ROAVR | GROUP

Project: 24_5837_05_07
Site: 10 August End, Reading, RG30 2JP
Client: Muhtasham Qureshi

This Report is the copyright of Woodland Solutions (Northern) LTD t/a ROAVR Group.
Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

ROAVR | Group all rights reserved.

Document Title:	Tree Survey & Arboricultural Impact Assessment
Document Author:	Peter Haine FDSc Arb, MArborA
Project Title:	10 August End, Reading, RG30 2JP

Revision History.

Date:	Version number:	Summary of changes:
06/06/2024	1.0	First Draft
06/06/2024	1.0	First Issue
25/06/2024	1.1	Revision to first issue with revised plans

Distribution.

Approved by:	Signature	Date:	Version:
Matt Harmsworth	MWH	25/06/2024	1.1
Muhtasham Qureshi	MQ	25/06/2024	1.1
Max Shaw	MS	25/06/2024	Reviewed before issue.

Re-Survey Date.

Survey Type:	Lifecycle:	Re-survey Date:
BS5837: 2012	Planning Only	n/a

FAO: Muhtasham Qureshi

eMail: info@arcadia-design.co.uk

ROAVR | Group all rights reserved.

Summary:

This is a BS5837 compliant arboricultural assessment report providing detailed and sufficient information for the Local Planning Authority to be able to consider the effect of the proposed development on local character and amenity from a tree perspective.

Our brief has been to obtain details of the tree population on site with a view to assessing any arboricultural constraints.

This report was commissioned in relation to the proposed development at 10 August End, Reading, RG30 2JP.

The report details all trees over 75mm at 1.5m above ground level that are relevant to the siting of the proposed development. The position of the trees on the site is illustrated on the tree constraints plan and information about the tree stock and its current condition is given within the arboricultural data tables.

It will assist the planning process by discussing the impact that the proposals will have on the existing tree stock.

An Arboricultural Impact Assessment is included at Section 4 which details the constraints placed on the proposed development from the rooting area of the trees below ground and above ground by virtue of their size and position.

Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

ROAVR | Group all rights reserved.

Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- An **arboricultural method statement** describing tree protection measures and implementation strategy
- An **appendices** highlighting tree related information including the **arboricultural data tables**

Customer Action Points.

- ☐ Reporting complete - send to your Local Planning Authority
- ☐ On planning award contact us with your decision notice

ROAVR | Group all rights reserved.

Table of Contents

1 Scope

2. Site Conditions & Site Surroundings

3. Drawings

4. Arboricultural Impact Assessment - Site Specific

Appendix 1 – Site Location

Appendix 2 – Arboricultural Data Tables

Appendix 3 - Tree Plans

ROAVR | Group all rights reserved.

Tree Survey & Arboricultural Impact Assessment to BS 5837 2012 of trees at:

10 August End, Reading, RG30 2JP.

1 Scope

1.1 We have recently been instructed to undertake an appraisal of mature tree cover at 10 August End, Reading, RG30 2JP.

1.2 The data was collected to the British Standard BS5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' 2012.

1.3 The survey has been commissioned to offer guidance on the arboricultural constraints with a view to the future development of the site.

1.4 The trees were inspected on the 20th May 2024 following the guidance in the British Standard by ROAVR. The crowns and stems were inspected from the ground using the 'Visual Tree Assessment (VTA)' method; non invasive techniques were used at this stage. Although a sounding hammer was used to determine the presence of any decay.

1.5 The site was assessed and data was collected on all woody vegetation falling within the scope of the British Standard. Trees were grouped or designated woodlands as per the allowance in the British Standard when the area in question was uniform in terms of species, age or geography.

ROAVR | Group all rights reserved.

Photographic Plates.

Photographic plate showing an aerial shot number 10 and surrounding trees.

(ROAVR, 2024)

Photographic plate showing a T1 and T2. (ROAVR, 2024)

ROAVR | Group all rights reserved.

Photographic plate showing T3. (ROAVR, 2024)

Photographic plate showing T1 and number 10. (ROAVR, 2024)

ROAVR | Group all rights reserved.

Photographic plate showing the proposed extension area. (ROAVR, 2024)

ROAVR | Group all rights reserved.

2. Site Conditions & Site Surroundings

2.1 The site is situated in Reading in the Reading Borough Council control area. The site is located on the west side of the town and has a suburban feel.

2.2 The site is home to an end terrace dwelling with associated hard and soft landscape.

2.3 The wider locality is predominantly residential. The site is accessed via August End.

2.4 A desktop assessment has highlighted that site is not within a Conservation Area but failed to establish whether there are any TPO protected trees adjacent to the plot. We understand that T1 and T2 are protected by a TPO however.

2.5 All desktop assessment data was cross checked and validated on the 20/05/3034 using the web portal provided by the local planning authority.

https://my.reading.gov.uk/myreading.aspx

https://www.reading.gov.uk/planning-and-building-control/trees-hedges-and-environment/trees/

2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.

2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

https://www.legislation.gov.uk/uksi/2012/605/regulation/14/made

2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.

ROAVR | Group all rights reserved.

2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

https://www.bats.org.uk/advice/bats-and-the-law

2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/

ROAVR | Group all rights reserved.

3. Drawings

3.1 Appended to this report is a tree constraints plan, tree assessment plan and a tree protection plan.

3.2 The tree constraints plan has been produced using an OS supplied .dwg (AutoCAD) base plan as no topographical survey was available. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.

3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.

3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).

3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.

3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 4.

3.7 The *Tree Protection Plan (if applicable)* shows the protection measures that are to be installed during the construction phase. This plan accompanies the Method Statement which is appended to this tree survey and AIA.

ROAVR | Group all rights reserved.

4. Arboricultural Impact Assessment - Site Specific

Tree Quality Statement.

The tree cover at 10 August End consists of two large mature off-site Horse Chestnut trees, set in an open area of grass, and a small off-site Hawthorn. The Horse Chestnuts have high levels of amenity value.

4.1 Description of The Proposed Development

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 4) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
PL A666 01	25/04/2024	06/06/2024
PL A666 02	25/04/2024	06/06/2024
PL A666 03	25/04/2024	06/06/2024
PL A666 04	25/04/2024	06/06/2024
PL A666 01A	14/06/2024	25/06/2024
PL A666 04A	14/06/2024	25/06/2024

4.1.1. It is proposed to demolish the existing conservatory, and construct a new single storey rear extension.

4.1.2. The table below summarises the potential impact on trees due to various activities.

Trees Potentially Affected:

Tree or Tree Group	Impacts
Tree T1	Existing conservatory and proposed extension within radial root protection area
Tree T3	No direct impacts, can be retained and protected
Tree T3	No direct impacts, can be retained and protected

4.1.3. The appended AMS specifies the measures proposed to minimise all possible potential risks of damage to the retained trees.

ROAVR | Group all rights reserved.

