

Addendum to Delta Simons AIA and AMS at Logicor Park Reading, Rose Kiln Court



(Delta-Simons Project No: 91193.557187)

Prepared for and on behalf of Lucion Delta Simons

By A.T. Coombes Associates Ltd.
Chartered Foresters and Consulting Arboriculturists
6 Chapel Street
Barford
Norwich NR9 4AB
mail@atcoombes.com



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Appendices

Appendix 1 Tree Constraints Plan

Appendix 2 Revised Tree Protection Plan 31st May 2024

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1. Terms of Reference

- 1.1 The aim of this Addendum is to address points raised by the Local Planning Authority (LPA) Natural Environment Officer (NEO) and should be read in conjunction with the AIA and AMS produced for the site by Delta Simons. Also included as Appendices 1 and 2 are the Tree Constraints Plan (TCP) and Revised Tree Protection Plan (TPP).
- 1.2 The design has been changed to take account of comments received, in particular, setting back the building along the eastern boundary of the site to accommodate existing trees with new tree planting. This addendum catalogues the changes in terms of tree protection and the planting proposals.

2. Site Description

- 2.1 The site adjacent to Rose Kiln Lane currently has a disused commercial building that will be demolished, and three new commercial blocks constructed providing eight separate units.
- 2.2 At the northern end of the site and beyond the site boundary is a small woodland area which is the subject of a TPO (Ref TPO 2/05) issued by Reading Council.

3. Confirmation of Tree Losses

- 3.1 As a result of the design changes, only one tree C category tree (T22), will be removed for development purposes.

4. Variation of Remedial Planting

- 4.1 Fifteen new trees will be planted to remediate the loss of T22 and enhance the biodiversity on site.
- 4.2 Remedial tree planting must ensure that the recommended planting is as resilient as possible to both imported pests and diseases and climate change. Remedial replanting species will be changed to conform to the rule that no more than 10% of any given species, no more than 20% of any particular genus and no more than 30% of any given plant family be planted in urban areas as per the Tree Council Strategy.

- 4.3 In the AIA, seven new trees were proposed comprising a mix of rowan, pear and hornbeam to be planted as part of the landscaping scheme are. This will be increased to 15 trees to be incorporated in the landscape planting species are detailed in the following table:

Scientific name	Comon name	Qty	Size	Type
<i>Acer campestre</i> 'Louisa Red Shine'	Field maple	1	Stem girth 14 to 16 cm	Containerised heavy standard
<i>Acer cappadocicum</i> subsp. <i>lobelii</i> *	Lobel maple	1	Stem girth 14 to 16 cm	Containerised heavy standard
<i>Carpinus betulus</i> 'Fastigiata'*	Hornbeam	1	Stem girth 14 to 16 cm	Containerised heavy standard
<i>Crataegus x lavalleyi</i>	Hybrid Cockspur thorn	1	Stem girth 14 to 16 cm	Containerised heavy standard
<i>Pyrus calleryana</i> 'Chanticleer'*	Callery Pear	1	Stem girth 14 to 16 cm	Containerised heavy standard
<i>Fagus sylvatica</i> 'Dawyck'*	Dawyck beech	1	Stem girth 14 to 16 cm	Containerised heavy standard
<i>Sorbus aucuparia</i> 'Shearwater Seedling'*	Rowan	1	Stem girth 14 to 16 cm	Containerised heavy standard
<i>Tilia cordata</i> 'Greenspire'*	Small-leaved Lime	1	Stem girth 14 to 16 cm	Containerised heavy standard
<i>Liquidambar styraciflua</i> 'Lane Roberts'	Liquidambar	1	Stem girth 14 to 16 cm	Containerised heavy standard
<i>Robinia pseudoacacia</i> 'Pyramidalis'	Robinia	1	Stem girth 14 to 16 cm	Containerised heavy standard
<i>Betula nigra</i>	River Birch	1	Stem girth 14 to 16 cm	Containerised heavy standard
<i>Celtis australis</i>	Nettle Tree	1	Stem girth 14 to 16 cm	Containerised heavy standard
<i>Corylus colurna</i>	Turkish Hazel	1	Stem girth 14 to 16 cm	Containerised heavy standard
<i>Populus alba</i> 'Pyramidalis'*	White poplar	1	Stem girth 14 to 16 cm	Containerised heavy standard
<i>Liriodendron*</i> <i>tulipifera</i> 'Fastigiatum'	Tulip tree	1	Stem girth 14 to 16 cm	Containerised heavy standard
		15		

