

FRIAR STREET, FRIAR WALK PLANTER READING, RG1 1DX

BRITISH STANDARD 5837:2012

TREE PROTECTION OPTIONS &
ARBORICULTURAL METHOD STATEMENT

AUGUST 2024

STATUS: DRAFT PLANNING

REV_



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If this report has been released in hard copy the appendices will be bound into the back of this report. Plans may be annexed separately as A1 or A2 copies where a bound-in A3 copy is not appropriate.

SUMMARY

A Tree Survey and Constraints Plan was undertaken in August 2024 to show the trees in question. Refer to D01030_001 Tree Survey and Constraints Plan for full information. (appendix 1).

Two new individual trees are planted inground tree pits at street level on Friars Walk near the works - one at the north end of the works area which is a T1 - Liquidambar styraciflua (45-50cmg) and one at the southern end of the adjacent works area - a T2 - Gleditsia triacanthos Sunburst (20-25cmg) these will remain in-situ and would benefit from hoarding protection for the duration of the works subject to site permissions.

The main trees G1 are in close proximity to the works are located in a bespoke raised planter which was part of the new landscape works carried out under the LDA scheme for Friars Walk completed in 2023.

G1 tree group is composed of nineteen number young birch trees (10 Betula pubescens and 9 Betula pendula (20-25cmg). The eastern edge of the planter sits on the redline adjacent to the proposed works. The birch trees have been planted as a woodland grove/grouping so this will not allow the trees to become individual specimens, but they will grow together as one fused mass which will shorten their lifespan. Due to the current boundary walls and tall screening the trees will develop crowns towards the west, which will also be the similar effect of the new proposed building.

Two Protection Options are proposed for Tree group G1 :-

Option 1 – The landscape contractor to carefully remove all the recently planted birch trees to avoid any potential damage, spring ring (specialized air-pot which can be wrapped around the rootball) them and hold in a suitable approved nursery until the planting area is ready for re-planting or :-

Option 2 - retain all the trees in situation and protect with suitable hoarding to avoid any potential damages from the works in line with the AMS

If option 2 is followed the two street trees as well as G1 trees which are in proximity to the proposed construction activities will require protection in accordance with BS5837: 2012 Section 7.

The Tree Protection Plan (TPP) defines the Root Protection Area (RPA) for each tree and indicates the alignment of protective fencing. D01030_002 Tree Protection Plan.

Searches of Reading Borough Council website has confirmed that the development is not within a Conservation Area and none of the trees have TPO's.

In both Options the current raised planter wall along the current site boundary will require making good as this edge is composed of a mix of building walls and tall fencing. The wall will be consolidated to match the existing concrete wall of the planter and clad in timber where visible between the new building colonnade openings. See planter detail section in drawing D01030_003.

The catenary lighting is also expected to remain.



T2 tree on left and Raised planter wall to right



Rear wall to planter on right next to boundary wall to be made good

Birds and bird nests are protected by law and any removal / tree works should not be carried out during the bird nesting season (March-August inclusive).

Reference should be made to any ecological information prior to commencing site works. Where this is not available a visual inspection for potential bat roosts / bats should also be carried out on all mature / ivy clad trees or where hollows are apparent prior to commencing operations. If in doubt seek ecological advice.

Tree protection fencing shall be in accordance with details outlined on D01030_002 and D01030_003 as shown unless otherwise agreed with the Borough Council.

A pre-commencement meeting shall be arranged prior to starting any works on site. Attendees are to include the landscape architect, and client representative and site manager.

RECOMMENDATIONS

Whichever option chosen the two individual street (T1 Liquidambar and T2 Gleditsia) trees in hard paved areas will remain in place with suitable hoarding protection in line with typical BS 5837 fencing.

Tree Option1

The appointed approved Landscape contractor to remove the group G1 - 19 birch trees (20-25cmg) carefully at a suitable seasonal time and transport to an agreed tree nursery. The tree root-balls will be spring ringed and placed on an irrigation system so they can be maintained in a containerised manner which will allow the trees to thrive until the site is ready for re-planting. If any trees require replacement for any reason, then suitable sized specimen trees to match those held at the nursery will be selected. Temporary relocation will also allow the trees to be replanted in optimum positions in the planter away from the boundary edge. Option 1 is the preferred option to alleviate construction pressure on these trees and avoid any possible damage.

Tree Option 2

Retain the birch trees G1 on site in location and protect with hoarding as per the following AMS and drawings – D01030_002 and D01030_003. Where site construction scaffolding is required on the boundary line this can be used in place of the freestanding detail shown – the protective fencing would be attached to this scaffold instead. Retaining the trees on site will require more complicated construction methods and higher risk of accidental damage to the trees. Any damaged trees would need to be replaced like for like with nursery stock of similar size which are readily available.

Arboricultural Method Statement - AMS

No activities that result in excavations or changes in level will take place within the RPA of any of the retained trees other than the use of cell-web in specific locations. This would include the storage of materials and any construction work.

To prevent any soil compaction, rutting etc within RPAs of the access drive by trafficking of vehicles special construction methods using permanent surface protection will be employed to the form the driveway using cell-web and no dig methods with a permeable surface.

