

Preliminary Unexploded Ordnance (UXO) Risk Assessment

Project Name	The Hexagon Theatre, Reading
Client	GEA Ltd.
Site Address	Queens Walk, Reading, Berkshire RG1 7QF
Report Reference	PA19024-00
Date	17/11/2023
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Assessment Objective

This preliminary unexploded ordnance (UXO) risk assessment is a qualitative screening exercise to assess the likely potential of encountering UXO at the Hexagon Theatre in Reading. The assessment involves the consideration of the basic factors that affect the potential for UXO to be present at a site as outlined in Stage One of the UXO risk management process.

Background

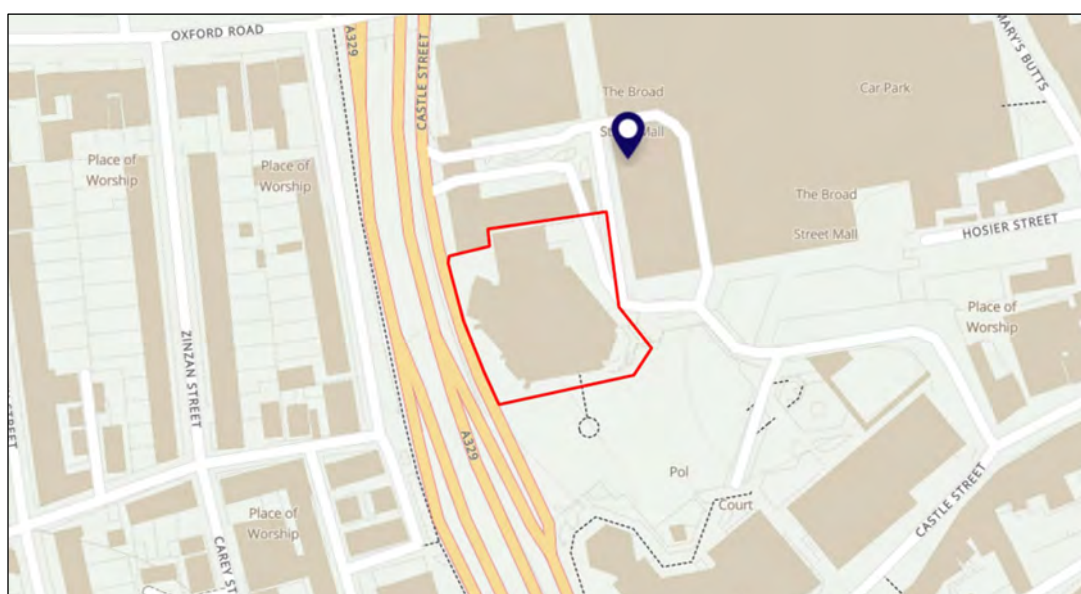
This assessment uses the sources of information available in-house to 1st Line Defence Ltd to enable the placement of a development site in context with events that may have led to the presence of German air-delivered or Allied military UXO. The report will identify any immediate necessity for risk mitigation or additional research in the form of a Detailed UXO Risk Assessment. It makes use of 1st Line Defence's extensive historical archives, library and unique geo-databases, as well as internet resources, and is researched and compiled by UXO specialists and graduate researchers.

The assessment directly follows CIRIA C681 guidelines "Unexploded Ordnance, a Guide for the Construction Industry". The document will therefore assess the following factors:

- Basic Site Data
- Previous Military Use
- Indicators of potential aerial delivered UXO threat
- Consideration of any Mitigating Factors
- Extent of Proposed Intrusive Works
- Any requirement for Further Work

It should be noted that the vast majority of construction sites in the UK will have a low or negligible risk of encountering UXO and should be able to be screened out at this preliminary stage. The report is meant as a common sense 'first step' in the UXO risk management process. The content of the report and conclusions drawn are based on basic, preliminary research using the information available to 1st Line Defence at the time this report was produced. It should be noted that the only way to entirely negate risk from UXO to a project would be to support the works proposed with appropriate UXO risk mitigation measures. It is rarely possible to state that there is absolutely 'no' risk from UXO to a project.

Site Boundary



Risk Assessment Considerations	
Site location and description/current use	The site is situated in Reading within the county of Berkshire. Recent aerial imagery shows that the site is occupied by the Hexagon Theatre and associated hardstanding ground. It is bound to the north by a mixed use multi-storey building. Queens Walk and underground parking lie to the east, while Lavender Place Community Gardens are situated to the south. The Inner Distribution Road (IDR) runs to the west of the site. The site is approximately centred on the OS grid reference: SU 7115 73266.
Are there any indicators of current/historical military activity on/close to the site?	No information could be found in-house to indicate that the site location has any former or current association with any military features. No features such as WWII defensive positions, encampments or firing ranges are recorded to have been located at the site. In addition, no information on ordnance being stored, produced, or disposed of within the proposed site boundary could be found. The closest recorded Heavy Anti-Aircraft (HAA) battery was situated approximately 3.6km to the west of the site at Tilehurst. The conditions in which unexploded anti-aircraft ordnance may have fallen unrecorded within the proposed site are generally analogous to that of German aerial delivered ordnance - see below for further information.
What was the pre- and post-WWII history of the site?	Pre-war OS mapping (1931) shows the site to occupy terraced residential properties and gardens on <i>Hosier Street</i>, <i>Lavender Street</i>, and <i>Soho Street</i>. The latter adjoins the site to the north while <i>Lavender Street</i> is located to the east. <i>Hosier Street</i> runs to the south of the site, with further gardens – associated with properties on <i>Howard Street</i> – situated to the west. Post-war OS mapping (1947) indicates that the site footprint remains largely unchanged. Furthermore, its immediate environs appear as equally unaltered since the previous mapping edition.
Was the area subject to bombing during WWII?	During WWII the site was situated in the County Borough of Reading. According to official Home Office bombing statistics this borough sustained an overall very low density of bombing with 5 items of ordnance recorded across the 9,105 acre borough, or an average of 0.5 items per 1,000 acres. No evidence could be found to suggest that the site itself was bombed during WWII. The only significant air raid within the borough occurred on 10th February 1943, when a single Luftwaffe aircraft machine-gunned and bombed the town centre, resulting in 41 deaths and over 100 injuries. The bomb strikes of this raid reportedly fell in the vicinity of Friar Street and Minster Street, approximately 450m east of the site.¹
Is there any evidence of bomb damage on/close to the site?	Wartime-era aerial imagery, dated 1944 and 1947, was available for consultation on this occasion. No major signs of bomb damage such as rubble, debris, cratering, scattered earth, or indentations in the ground were visible on-site within this resource.

¹ <https://www.readingmuseum.org.uk/blog/day-reading-was-bombed-people%E2%80%99s-pantry-75-years-on>

To what degree would the site have been subject to access?	Given that residential properties and gardens occupied the site throughout WWII access and monitor is considered to have been frequent, reducing the likelihood of UXO going missing and unreported. This however would have been dependent on the vigilance of individual residents.
To what degree has the site been developed post-WWII?	The housing that occupied and surrounded the site was torn down to provide space for the construction of the Reading Inner Distribution Road (IDR), which opened in 1969. The Hexagon Theatre was subsequently built on site and opened in 1977.
What is the nature and extent of the intrusive works proposed?	The nature and extent of works proposed was not available at the time of writing.

Summary and Conclusions

During WWII the site was situated in the County Borough of Reading. According to official Home Office bombing statistics this borough sustained an overall very low density of bombing, with an average of 0.5 items of ordnance per 1,000 acres.

At this preliminary stage, no positive evidence could be found within the available record set to suggest that the site sustained any incidents of bombing.

This lack of bombing corroborates with a lack of major damage observable within available wartime-era imagery. No obvious indicators of damage such as rubble, debris, cratering or scattered earth were visible within these resources.

Given the very low density of bombing across the borough, with no positive evidence found to suggest any on-site bombing or damage, the risk of encountering UXO is not considered to be elevated above the 'background risk' for this area of Reading.

Recommendations

Given the findings of this preliminary report, the risk from UXO is not considered to be significantly elevated above the 'background risk' of finding UXO in this part of the UK. Whilst it would be possible to conduct a Detailed UXO Risk Assessment for this site, it is not anticipated that any further findings would significantly alter the risk of encountering unexploded ordnance within the site. It is therefore recommended that **no further research** is undertaken.

If the client has any anecdotal or empirical evidence of UXO risk on site, please contact 1st Line Defence.

It should be noted that although the risk from unexploded ordnance on this site has been assessed as low, this does not mean there is 'no' risk of encountering UXO. This preliminary report has been undertaken with due diligence, and all reasonable care has been taken to access and analyse relevant historical information. By necessity, when dealing with historical evidence, and when making assessments of UXO risk, various assumptions have to be made which we have discussed and justified within this report. Our reports take a common-sense and practical approach to the assessment of UXO risk, and we strive to be reasonable and pragmatic in our conclusions. As referenced, it would be possible to undertake further research into this site, but based on the evidence to hand, this is not deemed strictly necessary, and no reasonably justifiable requirement for proactive on-site mitigation has been identified.

It should however be stressed that if any suspect items are encountered during the proposed works, 1st Line Defence should be contacted for advice/assistance, and to re-assess the risk as necessary. Furthermore, we would recommend that ground personnel are always made aware of the potential for encountering UXO, what to look out for and what to do in the unlikely event that a suspect item is encountered, and that a UXO Risk Management Plan is put together for the proposed works. We would be happy to provide a template and guidance for this – contact us on 01992 245020. Should the scope of works change or additional works be proposed, 1st Line Defence should be contacted to re-evaluate the risk.

This report has been prepared by 1st Line Defence Limited with all reasonable care and skill. The report contains historical data and information from third party sources. 1st Line Defence Limited has sought to verify the accuracy and comprehensiveness of this information where possible but cannot be held accountable for any inherent errors. Furthermore, whilst every reasonable effort has been made to locate and access all relevant historical information, 1st Line Defence cannot be held responsible for any changes to risk level or mitigation recommendations resulting from documentation or other information which may come to light at a later date.

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CONDITION 9

Construction Method Statement

No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition. Capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

Pursuant to condition 9 of application 240063, Rise Contracts Ltd, the appointed contractor for the Hexagon Studio Theatre, have collated a Construction and Environmental Management Plan (CEMP), in which they detail specific measures for each of the items outlined within the condition.

Supporting Documents:

Construction & Environmental Management Plan by Rise Contracts

CONDITION 10

Site Working Hours

No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Within the CEMP, Rise Contracts Ltd have outlined their site operation hours, in line with condition 10.

Supporting Documents:

Construction & Environmental Management Plan by Rise Contracts

CONDITION 11

Burning of Site Waste

No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Within the CEMP, Rise Contracts Ltd have set out that no waste shall be burnt on site, at any time, in line with condition 11.

Supporting Documents:

Construction & Environmental Management Plan by Rise Contracts

CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN

HEXAGON STUDIO THEATRE



Revisions/ Amendments

Rev	Description	Date	Revision By	Comments
0	For comment/approval	April 24	RB	
A	Updated to comments	May 24	RB	
B	For RBC issue	May 24	RB	
C	Updated to RBC comments	June 24	RB	

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- i) Control of noise during the works
- j) pest control

10. Working hours

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INTRODUCTION

Planning application number: 240063

This document includes details of the works required for Hexagon studio theatre and to minimise the impacts during the construction works.

THE PROJECT

The Hexagon studio theatre works consists of demolition of existing back of house facilities

A fully accessible, intimate and adaptable studio theatre for an audience of up to 244 seated, or 321 standing.

Two new flexible studios for rehearsal and community use.

A generous split-level foyer, with a dedicated bar & box-office, and access to a private roof terrace on the upper floor.

A new bridging link to the existing podium, creating a vibrant and active public space outside of the new studio theatre, enhancing the Hexagon's appeal and civic value.

Daytime and evening activation will animate Queens Walk and increase footfall towards the Hexagon Theatre.

The foyer is constructed from an expressive timber frame, glazed and clad in a lightweight metal screen, creating a welcoming and convivial space to gather.