- 4.4 In the above list the 15 species represent five plant families and 14 genera.
- 4.5 The trees will be securely pit planted in holes which are excavated to a diameter 75mm larger than the root ball of the tree, planted at a depth no deeper than the height of the root ball / root collar and backfilled with soil excavated from the tree pit. Each tree will be supported with a treated softwood stake inserted at a 45-degree angle to the ground, avoiding the root ball. Adjustable rubber ties will secure the trees to the stakes. Spiral guards (60cm x 38mm) will be wrapped around the lower stem to prevent mammal damage. Mulch will be placed around each tree at depth of 50-100mm and at a diameter of 1m to reduce weed growth.
- 4.6 The trees will be maintained for a 5-year period. Work will include keeping a circular area with a 0.5m radius centred on the stem of the trees free from weed growth using either herbicide or mulch, checking supports and guards and replacing any failures during the period with trees of the same species and quality.

5. Assessment of Remedial Planting Areas

- 5.1 Remedial tree planting will be confined to the edges of the site. On the eastern boundary, the building has been moved back to give between 4.2 and 5.2 m clearance between the new building and the boundary.
- 5.2 On the eastern edge of the site adjoining the A33, 9 fastigate trees shown in the table at 4.3 marked with a star will be used along this boundary to limit future encroachment towards the new building and the road. If trees are set 0.50 m from the boundary this will give around 3.7 to 4.7m between the trees and the building allowing 2.2 m to 3.2 m to for radial spread and 1.5 m clearance from the building. It is expected the species selected will take 15 to 20 years to achieve 2 m radial spread.
- 5.3 A full planting drawing will be provided by the project Landscape Architect.

6. Pruning of Protected Willows (TG1)

- 6.1 This amendment applies to all trees in TG1 edging the site. The overall aim will be to contain encroachment into the site but retain full crowned trees in the landscape. The current radial spread of the 14 willow trees edging the site is estimated as from 5 to 8 m. Willow grow rapidly and are able to withstand regular pruning therefore it should be possible to maintain the stated 1.5 m clearance from the new building without damage to the trees.
- 6.2 The developer owns the land between the boundary fence and the brook to the north. To maintain 1.5 m clearance the typical radial reduction is expected to be 2 m (reducing from 8 to 6 m radial spread or 5 to 3 m). Based on the current design this work should provide the required clearance. As the trees are protected, the extent of the work must be agreed in advance with the Local Planning Authority Tree Officer. Any trees where the proposed 2 m clearance is insufficient to clear the new buildings will need the extent of pruning individually agreed.