4.2. Tree Removal.

4.2.1. No trees are to be removed to facilitate the proposals.

4.3. Mitigation Planting.

4.3.1. No mitigation planting is necessary.

4.4. Impact on Tree Canopies.

4.4.1. No pruning works are required to facilitate the proposed development.

4.5. Impact on Tree Roots.

4.5.1. The radial root protection area of T1 extends well within the site boundary and existing building footprint. There is a substantial brick built retaining wall on the eastern site boundary, and the theoretical root protection area within the build area is either covered by the conservatory or hard surfaces. The tree is set in an open grass area with a good rooting area to the northwest and west outside the radial root protection area. It is likely that the wall limits the root spread of T1 to the boundary and that no significant root mass exists within the footprint of the conservatory or within the rear garden to the north. The proposed extension within this area is unlikely to have any impact on the tree, however some care will be required to ensure that any tree roots around the building and outside of the plot are not damaged. The appended arboricultural method statement sets out the necessary protective measures and methodologies.

4.6. New Surfaces.

4.6.1. No new hard surfaces are proposed within the Root Protection Areas of any trees.

4.7. Underground Services.

4.7.1. No underground services are to be installed through any Root Protection Areas.

4.8 Changes in Ground Levels.

4.8.1 No changes in ground level are proposed.

ROAVR | Group all rights reserved.

4.9 Soil Compaction.

4.9.1 The majority of tree roots lie within the upper soil horizons. This is because the availability of oxygen decreases with depth and roots need to breathe to stay alive. In addition, nutrients are more readily available in the form of organic matter close to the soil surface.
4.9.2. Healthy soils contain about 25% air space between solid particles. Increased loading of the soils caused by construction activity causes air to be squeezed out as the soil becomes compacted preventing roots from breathing. Even an increase in pedestrian activity may cause some soil compaction.

4.9.3 It is important therefore that ground compaction and soil disturbance over Root Protection Areas should be avoided during the construction phase. This may be done by installing protective fencing and ground protection measures as recommended within a tree protection plan.

4.10 Demolition Activities.

4.10.1 The tree protection measures specified within a TPP should be installed prior to the commencement of all demolition activities (including soil stripping) to prevent any detrimental impact on tree health. Where this is not practicable, demolition of structures within Construction Exclusion Zones shall be undertaken very early on in the demolition phase and the protective barriers installed immediately thereafter.

4.11. Hazardous Materials.

4.11.1 All hazardous materials (including cement and petrochemical products) will need to be controlled according to COSHH regulations in order to ensure there is no detrimental impact on tree health. Provision shall need to be made to ensure that cement and cement run-off are contained outside of all Root Protection Areas.

4.12. Cabins and Site Facilities.

4.12.1. Consideration should be given to the location of any site welfare facilities in terms of potential impact on trees. Where it is proposed to install cabins or site facilities in Root Protection Areas, the appointed arborist should be consulted and approval obtained from the local authority.

ROAVR | Group all rights reserved.

4.13. Boundary Treatments.

4.13.1. No changes are proposed to the existing boundary features that might impact on trees.

4.14. Impact of Retained Trees on the Development.

4.14.1. Adequate space has been allowed between all retained trees and the proposed development works. Consequently the proposal shall not result in increased pressure to remove or prune any of the retained trees.

4.15. Summary.

4.15.1. The existing conservatory is to be demolished, and a single storey rear extension constructed.

The existing retaining wall and built environment are likely to restrict root growth to the boundary, however some care will be required to ensure roots outside of this area are not damaged.

If root mass is excluded from the site by the boundary wall, then the construction will have no significant impact on the trees.

Retained trees will require temporary protective fencing to be installed prior to the commencement of demolition and construction activities, this is specified in the appended arboricultural method statement.

ROAVR | Group all rights reserved.

Appendix: BS 5837: 2012 – Guidance Notes

This Standard prescribes the principles to be applied to achieve a satisfactory juxtaposition of trees and structures. It sets out to assist those concerned with trees in relation to design, demolition and construction to form balanced judgements.

It acknowledges the positive contribution trees may offer to a site, as well as the negative aspects of retaining inappropriate trees. It addresses the negative impacts that construction activity may have upon trees and offers mitigation strategies to minimise these impacts.

The Standard suggests a three stage approach to ensure best practice is followed when developing close to trees:

Stage 1: Survey Details and Notes

A ground level visual survey was undertaken. No climbing inspections or specialist decay detection were undertaken. Only trees with a stem diameter over 75mm, which lie within the site boundary or relatively close to it, were included.

Where applicable, trees with significant defects have been highlighted and appropriate remedial works have been recommended. However, this report should not be seen as a substitute for a full Safety Survey or Management Plan which are specifically designed to minimise risk and liability associated with responsibility for trees.

Wherever practicable dimensions were obtained using diameter tapes, logger's tapes, distometers and clinometers. Where obstacles prevent accurate measurement, dimensions are estimated. Trees of privately owned third parties are surveyed from the best available vantage point and observations relating to the condition of these trees should be treated accordingly. All height measurements should be regarded as approximate.

ROAVR | Group all rights reserved.

Stage 2: Arboricultural Impact Assessment

After the initial survey and the production of the Tree Constraints Plan, arborists and designers are encouraged to work together to establish a design proposal with minimal impact on the high quality trees. An assessment should be made of all possible impacts including the impact that the trees may have upon the proposal.

The arborist may recommend mitigation strategies to minimise these impacts and help achieve a more harmonious juxtaposition between buildings and trees and will offer advice in relation to the best chances of success at planning.

Stage 3: Arboricultural Method Statement

This type of report specifies the measures necessary to protect trees against damage from construction activity. The Method Statement should be written in a manner that it may be conditioned and enforced by the local authority upon granting of planning permission. Many trees get damaged on development sites due to the AMS being overly complicated or unreadable from the perspective of practical implementation.

The site manager must be familiar with all aspects of the Method Statement and should ensure that all persons working on the site are aware of those aspects which are relevant to their work. This includes service installation engineers and operators of plant machinery.

Appendix: Survey Methodology

Ground level visual surveys are carried out using the Visual Tree Assessment technique described by Mattheck and Broeler (1994) and endorsed by the Arboricultural Association (LANTRA Professional Tree Inspection course, 2007).

Structural condition is assessed by inspecting the stem and scaffold branches from all angles looking for weak branch junctions or symptoms of decay. Particular attention is paid to the stem- base. Cavities are explored using a metal probe in order to assess the extent of any decay. If this is not possible further inspection is recommended in the form of a climbing inspection or using specialist decay detection equipment.

The physiological condition is assessed by inspecting the stem, branches and foliage for symptoms of disease. The overall vigour of the tree is also taken into account.

ROAVR | Group all rights reserved.

Where significant defects are observed, recommendations are made according to a scale of priority in order to reduce the likelihood of structural failure. The position of the tree and its potential targets are taken into account.