One unified and reconfigured get-in for both venues, accessed off the Inner Distribution Road (A329) to the west, optimises the theatre's technical operations.

Shared back of house facilities, include a workshop, wardrobe, stage door, studios, and office. In addition, dedicated support spaces for the new studio theatre, including dressing rooms and a green room are provided.

The entire building is accessible for wheelchair users, and has accessible connections across to the existing Hexagon foyers and back of house corridors.

EXISTING SITE

Whilst The Hexagon, Police Station and Magistrates Court still operate from these buildings, the Hexagon's closest neighbour - the Civic Centre, was demolished in 2016, following Reading Borough Council's relocation. In its place, there is now a neglected landscape. This has led to The Hexagon Theatre becoming an isolated monument in an increasingly dilapidated area of the city centre.

An aerial photograph showing the Hexagon Theatre, a large building with a distinctive hexagonal roof structure. To the left is a multi-story brick building. To the right is a green space labeled 'Lavender Place Community Garden' with a green location pin icon. The area includes parking lots, trees, and surrounding urban infrastructure.

News letters will be published and displayed on the notice board to advise neighbours and the public in advance of the works, regular meetings will take place with the theatre management as the works progress to minimise any disruption. Exhibition set up within theatre for neighbours/public to view.

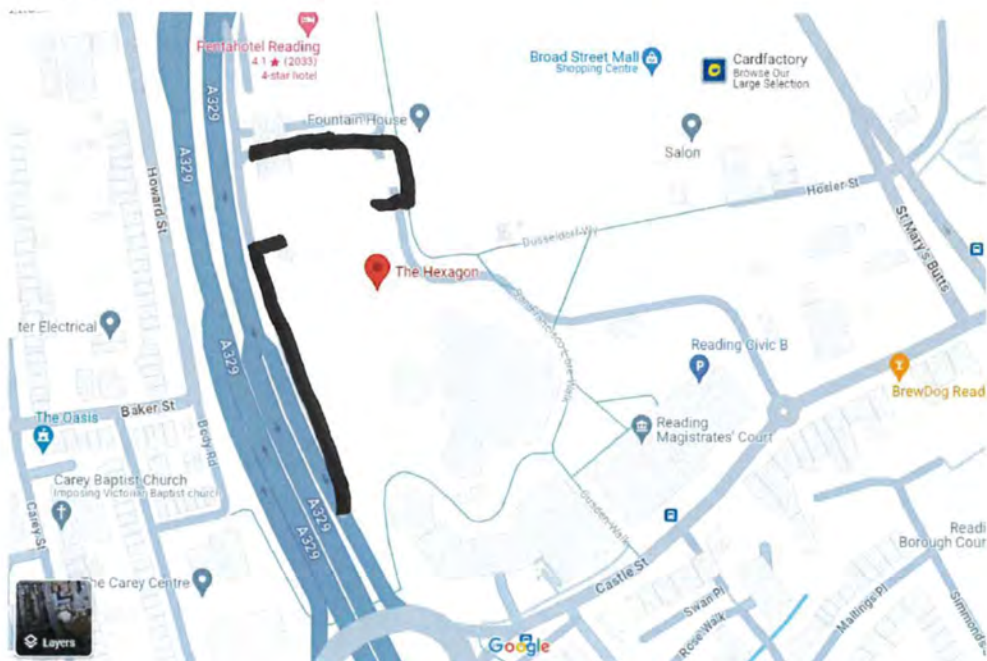
TRAFFIC ROUTES

The site will be accessed from the slip road via A329 off Broad Street Mall to the West side of the site, some deliveries will need to deliver to the east side of the site from Castle Street.

Inbound traffic route



Outbound traffic route



CONDITION SURVEY

Before works commence a series of photographic condition surveys will be carried out

SITE SECURITY

A hoarding will be erected around the site and all entrances locked to prevent unauthorised access, during working hours entrances will be access controlled. The hoarding will be checked regularly and any graffiti will be painted over, fly posters will be removed. We note there are rough sleepers in the vicinity.

CONTROL OF SITE TRAFFIC

In order to minimise the impact of increased construction traffic, all vehicle movements both in and out of the site will be managed and monitored by Rise who will ensure vehicles don't wait on the local highway blocking flow of traffic. All vehicles deliveries will be pre booked, the system will ensure that material deliveries are rationalised to reduce vehicle movements. Most deliveries will be to the West entrance.

During demolition we estimate 2-4 vehicles a day,

During ground works we estimate 3-6 vehicles a day.

During superstructure we estimate 3-9 vehicles a day.

During fit out we estimate 5-8 vehicles a day.

EXISTING SERVICES

There is water, electric, gas and fibre to the property.

TREE PROTECTION

Tree protection will be provided to the existing London plane tree (T1) on the West side of the theatre if it is within our site boundary.

USE OF HIGHWAY/DIVERSIONS/SCAFFOLDING

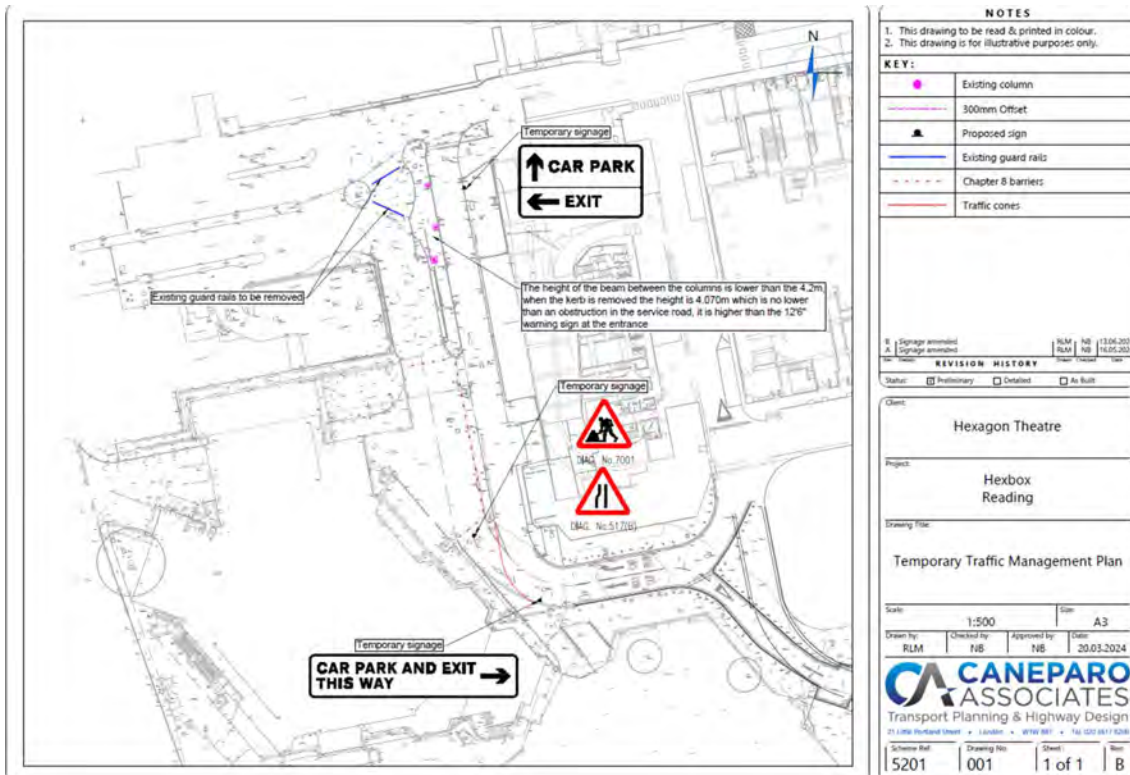
The passageway to the North between the theatre and Queens Court will become part of the site for scaffold during the works.

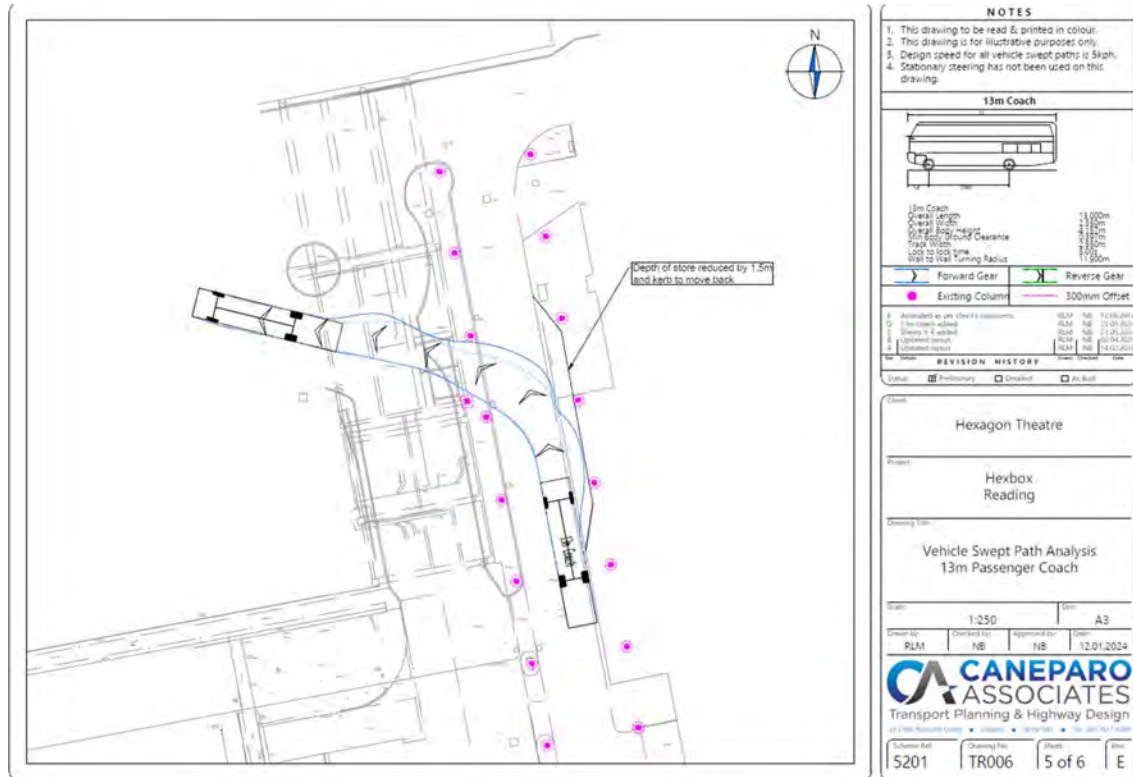
During the bridge construction we propose to divert traffic to the right hand lane under the podium and then back onto the exit road just past the bridge. The road layout will need to be adapted by lowering kerbs. Articulated Retail unit service vehicles will be sent up to Castle street and temporary traffic light will be utilised where the road narrows.

To the East of the theatre the 2 left hand lanes will be closed from July 2024 until October 2025 If this needs extending we will advise 1 month in advance. Through traffic for cars, rigid vehicles up to 12m and 13m long coaches will be diverted to the righthand lane under the podium as shown below to enable the bridge construction works to be carried out.

