

ARBORICULTURAL IMPACT ASSESSMENT

FOR

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

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Appendix 1

Layout showing existing trees to be retained or removed & tree protection plan (TPP) – Drawing No.1610a-05

Appendix 2

Copy of Tree Preservation Order 118/09

Arboricultural Impact Assessment (AIA)

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 Abstract

The Arboricultural Impact Assessment (AIA) report was commissioned with the brief to undertake an assessment of the potential implications that the proposed development could have on the long-term health of those trees designated for retention.

The report was to, where possible,

1. Identify all trees that will need to be removed to facilitate the implementation of construction proposals.
2. Offer mitigation proposals, whereby the potential effect of the buildings construction on the retained trees can be lessened to ensure their retention in a healthy and stable condition.
3. To make recommendations on the essential tree protection requirements that will need to be implemented prior to the commencement of any construction work. All tree protection recommendations compliant with BS 5837 'Trees in Relation to Design, Demolition & Construction' Recommendation (2012). Henceforth referred to as BS 5837 (2012).

The AIA report specifically relates to Tree Numbers 32 to 42, which are located within and adjacent to the redline application boundary, and should be read in conjunction with the Arboricultural Survey.

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 Root Protection Areas

Reference to BS 5837 'Trees in relation to design, demolition and construction' recommendations 2012, BS 5837 (2012) stated that a "tree's 'Root Protection Area' should be calculated as either a radius area, or where this is not feasible due to the presence of physical barriers to root development i.e. roads, should be identified as a 'Metre Square' area and illustrated accordingly on a 'Tree Protection Plan.'"

The document further indicates that whilst construction work should ideally remain outside of a tree's 'Root Protection Area' (RPA) under some circumstances a 20% incursion could be permitted within an RPA providing that modified 'non-dig' construction methodologies are implemented.

4.1 Construction Impact Percentage Table

Fitness Suite & Entrance Canopy replacement

Tree Number	Species	Age	DBH Cm	RPA. metre Radius	Potential Construction incursion into Root Protection Area. %	Comments
37	Platanus x hispanica (London Plane)	M	128	15 metre Radius	5.74%	Proposed Extension incursion within RPA

5.0 Tree Details – Trees within and immediately adjoining the Redline application boundary. Reference Tree Nos. 32 to 42

The quality and value of the tree stock contained within the proposed re-development area has been broken down in accordance with the tree quality 'grading' rational' as defined within BS 5837 'Trees in relation to design, demolition and construction' recommendations (2012), and can be summarised as follows:

A Grade – Trees of high quality and value with a life expectancy of more than 40 years

B Grade – Trees of moderate quality and value, with a life expectancy of more than 20 years

C Grade – Trees of low quality and value, with a life expectancy of more than 10 years

U Grade – Trees for removal, with a life expectancy of less than 10 years

Quality and Value of Existing Tree Stock.	A Grade	B Grade	C Grade	U Grade
Tree Records by Grade – On-site Trees	5	3	3	-

Note: The above table excludes two areas of mixed shrubbery ref. C & D, and all identified Yucca plants - as referenced within the survey data sheets as these do not specifically pertain to BS 5837 (2012) criteria.

6.0 Trees recommended for removal to directly facilitate development

Fitness Suite Extension

Reference: - Tree Retention & Removal Schedule

Based on the design proposals, a single 'B' Grade tree will require removal to directly facilitate the development as it is directly located within the footprint of the proposed building.

Trees to be removed

Tree No. 35 *Betula jacquemontii* (Himalayan Birch)
(Total 1) Colour Coded Purple

7.0 Dominant Trees at 'Risk' during the Construction Stage

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

Working in accordance with BS5837 (2012), root spread calculation formulas have identified trees designated for retention that could potentially be at risk. Tree Nos. 34, 37 and 39 to 42 have specified 'root protection areas' (RPA) that encroach within or immediately abut the proposed new fitness suite, canopy replacement or areas proposed for existing hardstanding removal. Root encroachment that potentially placing them at risk of direct or indirect physical damage during the construction phase, and longer-term damage because of soil compaction issues.

To mitigate for potential root damage, a combination of tree protection fences, ground protection, the utilisation of the existing tarmac car park areas as ground protection, and the implementation of alternative construction methodologies will need to be implemented.

Fitness Suite

Tree No. 34

As indicated, there is a requirement for the removal of Tree No 35 to facilitate the construction of the Fitness Suite, as the tree's location falls within the building's footprint.

It is considered, that whilst Tree No 34 can be retained as its root protection area does not encroach beneath the new building, there will be a requirement for some careful canopy spread reduction work to be undertaken on the trees western side to facilitate the construction of the building's eastern wall and roof.

However, whilst T34 root protection area abuts the new building, the root protection area of T37 extends beneath the design footprint of the building, and consequently it could be at direct risk of physical damage during the construction stage.

To mitigate for any potential direct root damage to these two trees during the building's construction, the building of the outer walls should be constructed utilising a 'piled' foundation construction method, with accompanying linking 'ground beam'. The design of which will need to be provided by a structural engineer.

Prior to construction, essential tree fence and ground protection methods will need to be implemented around the trees, as referenced within the Tree Protection Plan, with regular monitoring implemented to ensure full adherence to the protection plan during the construction stage.

Canopy Column Replacement

There is a proposal for replacing the existing entrance canopy. The current design appears not to enlarge the existing canopy area. However, there is a requirement for the replacement of the existing central column, and re-using the two columns behind it, closer to the building's entrance. The columns fall within part or all of Tree No 37 and 39 RPA's.

