



DUCKWORTHS
ARBORICULTURE LTD.

BS:5837 ARBORICULTURAL REPORT

ARBORICULTURAL SURVEY, IMPACT ASSESSMENT &
METHOD STATEMENT

11 GLEBE ROAD
READING
BERKSHIRE
RG2 7AG

CLIENT: MICHAEL SNOOKS / LANDIM

AUGUST 2024

Ref: AIA/AMS 06404 / 2024

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EXECUTIVE SUMMARY

This report provides detailed and site-specific information on the steps which will be undertaken to prevent damage to trees during the proposed redevelopment and construction of a new residential property at 11 Glebe Road, Reading, Berkshire, RG2 7AG

I have been appointed as the site Arboricultural Consultant since the initial design phases of this project and have provided professional arboricultural advice to ensure the scheme is sympathetic to the preservation of trees beyond the curtilage of the site.

The footprint and positioning of the proposed extension is reflective of the arboricultural advice, taking into account the identified Arboricultural Constraints posed by the protected trees.

The proposed new building will be well fenestrated and orientated to the south, away from the trees to avoid excessive shade. New hard standing will be of a porous and no-dig construction to ensure tree roots can continue to thrive under the parking areas.

This application is therefore committed to the preservation of trees on site. Provided the methodology specified within the Arboricultural Method Statement is followed during the building works I am satisfied that this application can be undertaken without unacceptable harm to the trees and in accordance with the guidelines and recommendations in BS:5837 2012 – Trees in Relation to Design, Demolition and Construction.

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1. INTRODUCTION

1.1 INSTRUCTION

This Arboricultural report has been prepared by Sarah Duckworth, Arboricultural Consultant and provides an Arboricultural Impact Assessment and Method Statement relating to trees growing within the garden of 11 Glebe Road, Reading, Berkshire, RG2 7AG.

This report should be read in conjunction with an earlier BS:5837 Tree Survey (ref: 06404/2024 dated August 2024).

1.2 SCOPE

The British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction' is designed to assist those concerned with trees in relation to construction to form balanced judgments. This report does not therefore seek to put arguments for or against development but provides a means of protecting the trees which may be affected during development.

The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.

1.3 DOCUMENTS

The position of trees within the tree plan has been taken from a topographical survey provided by the client. Offsite trees and trees not covered by the survey have been plotted by eye by the Tree Surveyor, their positions measured against boundaries and triangulated against fixed objects on good representation of their locations in relation to the proposed build area.

The Tree Protection Plan which accompanies this report is illustrative and should only be used for dealing with tree issues only.

The precise location of all tree protection measurements should be confirmed with a pre-commencement site meeting before any construction activity takes place.

1.4 CAVEATS

The report is valid for a period of two years from the date of issue being 19th August 2024 and will expire on 19th August 2026.

DISCLAIMER: This is an independently produced Arboricultural Report. I have no connection with any of the parties involved in this site or application that could influence or bias the opinions expressed in this report.

2. ARBORICULTURAL IMPACT ASSESSMENT

2.1 INTRODUCTION

The purpose of the Arboricultural Impact Assessment (AIA) is to evaluate the direct and indirect effects of the proposed building works on the surrounding trees, and where necessary recommend solutions or mitigation to protect the trees as appropriate.

This assessment will take account of the effects of any tree loss required to implement the design and any potentially damaging activities proposed in the vicinity of the retained trees.

2.2 SITE DESCRIPTION

11 Glebe Road is a substantial corner plot situated northeast of the junction of Glebe Road with Christchurch Gardens. The property is situated within a roughly rectangular property curtilage, the southern boundary fronts onto Christchurch Gardens and the western boundary fronts onto Glebe Road.

The existing property is a detached property located in the northern half of the plot with an area of parking to the front and a compacted children's play area to the rear.