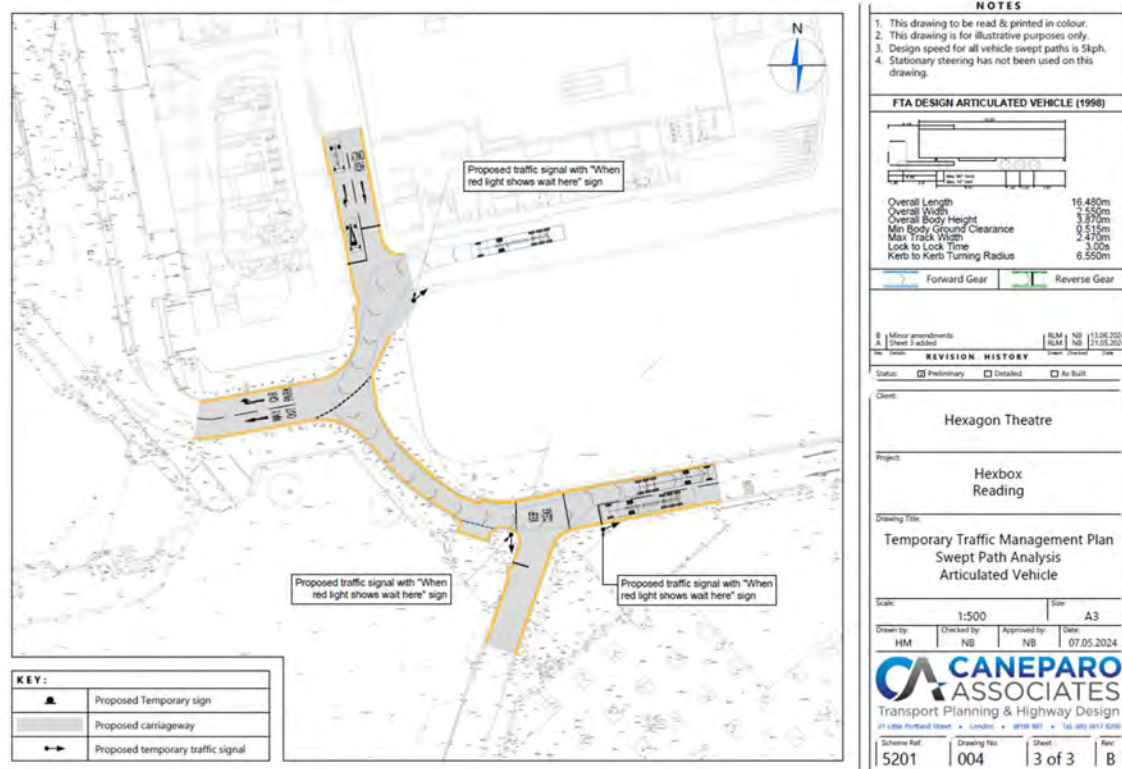


The road layout will be altered under the podium with the kerb lowered to allow vehicles to exit as shown on drawing below.





The road layout will be altered and traffic signals installed to control the traffic to allow larger vehicles to exit the service road from under the mall and diverted up to Castle Street as drawing below.



DETAILS OF THE WORKS

INTRODUCTION

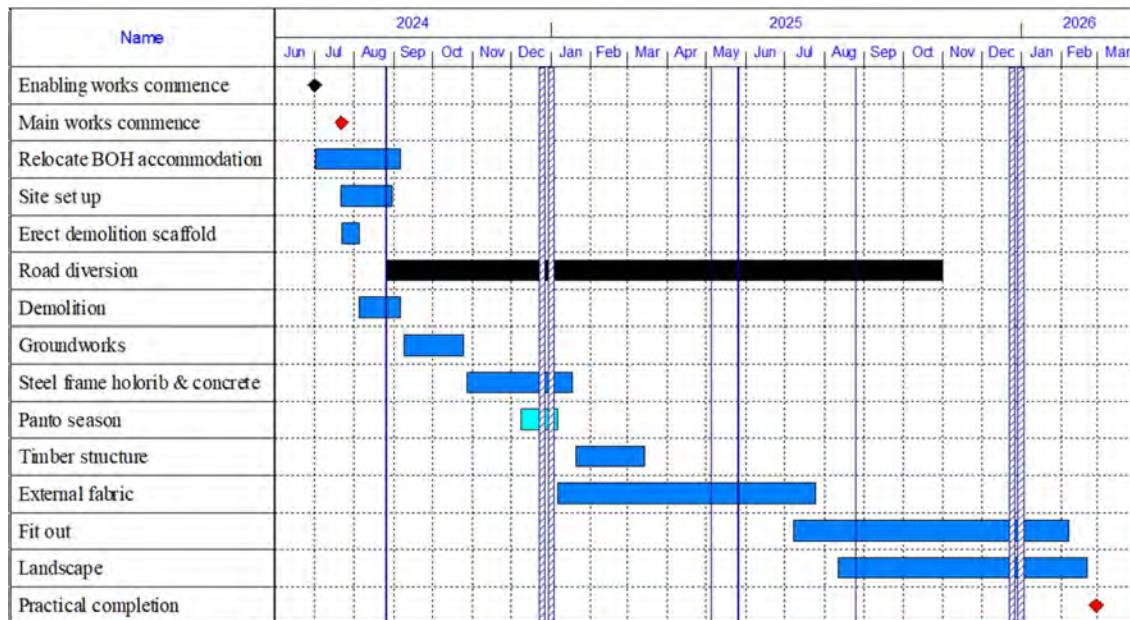
Before construction can commence, a series of relocation works will need to happen, to ensure that the Hexagon can remain operational whilst the current BoH is demolished and replaced. The kitchen will be relocated to the main Hexagon foyer. Temporary back of house facilities (dressing room, studio, storage, wardrobe, technicians welfare, wc's and toilets) will be located in temporary cabins south of the site, There is space for vehicles to park on the west side of the theatre for get in/out of shows. A new opening will be formed in the west elevation with acoustic double doors for the get in/out for the shows. Existing sets of doors to the south of the Hexagon could provide the entrance for performers. A temporary overhead cover will be required between the cabins and Hexagon.

- The building is to attain breeam excellent rating.
- A hoarding will be erected around the works,
- Scaffold will erected in the alleyway.
- The section of building will be carefully demolished.
- Ground floor steel frame holorib and concrete
- New structural frame primarily timber
- Steel bridge to existing podium
- Lift
- Mechanical & electrical systems
- Exterior-Brick plinth, profiled zinc screen cladding and standing seam zinc cladding
- Landscaping

WORKING METHODS

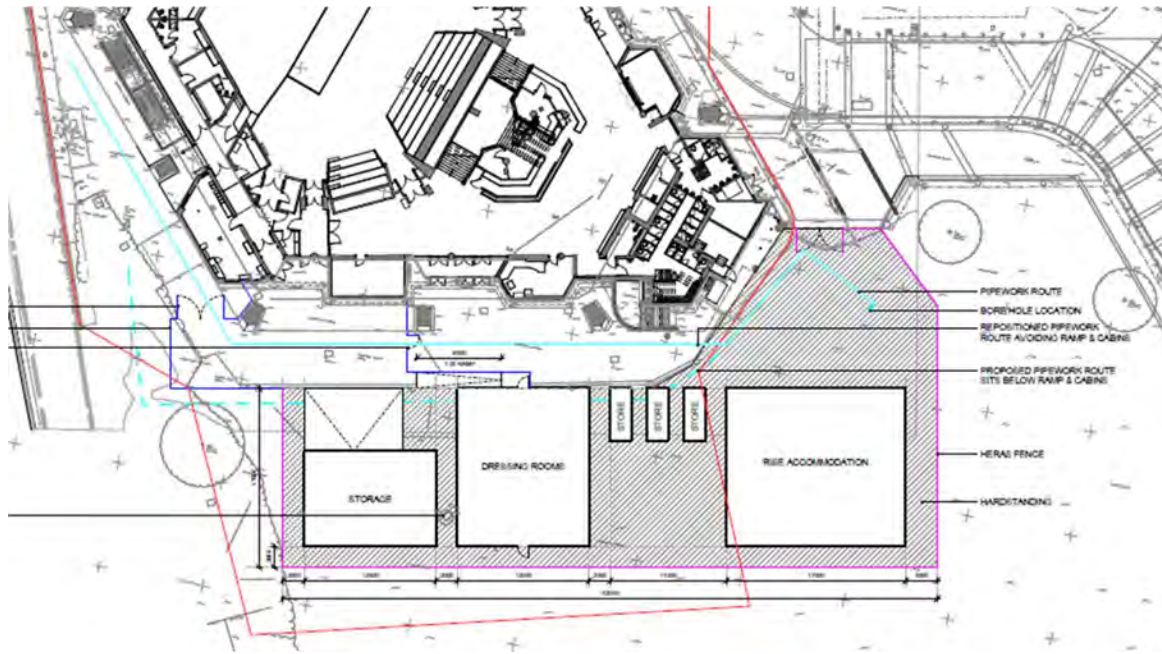
- Prior to demolition all asbestos described in the R&D asbestos survey will be removed by a specialist.
- A secure hoarding 2.4m high will be erected around the site.
- M&E will be isolated made safe and stripped back. The incoming gas supply will need to be located underground and the branch serving the studio capped off.
- The internal of the building will be soft stripped
- The demolition will be undertaken using pneumatic breakers and jaws fitted to tracked 360 vehicles, waste will be segregated and loaded into tippers and low loaders for removal from site.
- During demolition/groundworks any open drains will be capped to control pests.
- Channels will be cut using a road saw broken out using pneumatic breaker and excavated using bucket fitted to tracked 360 vehicles for underground drainage installations and below ground footings
- Reinforcement will be tied and ready mix concrete will be poured below ground to support the structure,
- The first floor steel work will be erected using a mobile crane for lifting, operatives will use mewps to connect the steel, holorib will be fitted by a specialist contractor using nets for safety.
- A concrete pump will be used to pour the ready mix concrete into the first floor slab.
- The timber structural frame will be erected utilizing a mobile crane to lift the components in position.
- Scaffold will be erected around the studio with Haki stairs for pedestrian access a telehandler and electric material hoists will be used for vertical material movements to clad the exterior of the building and install the green roof.

PROGRAMME AND CONSTRUCTION SEQUENCE



SITE SET UP AND WELFARE FACILITIES

Site offices and welfare will be set up to the south of the Hexagon Theatre adjacent to the theatres temporary back of house accommodation and will include offices, canteen, changing room, wc's, store.



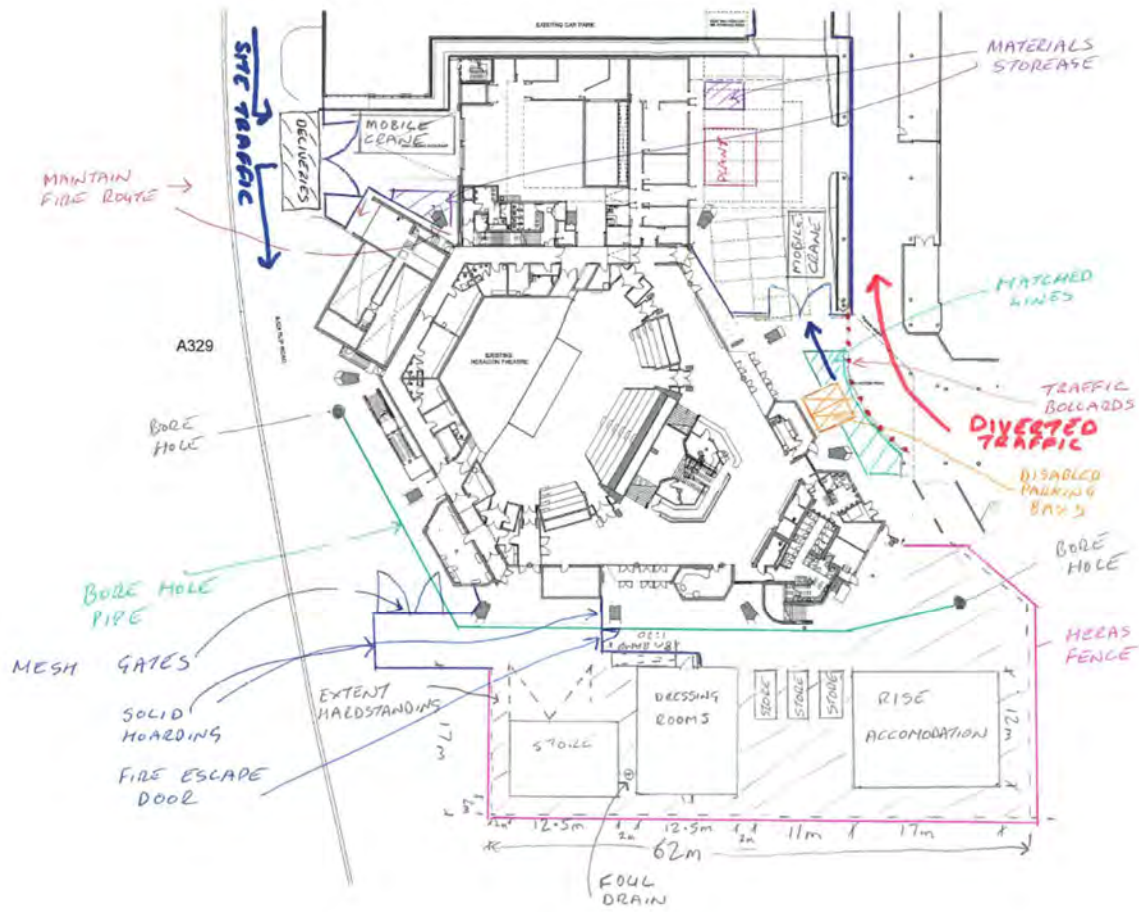
Due to restricted space on site materials will be delivered on a just in time basis materials will be stored for a short period of time as shown below.

