

TREE SURVEY & ROOT PROTECTION AREA (RPA) STATEMENT

86 London Street, Reading, RG1 4SJ

TREE SURVEY & ROOT PROTECTION AREA (RPA) STATEMENT TO SUPPORT PLANNING APPLICATION

Change of Use from Office (Class E) to Residential (Class C3)



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86 London Street, Reading, RG1 4SJ

Proposal: Change of Use from Office (E/B1(a)) to Residential (C3) at 86 London Street, Reading, RG1 4SJ

Introduction

This Design and Access Statement has been prepared on behalf of our client **Mr. Philip Lee**, to support planning application for Change of Use from Office (Class E) to Residential (Class C3). The proposed development includes internal alterations to ensure the property meets modern residential living standards while preserving its historic character.

Site and Context

86 London Street is a Grade II listed building located in central Reading and lies within the Market Place/London Street Conservation Area. It is a mid-terrace three-storey building with a basement. The building retains many original architectural features and contributes to the local character. Historically, the building functioned as offices, the building currently functions as a letting agency. It is also known as Albion House.

The surrounding area comprises a mix of commercial and residential uses, making the proposed change of use appropriate and in keeping with the evolving urban landscape. The site is situated in a sustainable location with accessible links to multiple forms of public transport. A bus stop is located near 86 London Street and serves a number of bus routes. The main Reading train station is located within 0.6 miles.

Tree Survey & Root Protection Area (RPA) Statement

Tree Species: Callery Pear (*Pyrus calleryana*)

Location: The **Callery Pear** tree is located in the **rear garden**, centrally positioned with clear space around it.

It appears to be **mature**, but not extremely large.

Trunk Diameter: Approx. 250mm at 1.5m height

Height: Approx. 5.0m

Condition: Appears healthy with no visible structural defects



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The proposed development involves internal alterations only, with no excavation or construction works taking place near the tree. No part of the works will encroach into the Root Protection Area (RPA), which is calculated as follows:

Trunk diameter at 1.5m height: approx. 250mm (0.25m)

Tree height: approx. 5m

Root Protection Area (RPA) Calculation (BS5837:2012)

RPA Radius = Trunk Diameter $\times$ 12

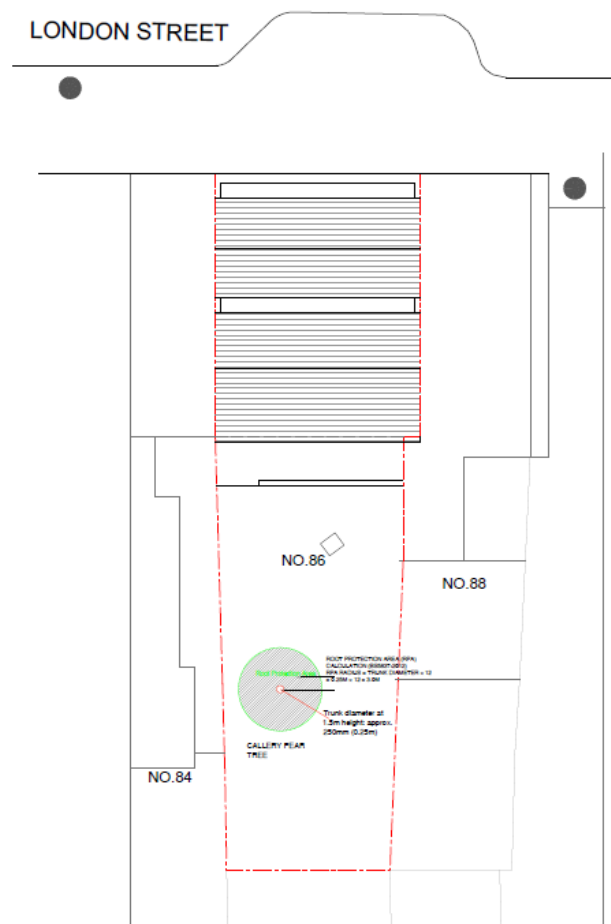
= 0.25m $\times$ 12 = 3.0m

RPA radius: 3.0m

RPA area: approx. 28.27m²

The tree will be retained and protected, and no access, storage, or construction activity will occur within the RPA.

A plan is provided showing the location of the tree and its RPA for reference.



Site Plan