It is apparent that the southern area of the garden was once a carefully manicured formal garden with shrubs, fruit tree and topiary. However, in recent years the garden has been somewhat neglected, and the topiary and shrubs are overgrown. Suckering shoots from a topped Robinia and Cherry Laurel now grow in profusion in the southeastern quadrant of the plot.



Photo 1 – Site Access off Glebe Road



Photo 2 – Existing parking area to the front



Photo 3 – Southern boundary as viewed from Christchurch Gardens

2.3 PLANNING CONSTRAINTS

TREE PRESERVATION ORDERS

I have confirmed on the Reading Borough Council that three trees and one tree group at 11 Glebe Road are protected by a group Tree Preservation Order. Protected trees are recorded as T013 (False Acacia), T017 (Indian Bean Tree) and T030 (Horse Chestnut) and T022, T023, T024 & T026 (Yew) in this survey.

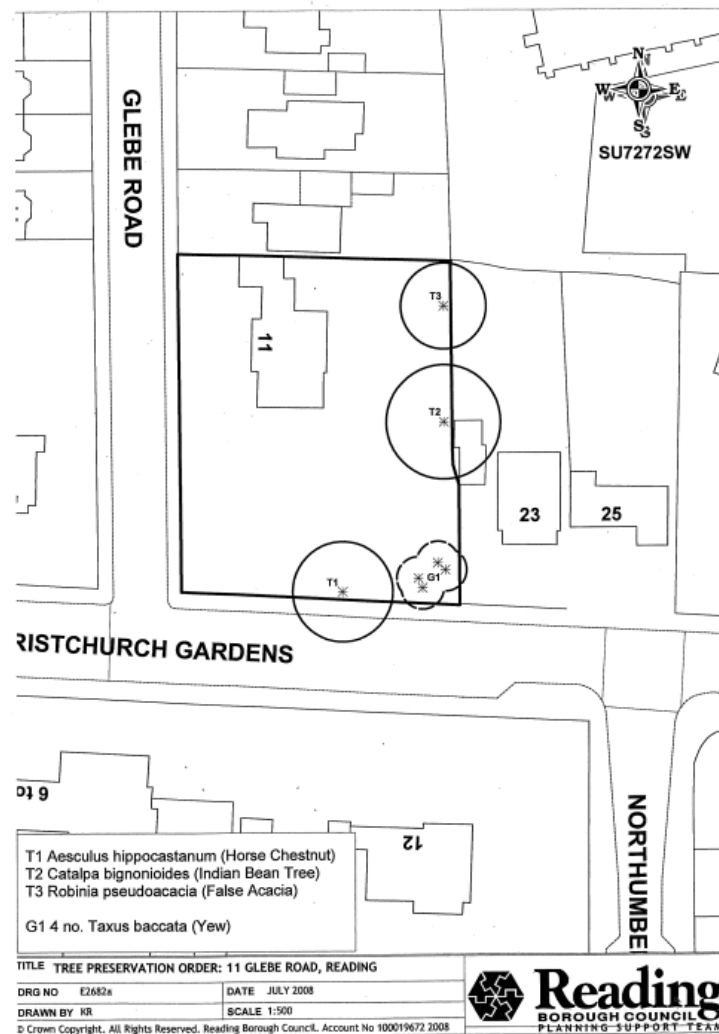


Figure 1 - Tree Preservation Order Plan

The protected status of trees is subject to change. You are advised to reconfirm the protected status of trees prior to carrying out any works to trees on site.

CONSERVATION AREA

11 Glebe Road is not within a Conservation Area.

ANCIENT WOODLAND

11 Glebe Road is not within Ancient Woodland or within an Ancient Woodland Buffer Zone.

2.4 PLOTTING OF ROOT PROTECTION AREAS (RPAs)

The root protection area radius is for information only and may not be appropriate in every case. BS:5837 advises that:

'the RPA for each tree should initially be plotted as a circle centered on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting may have occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distributions.'