Measurements are obtained using a diameter tape, clinometer, distometer and loggers tape.

Where this is not practical measurements are estimated.

Some trees are surveyed as groups, though this is usually avoided close to areas likely to be developed.

ROAVR | Group all rights reserved.

Document Title:	Arboricultural Method Statement
Document Author:	Peter Haine FDSc Arb, MArborA
Customer Name:	Muhtasham Qureshi
Project Title:	10 August End, Reading, RG30 2JP

Revision History.

Date:	Version number:	Summary of changes:
06/06/2024	1.0	First Draft
25/06/2024	1.1	Final Issue

Distribution.

Approved by:	Signature	Date:	Version:
Matt Harmsworth	MWH	25/06/2024	1.1
Muhtasham Qureshi	MQ	25/06/2024	1.1
Max Shaw	MS	25/06/2024	Peer reviewed Internally.

THIS DOCUMENT IS AN ARBORICULTURAL METHOD STATEMENT AND IS SUPPORTED BY A TREE PROTECTION PLAN. IT IS A WORKING DOCUMENT & MUST BE BRIEFED ON SITE TO THE SITE MANAGER BEFORE ANY WORKS COMMENCE. OFTEN AN AMS IS CONDITIONED ON PLANNING CONSENT AND BECOMES A LEGALLY BINDING DOCUMENT.

You Must Contact Us On Planning Consent To Setup Clerk of Works Requirements 01463 667 302

ROAVR | Group all rights reserved.

1. Method Statement [Introduction and Overview]

Restrictions on Activities – Specific Zones

Restrictions on Activities – Throughout the Site

2. Site Inspection

Example ACoW sheet.

3. Tree Works Schedule

Tree Works Specification

4. Tree Protection Barriers Detailed Specification

Tree Protection Fencing

Plywood Boxes. [If Shown On TPP]

5. Ground Protection Measures Detailed Specification

6. New Surfaces Detailed Specification

Resurfacing an Existing Hard Surface

7. Limitations

Appendix 1 – Site Location

Appendix 2 – Arboricultural Data Tables

Appendix 3 – Arboricultural Plans

ROAVR | Group all rights reserved.

1. Method Statement [Introduction and Overview]

1.1. Definition of Terms

Some terms used within the Arboricultural Method Statement have very specific meanings. These are defined below:

Root Protection Area (RPA). This is a theoretical area of ground around a tree where the roots are likely to proliferate. Ground disturbance in this area should be minimised in order to avoid significant impact on tree health. RPAs are indicated on all plans accompanying this report as a red or pink line.

Construction Exclusion Zone (CEZ). These zones are created to protect roots and canopies from inadvertent damage by construction activity. They are usually fenced off by protective barriers throughout the entire construction phase. No works are permitted in these zones other than minor landscaping works which do not require a change in ground level. Where practicable the entire Root Protection Area and the area beneath the tree canopy shall be treated as a Construction Exclusion Zone. These zones are shown on the Tree Protection Plan.

Restricted Activity Zone (RAZ). It is not always possible to create a Construction Exclusion Zone over the entire RPA. This is because access may be required or some works may be proposed within the RPA. In such circumstances a Restricted Activity Zone is created where limitations are placed on construction activity. Ground protection measures may be specified or the Restricted Activity Zone may be fenced off throughout part of the construction phase. See the legend on the Tree Protection Plan to identify these zones.

1.2. Tree Protection Barriers - Overview

The Tree Protection Plan indicates the location of all proposed tree protection barriers.

The barriers shall be installed prior to the commencement of any localised construction activity including soil stripping and delivery of materials. A detailed specification of the barriers can be found in sections below.

The tree protection plan also indicates where ground protection measures shall be installed / maintained as specified in sections 1.7 onwards (Restricted Activity Zones).

ROAVR | Group all rights reserved.

1.3. Planning Status

Tree protection measures specified within this report should be agreed with the local authority so that they may be conditioned upon planning consent.

The site manager must be familiar with all aspects of this Method Statement and should liaise with the author of this report for clarification, or regarding any unforeseen issues where trees may be impacted upon.

A copy of this Method Statement shall be available on-site at all times. All personnel working on the site shall be made aware of any sections appertaining to their work. This includes short term contractors and persons responsible for deliveries and installation of services.

1.4. Overview of Protection Measures

Below is a list of potential arboricultural impacts and a summary of the proposed protection measures:

Tree no.	Protection Measures	Timeline
T1 & T2	Retain and protect with HERAS fencing and existing hard surface	Pre-start
T3	Retain and protect with HERAS fencing	Pre-start

The above measures are described in more detail throughout the remainder of this section.

ROAVR | Group all rights reserved.

1.5. Timing of Operations

Activity within the site shall be phased according to the following chronology:

Order Phase Activity	Phase Name	Works required
1st Phase	Pre-construction phase	Undertake a pre-start meeting with the builder, client and ACoW
2nd Phase	Protection phase	Install HERAS tree protection fencing and signage as highlighted on the TPP
3rd Phase	Ground Protection	None required
4th Phase	Construction phase	Construction works commence with regular ACoW visits
5th Phase	Post Construction Phase	Remove tree protection measures and carryout any remedial works such as alleviation and radial mulching

ROAVR | Group all rights reserved.

Restrictions on Activities – Specific Zones

1.6. Construction Exclusion Zones

Within Construction Exclusion Zones (shaded purple on the Tree Protection Plan) the following restrictions shall apply:

Tree Protection Barriers shall be erected and maintained throughout the entire project as indicated on the Tree Protection Plan and specified in Section 4 - Tree Protection Barriers.

No construction activity whatsoever shall occur.

No vehicles or plant machinery shall be driven or parked.

No tree works, other than those specified in this report shall be undertaken.

No alterations of ground levels or conditions.

No chemicals or cement washings permitted.

No excavation whatsoever shall occur.

No temporary structures.

No spoil shall be stored.

No fires shall be permitted.

All hazardous materials (including non-essential cement products) shall be forbidden.

Where hard surfaces are to be removed, this shall be done using hand tools or mechanical excavators operating from outside the Construction Exclusion Zone and marshalled by the appointed arborist.

Any structures shall be removed manually and without mechanical excavation.

ROAVR | Group all rights reserved.

1.7. Restricted Activity Zone A

Within these zones (indicated on the Tree Protection Plan) tree roots are likely to be present. Access will be required to facilitate construction. The following restrictions shall apply:

A suitable load spreading surface shall be installed and/or maintained as specified in Section 5 – Ground Protection Measures. This shall remain in place throughout the entire construction phase.

No excavation shall occur in this zone.

Storage of materials shall be limited to that which is required for the task in hand. Heavy materials that require storage for more than two days shall be stored outside the Restricted Zone.

No spoil shall be stored.

No fires shall be permitted.

All hazardous materials (including non-essential cement products) shall be forbidden.