The RPA roughly equates to the spread of a tree canopy. This area or an area equivalent to a radius 12 times the stem diameter of the tree at 1.5m above ground level, whichever is the greater, should be designated as the RPA. This should become a total exclusion zone during construction works and be fenced-off and protected in accordance with BS5837: 2012 Fig. 2 and Fig 3. On to all protection fences weatherproof sign(s) attached clearly stating 'Tree Protection Zone – DO NOT ENTER – do not move this fence' or similar approved with the LPA Tree Officer will be utilised.

The canopies of the trees/hedges are susceptible to damage during construction works and require similar protection. As such any remedial tree works to the canopy of retained trees should be undertaken in advance of any demolition and / construction works to avoid undue damage to the canopy by plant / machinery etc. All pruning should be undertaken by an appropriately qualified tree surgeon in accordance with BS 3998:1989 Tree Work and current health and safety legislation. Tree works should maintain a natural shape and balance to the tree canopies both individually and where appropriate as part of a group.

A pre-commencement meeting shall be proposed to the LPA prior to starting any works on site to agree the scope of works and final alignment of the protective fence. If required attendees to include the LPA tree officer, client representative, site manager and Landscape /Arboricultural consultant.

Any new services should be routed outside the existing or potential root zone of trees. Where this is unavoidable, then hand excavation shall be employed to avoid damage to the larger roots and the services slid through or below the root system. Ducting should be used to carry cables. Trenchless techniques such as thrust boring should also be considered.

For tree specific recommendations refer to the accompanying schedules.

Schedule and Phasing of Operations

Pre-commencement: Securing RPA

Arrange pre-commencement site meeting with, client representative, site manager and landscape architect/arborist (and LPA if required) to agree scope of works and alignment of permanent fences, protective fences, protective surfaces, and construction exclusion zones as per the attached plans.

Trees to be retained and protected

1. At pre-commencement meeting agree final alignment of protective fence with LPA Tree Officer and landscape architect prior to starting any site operations.
2. Erect protective hoarding fence as shown on attached plan NTA D01030_002; - for details refer to drawing NTA D01030_003.
3. Secure weatherproof signs to all fences stating (minimum every 3 metres), 'Tree Protection Zone – DO NOT ENTER – do not move this fence' or similar approved with the LPA Tree Officer
4. Arrange for site inspection by landscape architect/arboriculturist to monitor works.
5. Maintain fence for the full duration of the construction works or as agreed in writing with the LPA Tree Officer.

On site storage of spoil and building materials

Prior to and during all construction site no spoil or construction materials will be stored within the RPA

Any facilities for storage of oils, fuels shall be sited on impervious bases and surrounded by impervious bun walls

All material storage facilities and work areas must consider the effects of potentially harmful liquid spillages towards or into protected areas.

Remedial Pruning

1. Carry out any preventative crown pruning as agreed on site at the pre-commencement meeting with the LPA Tree Officer / landscape architect; any works if required to TPO trees will be in writing to the LPA.
2. Tree works shall be completed prior to commencement of site operations.
3. Tree works shall be carried out in accordance with BS 3998:1997 Tree Work by an appropriately qualified Tree Surgeon who shall comply with all current H&S requirements and agree a Method Statement with the principal contractor

Cultivation of soft surfaces in RPA

1. Heavy mechanical soil cultivation techniques are not to be carried out within the RPA. Any cultivation should be carried out by hand or pedestrian controlled light machinery to minimise potential damage to tree roots.
2. Existing ground levels within the RPA should be maintained at all times.

Services within the RPA

Services should be routed outside existing RPA or potential future RPA. If it is found to be unavoidable, then hand excavation should be employed to avoid damage to roots and services slid through or below the root system. Ducting should be used to carry cables to extend min. 1m either side of the trunk. Trenchless techniques should also be considered.

Methods of working for installation of the drainage runs or services will follow the guidance within Table 3 of BS 5837 (2012), or National Joint Utilities Group (NJUG) Guidelines for the planning, installation, and maintenance of utility apparatus in proximity to trees. Volume 4, issue 2, London NJUG 2007. No works will occur within the tree protection zone without prior agreement from the Landscape/ arboricultural consultant. No machinery will be permitted within the TPZ at any time.

Reporting and Monitoring Procedures

In accordance with item 6.3 of BS 5837:2012, the site and associated development should be monitored regularly to ensure that the arboricultural aspects of the planning permission (e.g. the installation and maintenance of protective measures) are implemented. Furthermore, regular contact between the Site Manager and the arboriculturalist allows them to effectively deal with and advise on any tree related problems that may occur during the development process. This system should be auditable. Should any issues arise during the arboricultural monitoring of the development the arboriculturist will contact NTA and the Local Planning Authority and appropriate action taken only with the prior permission of NTA and the Local Planning Authority.

Post development

Due to the dynamic nature of trees and their interaction with the environment, their health and structural integrity is liable to change over time. It is recommended that retained trees be inspected on a regular basis to monitor their health and identify any health and safety issues. With any older or mass/dense planted tree stock, it is further recommended that a management strategy is prepared to address and manage any identified health and safety issues to ensure the long-term viability of the trees. This may involve methods such as phased pole thinning (removal of single limbs) or re-coppicing and removal and replanting over time to maintain a healthy tree stock.

Birch Trees planted close together to mimic natural woodland settings will end up with crossing intermingled branches. This will lead to damaged branches from rubbing and subsequent dieback which will require higher maintenance and over time tree loss from disease and out competition from proximity of the neighbouring trees. When spaces become available these can be infilled with juvenile birch to maintain a succession and mixed age range in the group if so desired. Alternatively careful selective thinning and removal can become part of the long-term management to maintain the groups landscape effect over time.