For this site, Tree Root Protection Areas have been offset where they would otherwise fall within the adopted highway. Tree roots tend not to grow under public roads because the compacted and anaerobic conditions are less conducive to healthy tree root growth. The rooting areas for T026 (Yew) and T030 (Horse Chestnut) have therefore been plotted as polygons as this is more representative of the likely rooting area of the trees.

2.5 SOIL

The soil on site was assessed by an appraisal on the British Geological Drift Survey Map only. According to the 1:50,000 scale map records, the bedrock geology for 11 Glebe Road is London Clay Formation consisting of clay, silt and sand.

Soil characteristics and index properties (shrink / swell potential) can only be determined precisely by laboratory testing of soil samples. However, London clay is generally considered to be a 'High Plasticity' soil and is known to have significant capacity to shrink and swell with changing moisture levels.

Foundation depths should be calculated in accordance with NHBC Chapter 4.2 taking into account the presence of any clay and future growth of the adjacent trees to ensure foundations can resist damage as a result of soil desiccation and shrinkage.

2.6 TREES APPRAISAL

Total Number of individual trees surveyed:	42
Total Number of tree groups surveyed:	7
Number of category 'A' trees / groups:	0
Number of category 'B' trees / groups:	4
Number of category 'C' trees / groups:	41
Number of category 'U' trees:	4

Figure 2 - Tree quality summary

2.7 TREE WORKS AND REMOVAL

The following trees will be removed (or cut back – G007) to facilitate the build.

Ref:	Species	BS:5837 Category
G001	Privet x5	C2
G002	Laurel cherry x2	C2
G007	Mixed species group (Part Cleared)	C2
T003	Purple Leaf Plum	U
T004	Bay Tree	C2
T005	English yew	C1
T006	English yew	C1
T007	English yew	C1
T027	Holm Oak	C2
T028	Holm Oak	C2
T031	English yew	C2
T032	Common pear	C1
T033	Cultivar apple	U
T034	English yew	C1
T035	English yew	C1
T042	Holly	C2

Figure 3 - Schedule for tree / hedge removal

Trees to be removed are small trees / shrubs, fruit trees or topiary. None of the trees to be removed or cut back (G007) have any notable Arboricultural quality or prominent wider amenity value, now or in the near future such that they would pose a reasonable constraint to the planning proposals.

2.8 APPLICATION ASSESSMENT

Trees to be removed or cut back (G007) are low grade category 'C' and 'U' specimen trees which would not usually pose a constraint to development.

The proposed new dwelling is situated outside of the generic Root Protection Areas of all trees, however, there will be a small incursion into the adjusted (offset) RPA for T030 of less than 1m². This very minor incursion is at the periphery of the root protection area where no significant roots are anticipated. The incursion will not cause significant harm to the tree and no remediation is required.

The new dwelling will be well fenestrated with windows and skylights to allow maximum light to the property and to ensure the property is not overshadowed by trees.

There will be a good and sustainable distance between the trees' canopies on completion of the build without the foreseeable need for the trees to be cut back in the future. There will be a large residential garden with a significant area of useable garden space not adversely affected by trees.

Leaf-drop will be a seasonal nuisance. Hedgehog gutter guards can be installed if blocked gutters become an unacceptable nuisance.

2.9 TREE PROTECTION DURING BUILDING WORKS

Trees within the property will be protected with fit for purpose Tree Protection Fencing and Temporary Ground Protection, installed in accordance with BS:5837 (2012).

The fencing must remain rigid and complete during development. The area behind the tree protection fencing is designated a Construction Exclusion Zone and should be isolated from all activity during work on the site.

2.10 SERVICES

I have not received any drainage or service plans for the site. However, following discussions with the client, I am advised that services will connect forward of the existing property to those in Glebe Road without any excavation for services within the rooting areas of retained trees.

As a matter of course, the Local Authority may request confirmation on services and routes, including the locations of any new soakaways to be submitted for approval in support of any future application to ensure it does not conflict with the retained trees on site.