Mobile plant-there will be a mobile crane to erect the steel at 1st floor level and timber structure above this will be delivered and removed from site each day.

There may be requirements for a telehandler on site once the structure is erected this will be kept within the site boundary when not in use.

There will be no parking on site, there are public car parks close by that operatives and visitors can park in Reading Civic B or Broad street mall which are in close vicinity of the site.

SITE LOGISTICS PLAN



ENVIRONMENT CONSIDERATIONS

SITE WORKING HOURS

- Monday to Friday 08:00 – 18:00hrs
- Saturday 08:00 – 13:00hrs
- No works on Sunday or Bank Holidays.

CONSIDERATE CONSTRUCTORS SCHEME

The development will be undertaken in accordance Considerate Constructors Scheme (CCS) with target set for minimum performance for the project, contractors and suppliers.

Rise Contracts will register the project under CCS with a minimum target score of 11 in each section of the schemes site code for considerate practice

DELIVERIES AND TRANSPORT OF MATERIALS, PLANT, AND EQUIPMENT TO SITE

Deliveries including the transport of materials, plant, and equipment to the development site shall only take place during the following hours:

- 08:00 to 16:30 on Monday to Friday
- 08:00 to 12:00 on Saturdays
- No deliveries on Sundays or Public Holidays

Delivery vehicles shall not be permitted to wait, queue, or circulate on the public highway when the development site is not open for deliveries.

NOISE, VIBRATION AND DUST

In order to mitigate construction noise vibration and dust the works will employ the 'best practicable means' including application of methods recommended in BS 5228 noise control on construction and open sites, for example, undertaking works to ensure minimum disturbance.

Where appropriate, the following measures to minimise noise vibration will be adopted:

- All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.
- All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers and shall be maintained in good and efficient working order.
- All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
- Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.
- Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.
- All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.
- The handling of materials shall be conducted in such a manner that minimizes noise, including minimising drop heights into hoppers and lorries.
- No stereos or similar amplified devices shall be audible at the site boundary.

Where appropriate, the following measures to minimise dust will be adopted:

- All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.
- Engines of plant, machinery, and lorries shall be turned off at all times when not in use.
- Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and

neighbouring properties.

- Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.
- Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised and fine water sprays should be used on equipment where necessary.
- Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape.
- All vehicles carrying dusty materials shall be securely covered.
- Water suppression shall be used in dry conditions to reduce dust emissions (e.g. mobile bowsers or fixed sprayers as appropriate).
- Areas where there is regular vehicular movement should have a consolidated surface which shall be kept in good repair.

WHEEL CLEANING

The ground floor slab is being retained vehicles will be on existing hard standings and regular hand sweeping of the access road to the site will be carried out where mud is likely to affect residents and/or highway safety. In dry conditions damping down of road surfaces will be carried out to control dust.

ARTIFICIAL LIGHTING

- Flood lighting, security lights, and any other obtrusive external lighting shall be sensitively located so as to avoid nuisance to neighbouring properties and should only provide the necessary luminance for the relevant task(s).
- The direction and angle of any external lighting will not cause light spill, glare, or nuisance to neighbouring properties or highway users. Where practicable, the use of shields or covers will be used to minimise the level of obtrusive light beyond the site boundary.
- Any light sensors fitted will be adjusted as such to ensure that they are only activated from activity on the development site.
- On large development sites the use of localised lighting will be used wherever possible to avoid excessive illumination of inactive areas.
- The use of external lighting overnight will be minimised consistent with safe access, egress, and security of the development site.

WASTE MANAGEMENT

- There shall be no burning of waste at any time on development sites.
- The appointed contractor(s) shall have an appropriate means of waste disposal in place for the duration of the development works. Appropriate waste transfer and/or disposal documentation shall be made available for inspection by the local planning authority on request.
- The appointed contractor(s) shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and public areas (streets, laneways, footpaths and reserves).
- Where possible waste will be segregated on site. Waste materials should be placed into labelled bins/skips and dedicated collections of each waste stream will be enforced, this allows high grade recycling of waste materials, meaning new unused materials can be reused, more of the waste material can be reproduced into new materials and avoid recovery(incineration) and landfill.

NEIGHBOUR AND COMMUNITY LIAISON

SENSITIVE/AFFECTED RECEPTORS

The neighbours in Queens Court are likely to have affect to noise during the demolition and groundworks stage during site opening times.

COMMUNITY LIAISON

Prior to starting work, occupiers in the vicinity of the site will be informed of the start date, the duration and nature of the project, an exhibition will be on show at the theatre.

- A display board shall be prominently displayed at all development sites. All boards shall detail the nature of the works being undertaken, a contact name, telephone number (including a telephone number to be used outside normal working hours), and a postal address where any enquiries can be sent.
- The telephone number provided to local residents and businesses shall be maintained at all times whilst the development works are taking place in order to respond to any enquiries and complaints.
- Regular communication with neighboring residents and any community groups shall be maintained throughout the duration of the works to provide updates on the scheduled works and any changes that may occur as a result of unforeseen circumstances.
- A complaints register shall be kept and shall include complainant's details, date and time of the complaint, cause(s) of the complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, and reasons for any unresolved complaints.

NEIGHBOURING SITES

Works to the Broad Street Mall are likely to commence part way through the Studio works, our intention is to ensure that all site logistics are coordinated with the BSM development, contact has been made with the developer regarding timings and programme logistics.

SITE SECURITY

The site will be hoarded of from the public 2.4m high. There will be access doors at the west and the east elevations, safety lighting will be fitted to the hoarding. When the site is closed the doors will benefit from a padlock for secondary security. Statutory safety signage will be fixed to the hoarding.

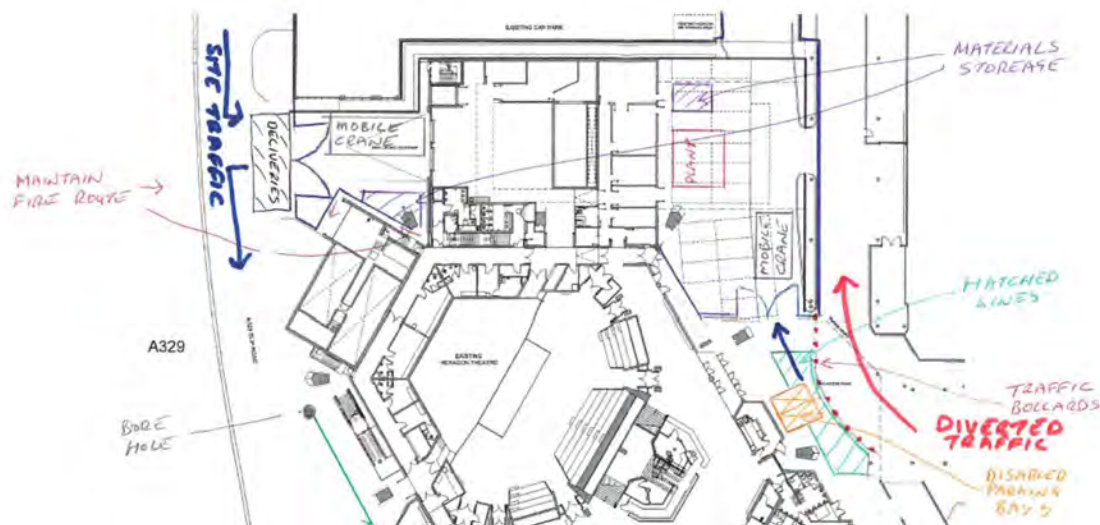
9. Planning conditions

a) Parking

- There will be no parking on site, there are public car parks close by that operatives and visitors can park in Reading Civic B or Broad street mall which are a couple of minutes walk of the site. No site personnel or contractors are permitted to park on the surrounding public highway at any time.

b) Storage on site

- Due to restricted space on site materials will be delivered on a just in time basis materials will be stored for a short period of time as shown below.
- Mobile plant-there will be a mobile crane to erect the steel at 1st floor level and timber structure above this will be delivered and removed from site each day.
- There may be requirements for a telehandler on site once the structure is erected this will be kept within the site boundary when not in use.



c) Hoardings

- A hoarding will be erected around the site at ground floor level and all entrances locked to prevent unauthorised access, at 1st floor podium level a 2.4m high x 3.5m wide hoarding will be erected on concrete blocks. During working hours entrances will be access controlled. The hoarding will be checked regularly and any graffiti will be painted over, fly posters will be removed. We note there are rough sleepers in the vicinity.

d) Footpath/road closures for the works

- The passageway to the North between the theatre and Queens Court will become part of the site for scaffold during the works.
- During the bridge construction we propose to divert traffic to the right hand lane under the podium and then back onto the exit road just past the bridge. The road layout will need to be adapted by lowering kerbs. Articulated Retail unit service vehicles will be sent up to Castle street and temporary traffic light will be utilised where the road narrows.
- To the East of the theatre the 2 left hand lanes will be closed from July 2024 until October 2025. Through traffic for cars and smaller vehicles will be diverted to the righthand lane under the podium as shown below to enable the bridge construction works to be carried out.
- An application for road closure and temporary traffic signals will be made to the councils streetworks department before any works commence on site.

e) Wheel cleaning

- The ground floor slab is being retained vehicles will be on existing hard standings and regular hand sweeping of the access road to the site will be carried out where mud is likely to affect residents and/or highway safety. In dry conditions damping down of road surfaces will be carried out to control dust.
- The public highway adjacent to the site will be kept free of general builders debris, including all other materials resulting from the works being carried out including litter left by site employees.

f) Recycling waste

- The appointed contractor(s) shall have an appropriate means of waste disposal in place for the duration of the development works. Appropriate waste transfer and/or disposal documentation shall be made available for inspection by the local planning authority on request.
- The appointed contractor(s) shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and public areas (streets, laneways, footpaths and reserves).
- Where possible waste will be segregated on site. Waste materials should be placed into labelled bins/skips and dedicated collections of each waste stream will be enforced, this allows high grade recycling of waste materials, meaning new unused materials can be reused, more of the waste material can be reproduced into new materials and avoid recovery(incineration) and landfill.

g) Artificial lighting

- Flood lighting, security lights, and any other obtrusive external lighting shall be sensitively located so as to avoid nuisance to neighbouring properties and should only provide the necessary luminance for the relevant task(s).
- The direction and angle of any external lighting will not cause light spill, glare, or nuisance to neighbouring properties or highway users. Where practicable, the use of shields or covers will be used to minimise the level of obtrusive light beyond the site boundary.
- Any light sensors fitted will be adjusted as such to ensure that they are only activated from activity on the development site.
- On large development sites the use of localised lighting will be used wherever possible to avoid excessive illumination of inactive areas.
- The use of external lighting overnight will be minimised consistent with safe access, egress, and security of the development site.

h) Control of dust, dirt and airborne pollutants during the works

In order to mitigate construction noise vibration and dust the works will employ the 'best practicable means' including application of methods recommended in BS 5228 noise control on construction and open sites, for example, undertaking works to ensure minimum disturbance.