Appendices

Appendix 1 – Tree Survey Drawing and schedule - D01030_001

Appendix 2 – Tree Protection Drawing - D01030_002

Appendix 3 – Tree Protection details – D01030_003

Appendix 4 – BS5837: 2012 Figure 2 and 3

Appendix 5 - Arboricultural Site Supervision Summary

Appendix 6 - Arboricultural Monitoring Report Sheet

Appendix 7 – Contact Details

Appendix 8 – Tree Protection Notice

APPENDIX 1

TREE SURVEY DRAWING AND SCHEDULE - D01030_001

LDA spec	Tree Number	SPECIES	HT. METRES	AGE	CLEAR STEM METRES	CANOPY m average	stem dia. mm	RPA multiplier	RPA RADIUS metre	PHYSIOLOGICAL / STRUCTURAL	BS CATEGORY	SUB CAT	notes
45-50	T1	Liquidamber styraciflua	5	young	2.5	2	140	12	1.7	good	B	2	
20-25	T2	Gleditsia t. Sunburst	6 to 7	young	2.5	2	79	12	0.9	good	B	2	
20-25	G1	Birch	5	young	2	2	79	12	0.9	good	B	2	

BS 5837 - page 10
All trees are less than 150mm stem diameter so relatively straight forward to replace with new planting if necessary they shouldn't be seen as a significant constraint on site potential

T1 Liquidamber styraciflua

G1 Betula

T2 -Gleditsia triacanthos Sunburst

Legend

Root Protection Areas (RPA)

Tree Stem

T1

Tree No.

Guide To Tree Quality Assessment Categories

U - category tree

A - category tree

B - category tree

C - category tree

This drawing has been prepared in accordance with BS 5837:2012.

REV

DESCRIPTION

APP.

DATE

London

T 020 70171786

Elmsbrook Friars Street – Friars Walk Planter

Tree Survey & Constraints Plan

DATE

August 2024

DRAWN

CN

SCALE

1/200@A1

CHECKED

NT

STATUS

Planning

APPROVED

DWG. NO

D01030_001

APPENDIX 2

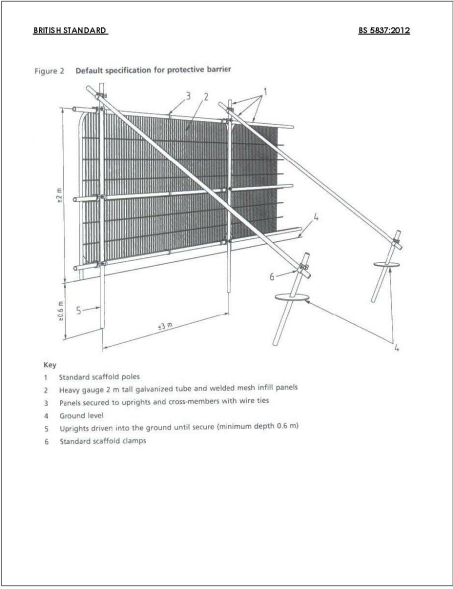
TREE PROTECTION DRAWING - D01030_002

GENERAL NOTES:
Protective Fencing
refer to details for specific requirements

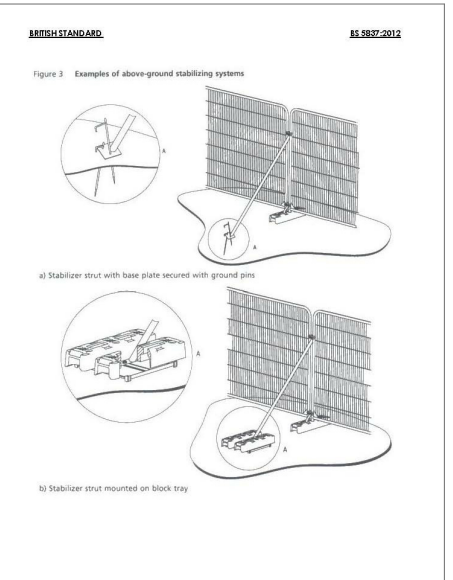
To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise either 2.3m high scaffolding framework, with uprights at maximum 3m spacings, every other one braced to the ground with 45 degree struts; supporting standard anti-climb 'Heras' welded mesh fence panels secured with anti-lift devices to concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm; individual panels fixed to each other with at least 2 clamps and to scaffolding with heavy-duty cable ties.

Care must be taken when locating the vertical poles to avoid underground services and, in the case of the bracing poles to avoid contact with structural roots. If the presence of underground services precludes the use of driven poles, an alternative specification must be prepared in in conjunction with an arboriculturalist that provides equal protection. Such alternatives could include the attachment of the panels to a free standing scaffold framework.

All weather notices must be attached to the barrier with words such as 'Construction Exclusion Zone - No Access'.



All weather notices example



** Special protection to raised birch tree planter to be erected using freestanding protection hoarding to 3.0m height - with special scaffold detailing to building - see separate detail drawing D01030_003 for further details

Ground Protection

Where construction working space or temporary construction access is justified within the RPA this must be facilitated by a set back in the tree protection barrier. Within this area existing hard surfacing that is not proposed for re-use as part of the finished design must be retained to act as temporary ground protection during construction, rather than be removed during demolition. Suitability of such surfacing for this purpose must be evaluated by the project arboriculturalist and an engineer as appropriate.