2.11 CONCLUSIONS

This report demonstrates that the trees growing on and adjacent to 11 Glebe Road have been fully considered in accordance with Arboricultural and Planning best practice (BS:5837 2012 Trees in Relation to Design, Demolition and Construction').

The application is for a new residential dwelling south of 11 Glebe Road and the renovation of the existing property. The proposed layout takes into account the constraints posed by the protected and visually significant trees on site and the new dwelling has been sympathetically designed and situated in order to keep the impact on trees to an absolute minimum.

A number of smaller trees and shrubs growing centrally within the plot are to be removed. Existing boundary trees and shrubs are to be retained and protected where possible and these will screen the new dwelling, provide privacy for residents and maintain the verdant character of the plot.

All retained trees on and adjacent to the site will be protected and retained in accordance with the guidelines and recommendations in BS:5837 2012 - Trees in Relation to Design, Demolition and Construction.

This application is supported by a detailed Arboricultural Method Assessment which provides detailed information on how the trees will be protected during the proposed building works.

Provided this method statement is followed during the building work I am satisfied the application can be undertaken without unacceptable harm to retained trees and the application is therefore acceptable as it relates to trees.

3. ARBORICULTURAL METHOD STATEMENT (AMS)

3.1 INTRODUCTION

This Arboricultural Method Statement specifies the detailed methodology that will be employed to prevent damage to the trees during the proposed renovation of the existing property and construction of a new residential dwellings on land at 11 Glebe Road, Reading, Berkshire, RG2 7AG.

The correct and timely installation of tree protection measures such as tree protection fencing is critical to ensure the long-term retention of a healthy tree stock on or adjacent to the development.

This method statement will be read, approved and agreed to by all key personnel prior to the commencement of works within the site.

WARNING: FAILURE TO FOLLOW THE ARBORICULTURAL METHOD STATEMENT ONCE APPROVED CAN CAUSE IRREPARABLE HARM TO PROTECTED TREES IN CONTRAVENTION OF THE TREE PRESERVATION ORDER AND MAY INVALIDATE YOUR PLANNING CONSENT.

3.2 SITE SUPERVISION AND MONITORING.

In accordance with BS:5837 'Trees in Relation to Design, Demolition and Construction' 2012, there will be an auditable system of arboricultural site monitoring in place within during the build.

A site visit will be held once the Tree Protection Fencing and temporary ground protection is installed as shown on the Tree Protection Plan. The Local Authority Tree Officer will be given a minimum of five days' notice of the time and date of the meeting so that they may attend should they wish to do so.

The purpose of the pre-commencement meeting will be for the appointed Arboricultural Consultant to confirm the location and construction of the Tree Protection Measures and ensure a common understanding of the requirements for Tree Protection within the site. If the Local Planning Authority is unable to attend, photographic evidence of the tree protection fencing will be emailed to the appointed planning officer once it has been erected.

The Arboricultural Consultant will visit site at a maximum of 8-week intervals during active construction works to confirm the condition and location of the protection measures.

A signed copy of the inspection report will be sent to Reading Borough Council's Natural Environment and Planning Team following each visit.

A copy of the Arboricultural Method Statement and Tree Protection Plan will be available on site for reference.

3.3 ON SITE TREE SUPERVISOR

In addition to the appointed Arboriculturist, there will be a designated on-site 'tree supervisor', a member of the build team who is responsible for ensuring no works are undertaken on site except in complete accordance with the approved Arboricultural Method Statement when the Arboricultural Consultant is not present.

The on-site tree supervisor will:

- Be present on site most of the time.
- Be aware of the arboricultural responsibilities relating to trees on site.
- Have the authority to stop any work that will, or have the potential to, cause harm to any tree.
- Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
- Make immediate contact with the Council and/or the retained arboriculturalist in the event of any related tree problems occurring whether actual or potential.

To ensure a commitment from all parties to the healthy retention of the trees. These details will be passed on to any contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.