1.8. Restricted Activity Zone B

Within the footprint of the conservatory and patio it is unlikely that root mass from T1 and T2 is present.

However as a precautionary measure the demolition works and excavation in this area must be carried out by hand, under the supervision of the project arborist.

ROAVR | Group all rights reserved.

Restrictions on Activities – Throughout the Site

1.9. Canopy Protection

In order to protect tree canopies the following restrictions shall apply throughout the site:

No machinery shall pass beneath the crowns of trees without being carefully marshalled in order to ensure that no branches are damaged.

If materials require installation or delivery beneath tree canopies, this shall be done without the use of overhead cranes.

If materials are to be installed or delivered close to tree canopies (but not beneath them) and a crane is required, they shall be carefully marshalled in order to ensure that branches are not accidentally damaged.

1.10. Site Hoarding

If site hoarding shall be installed over the Root Protection Area of any tree, the following restrictions shall apply:

Ground levels shall be maintained as existing.

Post holes shall not exceed 300mm x 300mm.

No post hole shall be excavated within 1.5m of any tree stem.

Post holes shall be excavated using hand tools or by a post-hole auger attached to plant machinery sited outside the Root Protection Area(s).

Roots in excess of 25mm shall be retained wherever possible.

Roots in excess of 10mm shall be pruned with sharp secateurs.

Pruning shall be minimal and only undertaken where absolutely necessary to facilitate the site hoarding. It shall be undertaken by a reputable tree surgeon working to BS 3998 (2010).

Cement products shall be mixed away from Root Protection Areas (see Section - 1.19 Hazardous Materials).

ROAVR | Group all rights reserved.

Site hoarding may be installed in place of the specified tree protection measures subject to the approval of the local authority with regard to its location and specification.

1.11. Fencing.

Where fence posts are to be installed within Root Protection Areas, the following restrictions shall apply:

All post holes shall be excavated by hand and kept as narrow as possible (maximum diameter 300mm).

Exploratory post holes shall be dug before committing to post / panel positions. If any roots in excess of 25mm are encountered they are to remain intact and the post hole shall be relocated slightly. The fencing system must permit such flexibility (i.e. where fixed panel widths are used, all post holes must be excavated before committing to the final location).

Any roots in excess of 10mm which are severed shall be neatly pruned back with secateurs. This will encourage healing and reduce the likelihood of infection.

Hedges may be planted within Root Protection Areas using hand tools to minimise excavation.

1.12. Demolition and Initial Ground Works

No demolition, removal of surfaces, or soil stripping shall commence until the protective fencing and ground protection measures are installed to the satisfaction of the local authority.

1.13. Underground Services

No underground services (including soak-aways) shall be located in any part of the Construction Exclusion Zones or Restricted Activity Zones unless done so in a manner detailed in a specific Method Statement and approved by the local authority.

ROAVR | Group all rights reserved.

1.14. Lighting, Bollards, CCTV and associated Cables

If any of the above are to be installed close to tree canopies or within Root Protection Areas of retained trees, installation methods shall be detailed in a specific Method Statement and approved by the local authority. Consideration should be given to the following:

Pruning of branches to enable sufficient clearance for light and views. Branches should be removed to the branch collar as per British Standard 3998 (2010).

Post holes must be excavated by hand or using an appropriate sized auger. No other form of mechanical excavation may be used.

Wherever possible, cables should be routed in a direction directly away from the tree stem rather than tangentially across the rooting zone. The location of all such cables shall be determined after consultation with the appointed arborist and approval by the local authority.

1.15. Use of Heavy Plant

All machinery operatives are to be made aware of any Construction Exclusion Zones and Restricted Activity Zones that apply to this site (see the Tree Protection Plan).

All machinery operatives are to respect these zones and ensure that no damage occurs to trees due to the careless use of machinery.

Mechanical excavators should have tracks rather than wheels to help spread their load. They should be carefully marshalled when working close to tree canopies.

1.16. Scaffolding

If scaffolding is required in areas containing ground protection measures, the protective boards shall need to remain in-situ and be strengthened and stabilised to bear the weight of scaffold poles.

Prior to the installation of any scaffolding within 0.5m of any tree branches, the appointed arborist shall be consulted to specify any pruning works that may be required.

ROAVR | Group all rights reserved.

1.17. Siting of Cabins and Storage of Materials

Cabins and heavy building materials may be located or stored anywhere outside of Construction Exclusion Zones and Restricted Activity Zones.

Any proposal to install cabins or materials within these zones shall be agreed in writing with the local authority prior to installation.

It may be acceptable to locate site cabins such that they act as a tree protection barrier and replace the specified protective fencing. Where this is being considered, written approval must be sought from the local authority.

1.18. Pedestrian Paving

If it is proposed to install new pedestrian surfaces over Root Protection Areas, excavation shall be limited to the removal of existing turf/vegetation plus an additional 50mm. Excavation shall be undertaken using hand tools only. Porous materials are preferred but not essential if the new surface covers less than 10% of the Root Protection Area. Paving with a thickness of 50mm bedded on mortar, or sand, bearing directly onto the ground, with a finished surface level with existing ground levels will be acceptable. No retaining kerbs shall be used.

1.19. Hazardous Materials

Any mixing of cement based materials shall take place outside the Construction Exclusion Zones and Restricted Activity Zones. Where cement is to be mixed on sturdy plastic sheeting e.g 1200 gauge DPM considerable distances from trees and water run-off cannot enter Root Protection Areas.

All other chemicals hazardous to tree health, including petrol and diesel, shall be stored in suitable containers as specified by current COSHH Regulations, and kept away from Root Protection Areas.

1.20. Removal of Tree Protection Barriers

This will be done after all major construction work is complete. Vehicular access will not be permitted within the Construction Exclusion Zones.

The local authority tree officer shall be made aware that the fencing is to be removed.

ROAVR | Group all rights reserved.

2. Site Inspection

2.1. Inspection Schedule

In order to ensure that the trees are adequately protected it shall be necessary to periodically monitor the works. This will be done by the local authority tree officer or an appointed arborist (Arboricultural Clerk of Works) who will provide the tree officer with a copy of inspection details.

Order Phase Activity	Phase Name	Works required
1st Phase	Pre-construction phase	Pre-start ACoW visit with all interested stakeholders
2nd Phase	Protection phase	ACoW visit to sign off tree protection measures
3rd Phase	Ground Protection	No additional measures required
4th Phase	Construction phase	Monthly ACoW visits
5th Phase	Post Construction Phase	ACoW visit to supervise removal of protection measures and final site sign off.

ROAVR | Group all rights reserved.

Example ACoW sheet.