Where the set-back of the tree protection barrier would expose unmade ground to construction damage, new temporary ground protection must be installed prior to work starting on site.

For pedestrian movements only, single thickness of scaffold boards placed on a scaffold frame or compression resistant layer laid on a geotextile membrane.

For pedestrian operated plant up to gross weight of 2 t, proprietary, inter-linked ground protection boards placed on top of a compression resistant layer, laid on a geotextile membrane.

For wheeled or tracked construction traffic exceeding 2 t gross weight, an alternative system, (e.g. a proprietary system or pre-cast concrete slabs) to an engineering specification designed in conjunction with arboricultural advice to accommodate the likely loading.

Soil De-compaction

Soil compaction must be avoided around existing vegetation including trees. Where soil compaction has occurred within the vicinity of existing trees, remedial works may include sub-soil aeration using compressed air and the addition of other materials such as bulky organic matter (excluding peat) to improve structure. Any cultivation must be undertaken carefully by hand to minimise damage to the trees, particularly the roots. This includes forking, spiking, soil augering and tilted radial trenching.

Activities within the RPAs

No activity of any description must occur at any time within these areas including but not restricted to the following:

- no mixing of cement or other materials
- Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues, or materials/debris of any other description.
- Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard-standing areas of any other description.
- Soil/turf stripping, raising/lowering of existing levels, excavation or alterations to the existing surfaces/ground conditions of any other description.
- Installation/siting of any underground services, temporary or otherwise including drainage, water, gas, electricity, telephone, television, external lighting, or any associated ducting.
- Parking/use of tracked or wheeled machinery or vehicles of any description. In addition to the protection measures specified above;
 - no fires must be lit within 20 metres of the trunks of trees or the centre line of any hedgerow shown to be retained.
 - No signs, cables, fixtures or fittings of any other description shall be attached to any part of the retained tree.

Arboricultural Supervision

The arboricultural consultant will directly supervise all construction works that have to be undertaken within root protection areas. These include:

- Location of protective fencing and ground protection.
- Lifting/excavation of existing hard surfaces.
- Excavation/demolition of existing foundations.
- Construction of above-ground hard surfacing.
- All excavations, whether for proposed foundations, hard surfacing, or underground services.

Hard surface removal

Within root protection area ('RPA') of Trees existing hard surfaces/paths/footings shall be removed with care, under the direct supervision of the arboricultural consultant. Surfaces will be broken up with handheld breakers, and then removed by hand, wheelbarrow, or in the bucket of an excavator standing outside the RPA. Following removal, the underlying soil shall be decompacted using an air spade and organic matter introduced to a depth of 450mm on a (1m grid spacing) to promote gaseous exchange. At the discretion of the arboricultural consultant, an excavator positioned outside the RPA and using an appropriately sized toothless bucket may be used in some instances. Once completed, the base of the excavation and/or the edge closest to the trees will be covered immediately with hessian sacking to prevent drying out of the soil.

Construction of New Hard Surfaces

Proposed hard surfacing within the root protection areas will be founded no deeper than the existing surfaces so that the soil beneath is not disturbed or compacted in any way.

A no-dig approach will be taken to the installation of proposed hard surfaces within the areas marked on the plan. A cellweb type system will be employed to facilitate this - see detail for tarmac over cellweb below.

No-dig will involve either excavating existing hard surfacing down to sub base and building up, or laying materials to create new hard surfacing onto existing ground levels. No scraping or reducing of existing soft ground levels in the no dig areas indicated on this plan will be undertaken, and all construction in these areas will avoid the use of machinery.

All to be undertaken in line with approvals from LPA and in conjunction with site monitoring

T1 Liquidamber styraciflua

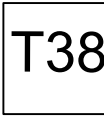
G1 Betula

T2 -Gleditsia triacanthos Sunburst

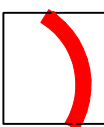
Legend



Trees to be retained in green with RPA in red



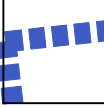
Tree identification Numbers



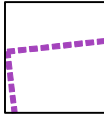
Root Protection Areas (RPA)



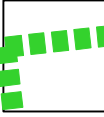
CEZ - construction exclusion zone Area of Hand /No Dig only on site. No level changes



Line of protective fencing to BS 5837 2012 - refer to diagram fig.2



Line of protective fencing to BS 5837 2012 - refer to diagram fig.3



Proposed Safe Hoard metal fence panel hoarding system - see detail - alternative similar system can be used e.g. timber paneling - all construction/stability to engineers approval