3.4 TREE WORKS

The following facilitative tree work will be undertaken prior to the commencement of any building works on site:

Ref:	Species	Works
G001	Privet x5	Fell and remove stump
G002	Laurel cherry x2	Fell and remove stump
G007	Mixed species group	Cut back to clear site access
T003	Purple Leaf Plum	Fell and remove stump
T004	Bay Tree	Fell and remove stump
T005	English yew	Fell and remove stump
T006	English yew	Fell and remove stump
T007	English yew	Fell and remove stump
T027	Holm Oak	Fell and remove stump
T028	Holm Oak	Fell and remove stump
T031	English yew	Fell and remove stump
T032	Common pear	Fell and remove stump
T033	Cultivar apple	Fell and remove stump
T034	English yew	Fell and remove stump
T035	English yew	Fell and remove stump
T042	Common holly	Fell and remove stump

Figure 4. Schedule for tree works

3.5 TREE WORKS BEST PRACTICE

All tree works shall be undertaken in accordance with BS:3998 2010 'Tree Work Recommendations'.

No vehicles will be driven beyond the existing driveway onto unprotected ground during the course of the tree work operations.

Chippings arising from the work will not be piled around the bases of trees on or off the site. Wood, brash and any other arisings from the tree work will not be burnt on site.

A properly qualified and experienced company will be employed who carry Public and Products Liability Insurance with a minimum of £2,000,000 cover and the relevant Employers Liability Insurance. A List of approved contractors is available from the Arboricultural Association – www.trees.org.uk.

3.6 PROTECTED SPECIES

In accordance with the Wildlife and Countryside Act - 1981, Conservation - Natural Habitats -Regulations 1994 and Countryside Rights of Way Act - 2000, the property owner will consider the timing and type of tree work operations to avoid causing disturbance to any nesting or breeding birds or bat roosts that may be present within trees.

It is an offence (subject to exceptions) to intentionally kill, injure, take, possess, or trade in any wild animal listed, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

Non-urgent major tree work involving tree removal or reduction and hedge cutting operations should not be undertaken during the bird nesting or breeding season, which is considered to be from 1 March to 31 July. However, depending on seasonal temperatures, some birds continue breeding into August and September.

All wild birds, their young, their eggs and active nests are protected under law. It is an offence to damage a nest intentionally while it is in use or being built and hedge cutting is highly likely to damage nests or cause them to be deserted.

3.7 TEMPORARY TREE PROTECTION

Following the initial tree works, no further works in relation to the build will be undertaken, including demolition, construction, excavation or demolition, prior to the Tree Protection Fencing and Temporary Ground Protection being installed as identified in the Tree Protection Plan.

The appointed Arboricultural Consultant will notify the Tree Officer once Tree Protection Measures are installed on site and 5 days prior to the Protection Fencing being removed on completion of development so that a representative from the Local Authority may visit the site if considered necessary.

At no time will Tree Protection Measures be removed or relocated contrary to the recommendations in this report, without professional arboricultural advice and without the prior consent of the Local Authority Tree Officer.

The area behind the tree protection fencing and temporary ground protection is designated the Construction Exclusion Zone and is to be isolated from all activity during work on the site.

THERE WILL BE NO STORAGE, PARKING, VEHICLE MOVEMENT OR PEDESTRIAN ACTIVITY, TEMPORARY OR OTHERWISE, WITHIN THE CONSTRUCTION EXCLUSION ZONE AT ANY TIME DURING THE COURSE OF THE BUILD.

3.8 TREE PROTECTION FENCING

The Tree Protection Fencing will consist of a vertical and horizontal scaffold framework braced well to resist impact. The vertical tubes will be spaced at a maximum distance of 3m and driven securely into the ground. Onto this framework welded mesh – ‘Heras’ style fencing panels or similar will be securely fixed. (See Appendix C).

The fencing will be located at all times to protect the retained trees and their rooting areas and will remain vertical, rigid and complete during development.

