

ARBORICULTURAL METHOD STATEMENT

FOR

VILLAGE HOTEL READING
CAVERSHAM BRIDGE,
RICHFIELD AVENUE,
READING,
RG1 8BD

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Arboricultural Method Statement

BS 5837 'Trees in Relation to Design, Demolition and Construction' (2012)

1.0 General Site Information

Site Address	Village Hotel Reading, Caversham Bridge, Richfield Avenue, Reading, RG1 8BD
Site Proposal	Single storey, flat roof extension at the ground floor level to the front of existing hotel to create extension to Health & Wellness Club and replacement of canopy to main entrance and associated landscaping and parking
Site Designations	The site is subject to Tree Preservation Order 118/09 which covers 11 Alder trees and additional Plane trees – copy attached (see Appendix 2)
Site Plan Drawings	Layout showing existing trees to be retained or removed & TPP – Drawing No.1610a-05

2.0 Arboricultural Method Statement

To fully comply with BS 5827 (2012), there is a requirement for a detailed working method statement to be compiled prior to any site clearance activities or implementation of construction works. The compilation of which can only be undertaken following consultation within the main contractor and finalisation of design & construction methodologies.

“Methodology for the implementation of any aspect of the development that is within the root protection area or has the potential to result in the loss of or damage to a tree to be retained” (BS 5837 Trees in relation to design, demolition, and construction - Recommendations (2012).

All works will be carried out in accordance with BS 3998:2010 'Recommendations for Tree Work' (as amended) and to current arboricultural best practice. Tree works will be carried out by a suitably qualified and experienced Arboricultural contractor holding the necessary insurance cover. This contractor should carry out the relevant site-specific risk assessments and record such information prior to commencement of tasks and work in accordance with current health and safety standards, practices, and legislation. A list of such contractors is available from the Arboricultural Association at www.trees.org.uk.

A copy of this Arboricultural Method Statement shall be maintained on site at all times and made available to all site personnel.

All site personnel shall be made aware of the key impact of this AMS and be given an Arboricultural induction by the Site Manager. An Induction Form is attached at Appendix 3. A copy of the Induction Form will be signed by all site personnel to confirm that they have understood the issues involved.

The AMS report is to be read in conjunction with the Arboricultural Survey and the Arboricultural Impact Assessment (AIA).

The report pertains only to Tree Numbers 32 to 42, trees that are located within and adjacent to the proposed redline application boundary.

However, all the surrounding trees maybe at risk of damage if any works occur outside of the proposed tree protective fence line, and consequently additional tree protection measure maybe required to protect these surrounding trees.

3.0 Development Proposals / Impact Summary

Fitness Suite Extension.	The extension will comprise of 3 individual fitness suits located on the hotel's southern aspect, within an area currently occupied by a mixed tree and shrub border and a section of carpark. The construction proposals necessitate the removal of a single tree, Tree No. 35, as it is located within the building's footprint. To avoid construction related impact to the two adjacent trees, (Tree Nos. 34 and 37), a combination of tree and ground protection measures will need to be implemented.
Entrance Canopy	The development proposals also indicate replacing of the existing entrance canopy.
Landscape Improvement	The proposals indicate the removal of sections of existing tarmac and carpark bays, which are to be replaced with soft landscaping.

4.0 Initial Works

Reference - Tree Retention and Removal & Schedule.

There are a total 11 individual trees, 1 hedgerow section, 1 mixed shrubbery and several individual / group Yucca plants located within the defined application boundary. It is proposed to remove 1 tree (Tree No 35), and several of the small and replaceable Yucca plants to directly facilitate the construction of the proposed development and implement the soft landscape proposals.

Of the remaining 12 trees, remedial tree surgery work has been recommended to be undertaken on most of these trees.

A full break down of the Arboricultural works is set out within the Retention and Removal Schedule.

All tree surgery and felling operations to be undertaken by a competent, fully trained, and insured contractor capable of working in accordance with BS 3998 'Tree Works' (2010).

- 4.1 The main contractor is to obtain a working method statement from their tree contractor, the content of which will identify the working methodologies to be implemented and the qualification of the tree contractor's work force undertaking the operations. The working method statement is to be approved by the Arboricultural consultant prior to the implementation of any tree related site work.