- All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.
- Engines of plant, machinery, and lorries shall be turned off at all times when not in use.
- Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties.
- Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.
- Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised and fine water sprays should be used on equipment where necessary.
- Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape.
- All vehicles carrying dusty materials shall be securely covered.
- Water suppression shall be used in dry conditions to reduce dust emissions (e.g. mobile bowsers or fixed sprayers as appropriate).
- Areas where there is regular vehicular movement should have a consolidated surface which shall be kept in good repair.

i) Control of noise during the works

Where appropriate, the following measures to minimise noise vibration will be adopted:

- All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.
- All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers and shall be maintained in good and efficient working order.
- All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
- Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.
- Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.
- All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.
- The handling of materials shall be conducted in such a manner that minimizes noise, including minimising drop heights into hoppers and lorries.
- No stereos or similar amplified devices shall be audible at the site boundary.

j) pest control

- During demolition/groundworks any open drains will be capped to control pests.

10. Working hours

- Monday to Friday 08:00 – 18:00hrs
- Saturday 08:00 – 13:00hrs
- No works on Sunday or Bank Holidays.

11. Materials or green waste produced as a result of the works

- There shall be no burning of waste at any time on development sites.

CONDITION 17

No development shall commence on site (including demolition or preparatory works) 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 including BS5837:2012 for all existing trees that are not shown as being removed on the approved drawings, 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 strict accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

Supporting Documents:

Arboricultural Method Statement by Tim Moya Associates



Arboricultural Method Statement

for planning & development purposes

The Hexagon Theatre
Queens Walk
Reading
RG1 7QF

June 2024

230374-PD-13

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1 INTRODUCTORY INFORMATION

Instruction

- 1.1 This *Arboricultural Method Statement* ('the AMS') has been instructed by *Haworth Tompkins* ('the Client'), to guide the construction process for planning reference 240063, with regard to tree protection matters in all construction elements at *The Hexagon Theatre* ('the Site').



Figure 1: Showing the area discussed in this AMS within the indicative line and sourced from Google Earth (note: this is not the red line plan of the Site).

Report methodology and guidance

- 1.2 This AMS has been provided to assist all parties involved in the planning process and has been prepared following a survey of the trees and other vegetation in accordance with *British Standard 5837 - Trees in relation to design demolition and construction - Recommendations*¹ (i.e., 'BS5837').

Limitations

- 1.3 This AMS is not an *Arboricultural Impact Assessment* ('AIA'). Therefore, it does not cover the effects of tree loss and mitigation. This AMS instead covers the methods of work within proximity to retained trees (i.e., it is an instructive document). A separate AIA report (*reference 230374-PD-11*) has been produced and submitted with the planning application.

1 - BSI. (2012) British Standard 5837: Trees in relation to design, demolition and construction - Recommendations. UK: British Standards Institution.

- 1.4 This AMS does not provide information and guidance, relating to the management of trees in the context of health and safety. Any specified tree works pertain strictly to the development process, unless otherwise stated within this AMS.

Planning law and duties

- 1.5 There are various relevant statutes that must be considered and adhered to as part of this AMS. These include but may not be limited to the following statutes.

Town and Country Planning Act 1990

- 1.6 The *Town and Country Planning Act 1990* requires development to be undertaken in accordance with its stipulations. Where a decision notice exists, the development must be undertaken in accordance with its details, including those details discharged by way of condition, restricted by way of limitation, or amended through a non-material amendment (*Section 96A*) or minor amendment (*Section 73*). Any failure to adhere may result in enforcement action (*Sections 171A and 187A*) including a stop notice (*Section 183*). Where trees are legally protected (e.g., by way of *Conservation Area* designation or a *Tree Preservation Order*), *Part VIII Chapter I* of this Act also applies and to which all relevant works must adhere.

Natural Environment and Rural Communities Act 2006

- 1.7 The *Natural Environment and Rural Communities Act 2006* at *Section 40* confirms that all statutory undertakers have a duty to protect biodiversity - this includes trees. Statutory undertakers cannot operate without appropriate consideration of trees, in the context of development activities. In normal circumstances, statutory undertakers will demonstrate compliance with the recommendations of the NJUG document.

Town and Country Planning (Tree Preservation)(England) Regulations 2012

- 1.8 The *Town and Country Planning (Tree Preservation)(England) Regulations 2012* applies further restriction on trees protected by statute. Tree works consented as part of a full planning application are considered an exception under *Regulation 14(vii)*, though any amended and additional tree works must be separately approved as an addition to those works covered by the existing planning consent.

Relevant plans and documents

Appendices

- 1.9 The appendices of this AMS include:
- Appendix A (plans); and
 - Appendix B (schedules).

External documents

1.10 This AMS has been prepared, with reference to the following supplied documents and information:

- *Topographical Survey - RT2230021P0001-0006;*
- *34141-11010_Rev4 - Proposed GA Floor Plans - Level 0;*
- *34141-11011_Rev4 - Proposed GA Floor Plan - Level 1;*
- *34141-11012_Rev4 - Proposed GA Floor Plan - Level 2;*
- *34141-11013_Rev4 - Proposed GA Floor Plan - Level 3;*
- *34141-11014_Rev1 - Proposed Roof Plan - Level 4;*
- *Landscape Plan HX201-JCLA-SK-L-7012; and*
- *HX201-JCLA-T-DR-L-1002-Landscape Plan - Back of House.*

1.11 This AMS must also be read as part of the entire document and drawing package for works at the Site, which includes but is not necessarily limited to the architectural, engineering, and landscape details.

Definitions

1.12 The following particular terms and abbreviations may be used within this AMS. These terms are defined by BS5837 as follows, unless not in italics:

- ***Arboricultural clerk of works ('arboriculturist')*** - *person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction".*
- ***Construction Exclusion Zone ('CEZ')*** - *"area based on the root protection area from which access is prohibited for the duration of a project" (used within this AMS interchangeably with Tree Protection Zone or TPZ).*
- ***Local Planning Authority ('LPA')*** - *the planning department of the borough, district, or metropolitan council.*
- ***Root Protection Area ('RPA')*** - *"layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority".*
- ***Tree Protection Plan ('TPP')*** - *"scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures".*

2 SEQUENCING AND MONITORING

Variations

- 2.1 It is the responsibility of the Site Manager to ensure that the protocols of this AMS are complied with. Any variation of any degree from any of the specified details within this AMS can only be instructed by the Site Manager, following prior consultation and agreement with the arboriculturist (i.e., retrospective agreement is not acceptable).
- 2.2 In the event of an emergency, human health and safety will be the main priority. Works to remedy the situation that may affect trees will require the Site Manager to report in writing to the arboriculturist, immediately before any action is taken. If there is no time to report (e.g., if the situation is imminently life threatening), the Site Manager must inform the arboriculturist of the details immediately following the situation.

Sequencing

- 2.3 The sequence of operations followed as part of the development process are, in nominal sequential order:
- Tree pruning undertaken to T2, T3 and T6 in accordance with the approved specification.
 - Installation of tree protection measures specified in this Report.
 - Completion of construction works.
 - Removal of construction materials and machinery from the Site.
 - Removal or adjustment of tree protection measures where required to enable landscaping works.
 - Landscaping works adjacent to T1 undertaken under observation of the arboriculturist.
- 2.4 All forms of tree protection are provided on a single TPP that considers all stages of work (that is located at Appendix A).

Responsibilities

- 2.5 The Site Manager will ultimately be responsible for the protection of all retained trees over the duration of works. Whenever appropriate (e.g., where there is any desired degree for clarification), the Site Manager will consult the arboriculturist for advice and/or clarification, though the arboriculturist is not responsible for ensuring that operations on Site comply with the details of this AMS.

- 2.6 Each operative working at the Site will be informed of the details of this AMS and their individual responsibilities in the context of their role, prior to them undertaking any works (i.e., as part of their initial induction process).
- 2.7 At least 1no. copy of this AMS will be printed out by the Site Manager and kept at the Site in an appropriate location where any and all operatives are able to access it at any time. As a minimum, the written elements of this AMS will be printed as A4 and all plans at their individual specified sizes in full colour.

Arboricultural monitoring

Schedule of monitoring

- 2.8 At this stage, a project programme is available and therefore the duration of the project is nominally confirmed. Therefore, the below list of points at which the arboriculturist will attend Site has been developed in conjunction with this information.
- 2.9 Attendance by the arboriculturist will occur at the following specific points, to ensure that the relevant activities as outlined within the details of this AMS are complied with. These points are:
- a pre-commencement meeting at Site with at least the Site Manager.
 - to sign-off the tree protection measures prior to the commencement of any works to implement the Proposed Development (except in the case of specified tree works that can occur prior to this point).
 - to oversee the removal of existing hard surfacing and kerb within the RPA of T1.
 - to oversee excavation required to install a new kerb within the RPA of T1.
 - upon the completion of works to implement the development.

Recording of monitoring

- 2.10 It will be the responsibility of the Site Manager to ensure that the arboriculturist is given at least 5no. working days' prior notification of any works on Site that have been identified within this Report as requiring oversight, so that this can be completed by the arboriculturist. Should the arboriculturist be required on Site further to these specified times, the same principle of at least 5no. days' notice applies.
- 2.11 Should the arboriculturist not be able to attend at 5no. days' notice, the next earliest opportunity agreeable to all parties will be the point at which the arboriculturist attends Site.

- 2.12 Following each Site visit, a written summary report that details the findings (and any actions) will be submitted by the arboriculturist to the Client, Site Manager, and LPA tree officer, in addition to other consultants and/or organisations to the extent that is required. This summary report will be issued within 5no. working days, unless otherwise agreed in advance with the LPA tree officer.

3 TREE SURGERY WORKS

- 3.1 Only the tree works that have been specified within this AMS may be undertaken, subject to this AMS itself being formally approved by the LPA and subject to all pre-commencement conditions (as a minimum) attached to the *Decision Notice* being appropriately discharged.
- 3.2 The tree works required includes crown-lifting T2 and T3 on the northeast sides of their crowns (over the existing access road) to a height of 5.5m, and pruning cotoneaster shrubs within S6 back to the edge of the access road. These works are required to provide vehicle clearance during the implementation of the development.

Wildlife and habitat responsibilities

Statutory duties

- 3.3 All tree works will be undertaken in full accordance with the requirements of the *Wildlife and Countryside Act 1981* (as amended), *The Conservation of Habitats and Species Regulations 2017*, and *The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*. These regulations make it an offence to, for example:
- intentionally or deliberately kill, injure, or capture protected species;
 - deliberately disturb protected species;
 - damage, destroy, or obstruct access to a structure used for shelter or protection by a protected species;
 - take, damage, disturb, or destroy the nest of any bird either in use or being built;
 - take or destroy the egg of any wild bird; and
 - damage, destroy, or obstruct access to any bat roosts.

Contractor duties

- 3.4 An appropriately qualified and experienced arboricultural contractor must be instructed to undertake the works that are specified within this AMS. It is not acceptable for a non-arboricultural contractor to undertake any of the specified works.
- 3.5 It is the responsibility of the Site Manager to ensure that the appointed arboricultural contractor completes the works in a manner that ensures that no protected species are harmed during working operations. Should there be any degree of concern, regarding compliance with statutory requirements, the relevant works must cease and a professional ecologist consulted before the works re-commence.

4 TREE PROTECTION MEASURES

Barrier protection

- 4.1 Barrier protection will be installed at the locations highlighted on the TPP at Appendix A and to the specification provided below. All barriers will be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees. Barriers shall be maintained to ensure that they remain rigid and complete.

Fence-type

- 4.2 Barriers will consist of 2m-tall welded mesh panels on rubber or concrete feet. Fencing panels will be joined together using a minimum of 2no. anti-tamper couplers. The panels will be supported on the tree side by stabiliser struts, which are attached to a base plate that is secured with ground pins. Where the use of ground pins is not possible, the stabiliser struts will be mounted on a block tray.
- 4.3 During the construction phase, barriers shall be installed around the stem and exposed rooting area of T1. This shall be removed and replaced with box protection prior to commencing landscaping, as specified in paragraph 4.4.