ROAVR | GROUP

Woodland Solutions (Northern) Ltd t/a ROAVR Group
The Green House
Beechwood Business Park North
Inverness
IV2 3BL
www.roavr-group.co.uk
T: 01463 667302

SITE SUPERVISION FORM - ARBORICULTURAL CLERK OF WORKS

DATE	
CLIENT	
TELEPHONE NUMBER	
E-MAIL	

TERMS AND CONDITIONS FOR THE PROVISION OF ARBORICULTURAL CONSULTANCY

Site:	
Inspected by:	
Site Manager:	
Date of Inspection:	

Tree Protection Fencing.
Comments/Actions:
Ground Protection.
Comments/Actions:
Additional Comments.
Remarks: I am aware of the tree protection requirements for this site and understand no retained trees must be damaged.

Signed:	Dated:
Name:	Company:

ROAVR | Group all rights reserved.

3. Tree Works Schedule

Tree Works Specification

3.1.1. No tree works are required prior to the commencement of construction activity.

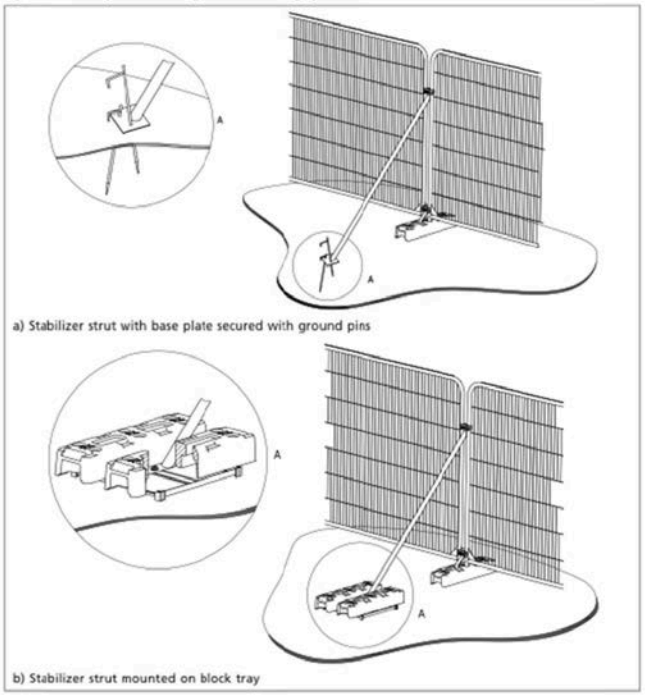
4. Tree Protection Barriers Detailed Specification

Tree Protection Fencing

The purpose of tree protection barriers is to keep construction activity away from Restricted Activity Zones or Construction Exclusion Zones. They should be appropriate to the nature and proximity of activity within the site. The barriers should be erected prior to the commencement of all activity including demolition, soil stripping and delivery of materials and demolition (except where existing structures require demolition to enable the barriers to be installed).

Barrier systems are specified below and should be installed according to the legend on the Tree Protection Plan.

Figure 3 **Examples of above-ground stabilizing systems**



ROAVR | Group all rights reserved.

Suitable weather-proof notices should be displayed to identify tree protection zones. They should state the purpose of the fencing and that it should not be moved, or traversed, other than by authorised personnel.

Example signage.

ROAVR | Group all rights reserved.

5. Ground Protection Measures Detailed Specification

Where indicated on the Tree Protection Plan (Restricted Activity Zone), the soil may contain tree roots, and ground protection measures should be implemented. Where Root Protection Areas are outside of the Construction Exclusion Zone, the soil may be subject to compaction due to general construction activity (including pedestrian activity and use of plant machinery).

In order to minimise compaction, it is proposed to ensure that a suitable load-spreading surface is in place at all times.

Any existing hard surfacing may be retained and reinforced (where Construction activity is applicable and adequate), otherwise suitable new ground protection fencing measures shall be installed. The ground protection shall need to be able to adequately spread the load of construction traffic. Where existing hard surfacing is to be retained, it shall not be necessary to install additional ground protection measures. However, the hard surfacing must be firm enough to spread the load of any traffic passing overhead.

Where only pedestrian traffic will occur, the ground protection measures may be as simple as timber boards, or scaffold planks installed directly onto a geotextile fabric on the ground. The ground should first be made even by raking, or by adding a few centimetres of sand or woodchip. Alternatively the boards may be supported by a scaffold framework. The scaffold may be founded on poles driven into the ground and/or onto blocks (to raise the scaffold) with additional couplings to make the framework secure.

Where only light vehicles are to operate (e.g. barrows, trolleys or occasional cars), thick wooden boards or scaffold planks should also suffice, though at least 150m of compressible woodchip will need to be installed first to help spread the load. Sturdier systems are specified below:

Where cars will regularly park or heavier vehicles/plant machinery will occasionally operate, sturdier ground protection measures will be required such as metal road plates, or purpose built synthetic road mats over a compression resistant layer such as 150mm of woodchip or 100mm of a 3D cellular confinement system in-filled with 7–40mm angular gravel (e.g. Cellweb™).

A temporary concrete slab may also be considered as a suitable load spreading platform. Where a pile driver needs to operate, a concrete slab may be the preferred option.

ROAVR | Group all rights reserved.

Where existing structures need to be removed, this shall be done with temporary ground protection measures in place to enable this to be achieved without compacting soils.

The ground protection measures shall be installed and approved before commencement of demolition and construction activity and before the arrival of plant machinery or materials. They shall remain in place until all heavy construction activity is complete or until they are due to be replaced with a new hard surface.

ROAVR | Group all rights reserved.

6. New Surfaces Detailed Specification

Resurfacing an Existing Hard Surface

If it is becomes necessary to replace an existing hard surface over Root Protection Areas the following restrictions shall apply:

The existing hard surfacing shall remain in place throughout the entire construction project or until it is due to be replaced with a new surface. If the hard surfacing is removed for any reason it shall immediately be replaced by ground protection measures as specified until a permanent hard surface is installed. No vehicle shall pass over this zone unless a permanent hard surface or ground protection is in place.

No excavation in excess of the existing sub-base shall occur. The existing sub-base may be retained undisturbed and incorporated into the new structure.

Hand operated tools shall be used to lift existing surfaces. Mechanical excavators may be used so long as they operate from outside Root Protection Areas and are carefully marshalled by the appointed arborist or local authority tree officer.

Any exposed roots in excess of 25mm are to be retained. Before the new surface is installed, 25mm of soil (or river sand) and a geotextile membrane shall be laid over the root. Until such times, the root shall be adequately protected from pedestrian damage using timber and sand.

Any new sub-base shall not contain fine particles. Coarse sand or larger particles shall be acceptable. 7-14mm gravel is ideal.

A 3 dimensional cellular confinement system may be incorporated into the sub-base and is encouraged. However, this is not considered compulsory since the resurfacing operation shall not cause a deterioration of rooting conditions beneath the existing driveway.

No salt or lime based products are to be incorporated within the sub-base.

Where the existing surface is porous, it shall be replaced with a new surface which is equally as porous. Where the existing surface is impermeable (e.g. concrete or asphalt), replacement with a porous surface is encouraged but not compulsory.