All Arboricultural site supervision to be undertaken by a suitably qualified Arboricultural consultant.

5.0 Tree Surgery - Work Timing.

The tree surgery and tree removal work are to be implemented as part of first phase operations.

As referenced, the site is subject to Tree Preservation Order 118/09 which covers 11 Alder trees and additional Plane trees, the presence of which may necessitate a formal application to be made for the 'order' to be lifted, in order to facilitate the proposed tree work

All tree surgery / felling activities to be undertaken outside of 'Bird Nesting Time, as defined by the 'Wildlife and Countryside Act' 1981.

Tree surgery/ removal work may be permitted outside of these times, provided the Local Planning Authority is in full agreement and provided the trees are surveyed by an ecologist prior to their removal.

In addition, all trees identified for tree surgery work/ removal are to be inspected for the presence of Bats, prior to the implementation of work activities, by a suitable qualified ecologist.

There may be a necessity for further remedial tree surgery work to be undertaken on completion of the project to 'make-good' any physical damage caused to the retained trees during the build.

All subsequent tree work to be identified and supervised by the project's Arboricultural consultant, to ensure that it is implemented in accordance with 'best' Arboricultural practice.

6.0 Potential Construction Related Impact & Mitigation Measures

6.1 Fitness Studio

As referenced, the fitness studio will comprise of a single storey, flat roof extension at the ground floor level to the front of existing hotel.

Reference Tree Protection Plan

To provide physical construction access, whilst retaining the integrity of the designated root protection area of Tree No. 34, ground protection sheeting (Trackway or similar approved) is to be installed to within 0.5 metres of the building line, with tree protection fencing installed 2.0 metres from the building line.

The positioning of the new fitness studio places its construction footprint within the 'root protection areas' of Tree Nos. 34 and 37, and consequently the construction of the building will need to be undertaken utilising a 'piled' foundation, be that 'screw or piled' foundations.

The 'piles' should then be linked by a 'ground beam' which has been excavated into the cleared soil level by no more than 100mm.

To maintain the integrity of the existing ground protection of the adjacent trees RPA's, only on completion of the 'piling' operation should the demolition of the existing car park surface, beneath the new fitness studios be undertaken.

Its demolition will comprise of a 'drawn back' method, whereby all demolition machinery is sighted on top of the existing car park surface, pulling back the existing car park surface and its subbase away from T34.

Only once the building has been completed should the removal of the section of car park to the fitness studio's south be undertaken to facilitate the construction of the new landscape bed.

6.2 Entrance Canopy Construction

As indicated, there is a proposal to replace the existing entrance canopy, and whilst its size does not appear to have been significantly altered, there will be a necessity to install new and reutilise some support columns.

Any new support columns will utilise the same positions as the existing ones, thereby negating any requirement for the excavation of new positions within the designated 'root protection areas' of Tree Nos. 37 and 39.

Demolition of Existing Columns

The removal of the columns, down to ground level, should be undertaken as part of the initial works. So, that the integrity of the surrounding hardstanding's can be fully retained and protection provided, until the completion of the fitness suites external building works.

Upon completion of the fitness suites major building works, the existing column bases can then be removed. Where excavation works are required, lightweight machinery is to be utilised, with all demolition material directly removed from site.

Where practical, subject to the approval of a structural engineer, any new support columns are to be constructed in the same locations as the originals, with ideally utilising 'screw' pile techniques.

If new base locations are necessary and should 'screw' piles prove not to be a feasible construction method, then new support pad foundations will need to be 'hand' excavated. Any excavation works must be fully supervised by the Arboricultural consultant, following the submission and approval of a working method statement from the contractor.

6.3 Landscape Improvements (Demolition of existing car park areas)

As part of the landscape improvement works, two sections of the existing carpark are to be removed to form landscape beds. One is located immediately to the south of the new fitness studios and the other comprising of two parking bays is situated west of Tree No. 40.

Carpark Demolition

The demolition of the two areas of tarmac carpark to be undertaken utilising a 'draw back' methodology, whereby the demolition machinery is fully located on the existing hardstanding and pulls the surface tarmac and infill sub-base away from the surrounding trees.

On completion of the demolition work, the cleared areas are to be 'hand' de-compacted, prior to placing a layer of good quality topsoil and planting.

On completion of the demolition work, tree protection fence is to be immediately erected, to avoid any potential for soil compaction damage to occur.

7.0 Tree Protection Fencing

Reference Drawing No. 1610a-05

As part of the initial pre-start works, tree protection fencing is to be constructed, as per Tree Protection Plan around all trees designated for retention. The fencing is to be erected to form a continuous interlinked fence that fully delineates the car-park construction area and erected prior to the commencement of any site demolition / construction activities.

Tree Protection Fencing

Reference	Drawing Title
	Layout Showing Existing Trees to be Retained or Removed & TPP Drawing No. 1610a-05

There will be necessity for the construction of tree protection fencing, as illustrated within the 'tree protection plan' around the development area, prior to the commencement of any site works.

Under no circumstances must any fencing or supporting posts be directly attached to any trees.

The protective fencing will remain in position for the duration of the development, including the removal of any existing structures. Clear signs will be attached to the fencing once erected – suggested wording will be '**Construction Exclusion Zone No Access**'.

Based on the proposed construction drawings, all of the retained trees will be at direct risk of potential construction related root damage during the project's development phases, and consequently must be protected in accordance with the protective fence construction reference 'Figure 2' within BS 5837 - 2012.

The 'protective fences' to be constructed in accordance with BS 5837 (2012) Figure 2. The use of 'Heras' fencing could be considered, providing that the support blocks are securely, and immovable secured to the ground, during the construction phases.

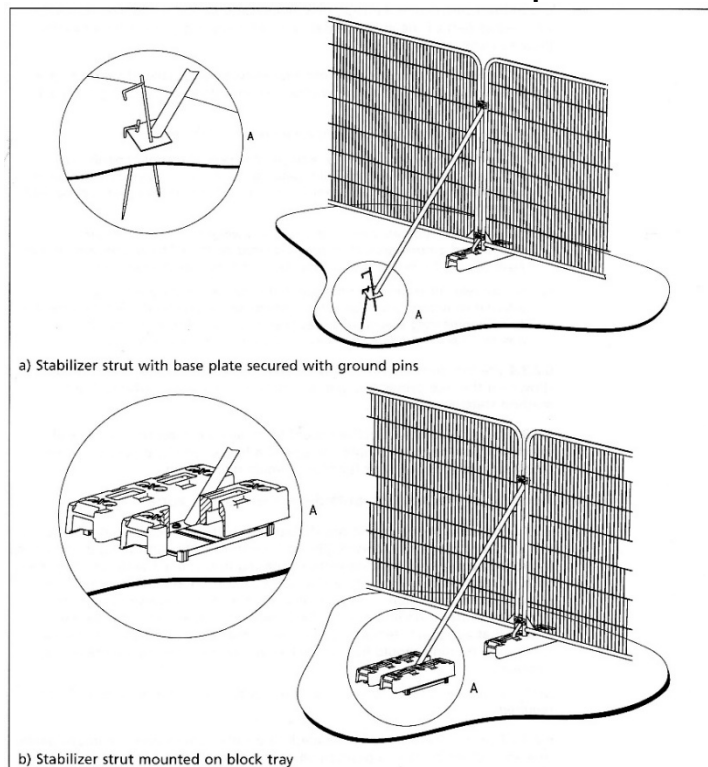
Under no circumstance will the ground within a tree's specified 'root protection area' be utilised for the parking of construction vehicles, the storage of work materials, or the depositing of excavated soil, unless appropriate provision has been made, through the installation of ground protection boarding, at any time during the project.

Reference Table 1, BS 5837.

The fence should to be constructed prior to any work being undertaken on the site and once erected should be considered as sacrosanct. They should not be removed during any phase of the construction work without prior consultation with an Arboricultural consultant.

The storage and mixing of all construction materials should be carried out at least 10 metres outside of the root protection areas of any tree and well away from any watercourse or surface water drain so as to avoid any possibility of any root or ground water contamination from construction related toxic substances.

7.1 Tree Protection Fence Construction Specification



8.0 Hoarding / Boundary Fencing Construction

Reference Tree Protection Drawing
Drawing No 1610a-05

There may be necessity for the construction of the site boundary hoarding/fencing along the property's boundary line with the adjacent highways' pavement. The construction of which would occur through the designated root protection areas (RPA's) of a number of trees. To ensure that no physical root damage is inflicted during its construction where there is a necessity for fencing support post to be erected within a designated 'RPA,' all excavation work is to be supervised by the Arboricultural consultant and be undertaken utilising 'hand' excavation techniques only, with any exposed roots severed utilising appropriate tools.

Outside of the designated 'root protection area' the support stanchions can be excavated utilising mechanised excavation / post-hole boring machinery as necessary.
Under no circumstances must the hoarding/fencing or supporting posts be directly attached to any trees.

Additional 'tree protection' fencing to be erected to protect additional areas of ground within which it is planned to undertake landscape planting work.

9.0 Root Management

There may inevitably be the potential for some inadvertent root damage to be caused during the demolition/construction phases of the project, especially given the close proximity of some of the trees to the car park areas.

Any exposed and/or physically damaged roots are to be appropriately treated only following consultation and an on-site inspection of the damage by the Arboricultural Consultant. The treatment of such damaged roots to adhere to the treatment specifications as indicated with BS 5837 (2012).

- 9.1** In situations where root damage or root severance occurs, damaged roots will be pruned back to leave as small a wound as possible. Under no circumstance will jagged or part severed roots be left un-treated and re-buried. The trimming of damaged roots to be undertaken with 'sharp' secateurs or pruning saws in accordance with 'best' arboricultural practice.

10.0 Landscaping Activities

The Tree Protection Fencing is to remain in situ until the completion of the main construction work, where upon it can be removed to facilitate the proposed landscaping activities. Should it be proposed to undertake the main construction alongside the landscaping activities, the Tree Protection Fences must be re-erected, in their designated locations on the completion of each day's activities.

11.0 Underground Services

All service line ducting and drainage systems must be orientated so that they do not conflict with a tree's designated Root Protection Area (RPA). Where this is not feasible, their installation through a tree's RPA must be undertaken utilising 'hand digging' techniques as indicated within National Joint Utilities Group (NJUG) 'Guide-lines for the planning, installation and maintenance of utilities services in proximity to trees' April 1995.

All excavations within any trees' RPA to be supervised by the Arboricultural Consultant.

12.0 Tree Protection Monitoring Regime

An Arboricultural consultant to be employed as part of the site management team for the project, to ensure the full adherence to the tree protection recommendations and to ensure that all excavation/ construction work near the trees is undertaken in accordance with the agreed method statement.

The Arboricultural consultant will be on site during all excavation/construction activities that are near the trees.

Additional periodic on-site inspections are to be undertaken during the site's construction stage to ensure full compliance with the agreed tree protection method statement.

Following a site inspection a written report, including photographic evidence of the work supervised, will be circulated to the LPA within 5 days of the site visit. A sample of the report form is included at Appendix 4.

Site inspections to be made at:

- 1 The commencement of the tree surgery work, and then again on its completion to ensure that the work has been undertaken to the desired standard.
- 2 Prior to the commencement of the excavation activities to facilitate the construction of the new fitness studio, to ensure that the protective fences and ground protection are erected in the correct locations and have been constructed to the appropriate specifications.
- 3 At various times during the project's construction stage to ensure that the fences/ground protection remain 'in situ' and thereby ensure that the ground around the trees is not being subjected to construction related activities.
- 4 On completion of the project, to ensure that the work has been undertaken with due regard to tree health, and to re-inspect the trees to ensure that they are in an undamaged state, and where necessary to recommend any remedial tree surgery work that may be required, if any of the trees have been damaged.

13.0 Amendments

Issues sometimes arise on development sites which require amendments to the previously agreed tree protection details. Any amendments to this AMS will be submitted to the LPA for approval prior to being implemented. Copies of paperwork relating to any amendments shall be attached to the site copy of the AMS to provide a definitive record of what has been agreed.

14.0 Bibliography

British Standards Institute
BS 5837 'Trees in Relation to Design, Demolition & Construction'
2012

British Standards Institute
BS 3998 'Tree Works'
2010

Trees and Development
A Technical guide to preservation of trees during land development
Nelda Matheny and James R Clark
1998

Research for Amenity Trees No.4
The body language of trees
Clause Mattheck and Helge Breloer
1994

Research for Amenity Trees No.7
Principals of Tree Hazard Assessment and Management
David Lonsdale
1999

Tree Removal & Retention Schedule

Project Address	Village Hotel Reading, Caversham Bridge, Richfield Avenue, Reading RG1 8BD
Area Description	Single storey, flat roof extension at the ground floor level to the front of existing hotel to create extension to Health & Wellness Club and replacement of canopy to main entrance and associated landscaping and parking
Client	Village Hotels
Drawing Reference	Layout Showing Trees to be Retained or Removed Drawing No.'s 1610a-05

KEY

Trees to be removed to facilitate construction

Trees to be removed due to poor and declining health & for Arboricultural management reasons

Trees to which remedial tree surgery work is required

On-site trees to be retained but which require no work at present time

Trees which potentially fall outside of the site boundary

Shrubs. Identified on site but not applicable as part of BS 5837 - Trees in relation to Design, Demolition & Construction (2012)

Plan No.	Species	Age	Height	Overall Condition	Recommendations	BS Code
32	Betula jacquemontii (Himalayan Birch)	YM	6	Fair - Good	Cut and remove Ivy, prune to clear roof of hotel	B1
C	Pyracantha Hedge	YM	1	Fair - Good	Continue to current annual pruning regime	N/A
33	Prunus spinosa (Blackthorn)	YM	3	Poor	Cut back, reduce canopy to prevent damage to building	C1
34	Betula jacquemontii (Himalayan Birch)	YM	12	Fair - Good	Remove deadwood and crown clean, and reduce canopy on western side by 1.5m to facilitate building's construction	B1
35	Betula jacquemontii (Himalayan Birch)	YM	12	Fair - Good	Remove to facilitate development of new studio	B1
D	Mixed Shrub Bed	< YM	< 4	Fair	Undertake annual pruning	N/A
36	Picea abies (Norway Spruce)	ST	1.6	Fair	No work required at present time	C1
37	Platanus x hispanica (London Plane)	M	24	Good	Prune to clear street lamp, remove deadwood and re-inspect as part of a rolling re-inspection regime	A1
38	Tilia x europea (Common Lime)	YM	7	Fair - Good	No work required at present time	C1
39	Platanus x hispanica (London Plane)	M	24	Good	Remove deadwood and fractured / hanging branches. Re-inspect as part of a rolling re-inspection policy	A1
40	Platanus x hispanica (London Plane)	M	24	Good	Remove deadwood fractured / hanging branches. Re-inspect as part of a rolling re-inspection policy	A1
41	Platanus x hispanica (London Plane)	M	18	Good	Remove deadwood. Re-inspect as part of a rolling re-inspection policy	A1

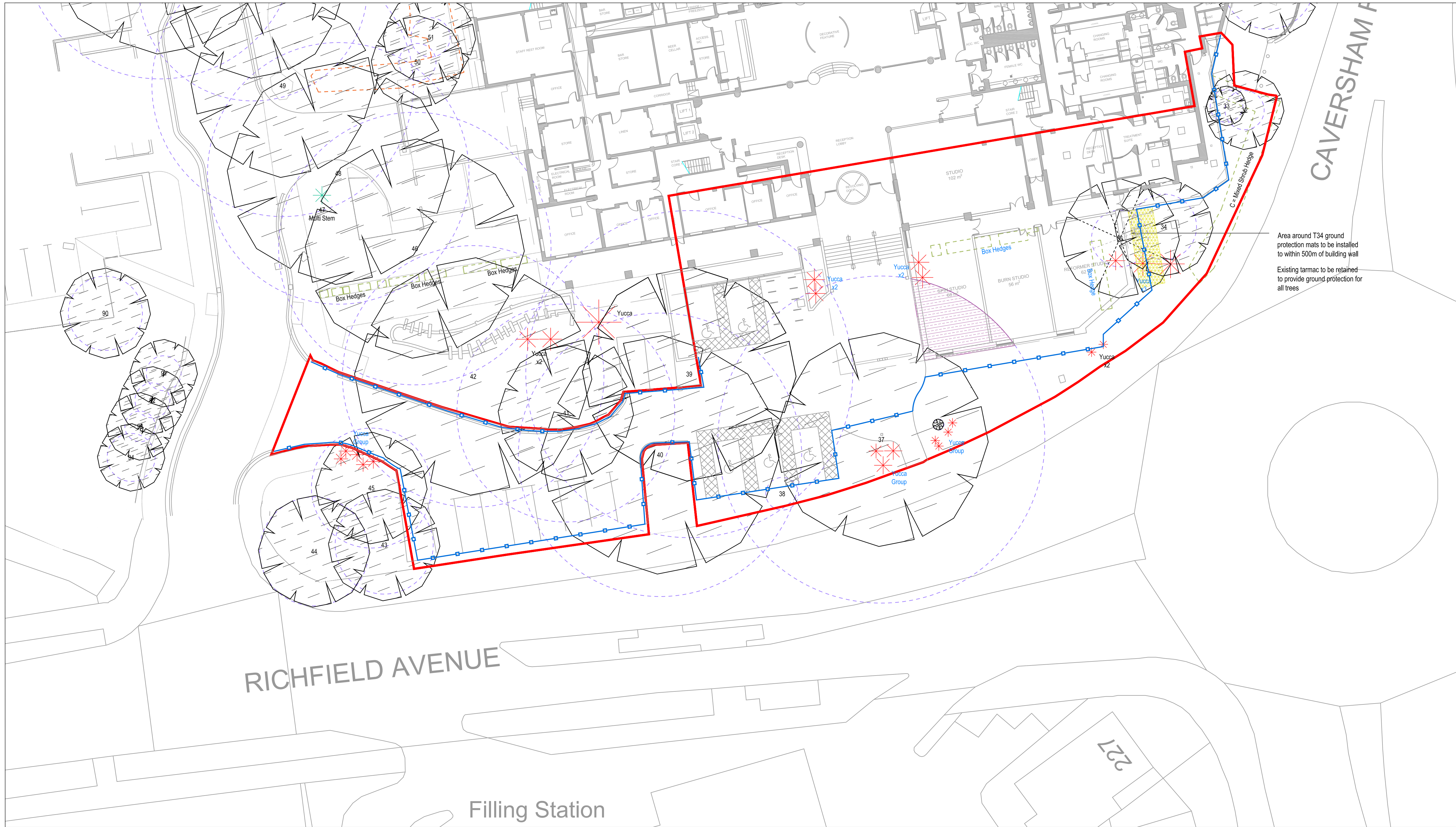
Tree Removal and Retention Schedule - Village Hotel Reading

Plan No.	Species	Age	Height	Overall Condition	Recommendations	BS Code
42	Platanus x hispanica (London Plane)	M	22	Good	Remove deadwood, prune back canopy to create 2 metres of clearance between tree and building. Re-inspect as part of a rolling re-inspection policy	A1

Tree Stump Management

Tree stumps from felled trees to be removed to directly facilitate the construction work and where appropriate the implementation of the landscape strategy. Stump removal to comprise of direct excavation where stumps are located outside of the 'root protection areas' of trees to be retained, or stump ground and as necessary poisoned, where they are located within a trees designated 'root protection area'.

Appendix 1



- Legend:**
- Existing Tree to be retained.
 - Existing Tree to be removed.
 - Hedges.
 - Shrubs.
 - Tree stump.
 - Root Protection Area (RPA).
 - Tree Protective Fencing: external fencing can be formed by site 'hearding', any post holes within existing trees Root Protection Areas to dug by hand and 'lined' to prevent contamination by concrete.
 - Ground protection - Trackway or similar approved.
 - Percentage of RPA affected by development.
- All tree positions shown are approximate positions, the true position should be confirmed on site and not scaled off this drawing.
- Non dig RPA % incursions for Tree No.'s
37 = 706.85m² total RPA, 40.58m² incursion = 5.74%

- HEALTH & SAFETY INFORMATION**
- To be read in conjunction with Viewpoint's Designer Hazard Identification Checklist - Risk Assessment for existing & proposed service positions see architect & engineers drawings. In addition to the hazards and risks normally associated with the type of construction work, the following risks should be noted:
- Highways adjacent to the site:
Hauling required to protect pedestrians & vehicles within the highway.
Overswing of plant & machinery is strictly prohibited without the prior agreement of the local authority.
 - Existing services within the site:
In areas to be excavated, the contractor is to locate services prior to construction, by hand digging.
 - Existing services adjacent to site:
In areas to be excavated, the contractor is to locate services prior to construction, by hand digging.

Rev.	Description	Date	Drawn	CHKD
A	AIA & AMS Issue	08-05-2025	P.M	S.B

viewpoint
associates llp
landscape, environmental & horticultural consultants
Web: www.viewpoint.co.uk
E-mail: info@viewpoint.co.uk

Client:
Village Hotels

Title:
Village Hotel - Reading

Existing Tree to be retained or removed & TPP

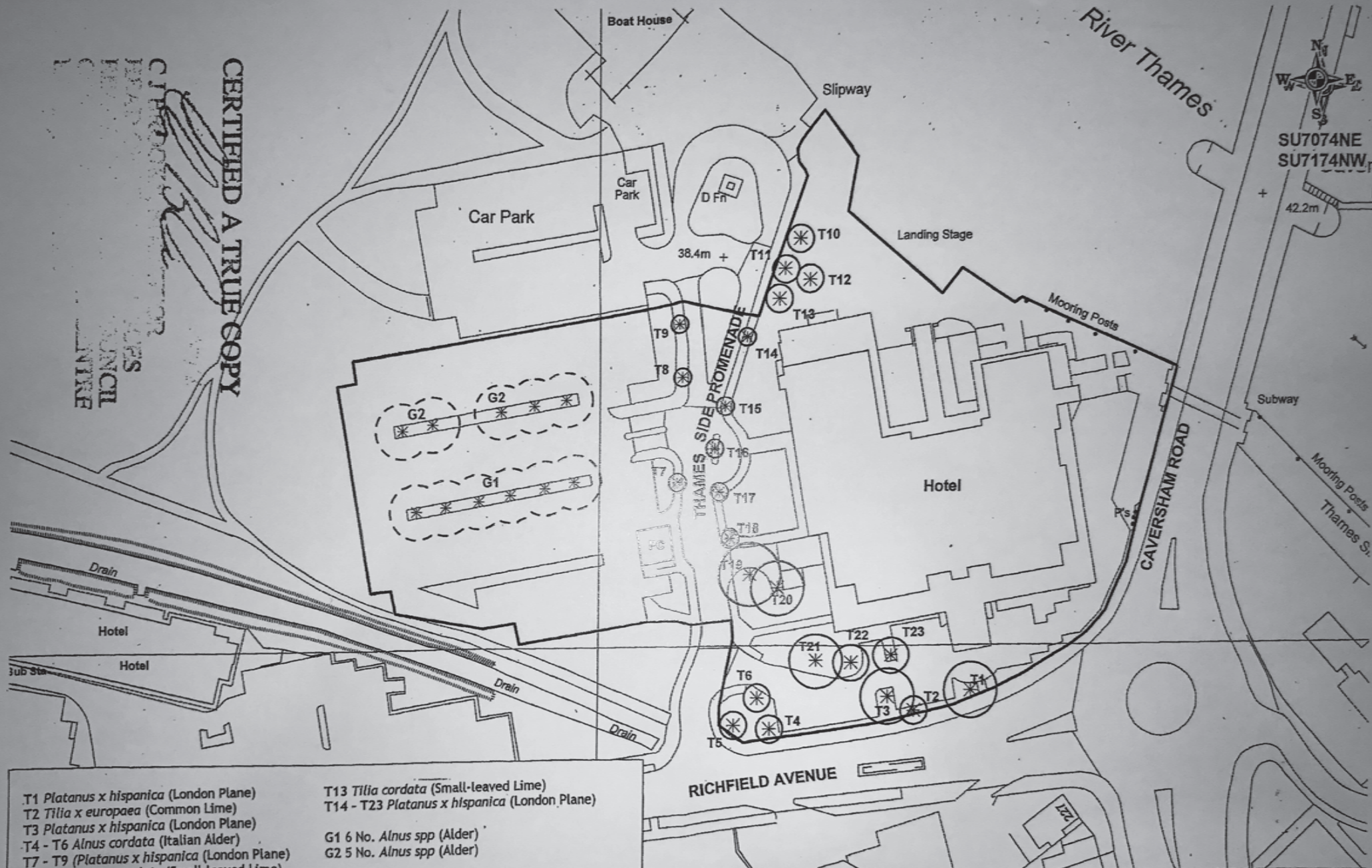
Drawn By: P.M	Date: 08-05-2025	Do Not Scale If In Doubt Ask
Check By: S.B	Date: 08-05-2025	Scale: 1:200

Drawing No.
1610a-05

Revision.
A

Appendix 2

CERTIFIED A TRUE COPY



T1 *Platanus x hispanica* (London Plane)
 T2 *Tilia x europaea* (Common Lime)
 T3 *Platanus x hispanica* (London Plane)
 T4 - T6 *Alnus cordata* (Italian Alder)
 T7 - T9 (*Platanus x hispanica* (London Plane)
 T10 & 11 *Tilia cordata* (Small-leaved Lime)
 T12 *Alnus cordata* (Italian Alder)

T13 *Tilia cordata* (Small-leaved Lime)
 T14 - T23 *Platanus x hispanica* (London Plane)

G1 6 No. *Alnus spp* (Alder)
 G2 5 No. *Alnus spp* (Alder)

TITLE TREE PRESERVATION ORDER: CROWNE PLAZA, RICHFIELD AVENUE, READING

DRG NO D1894

DATE AUG 2009

DRAWN BY JKR

SCALE 1:750

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Reading
 BOROUGH COUNCIL
 PLANNING SUPPORT TEAM

Appendix 3

Induction Form for all Site Personnel:

Site Name:

- I have had explained to me by the Site Manager the key implications of the Arboricultural Method Statement relating to the development at the above site.
- I am aware that the tree protective fencing must remain in its original position and must not be moved without the approval of the appointed Arboricultural Consultant.
- I understand that certain operations must be supervised by the appointed Arboricultural Consultant and that these operations must not start until the consultant is present and has given approval.
- I confirm that I will bring any concerns about potential damage to trees to the attention of the Site Manager.
- I am aware that I must not cause damage to any of the retained trees on or adjacent to the site. Damage may be caused by direct means (i.e. physical damage caused to roots or the trunk/branches of the tree) or by indirect means (e.g. by fire or toxic materials entering the rooting environment of the tree).

Print Name:

Sign Name:

Date:

Appendix 4

ARBORICULTURAL SITE INSPECTION RECORD SHEET

Site:		Date of Inspection:	
Inspected by:		Report No.	1
Client:		Site Contact:	
Tree Protective Fencing:	Persons Present:		
Agreed Work Within Tree Root Protection Zone:			
Pre-start meeting – works yet to commence, protective fence to be erected prior to any works starting on site, copy of approved AMS handed to 'Site Manager'. See general comments below			
<u>Comments/ Action:</u>			
Amendments to Documentation:			
<u>Comments / Action:</u>			
Remedial Works required:			
General Comments:	Pre-start meeting to discuss required protection works and works to be carried out within RPA, all to be in accordance with AMS, and positioning of protective fence. Agreed to leave existing shrubs within RPA as added protection, to be removed by hand at a later stage, additionally agreed that minor surgery works can be carried out post fence erection. Next meeting to be arranged once fence is erected.		
Signed:	Issued to:		