Proposed Trees to be removed: Tree No.s All shown in grey

north

REV. DESCRIPTION APP. DATE

London
T 020 70171786

N

Elmsbrook
Friars Street – Friars Walk Planter

Tree Protection Plan
Proposed Development

DATE August 2024 DRAWN CN

SCALE 1/200@A1 CHECKED NT

STATUS Planning APPROVED

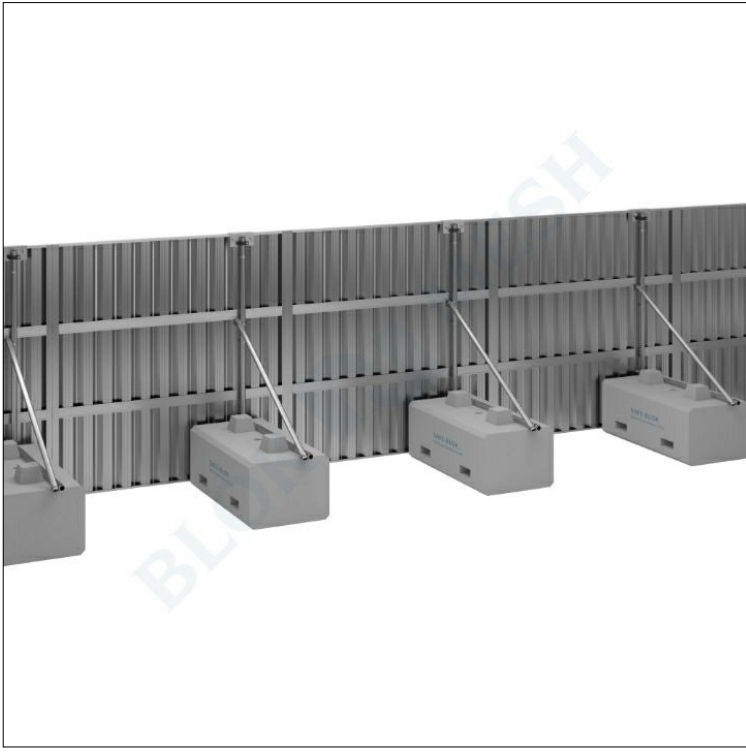
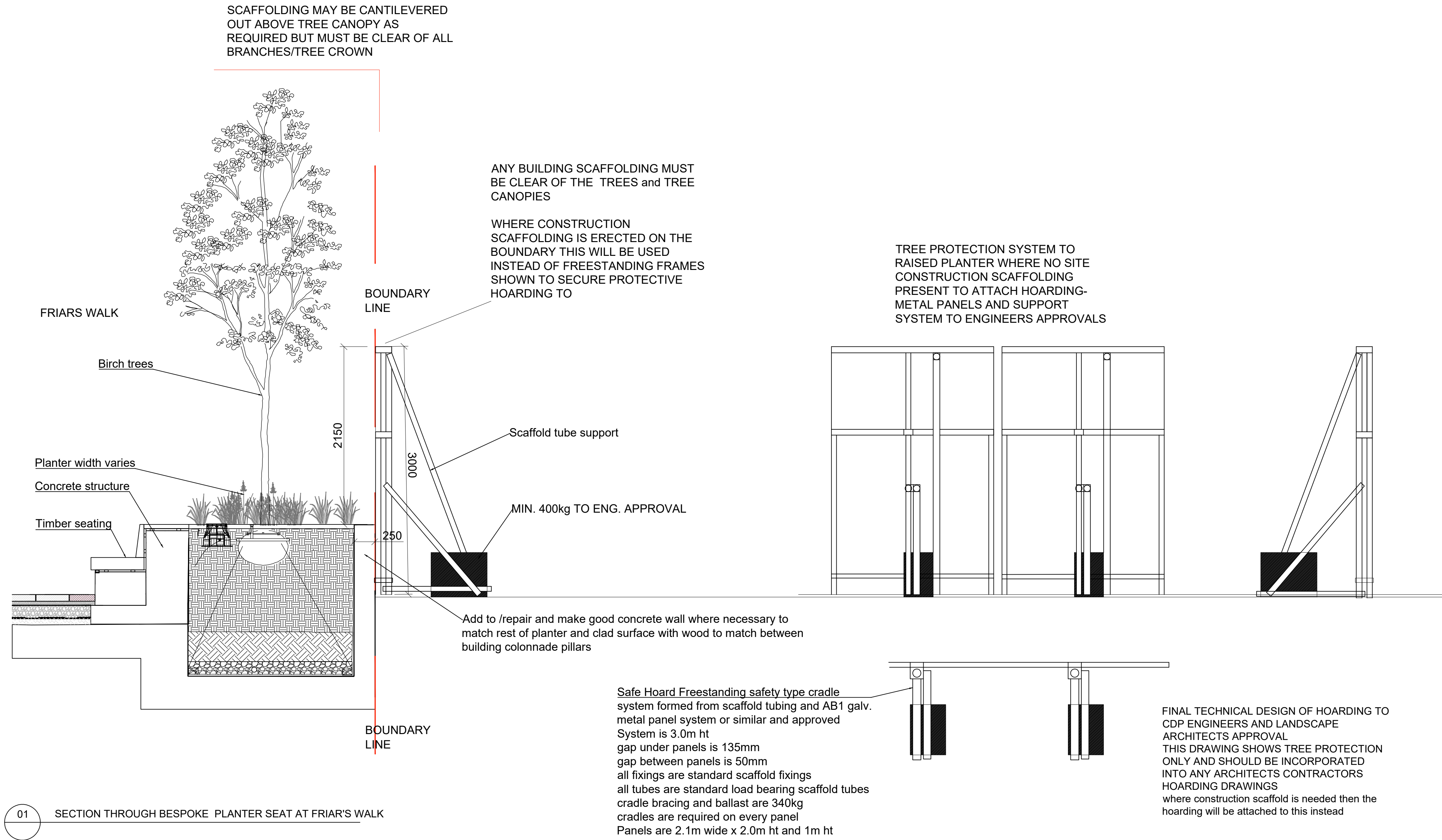
DWG. NO D01030_002

©Her Tully Associates

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site. Area measurements for indicative purposes only.