Figure 3 Examples of above-ground stabilizing systems

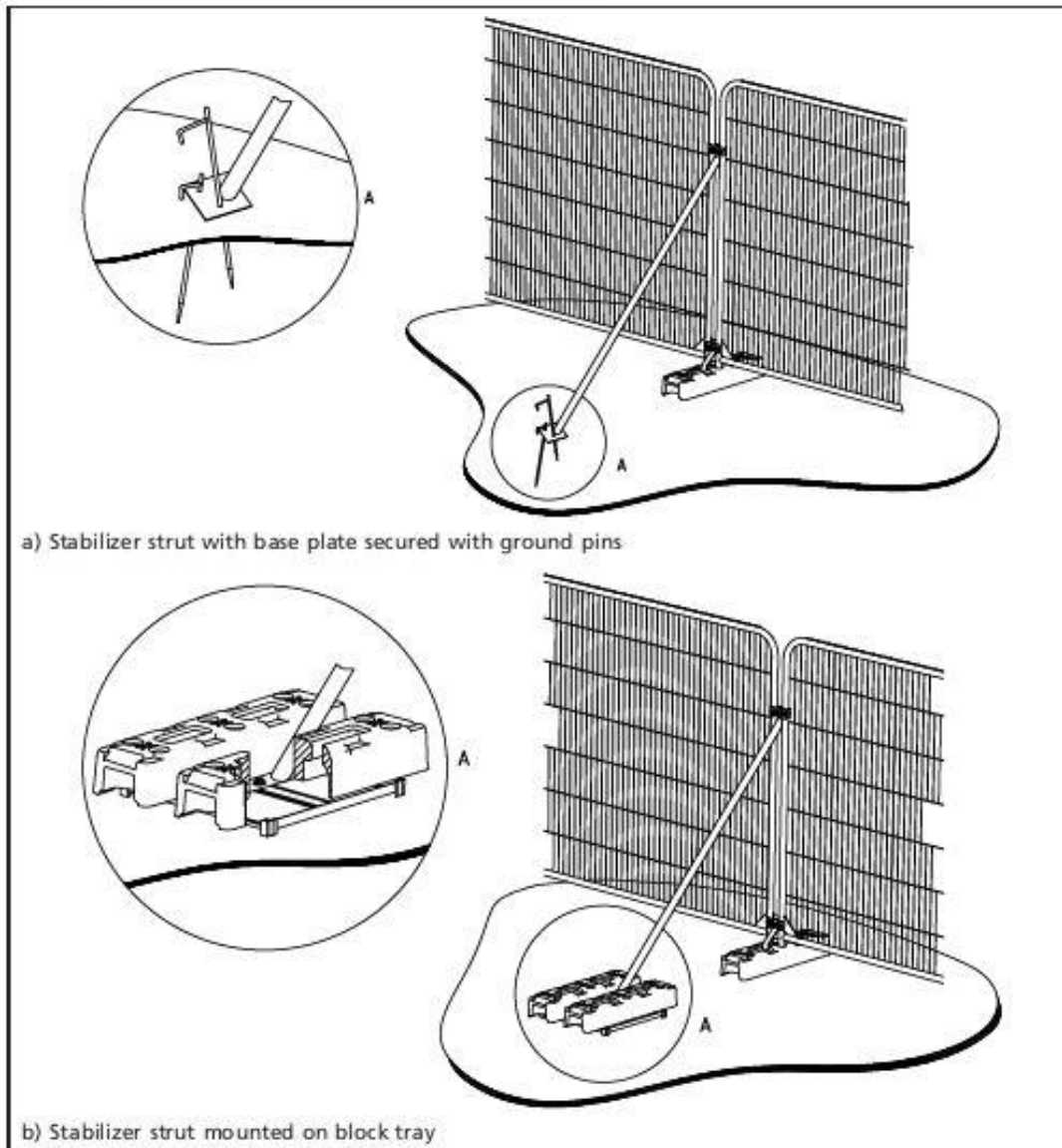


Figure 2: Example of above ground protective fencing using stabiliser struts: Image sourced from BS5837: Trees in relation to design, demolition and construction - Recommendations

Box-type

- 4.4 For the landscaping phase adjacent to T1, box protection shall be installed to prevent physical harm to the stem of this tree.
- 4.5 Box protection of at least 3no. sides will consist of timber panels that are at least 1.8m tall. These panels will be secured to a timber frame that is located around the main stem of the tree and will provide at least 200mm of clearance from the stem. The panels will be fixed to the ground by bolting it directly into areas of existing hard surface or otherwise attaching it to small pegs positioned within areas of soft surface. The frame must be rigid so that it does not move around and strike or damage the main stem of the tree.



Figure 3: Example of plywood boxing supported by stakes, erected to protect the stem of trees within the working area.

Signage

- 4.6 Clear and visible signs will be fixed to every third panel on its outward-facing side (or otherwise no more than every 6m apart if panels are not specified) and will state as follows: *Tree Protection Area - no access permitted. Any incursion into this area must be with the agreement of the arboriculturist.* An example is provided on the TPP(s) appended to this AMS.
- 4.7 If less than 3no. connected panels are present in any particular area, at least 1no. sign will be fixed in an appropriate position on the panels.

Ground protection

- 4.8 Ground protection will be installed prior to commencement of the landscaping work around T1 as highlighted on the TPP at Appendix A and to the specification provided below. All products utilised will be fit for the purpose of protecting the ground from direct damage and compaction, and shall be maintained to ensure that they remain unbroken.

Pedestrian-type

- 4.9 Ground protection within affected RPAs will be manually installed upon the existing ground level. This will comprise a pedestrian ground mat (or plate) placed on top of a compression-resistant layer (e.g., 100 mm depth of woodchip) that is itself laid onto a geotextile membrane.



Figure 4: Ground protection example showing a combination of woodchip and ground protection mats used to provide increased load spreading and reduce soil compaction.

Additional precautions

- 4.10 No alteration, removal or repositioning of the tree protection measures will take place without the prior approval of the arboriculturist. It will be the Site Manager's responsibility to ensure that all operatives are made aware of this requirement.
- 4.11 No level changes of any kind (i.e., no upward or downward level changes) are permitted within RPAs, unless otherwise confirmed within this AMS.
- 4.12 Any liquid materials spilled on Site will be immediately cleared up. If liquid, fuel, or cement products are spilled within 2m of RPAs (i.e., an additional 2m zone beyond the plotted RPAs), the Site Manager will immediately report the incident to the arboriculturist so that appropriate action can be taken.

- 4.13 The Site Manager will immediately report any damage to trees, hedges or shrubs to the arboriculturist (whether caused by construction activities or from any other cause - e.g., wind).

5 ACCESS AND LOGISTICS

Site access

- 5.1 The existing means of access into and out of the Site will be used, throughout the process of works.
- 5.2 Should any new access points be established, these must not be within the RPAs or crown spreads of any nearby trees nor will they involve the re-positioning of barrier protection.

Compound area and welfare facilities

- 5.3 The compound area and associated welfare facilities will be located outside of the RPAs and crown spreads of trees, and will not involve the re-positioning of barrier protection.

Internal traffic routeing

- 5.4 The movement of pedestrians and vehicles throughout the Site will at all times adhere to the specifications of this AMS that includes the TPP at Appendix A.
- 5.5 Specifically, this requires that movement is planned in accordance with the position of barrier protection elements and the load-bearing capacities of surfaces within RPAs (including ground protection in instances where it is specified).
- 5.6 Should the internal movement of traffic require alterations to barrier positions and/or exceed the load-bearing capacity of the surfaces within RPAs, appropriate alterations to the tree protection measures will need to be agreed in advance with the arboriculturist.

Temporary services

- 5.7 If required, any temporary services located within RPAs will need to be installed above the existing ground level (e.g., from temporary generators installed upon existing surfaces). In the event that this is not possible, the arboriculturist will need to provide a precise performance specification, based on the context of the situation.

6 CONSTRUCTION ACTIVITIES

Building construction

- 6.1 The construction of the main built element of the development will not require excavation or other works within the RPAs of retained trees. No special measures are therefore specified to prevent root damage. However, it will be necessary to ensure that site operations do not cause damage to trees or the soil environment upon which they rely. Details of the measures to be taken to protect retained trees are included at Appendix A.

Hard standing and surfaces

Removal of existing hard surfaces

- 6.2 The existing road surface and paved area within the RPA of T1 shall be removed in a manner that ensures that roots present directly below the existing surface will not be harmed. This will be achieved by observing the following principals:
- The existing surface will be removed from RPAs using hand tools, and where permitted by the arboriculturist a non-toothed bucket attached to a rubber-tracked excavator not exceeding 3t.
 - Where an excavator may be used, it will at all times be positioned on the suspended public highway or on areas of footpath that remain covered by the existing hard surface layer.
 - Where roots are present close to the surface, the upper layer of subbase material will be manually removed (where this is strictly required), taking care not to damage the roots. Where possible, the existing sub-base will be retained and new surfacing installed above, to reduce the risk of root disturbance.
 - Small fibrous roots may be pruned under guidance from the arboriculturist where this is required to excavate to formation level between larger retained roots.
 - Once the existing surface has been removed, the area will only be used by pedestrian traffic - no plant will be permitted, until the new surface has been laid.
 - Where roots are exposed during the removal of the existing sub-base (where this is required), these shall be retained and wrapped/covered in an appropriate material that prevents frost and desiccation, until the new finished surface is installed.
 - Larger areas of exposed soil will be covered overnight with an appropriate insulation product that prevents frost from forming, and during the day to prevent soil and root desiccation.

New surfacing

- 6.3 The new asphalt surface within the RPA of T1 will be installed upon the sub-base to the contractor's specification.
- 6.4 Where the new surface material will be applied directly above retained roots, a buffer of sand (to 50mm depth where possible) shall be laid between the asphalt and the roots to provide a level of thermal protection.

Removing existing kerb

- 6.5 In order to lift and remove the existing kerb stones within the RPA of T1, excavation may be required on the pavement side of the kerbs to provide access for a clamp or other device. Where this is necessary:
- Excavation shall be undertaken using hand tools.
 - Roots below 25mm diameter shall be pruned where necessary to provide access for the clamp.
 - Roots over 25mm diameter shall be retained and worked around.

Kerb installation

- 6.6 Where new concrete kerbs are to be installed within the RPA of T1:
- Excavation to the required depths shall be undertaken using compressed air and/or hand tools under observation of the arboriculturist.
 - Roots over 25mm in diameter shall be retained unharmed (and wrapped with damp hessian if they will be exposed for longer than 1-hour).
 - Kerbs will be modified where required to enable retained roots to be bridged and retained.
 - Where wet cement is used to set new kerbs in place, impermeable liners shall be utilised to prevent leachate from cement contaminating the soil (i.e., locally raising the soil pH).

7 SOFT LANDSCAPING ACTIVITIES

General principles

- 7.1 The Site Manager is ultimately responsible for the protection of all retained trees over the duration of landscaping works, even in a situation where a sub-contractor is instructed to undertake landscaping works.
- 7.2 At least 1no. copy of this AMS will be printed out by the Site Manager and provided to any landscaping sub-contractor so that any and all operatives are able to access it at any time. As a minimum, the relevant written elements of this AMS will be printed as A4 and all plans as the size that they have been prepared at.

Removal of tree protection measures

- 7.3 Immediately prior to the commencement of landscaping operations, tree protection measures of all specified types only within the areas directly affected by the commencing landscaping operations will be manually removed.
- 7.4 It must however be assumed that these areas that were previously protected remain as areas where all working activities need to be carefully undertaken, which is the basis of the following principles outlined within the following sub-sections.
- 7.5 If there is any degree of uncertainty over the extent to which tree protection measures will be removed, the arboriculturist will be immediately contacted so that an appropriate specification is provided. Until such a specification is provided, the tree protection measures will remain in place and will not be disturbed.

Operating machinery and the use of tools

- 7.6 No vehicles or plant will be positioned or used within RPAs. All works within RPAs will therefore be limited to pedestrian activities. In turn, only hand tools will be used within RPAs.

