TO TREES OR FENCING IMMEDIATELY