ROAVR | Group all rights reserved.

Appendix: Further Information

Building Near Trees – General

National Joint Utilities Group publication # 10 (1995), Guidelines for the Planning, Installation and Maintenance of Utility Services in Proximity to Trees. Downloadable at www.njug.demon.co.uk/pdf/NJUG%20Publication10.pdf

NHBC Standards Chapter 4.2., Trees and Buildings.

Horticulture LINK project 212. (University of Cambridge, 2004), Controlling Water Use of Trees to Alleviate Subsidence Risk. Tree Planting and aftercare see www.trees.org.uk/leaflets.php# for downloadable leaflets on selecting a garden tree, planting, aftercare and veteran tree management.

British Standards BS 5837: 2012. Trees in Relation to Design, Demolition and Construction – Recommendations. Bs 3998: 2010.

Recommendations for Tree Work. BS 3936: 1992. Nursery Stock. Part 1: Specification for Trees and Shrubs. BS 3936: 1992. Nursery Stock. Part 10:

Specification for Ground Cover Plants. BS 4043: 1989. Transplanting Root-balled Trees. BS 8004: 1986. Foundations. BS 8103: 1995.

Structural design of Low-Rise Buildings. BS 8206: 1992. Lighting for Buildings.

BS 8545:2014. Trees: From nursery to independence in the landscape – Recommendations

BS 3882: 2007. Topsoil. BS 4428: 1989. General Landscaping Operations (excluding hard surfaces). Permission to do Works to Protected Trees / Tree Law
Forestry Commission (Edinburgh, 2003), Tree Felling – Getting Permission. Country Services Division - Forestry Commission. Downloadable at www.forestry.gov.uk/website/pdf.nsf/pdf/wgsfell.pdf/$FILE/wgsfell.pdf

Transport and the Regions (Department of the Environment, 2000), Tree Preservation Orders, A Guide to the Law and Good Practice. Downloadable at www.communities.gov.uk/publications/planningandbuilding/tposguide

C. Mynors, The Law of Trees, Forests and Hedgerows (Sweet and Maxwell, London, 2002)

ROAVR | Group all rights reserved.

Communities and Local Government website with numerous downloadable documents, from:

http://www.communities.gov.uk/planningandbuilding/planning/treeshighhedges/
Lighting Levels

P.J. Littlefair, B.R.E. 209: Site layout planning for daylight and sunlight A guide to good practice. B.R.E. Bookshop, London.

British Standards Institution. Code of practice for daylighting. British Standard BS 8206: Part 2 (1992).

Chartered Institution of Building Services Engineers. Applications manual: Window Design (London, 1987).

NBA Tectonics. A study of passive solar housing estate layout. ETSU Report S-1126. Harwell, Energy Technology Support Unit (1988).

I.P. Duncan; D. Hawkes, Passive solar design in non-domestic buildings. ETSU Report S-1110. Harwell, Energy Technology. P. J. Littlefair, Measuring Daylight, BRE Information Paper 23/93 f3.50. (Advises on measuring daylight under the real sky or an artificial sky, allowing for the changing nature of sky light).

High Hedges Communities and Local Government website with numerous downloadable documents, from:
http://www.communities.gov.uk/planningandbuilding/planning/treeshighhedges/
Tree Specific

Websites

www.trees.org.uk Arboricultural Association www.rfs.co.uk Royal Forestry Society of England, Wales and N. Ireland

www.treehelp.Info The Tree Advice Trust

www.woodland-trust.org.uk The Woodland Trust www.treecouncil.org.uk The Tree Council

www.go-roavr.co.uk - portal for booking tree surveys UK wide.

ROAVR | Group all rights reserved.

7. Limitations

7.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.

7.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.

7.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.

7.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.

7.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.

Should you require any further information, please do not hesitate to contact us at any time.

Mr. Peter Haine FDSc Arb
Consultant Arborist

ROAVR | GROUP

Peter Haine

Prepared by: Peter Haine
Checked by: Max Shaw

ROAVR | Group all rights reserved.

Appendix 1 – Site Location

ROAVR | Group all rights reserved.

Appendix 2 – Arboricultural Data Tables

ROAVR | Group all rights reserved.

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T1	*Aesculus hippocastanum (Horse Chestnut)*	*M*	*930*	*18(1.5)*	*5.5*	*4*	*5.5*	*5.5*	*Good*	*20+*	*Branches encroaching upon building.*	*None*	*None*	*11.16*	*B1*
T2	*Aesculus hippocastanum (Horse Chestnut)*	*M*	*925*	*18(1.5)*	*6.5*	*6.5*	*6.5*	*4.5*	*Good*	*20+*	*None*	*None*	*None*	*11.1*	*B1*
T3	*Crataegus monogyna (Hawthorn)*	*EM*	*190,110*	*4(1.5)*	*3*	*3*	*3*	*3*	*Fair*	*10+*	*Stem divides below 1.5m. Broken branches in crown.*	*None*	*None*	*2.64*	*C1*

Arboricultural Data Tables Terms.