Soil level management

- 7.7 Unless it is otherwise confirmed within this AMS, works to implement the landscaping specifications will not involve the alterations of soil levels in either direction (i.e., upwards and downwards) within RPAs. This includes restrictions on temporary level changes (e.g., where an area is excavated and back-filled). Works effectively therefore are limited to existing formation levels only (i.e., replacing sub-bases and surface treatments).

Tree and vegetation planting

- 7.8 Where trees or other forms of vegetation are to be planted within RPAs, the following principles of work will at all times apply:

- planting pits of any and all sizes will be excavated manually;
- all roots greater than 25mm diameter (and of a smaller diameter at all possible times) will be retained - if necessary, the pit will be moved to a new position (e.g., if the presence of roots prohibits planting);
- pits will only be kept 'open' for a maximum time period of 120 minutes, in all instances where roots are uncovered and are retained; and
- immediately after the tree or other vegetation item is planted, the pit will be backfilled so that the finished level is the same as prior to the excavation of the pit.

8 APPENDICES CONTENTS

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- 230374-PD-10 Tree Schedule

APPENDIX A

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- 230374-P-10.02 Tree Survey Plan
- 230374-P-11.01 Tree Protection Plan
- 230374-P-11.02 Tree Protection Plan



BS 5837:2012 TREE RETENTION CATEGORIES

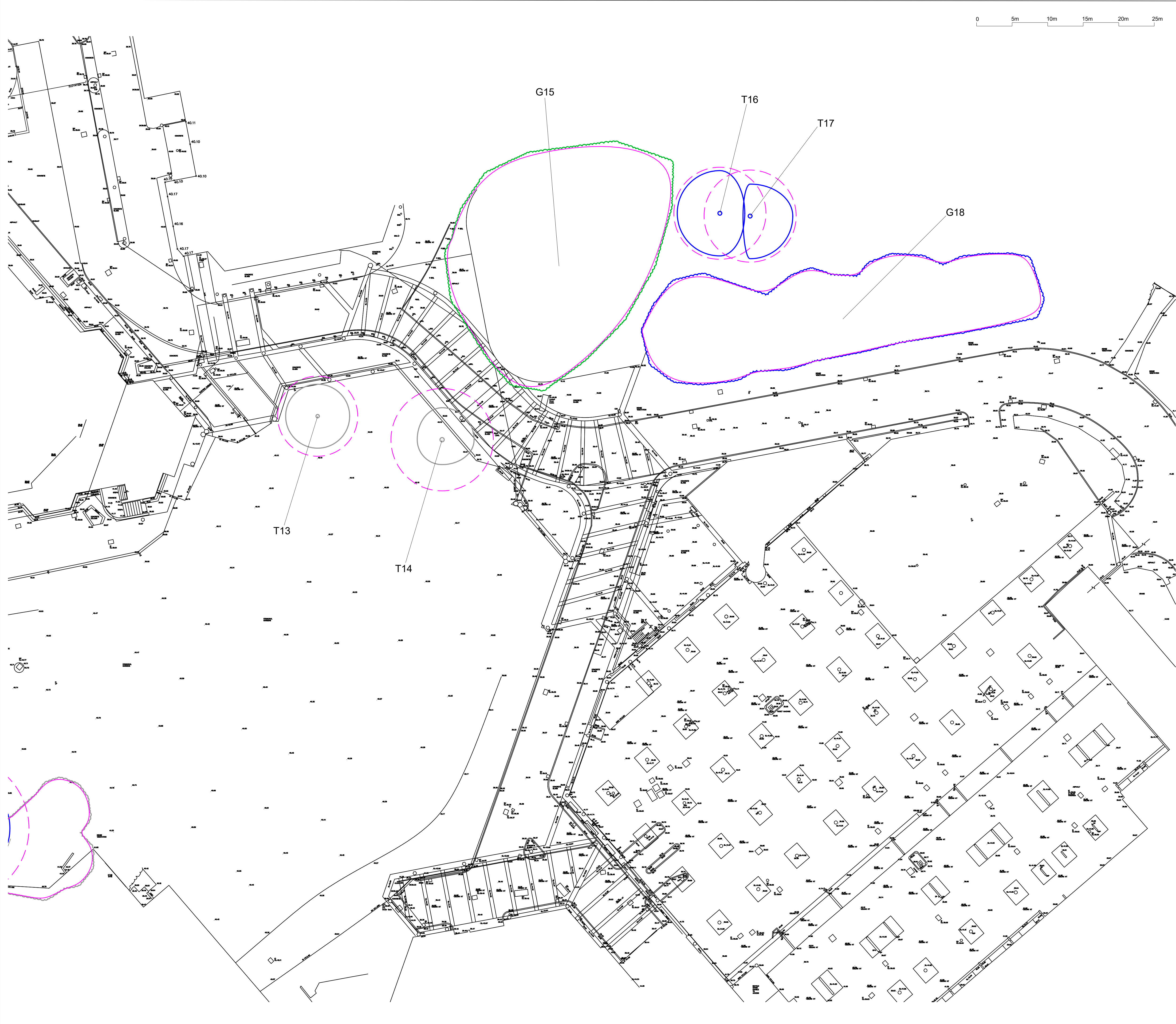
- Canopy spread (m)
- Tree Stem
- Unique tree identification number
- Root Protection Area (RPA)
- Group canopy extents shown in their retrospective retention category.
- Unique group identification number
- Root Protection Area (RPA)
- Category A**
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B**
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C**
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- Category U**
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas**
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.

rev	date	description	drawn by
Base Drawing:RT2230021P0001-0006			
Title			
BS 5837 Tree Survey Plan			
Client			
Haworth Tompkins			
Project			
The Hexagon Theatre			
Date	Drawn by	Authorised	Scale
01/09/2023	LJ	LD	1:250@A1
Drawing No			Rev
230374-P-10.1			-



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BS 5837:2012 TREE RETENTION CATEGORIES

- Canopy spread (m)
Tree Stem
Unique tree identification number
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rev	date	description	drawn by
Base Drawing:RT2230021P0001-0006			

Title
BS 5837 Tree Survey Plan

Client
Haworth Tompkins

Project
The Hexagon Theatre

Date	Drawn by	Authorised	Scale
01/09/2023	LJ	LD	1:250@A1

Drawing No	Rev
230374-P-10.2	-



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BS 5837:2012 TREE RETENTION CATEGORIES

- Canopy spread (m)
- Tree Stem
- Unique tree identification number
- Root Protection Area (RPA)
- Group canopy extents shown in their retrospective retention category.
- Unique group identification number
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Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas**
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
- Installation of protective tree barriers to form CEZs prior to construction works commencing on Site.
- Temporary ground protection required to protect exposed soil within the RPA of T1. The exact specification is to be agreed with the arboriculturist prior to commencement of development works.
- Existing paving and subbase to be removed under observation of the arboriculturist. This area will be backfilled with topsoil and used for new planting. Refer to the main report for further details.
- Replacement of the existing hard surfacing to be undertaken under observation of the arboriculturist. Refer to the main report for further details.
- Removal of existing kerb and paving to be undertaken under observation of the arboriculturist. New tarmac hard surfacing will be installed in this area. Refer to the main report for further details.
- New kerb to be installed within the RPA of T1. The required excavation is to be undertaken under observation of the arboriculturist. Significant roots over 25mm in diameter are to be retained unharmed. Refer to main report for further details.
- Trees to be crown-lifted to 5.5m and cotoneaster shrubs to be trimmed back to the edge of the access road. To provide temporary access for delivery vehicles.

rev	date	description	drawn by
		Base Drawing:HX201-JCLA-Landscape plan_D02_231026	

Title
Tree Protection Plan

Client
Haworth Tompkins

Project
The Hexagon Theatre

Date	Drawn by	Authorised	Scale
01/11/2023	LJ	LD	1:250@A1

Drawing No	Rev
230374-P-11.01	-

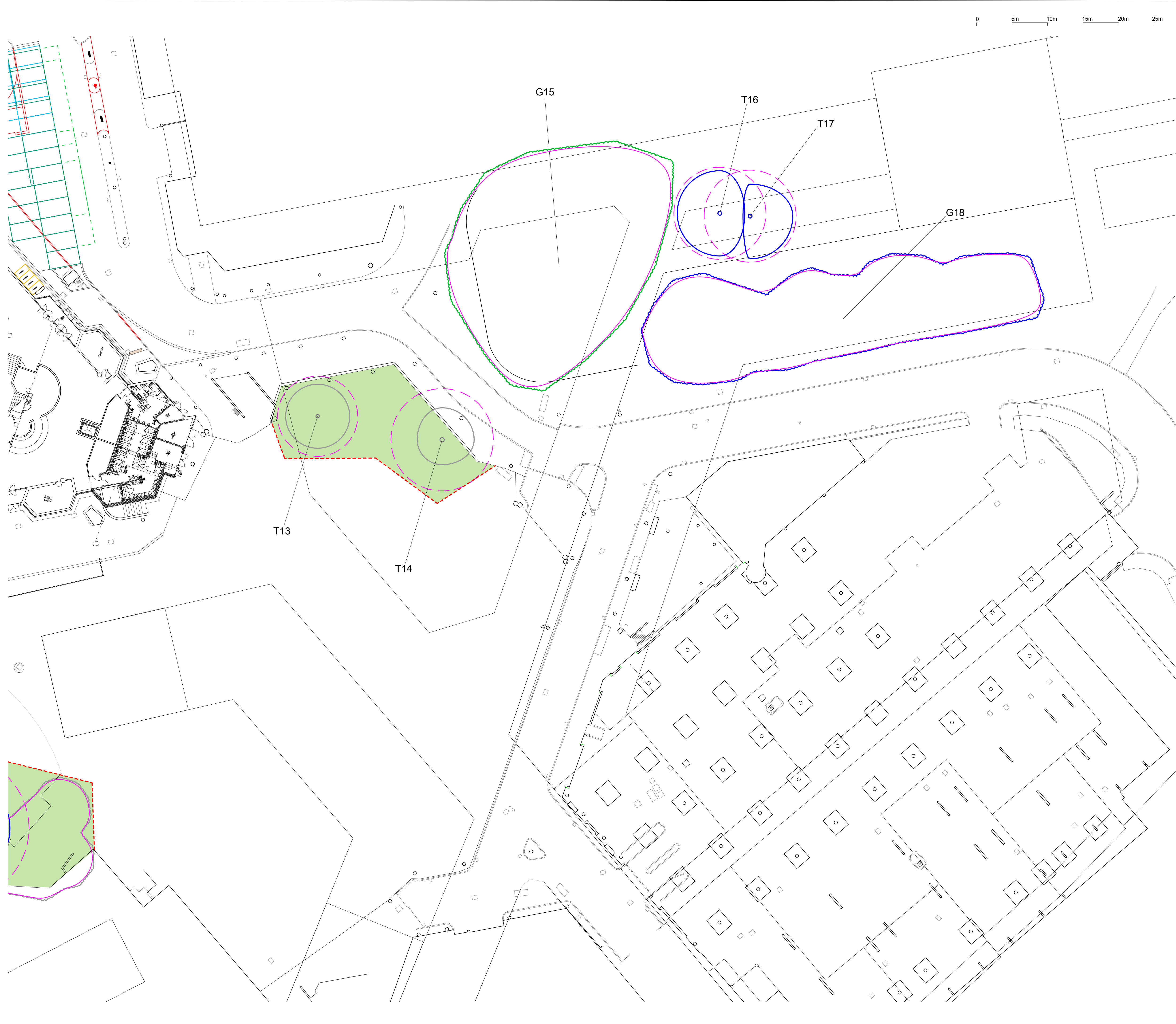


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BS 5837:2012 TREE RETENTION CATEGORIES

- Canopy spread (m)
- Tree Stem
- Unique tree identification number
- Root Protection Area (RPA)
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rev	date	description	drawn by
		Base Drawing: HX201-JCLA-Landscape plan_D02_231026	