APPENDIX 3

TREE PROTECTION DETAILS - D01030_003



03 TYPICAL IMAGE SAFE HOARDING SYSTEM

02 TYPICAL DETAILS OF SAFE HOARDING SYSTEM



04 TYPICAL IMAGE BALLAST BLOCKS WITH TIMBER UPRIGHTS AND METAL HOARDING



05 TYPICAL IMAGE BALLAST BLOCKS WITH TIMBER UPRIGHTS AND TIMBER HOARDING

ALTERNATIVE HOARDING COMBINATIONS WHICH CAN BE CONSIDERED AS LONG AS THEY FORM A TEMPORARY STURDY BARRIER BETWEEN THE WORKS AND THE EXISTING TREES TO PREVENT DAMAGE - TREE PROTECTION NOTICES TO BE FIXED REGARDLESS OF FINAL SYSTEM ALL SUPPORT TO ENGINEERS APPROVAL

REV. DESCRIPTION APP. DATE

London
T 020 70171786

N

Elmsbrook
Friars Street – Friars Walk Planter

Tree Protection Details
Proposed Development

DATE August 2024 DRAWN CN

SCALE 1/var@A1 CHECKED NT

STATUS Planning APPROVED

DWG. NO D01030_003_

APPENDIX 4

BS5837: 2012: FIGURE 2 AND 3 AND GROUND PROTECTION

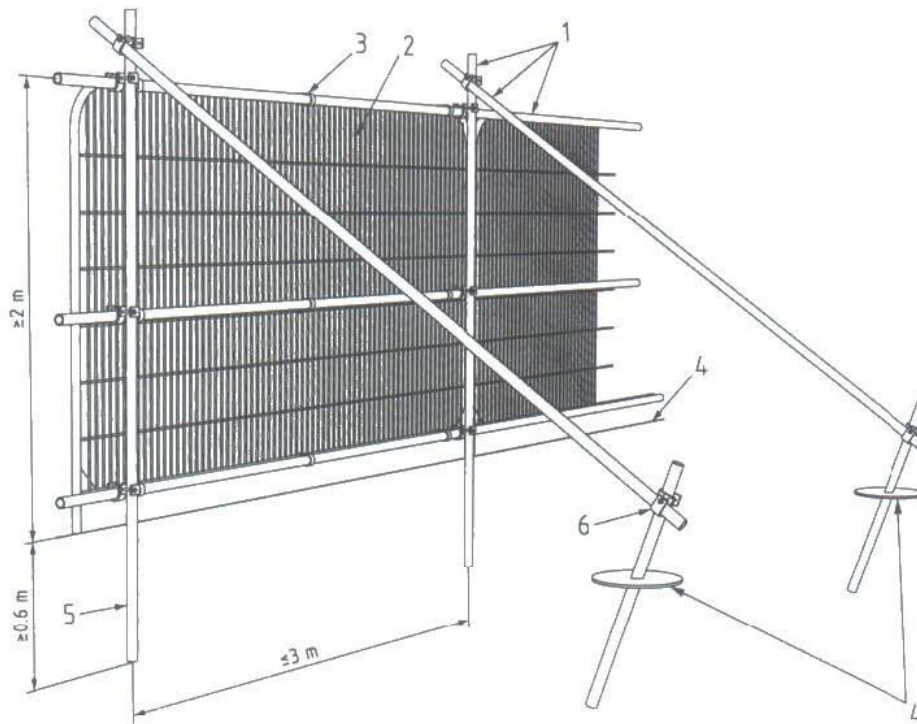
ALSO REFER TO DRAWING NTA_D01030_003 APPENDIX 3