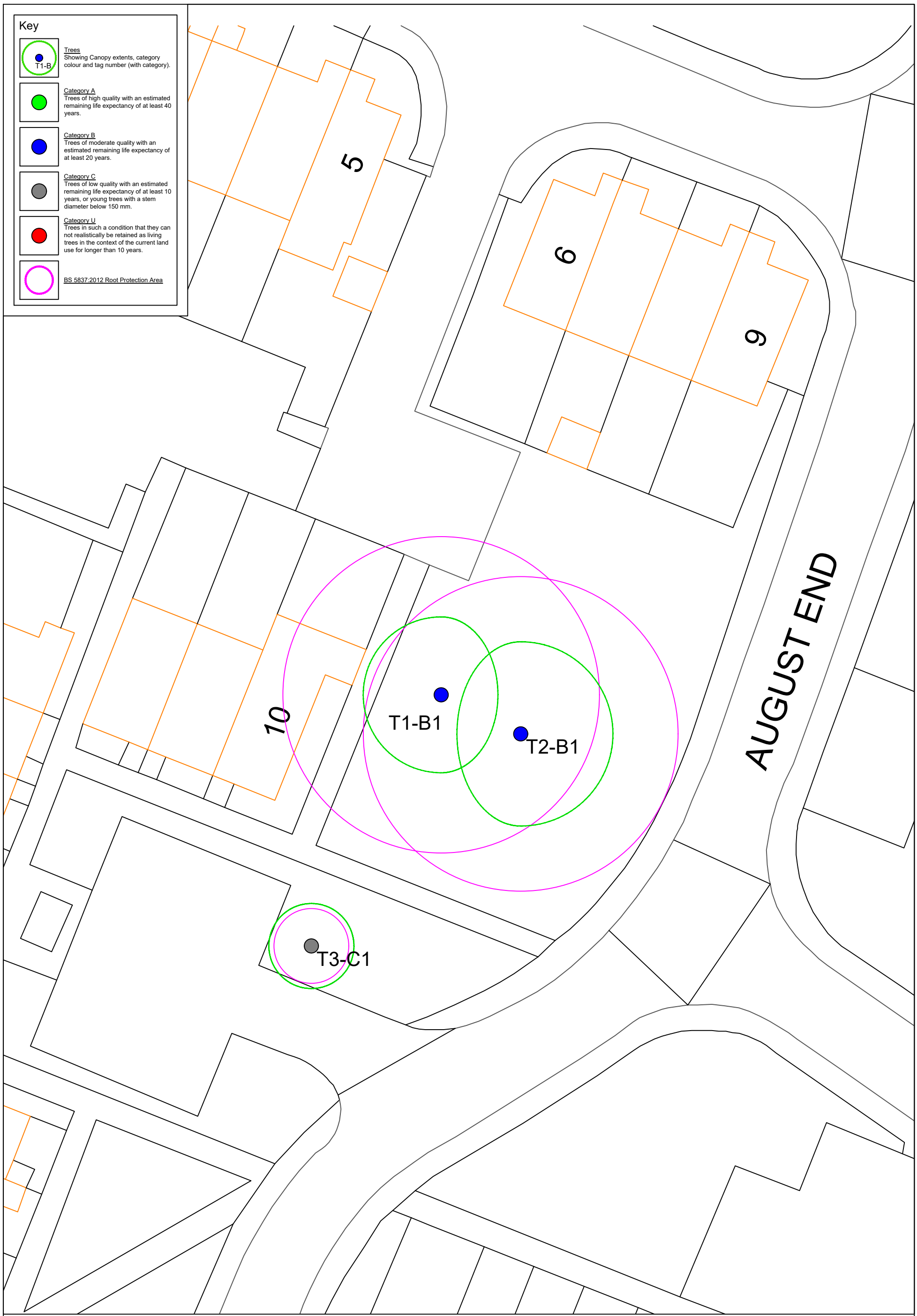
Tree ID	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Tag Number	If the tree has been tagged with an 'arbo' tag then the physical tag number is listed in this column.
TPO Number	If the tree is subject to a TPO and it is known to us this will be recorded here.
In Conservation Area	Y/N - If the tree is located within a Conservation Area we may confirm that here.
Tree Type	Beech, Oak etc.
Common Name	Common Beech, Evergreen Oak etc.
Latin Name	Fagus sylvatica; Quercus robur - Latin names.
Maturity	The estimated age class of the tree (relative to species) o Y - Young o SM - Semi-mature o EM - Early-mature o M - Mature o OM - Over-mature or V - Veteran
Potential for Bat Habitat	Y/N - if the tree has cracks, cavities or suitable bat habitat it may require further ecological surveys and form a constraint on development.
Measurements Estimated (Y/N)	Y/N - if the tree is off site, covered with ivy, or some other restriction the British Standard allows for measurements to be estimated.
Height	Height of the tree in metres.
Height & Direction of 1st Significant Branch	Recorded to consider access.
Number of Stems	Number of clear stems.
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Canopy Height	The height between ground level and the lowest part of the canopy when considering access.
Crown / stem / Basal Condition	Good, Fair, Poor condition comments.
Category	Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations. Four categories are used (A, B, C, U) with categories A, B & C being assigned one of three separate sub categories (1, 2 or 3): A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. C – Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm
Life Expectancy	Estimated safe, usable life expectancy.

Sub-Category	Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation U – Trees 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
Physical Condition	Good, Fair, Poor condition considering the tree structure, form and vitality.
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
Comments	A brief description of the tree which refers to tree form, condition, health and significant defects. Comments regarding environmental conditions affecting the tree (e.g. ground conditions) will also be included where relevant.

Arboricultural data tables are essentially an asset register of the trees and tree cover on and adjacent to a development site. The information included within the tables is used to produce a tree constraints plan (TCP) which shows in 2D the constraints and opportunities on a particular site.

Appendix 3 – Arboricultural Plans

ROAVR | Group all rights reserved.



ROAVR | GROUP
ROAVR Group, Marr House
Beechwood Business Park, Inverness, IV2 3BW
www.roavr-group.co.uk
support@roavr-group.co.uk
01463 667302

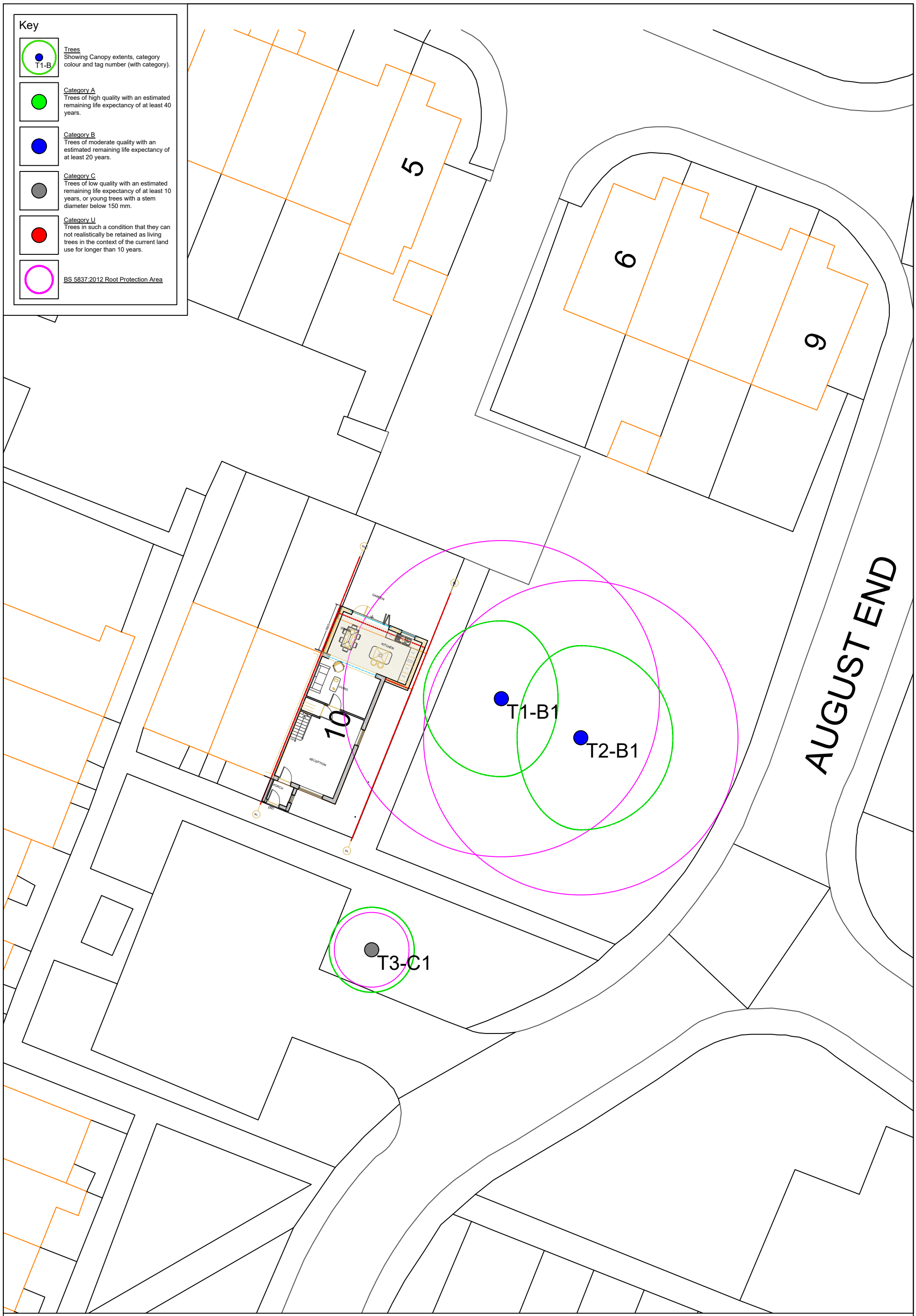
Drawing Title	Scale/Sheet	Date		
Tree Constraints Plan	1:250 @ A3	29/05/2024		
Client: Muhtasham Qureshi	Drawing No: 24_5837_05_07_TCP	Rev: 1	Drawn By: PH	Chked By: MH
Site/Project: 10 August End, Reading, RG30 2JP				