Title
Tree Protection Plan

Client
Haworth Tompkins

Project
The Hexagon Theatre

Date	Drawn by	Authorised	Scale
01/11/2023	LJ	LD	1:250@A1

Drawing No	Rev
230374-P-11.02	-



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APPENDIX B

- 230374-PD-10 Tree Schedule

230374-PD-10-Tree Schedule (BS5837)

Z230374 - The Hexagon Theatre ARB

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T1	1 Platanus x hispanica (London Plane)	12.0	60	1	4.5		3.5		4.5		4.5		3.0		Mature	Structural condition Good. Physiological condition Good. Access to inspect base - Restricted / obscured. Ivy or climbing plant. Pollard - Regrown. Scheduled to be repollarded as part of continued maintenance.	31/08/2023	162.9	7.2	40+	B1/B2
Tree T2	1 Platanus x hispanica (London Plane)	14.0	55	1	7.0		7.0		6.0		7.0		3.0		Mature	Structural condition Good. Physiological condition Fair. Form - Spreading crown. Ivy or climbing plant.	31/08/2023	136.8	6.6	40+	B1/B2
Tree T3	1 Platanus x hispanica (London Plane)	14.0	40	1	4.0		6.0		6.0		6.0		3.0		Mature	Structural condition Good. Physiological condition Fair. Tree not inspected due to presence of rough sleepers.	31/08/2023	72.4	4.8	40+	B1/B2
Tree T4	1 Platanus x hispanica (London Plane)	14.0	40	1	5.0		5.0		5.0		5.0		3.0		Mature	Structural condition Good. Physiological condition Fair. Tree not inspected due to presence of rough sleepers.	31/08/2023	72.4	4.8	40+	B1/B2
Tree T5	1 Quercus robur (English Oak)	12.0	26	1	4.0		6.0		4.0		4.0		4.0		Semi Mature	Structural condition Good. Physiological condition Good.	31/08/2023	30.6	3.1	40+	B1
Shrub S6	15 Cotoneaster sp. (Tree Cotoneaster)	5.0	5 AVE	3									0.0		Mature	Structural condition Good. Physiological condition Good. Dense shrub group.	31/08/2023	-	1.0	10-20	C2
Group G7	3 Acer negundo (Box Elder (Ash - Leaved) Maple)	10.0	15 AVE	1									0.0		Semi Mature	Structural condition Fair. Physiological condition Poor. 3no. declining trees and 1no. dead tree surrounding T5	31/08/2023	-	1.8	0-10	U
	1 other (Other)																				

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Generated By

Z230374 - The Hexagon Theatre ARB

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
						N	NE	E	SE	S	SW	W	NW									
Tree T8	1	Platanus x hispanica (London Plane)	14.0	40	1	4.0		4.0		4.0		4.0		3.0		Mature	Physiological condition Fair. Tree not inspected due to inaccessibility and presence of rough sleepers.	31/08/2023	72.4	4.8	40+	B1/B2
Tree T9	1	Platanus x hispanica (London Plane)	14.0	40	1	4.0		4.0		4.0		4.0		3.0		Mature	Physiological condition Fair. Tree not inspected due to inaccessibility and presence of rough sleepers.	31/08/2023	72.4	4.8	40+	B1/B2
Shrub S10	5	Buddleja sp. (Buddleja)	3.0	5 AVE	3									0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Dense shrub group and small ivy covered trees. Trees not inspected individually.	31/08/2023	-	1.0	10-20	C2
	5	Cotoneaster sp. (Tree Cotoneaster)																				
	1	Crataegus monogyna (Common Hawthorn/Quick/May)																				
	1	Sorbus aucuparia (Rowan/Mountain Ash)																				
Tree T11	1	Cedrus deodara (Deodar)	20.0	84 COM	2	7.5		7.5		7.5		7.5		2.0		Mature	Structural condition Fair. Physiological condition Good. Fork - Suspected structurally sound. Stems - Co-dominant.	31/08/2023	325.7	10.2	20-40	B1
Group G12	3	Acer negundo (Box Elder (Ash - Leaved) Maple)	10.0	30 AVE	1									0.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Vegetation. Ivy or climbing plant. Dense group of ivy smothered trees. Trees not inspected individually.	31/08/2023	-	3.6	10-20	C2
	5	Sorbus aria (Whitebeam)																				

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

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Z230374 - The Hexagon Theatre ARB

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T13	1 Acer saccharinum (Silver Maple)	12.0	47	1	4.5		4.5		4.5		4.5		0.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Restricted / obscured. Base / stems obscured - Vegetation. Die-back - Upper crown. Epicormic growth - Base.	31/08/2023	99.9	5.6	10-20	C1
Tree T14	1 Acer saccharinum (Silver Maple)	17.0	60	1	4.5		4.5		3.5		3.5		0.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Vegetation. Die-back - Upper crown. Epicormic growth - Base.	31/08/2023	162.9	7.2	10-20	C1
Group G15	8 Platanus x hispanica (London Plane)	20.0	45 AVE	1									4.0		Mature	Structural condition Good. Physiological condition Good. Group growing within raised planter on upper level, above access road to Hexagon building. Dimensions - Largest stem diameter within group - 72cm. Location estimated - not plotted on topographical survey	31/08/2023	-	5.4	40+	A2
Tree T16	1 Acer platanoides (Norway Maple)	18.0	54	1	6.0		3.5		6.0		6.0		4.0		Mature	Structural condition Fair. Physiological condition Fair. Crown reduction - Historic. Pruning wounds - Historic. Root damage - Mower. Raised surface roots. Location estimated - not plotted on Topographical Survey.	31/08/2023	131.9	6.5	20-40	B1
Tree T17	1 Acer platanoides (Norway Maple)	18.0	54	1	4.5		6.0		6.0		1.0		4.0		Mature	Structural condition Fair. Physiological condition Fair. Crack - Longitudinal / shear crack. Fork - Suspected structurally sound. Pruning wounds - Historic. Root damage - Mower. Raised surface roots. Stems - Co-dominant. Location estimated - not plotted on Topographical Survey.	31/08/2023	131.9	6.5	20-40	B1

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Generated By



Z230374 - The Hexagon Theatre ARB

Tree ID	No.	Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
						N	NE	E	SE	S	SW	W	NW									
Group G18	9	Acer pseudoplatanus (Sycamore)	12.0	30	1								4.0		Early	Structural condition Good. Physiological condition Good. Group growing on or at top of steep bank adjacent to access road to Hexagon building. Dimensions - Largest stem diameter within group approx. 40cm. Location estimated - not plotted on topographical survey. Unable to inspect closely - Sloped terrain and dense ivy/climbing plant/undergrowth.	31/08/2023	-	3.6	40+	B2	
	1	Betula pendula (Silver Birch)	AVE											Mature								

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Summary table with retention category

	Group	Shrub	Tree	Total
A2	1	0	0	1
B1	0	0	4	4
B1/B2	0	0	6	6
B2	1	0	0	1
C1	0	0	2	2
C2	1	2	0	3
U	1	0	0	1
Total	4	2	12	18

Summary table with life stage

	Group	Shrub	Tree	Total
Early Mature	1	0	0	1
Mature	2	1	11	14
Semi Mature	1	1	1	3
Total	4	2	12	18

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 health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7	RED		
	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	Tree 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).	GREEN
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.	BLUE
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.	GREY



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CONDITION 25

Prior to the commencement of construction, an Employment, Skills and Training Plan for construction skills shall have been submitted to and approved in writing by the Local Planning Authority and shall thereafter be implemented in accordance with the approved plan.

REASON: to ensure that the relevant economic development services including employment, skills and training development initiatives are implemented in accordance with Policy CC9 of the Reading Borough Local Plan 2019 and the Employment, Skills and Training SPD 2013

Supporting Documents:

Construction Employment and Skills Plan by Rise Contracts

Development of Hexagon Studio Theatre, Reading

Construction Employment and Skills Plan

On 27th March 2024 Reading Borough Council (RBC) were granted Planning Permission (Application No 240063 dated 24th April 2024) for the redevelopment of The Hexagon Theatre, Reading to extend and repurpose parts of the existing building which is the town centre's leading multi-purpose arts venue.

The planned development is for additional performance, rehearsal and community space to serve local residents, with end users identified as arts and creatives businesses. The work will be carried out by Rise Contracts Ltd and the expected construction period is 18 months starting from July 2024 at a cost of £9.3m. Peak on-site activity is expected around week 40.

RBC Developments, through its contractor Rise Contracts Ltd, is committed to deliver a specific training and employment programme that generates social and economic benefits for the local population, particularly in relation to recognised skills gaps in construction in the local area. As such, an Employment and Skills Plan (ESP) has been developed in line with the guidance contained in Reading Borough Council's Employment Skills and Training SPD (April 2013) and through initial discussions with Reading UK CIC t/a REDA (the Council's delivery partner).

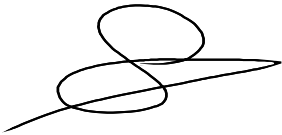
The following Employment and Skills Plan sets out the commitment to maximise the opportunities for the local community.

Construction ESP	Action	Comment
Target		
Apprenticeships (19-24 years) Target – 2	Rise Contracts Ltd will encourage their supply chain to consider apprentices from the Reading area. Rise will note this request in their subcontract orders and will liaise with the relevant contacts at Reading and communicate this with the relevant subcontractors.	It is more likely that apprenticeships will be offered to Reading residents by companies situated in the Reading area. Where possible Rise Contracts Ltd will promote the use of local sub-contractors. Rise will advise of any apprentices working on site, in which trades, to support good practise in construction.

Progression into employment – (Unemployed people 18+) sector based work academy (sbwa or swap) Target - 10	Develop an SBWA (or similar pre-employment training) for up to 10 local people – to include work experience and interview practise.	Reading UK CIC to work with Rise Contracts Ltd to develop a programme for more skilled workers – work experience / work shadowing could be provided for roles such as document control / site foreman / QS and could be aimed at college or university students. Potential to support less skilled unemployed people with support for a DWP / New Directions led CSCS course. Owing to the enhanced risks associated with young workers on site, it will be challenging to provide broad insights to site activities for students below the age of 18.
Progression into employment for local people 18+ years. – No target defined	Rise Contracts Ltd will support, where feasible, the employment of local sub-contractors and local unskilled labour Rise will identify possible temp roles for forklift drivers, banksmen, general labourers and office/admin staff.	Reading UK CIC to discuss with local DWP Job Centre the potential for any local unemployed to gain unskilled jobs on site. (subject to age and CSCS qualification) CIC to introduce DWP Job Centre in timely fashion for late September start. SB has confirmed with JCP that they work with main agencies as well as direct
Approximately <u>46 students</u> from local school/college/ university to visit construction site	Rise Contracts Ltd to host visits from local Reading schools – target of 46 pupils, ideally secondary to explore construction skills. This will be done in conjunction with The Hexagon Theatre to enable the students to obtain knowledge of the specialities of theatre projects.	Reading UK CIC to introduce Rise Contracts Ltd to local schools and facilitate visits with the aim of introducing young residents to the world of construction and future career possibilities. Potentially facilitating Education Business Partnership school visits

Target	Action	Comment
Work Experience 16+ years.	Having minors (under 18 years old) is problematic on site for H&S reasons as minors require supervision at all times. This will mean that work experience will primarily be site office bound. Rise Contracts Ltd will endeavour to offer work experience placement in conjunction with the theatre in order to make the experience worthwhile and interesting	Reading UK CIC to work with Rise Contracts Ltd to develop a programme for more skilled workers – work experience / work shadowing could be provided for roles such as document control / site foreman office duties / QS / and could be aimed at college or university students for broader experience. CIC to work with partners and join up young people seeking work experience with Rise Contracts Ltd if opportunity is provided.

Signed:



Steve Murphy
On behalf of: Rise Contracts Ltd

Date: 10th May 2024

Signed:

Sue Brackley

Sue Brackley
On behalf of: Reading UK CIC t/a REDA

Date: 17 May 2024

Signed :

Signed:

Andy Lockwood

Andy Lockwood
On behalf of: Reading Borough Council

Date: 17 May 2024

Contractor (Rise Contracts Ltd), economic development company (REDA) and developer (RBC) to sign