7. Additional Tree Protection Measures

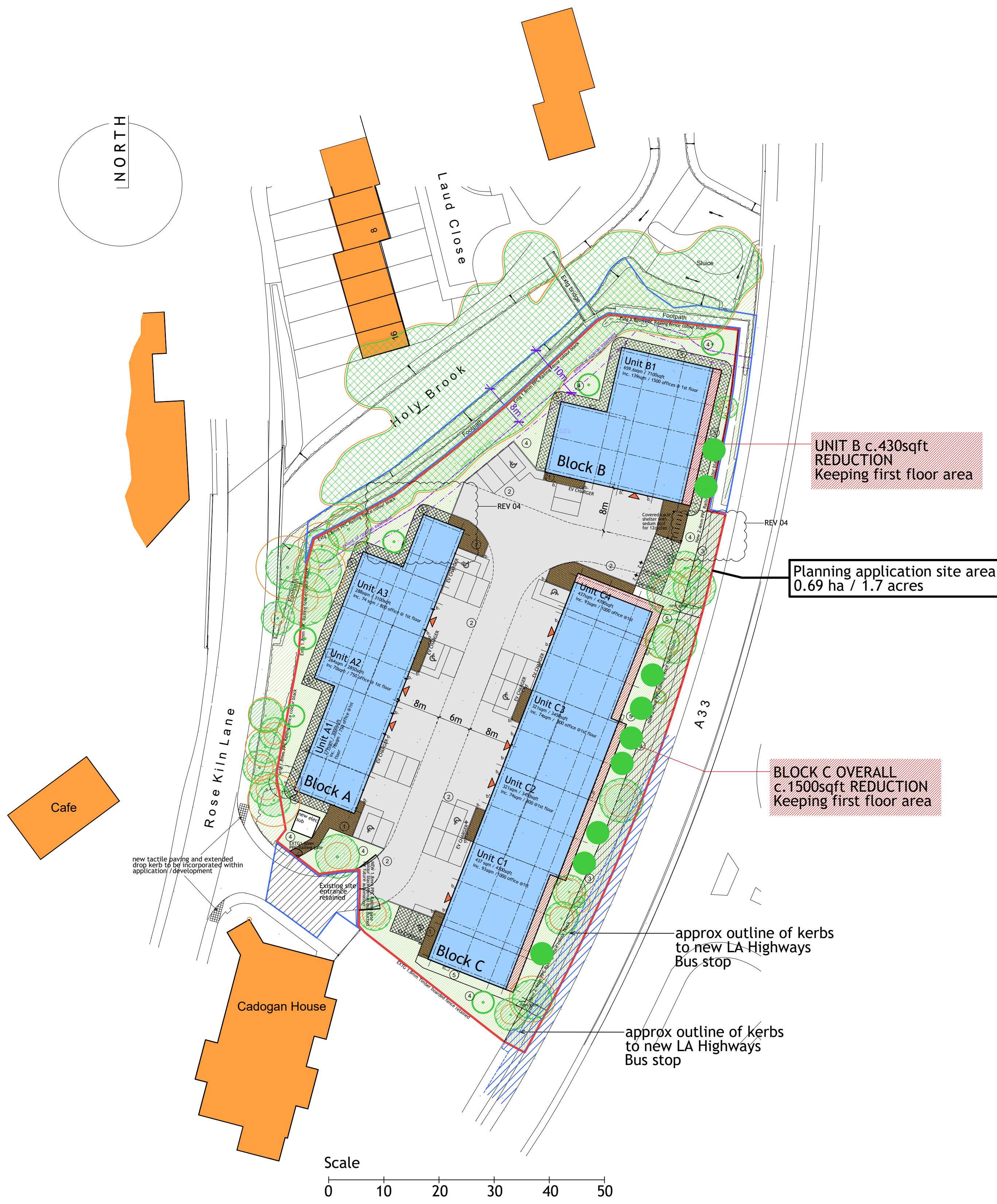
- 7.1 The change in design has enabled all the trees on the eastern side of the development to be retained. This will require an adjustment to the line of the temporary fencing set out on the Delta Simons Tree Protection Plan.
- 7.2 The trees remain close to the proposed new building and there will need to be room for construction access. Therefore, temporary ground protection will be used to provide construction space. The ground protection should be constructed as follows depending on the type of traffic that will use it: BS 5837:2012 recommendations are as follows:
- Pedestrian traffic only – a single thickness of scaffold boards on top of a driven scaffold frame to form a suspended walkway, or on top of a compression resistant layer (100mm woodchip) laid on top of a geotextile membrane.
 - Light plant up to a gross weight of 2t, proprietary ground protection boards linked to one another on top of a compression resistant layer (150mm woodchip) laid on a geotextile membrane.
 - Plant exceeding gross weight of 2t, a specification devised by an engineer will be designed in conjunction with the arboricultural consultant to support the loading that the ground will be subjected to.
- 7.3 The area requiring temporary ground protection is shown on Appendix 2 with orange cross hatching.
- 7.4 Some facilitative pruning may be required to retained existing trees to avoid outer branches encroaching close to the construction area. This should be agreed in advance with the supervising arboriculturist and carried out in accordance with BS3998:2010 Tree work Recommendations.

8. Concluding Remarks

- 8.1 This Addendum is intended to modify the AIA and AMS produced by Delta Simons. It is hoped it clarifies points raised by the Council to their satisfaction. Any queries on the Addendum should be addressed to Andrew Coombes who is providing arboricultural support working on behalf of Delta Simons.

A. T. Coombes NDF, MSc (Arb & Urban For) PDArb (RFS), PDArb (RFS) FICFor MARborA
A.T. Coombes Associates Ltd
31 May 2024

Appendix 1 - Tree Constraints Plan



Block A

A1	Unit 279sqm / 3,000sqft GIA inc. 70sqm / 750sqft mezz office 25% office content
A2	Unit 264sqm / 2,850sqft GIA inc. 70sqm / 750sqft mezz office 26% office content
A3	Unit 288sqm / 3,100sqft GIA inc. 74sqm / 800sqft mezz office 26% office content
TOTAL UNIT 831.5 sqm / 8,950sqft	

Block B

B1	Unit 659.6sqm / 7,100sqft GIA inc. 136sqm / 1,460sqft mezz office 21% office content
TOTAL UNIT 659.6sqm / 7,100sqft	

Block C

C1	Unit 437sqm / 4,700sqft GIA inc. 93sqm / 1,000sqft mezz office 21% office content
C2	Unit 321sqm / 3,450sqft GIA inc. 74sqm / 800sqft mezz office 23% office content
C3	Unit 321sqm / 3,450sqft GIA inc. 74sqm / 800sqft mezz office 23% office content
C4	Unit 437sqm / 4,700sqft GIA inc. 93sqm / 1,000sqft mezz office 21% office content
TOTAL UNIT 1,516sqm / 16,300sqft	