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind Is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
All rights reserved.

N

1:250

0 5 10m



ROAVR | GROUP

ROAVR Group, Marr House
Beechwood Business Park, Inverness, IV2 3BW
www.roavr-group.co.uk
support@roavr-group.co.uk
01463 667302

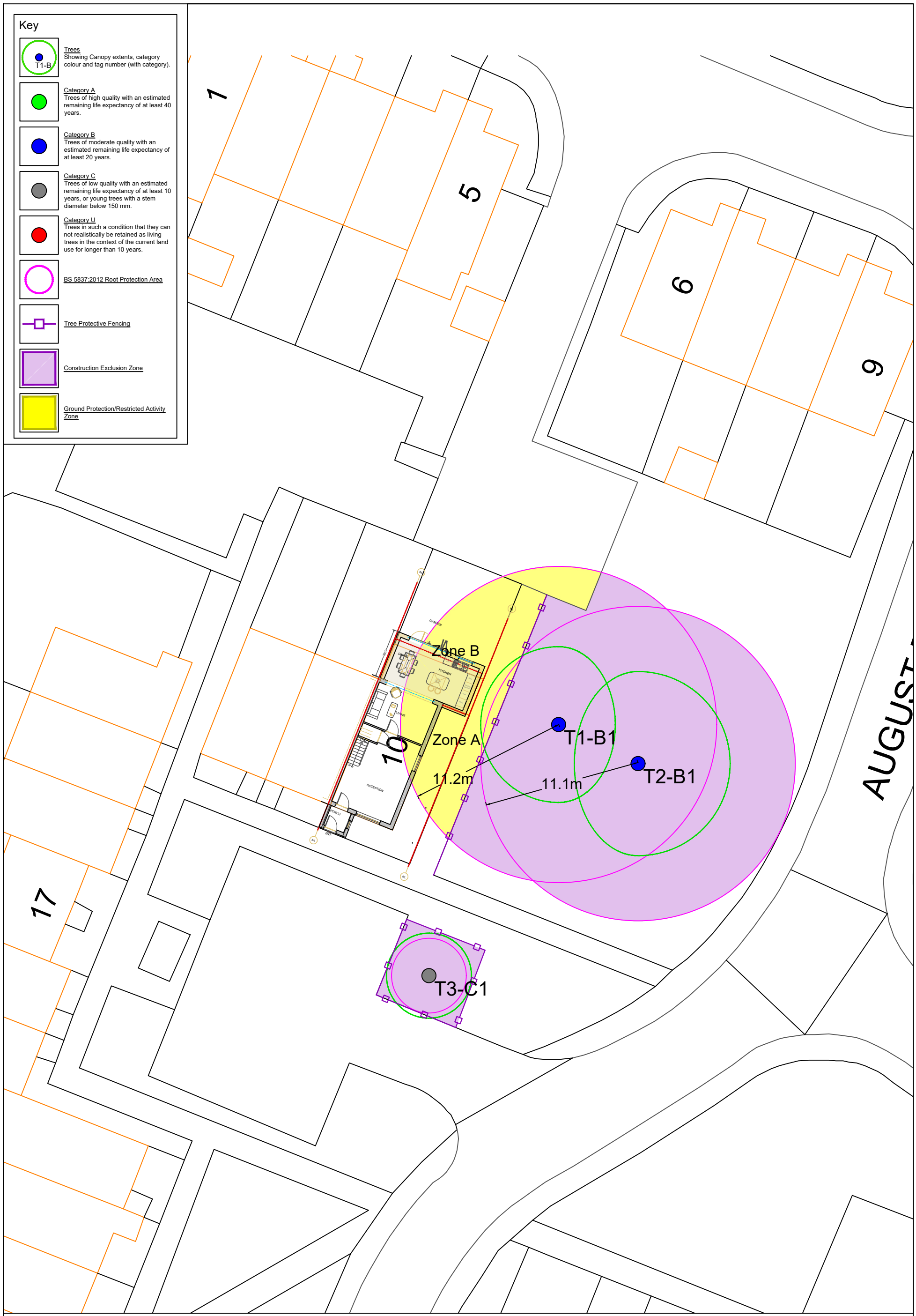
Drawing Title	Scale/Sheet	Date		
Tree Assessment Plan	1:250 @ A3	25/06/2024		
Client	Drawing No	Rev	Drawn By	Chked By
Muhtasham Qureshi	24_5837_05_07_TAP	2	PH	MH
Site/Project	**General Notes**			
10 August End, Reading, RG30 2JP	Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements. Depictions of tree canopies are based on measurements taken to four cardinal compass points. No liability of any kind Is accepted for any omissions or inaccuracies in respect of this plan. The original of this drawing was produced in colour; a monochrome copy should not be relied upon.			

All rights reserved.

N

1:250

0 5 10m



ROAVR | GROUP

ROAVR Group, Marr House
Beechwood Business Park, Inverness, IV2 3BW
www.roavr-group.co.uk
support@roavr-group.co.uk
01463 667302

Drawing Title	Scale/Sheet	Date		
Tree Protection Plan	1:250 @ A3	25/06/2024		
Client	Drawing No	Rev	Drawn By	Chked By
Muhtasham Qureshi	24_5837_05_07_TPP	2	PH	MH
Site/Project				
10 August End, Reading, RG30 2JP				

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind Is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
All rights reserved.

N

1:250

0 5 10m