3.9 TEMPORARY GROUND PROTECTION

No works will commence, including construction or excavation, prior to the areas of temporary ground protection being installed across the site access as identified in the Tree Protection Plan.

The temporary ground protection will be installed to protect soft landscaped areas where trees may be rooting (as indicated in the magenta hatch on the Tree Protection Plan).

The temporary ground protection will be constructed from rigid load bearing temporary roadway sheets such as ‘euroboards’ or similar or ply sheets a minimum of 15mm thick which can be pinned together to resist movement.

3.10 SERVICES

Water, gas and electricity will connect forward of the property to those under the highway of Glebe Road and outside of the Root Protection Areas of all trees.

If at any point this route is found not to be viable then a revised plan will be drawn up in consultation with the Arboricultural Consultant and submitted to the Local Authority for approval.

3.11 GENERAL CONSIDERATIONS

Roots can be killed by pollution of the rooting area by chemicals and leaching. Loose, granular or liquid materials, including cement mix and fuel will be stored on an impermeable membrane on the existing parking at the front of the property and well away from the protected trees.

Particular care will be taken in the planning of deliveries if they require wide or tall loads and plants with booms, rigs or counterweights which can cause serious and permanent damage to trees making their safe retention impossible.

There will be no open fires on site during the building works.

3.12 UNFORESEEN CIRCUMSTANCES

In the event of unforeseen circumstances whereby it is not possible to work in accordance with the Arboricultural Method Statement then advice should be sought immediately from a qualified Arboriculturist.

THERE SHALL BE NO DEVIATION FROM THIS METHOD STATEMENT WITHOUT CONSULTATION WITH A QUALIFIED ARBORICULTURIST AND / OR THE WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY.

APPENDICES

- A. Phasing of works
- B. Tree Plan
- C. Tree Protection Fencing
- D. Contacts
- E. Qualifications

APPENDIX A – PHASING OF WORKS

STAGE 1 (PRE-COMMENCEMENT)

TREE WORKS



ERECTION OF TREE PROTECTION FENCING & GROUND PROTECTION



PRE-COMMENCEMENT SITE MEETING TO SIGN OFF TREE PROTECTION
(NOTIFY LOCAL AUTHORITY -MIN 5 DAYS)



STAGE 2 (DEMOLITION AND CONSTRUCTION)

SITE MONITORING (MINIMUM EVERY 8 WEEKS)



STAGE 2 (POST CONSTRUCTION)

REMOVE TREE PROTECTION FENCING & SITE HOARDING
NOTIFY LOCAL AUTHORITY -MIN 5 DAYS)



FINAL LANDSCAPE OPERATIONS, TREE PLANTNG,
SOIL AMELIORATION / LANDSCAPING WORKS ETC.

APPENDIX B - DOCUMENTS

Attached as separate pdf documents:

BS:5837 TREE SURVEY:

- Ref: 11 GLEBE ROAD (BS5837) SURVEY 06404 2024

TREE CONSTRAINTS PLAN:

- Ref: 11 GLEBE ROAD (BS5837) TCP 06404 2024

TREE PROTECTION PLAN:

- Ref: 11 GLEBE ROAD (BS5837) TPP 06404 2024

APPENDIX C – TREE PROTECTION FENCING

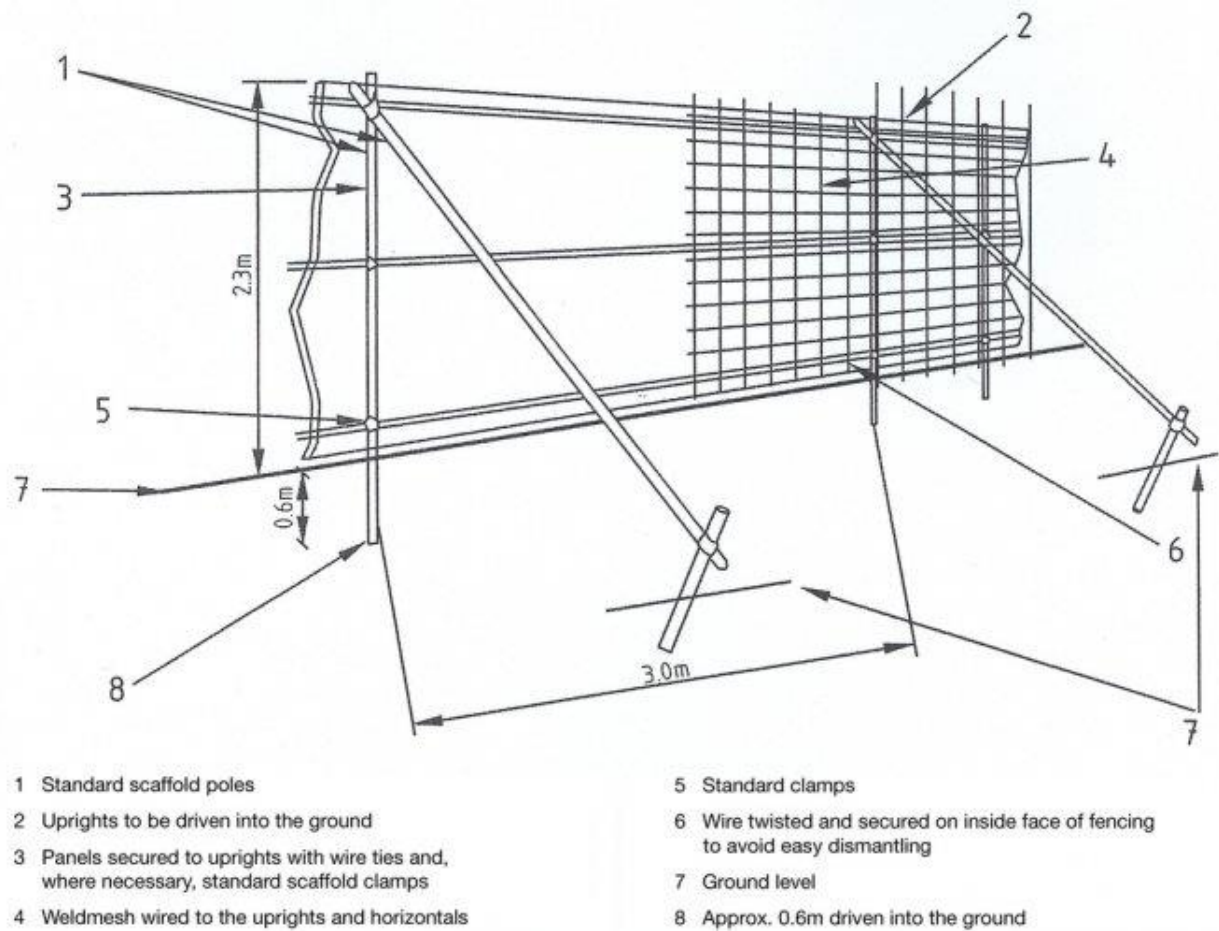


Figure 2. – Protective fencing for RPA

APPENDIX D - CONTACTS

Arboricultural Consultant

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APPENDIX E - QUALIFICATIONS

This Arboricultural report has been prepared by Sarah Duckworth, Independent Arboricultural Consultant, trading as Duckworth's Arboriculture Ltd.

I have over 19 years' experience working in the field of Arboriculture and for the past 16 years I have worked as a Local Authority Tree Officer both directly and independently providing contracted support. Since 2010 I have worked as a private consultant carrying out a range of Arboricultural Reports and Assessments for private clients.

I hold the Royal Forestry Society's Professional Diploma (Level 6) for which I received the Lockhart Garrett Award.

I also hold the Arboricultural Association's Technicians Certificate (with Distinction) and am a LANTRA qualified Professional Tree Inspector.

I am a Professional Member of the Arboricultural Association.