Figure 2: Default Protective Barrier Fencing

BRITISH STANDARD

BS 5837:2012

Figure 2 Default specification for protective barrier



Key

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

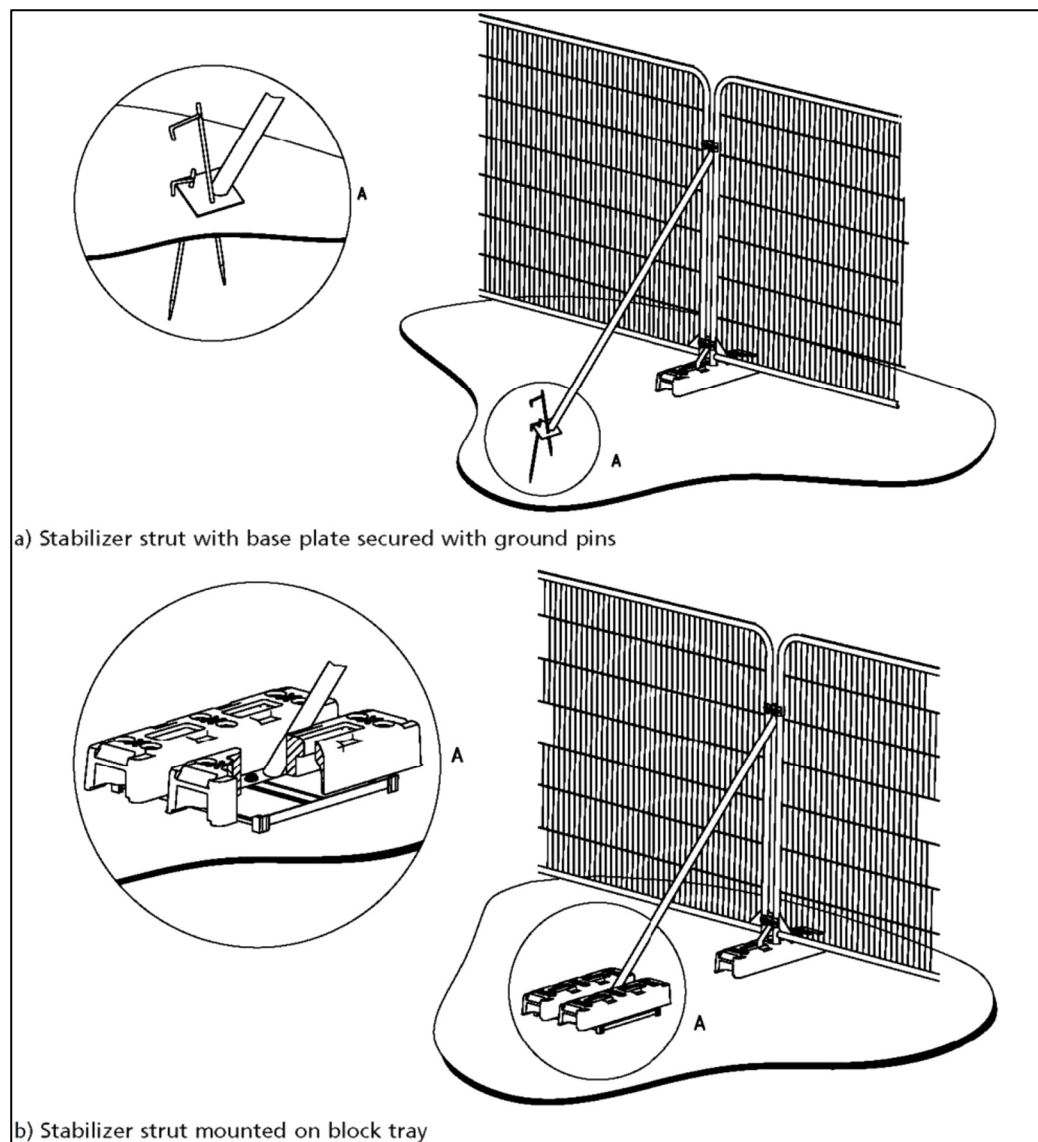


Figure 3: Protective Barrier Fencing

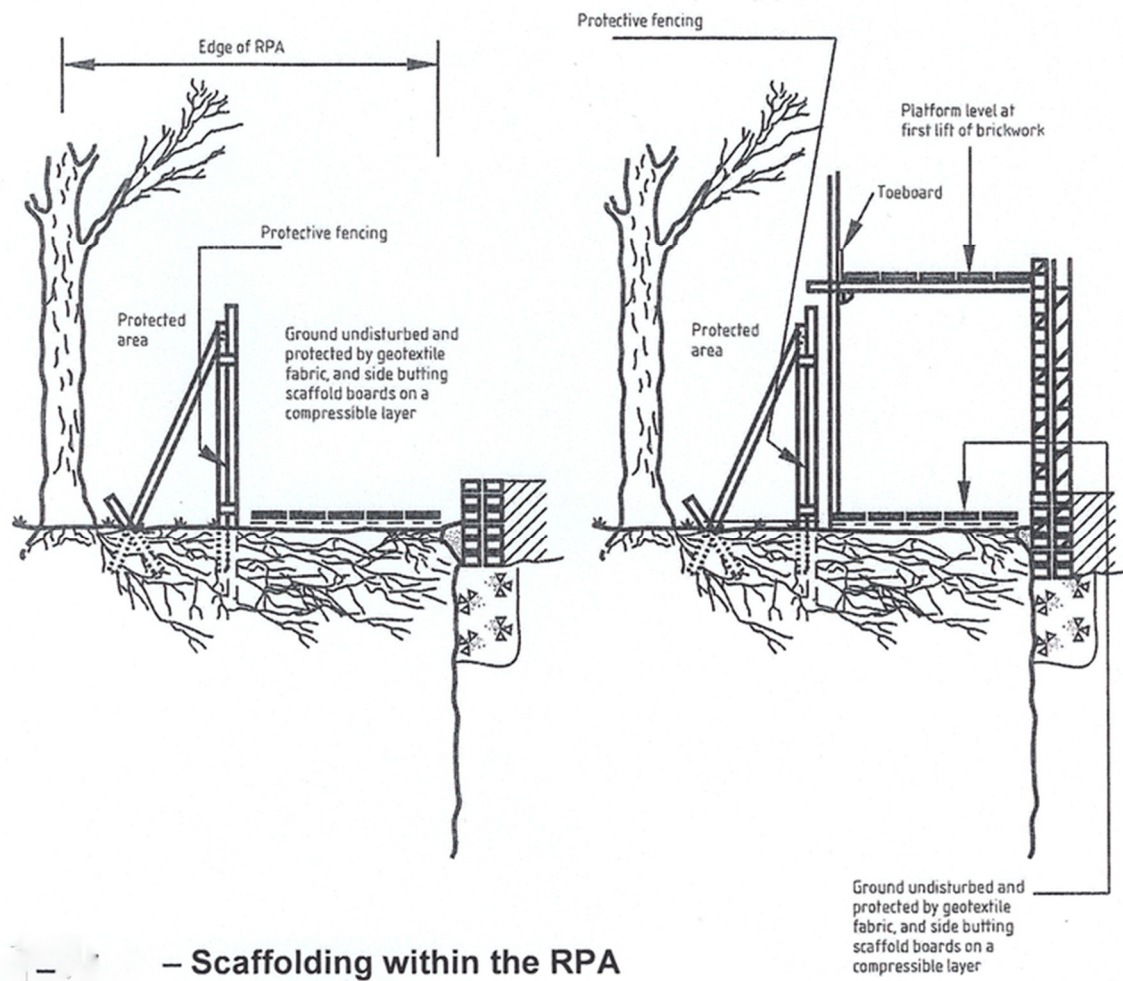


Figure 4. to be utilised in small areas where works encroach on RPA to facilitate construction

APPENDIX 5

ARBORICULTURAL SITE SUPERVISION SUMMARY

Trees in Relation to Design, Demolition and Construction –
Recommendations

ARBORICULTURAL SITE SUPERVISION – SUMMARY

1. All site monitoring will be undertaken by a suitably qualified and experienced Arborist.
2. An Arborist will be present throughout the key operations to ensure compliance with the Arboricultural Method Statement and Tree Protection Plan. Key operational points will be agreed in writing with the client and LPA prior to commencement of works. Typically, these will include;
 - Remedial tree works
 - Installation of protective measures (fences and ground)
 - Installation of site facilities
 - Demolition works
 - Installation of services
 - Landscaping within RPA's
 - Site completion
3. Monitoring will be undertaken on a fortnightly basis as well as ongoing communications with the Client, Site Manager and LPA. A checklist will be completed (appendix 4) and a copy will be retained by the Site Manager with a copy sent to the LPA.
4. Monitoring visits will generally be unannounced. Upon arrival, the Arborist will check in at the site office and inspect the tree protection measures in conjunction with the Site Manager. The Arborist will also visit the site at pre-determined dates to view specific operational issues (see above).