ANTICIPATED AMENDED REDUCED TOTAL 2,843sqm / 30,420sqft GIA
33 car parking spaces
All units 7.5m u/s of haunch

- Tree removed
- Tree retained green
- Root protection zone to retained Tree
- Tree proposed
- Fastigate Trees

New bus stop works

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ALL PROPOSALS ARE SUBJECT TO CONFIRMATION FOLLOWING DETAILED TOPOGRAPHICAL SURVEY AND GROUND INVESTIGATION WORK.
IT HAS BEEN ASSUMED THAT OTHER THAN WHERE SHOWN THE SITE IS ESSENTIALLY FLAT WITH NO EASEMENTS TO ABOVE OR BELOW GROUND SERVICES.
ALL PROPOSALS ARE SUBJECT TO CONFIRMATION FOLLOWING LIAISONS WITH RELEVANT LOCAL AUTHORITIES.
PRELIMINARY INDICATIVE DRAWINGS MAY BE BASED UPON INFORMATION FROM VARIOUS SOURCES, THE ACCURACY OF WHICH CANNOT BE GUARANTEED.
WHERE BOUNDARIES ARE SHOWN THESE ARE AS ADVISED BY THE CLIENT AND ARE FOR GENERAL GUIDANCE ONLY, WHILST PLOTTED WITH REFERENCE TO LAND REGISTRY DATA WHERE AVAILABLE AND INTERPOLATED AS PHYSICAL FEATURES ON SITE WHERE POSSIBLE, THEY ARE NOT INTENDED TO REPRESENT DEFINITIVE SITE EXTENTS OR LEGAL OWNERSHIP.
ALL DIMENSIONS AND SETTING OUT COORDINATES TO BE CHECKED ON THE PROJECT SITE BEFORE WORK IS COMMENCED OR MAKING ANY SHOP DRAWINGS.
IF THIS DRAWING HAS BEEN RECEIVED ELECTRONICALLY IT IS THE RECIPIENTS RESPONSIBILITY TO PRINT THE DOCUMENT TO THE CORRECT SCALE.
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE IT IS RECOMMENDED THAT INFORMATION IS NOT SCALED OFF THIS DRAWING.
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.

SCHEDULE OF MATERIALS
EXTERNAL WORKS

- CONCRETE BLOCK PAVING
- LAID IN HERRINGBONE PATTERN
- COLOUR - BRINDLE
 - CONCRETE SURFACING
- COLOUR - LIGHT GREY SELF COLOUR
 - RAILING FENCING 2.4M HIGH ON SQUARE SECTION POSTS
- POLYESTER POWDER COATED FINISH
- COLOUR - BLACK
 - STRUCTURED LANDSCAPING
- (PLEASE REFER TO SEPARATE DRAWING BY LANDSCAPER)
 - NO DIG PATH WAY SYSTEM WITH
- GRAVEL INFILL TO PROTECT TREE
- ROOTS
- ADOPTED HIGHWAY WITH LOGICOR OWNERSHIP

04	NEW TREE LOCATION ADJUSTED TO REAR OF BLOCK AND REDUCED BY 1m TO ADJ BLOCK B DUE TO EXISTING RETAINED DRAINAGE	OCT 23	LA	DLD
03	TPO TREE REINSTATED	OCT 23	LA	DLD
02	BLOCKS A & B FOOTPRINT REDUCED TO HOLY BROOK BUFFER AREA AND ADDITIONAL NEW TREES ADDED TO SUIT COMMENTS VIA LOCAL AUTHORITY.	OCT 23	LA	DLD
01	BLISTER PAVING ADDED.	JULY 23	LA	DLD
REV	DESCRIPTION	DATE	DRAFTED	CHECKED

Client:



Logicor Park Reading
Rose Kiln Court
Reading

Drawing Title:
SITE LAYOUT PLAN

webbgray
Webb Gray Ltd
Chartered Architects
75-77 Colmore Row
Birmingham B3 2AP
t: 0121 616 6030
e: architecture@webbgray.co.uk
w: www.webbgray.co.uk

SKETCH



Scale @ A1:	Date:	Drafted:	Checked:					
1:500	MARCH 23	DLD	LA					
Job No:	Origins:	Vol:	Level:	Type:	Role:	No:	Status:	Revision:
8758	WGA	EX	XX	DR	A	002	SK 25-04-24/02	

Appendix 2 - Tree Protection Plan



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REDUCED TOTAL 2,843sqm / 30,420sqft GIA**

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All units 7.5m u/s of haunch

- Tree removed
- Tree retained green
- Root protection zone to retained Tree
- Tree proposed
- Fastigate Trees
- Line of Protective Tree Barriers
- Temporary Ground Protection
- Construction Exclusion Zone
- Trees For Removal
- New bus stop works