To mitigate for any construction related damage, where practical, the replacement canopy support columns should be located within the same locations as the existing columns.

Landscape Improvement

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.

Whilst their removal will be an improvement to the surrounding tree's rooting environments, their demolition will have the potential to cause physical damage to them. To mitigate for potential damage a detailed demolition method statement should be included within the Arboricultural Method Statement.

8.0 Arboricultural Method Statement (AMS)

Due to the proximity of the trees to the proposed development area, there will be a requirement for the compilation of an Arboricultural Method Statement to assess and mitigate for the construction activities that are planned to be undertaken within or close to a designated 'Root Protection Areas' of the surrounding trees.

All tree protection and working methodologies to be in full compliancy with BS 5837 (2012).

9.0 Underground Service Lines

Whilst a full formal underground services assessment has not been undertaken, several manhole covers, underground drainage pipes, collecting and inspection chambers were observed within or immediately adjacent to the proposed extension area. To which further investigation may be required.

It is stated that any requirement for the up-grading or installation of new underground services must, where possible, be constructed outside of the tree's 'root protection areas' of all off-site tree. Should this not be feasible, their installation must be undertaken in accordance with NJUG 1994 guidelines and BS 5837 (2012), with the works fully supervised by an on-site Arboricultural Consultant following receipt of a detailed construction method statement.

10.0 Tree Protection Measures

General Note

The tree's rooting system is probably the most susceptible area to damage, but unlike those parts of the tree above ground, which can be seen and therefore protected, the roots are invisible and generally ignored. Additional misconceptions about rooting depth and design increase their risk of damage. "The majority of the root system is in the surface 600mm of the soil, extending radially for a distance frequently in excess of the height of the tree" (BS 5837: 2012).

The death of or damage to a tree's root system can have long term implications on the safety, health, stability and life expectancy of the tree. The damage caused during construction work generally only becomes evident within the visible parts of the tree after several years, when the initial damage has predisposed the tree to an increase in 'stress' as well as attack from a variety of decay pathogens, all of which result in a decline in the health and stability of the tree, with all the public safety implications that entails.

The avoidance of damage to the rooting system will better enable the tree to adjust to the new environment created by the development. To achieve this, it is essential that during the project's construction phase, protective fencing is constructed around those trees at risk of construction related damage, prior to the commencement of any construction work or the delivery of any materials, machinery, or site huts to the site.

10.1 Tree Protection

The fence should be constructed in accordance with the construction specification as specified with BS 5837 (2012), 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.

All fence sections to be clearly identified with an attached sign stating
'TREE PROTECTION FENCING' CONSTRUCTION EXCLUSION ZONE – NO ACCESS.

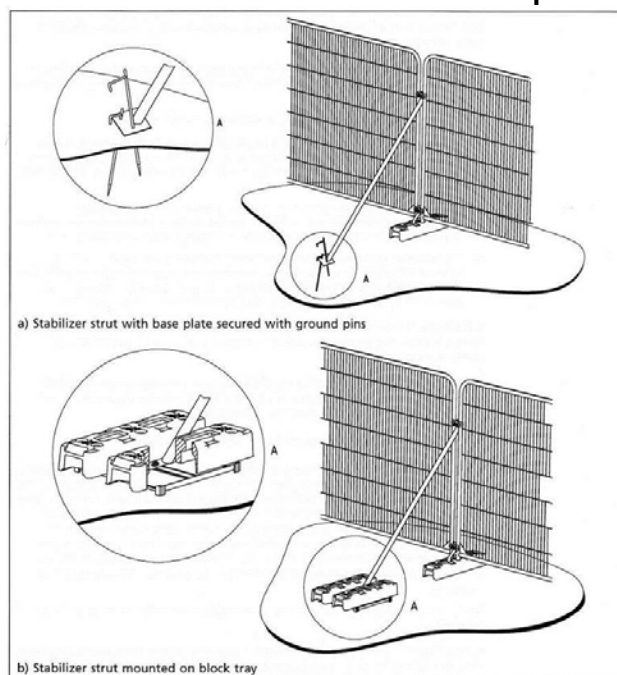
A detailed Tree Protection Plan (TPP) has been produced to identify the location of all tree fencing and ground protection, reference drawing No.1610a-05 for the extent and locations of the fencing and ground protection.

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

In order to ensure that no additional root damage is caused to any of the trees, all excavated spoil resulting from foundation excavation work should be directly removed from site.

A detailed monitoring procedure should be put in place, to ensure that the construction of all essential protective fences are located in accordance with a 'Tree Protection Plan and that all tree protection requirements are adhered to during the demolition and construction phases of the project.

10.2 Tree Protection Fence Construction Specification



11.0 Landscape Provision

As indicated within the report, there will be a requirement for the removal of a tree to facilitate its development, and as a result a new tree planting scheme to mitigate for their loss should be undertaken.

12.0 Tree Protection Monitoring Regime

An Arboricultural consultant should be employed as part of the site management team for the project, to ensure full adherence to the tree protection recommendations and to ensure that all excavation / construction work near the trees is undertaken in accordance with BS 5837 (2012).

13.0 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



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

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Rev.	Description.	Date.	Drawn.	Chk'd

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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	
Chk'd By: S.B	Date: 08-05-2025	Scale: 1:200 @A1	
Drawing No. 1610a-05			Revision. A

Appendix 2