5. Any defects requiring attention will be notified to the Site Manager and Client (copied to the LPA by e-mail). Any emergencies will be notified to the Client and LPA by phone.
6. Day to day site supervision will be the responsibility of the Site Manager. They will be aware of the tree protection measures and significant steps in the development process which have arboricultural implications. To ensure compliance the Site Manager will undertake a site briefing with the retained Arborist before the commencement of works.
7. A final sign off visit will be carried out at the end of the development and a formal letter sent both to the client and the LPA to indicate the end of the monitoring period.

APPENDIX 6

ARBORICULTURAL MONITORING REPORT SHEET

Arboricultural Monitoring Report Sheet			
(BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations)			
Client		Planning Ref.	
Planning Authority		Date of Inspection	
Site address			
Site Checklist			
Protective Fencing in place			
Protective fencing to specification			
Ground protection in place (if applicable)			
Site Foreman briefed			
Tree(s) damaged?			
Remedial works required			
General Comments:			
Recommendations:			
Report sent to LPA:		Inspection by:	

APPENDIX 7

CONTACT DETAILS

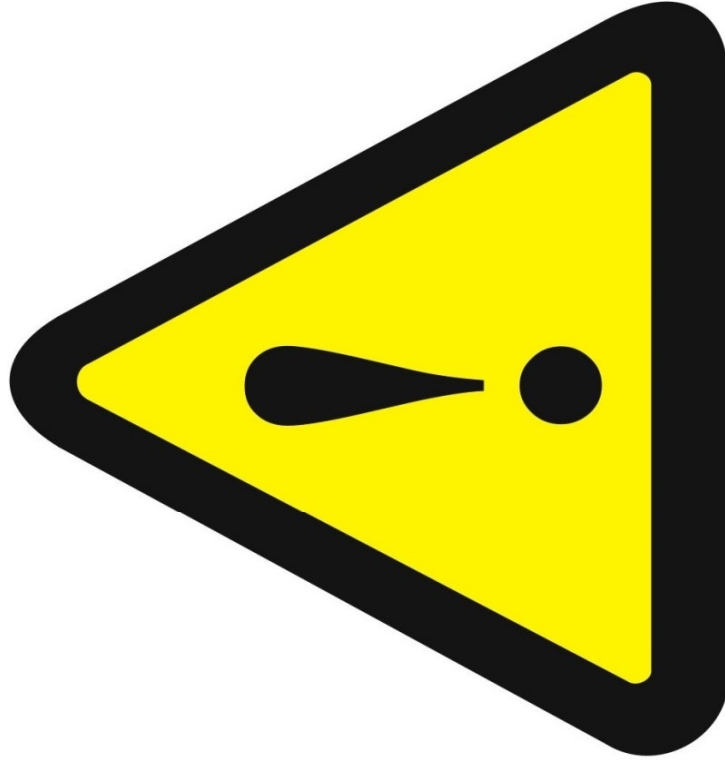
Title	Name	Authority/ Company	Telephone	E-Mail

APPENDIX 8

TREE PROTECTION NOTICE



**PROTECTIVE FENCING. THIS
FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT.**



**TREE PROTECTION AREA
KEEP OUT !**

(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE THE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION

ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY