

ARBORICULTURAL SURVEY

FOR

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

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Appendix 1

Layout Showing Existing Tree Survey Drawing No. 1610-06
Layout Showing Existing Tree Survey Drawing No. 1610a-06 (Redline application area)

Appendix 2

Copy of Tree Preservation Order 118/09

Arboricultural Survey

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	Title:- Layout Showing Existing Tree Survey Drawing No. 1610-06 & 1610a-06 (Redline application area)

2.0 Abstract

The report was commissioned with the brief to undertake an Arboricultural survey of all trees located within or immediately adjacent to the curtilage of Village Hotel Reading, Caversham Bridge, Richfield Avenue, Reading, Berkshire.

3.0 Site Description

The survey area comprised of the full curtilage of the Village Hotel. Including its principal carpark area, and the peripheral trees; several of which may fall outside of the direct ownership of the hotel.

The site is dominated by a number visually dominant mature London Plane trees, several of which are located directly within the adjoining pavement, and as such, may be the responsibility of the local council.

The separate carpark car has two borders orientated approximately east west, within which a line of formally planted Alder trees are established, around which, and also potentially off-site are a number of Willow trees.



The site is subject to Tree Preservation Order 118/09 which covers 11 Alder trees and additional Plane trees – copy attached (see Appendix 2).

As a general statement, the trees around the main hotel and within its adjacent carpark are generally in a good condition and require only minimal remedial tree surgery works. Whilst several of the potential off-site trees are in a generally poorer condition, to which more extensive works will be required.

4.0 Survey Criteria

The survey was undertaken in accordance with BS 5837 'Trees in relation to Design, Demolition and Construction Recommendations – 2012, henceforth referred to as BS 5837 - 2012.

The survey was to be a visual inspection and undertaken from ground level, and therefore, any statements made regarding the potential extent of any areas of decay, either at ground level or within a tree's upper crown, have only been implied, and can therefore only be taken as an indication of a tree's structural health. There may, as a result of the visual observations, be a necessity to undertake additional investigative work to determine the extent of any areas of decay identified at this stage.

All recommendations expressed within the survey's conclusions are based purely on the condition of an individual tree and have been made irrespective of any future development proposals for the site.

The report was to comment on:-

- 1 The overall condition of the individual trees contained within the designated property boundaries and to comment on their suitability for long-term retention on the site.
- 2 Suggest recommendations, where appropriate, on any remedial tree surgery work that is required.

5.0 Tree Details

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

Further details and definitions of the survey criteria can be referenced within the 'cascade' chart – see page 10.

Quality and Value of Existing Tree Stock.	A Grade	B Grade	C Grade	U Grade
Tree Records by Grade – On-site Trees	10	24	12	1
Tree Records by Grade – Potential Off-site Trees	9	8	16	0

Note: The above table excludes 5 sections of mixed shrubbery ref. A, B, C, D & E, and Tree No. 6 (Yucca plants), Tree Nos 9 to 18 (Box Topiary), Tree No. 47 (Large Shrub) and Tree Nos. 73 & 74 (Stumps from previously felled trees) - as referenced within the survey data sheets as these do not specifically pertain to BS 5837 (2012) criteria.

6.0 Arboricultural Survey Conclusions

Reference Arboricultural Survey Data Sheets.

Layout Showing Existing Trees Drawing No. 1610-06 & 1610a-06 (Redline application area)

As indicated within the survey data sheets, the streetscape is dominated by mature London Plane trees. The general appearance of which suggests that they may have been pollard managed in the past at a height of between 10 and 15 metres.

It is considered, that due to the positioning of the trees, especially those to the west of the hotel building, that several may be located outside of the management responsibility of the hotel, and as such, the implementation of any remedial tree works would require formal consent from the tree owner.



As indicated within the data sheets, other than Tree 65 which is of poor quality and have negligible landscape value, all the remaining trees are considered to be in a healthy condition and consequently have the potential for long-term retention on site.

It was observed that, due in part to the physical age of many of the trees, several of them contain sections of deadwood, fracture branches. Some of which overhang the hotel building, surround pathway, carpark areas, and the internal/ external access road network, to which remedial tree surgery works have been recommended.

It is however stated, that whilst the presence of deadwood and cavities/holes observed within a number of trees may be considered as representing a risk to users of the site, they do offer wildlife habitat potential, and consequently a detailed wildlife/ ecological inspection will need to be undertaken to ensure that the implementation of recommended remedial tree works do not have a negative impact on wildlife habitat.

As indicated within the survey data schedule, there was an observed reduction within the upper canopy branch frameworks of several of the trees.

Whilst this slight decline within their overall health may be as a direct result of their age, the original construction of the site may have resulted in a combination of direct or indirect physical damage occurring to the rooting systems of the adjoining trees.

It is therefore recommended that a summer survey be undertake on all trees, in order to obtain an understanding of the foliage health of the trees, in terms of foliage colouration, density and form.

7.0 Tree Surgery Requirements

Reference: Arboricultural Survey Data Sheets

As indicated within the report abstract, the survey was undertaken as purely a health and safety survey, and as such the recommended tree removal and tree surgery recommendations have been based purely on the condition of the trees.

It is however stated that all of the tree surgery work recommended within the survey must be undertaken in line with BS 3998 'Tree Works' (2010) recommendations or up-to-date 'best practice' and should be undertaken by a competent professional tree surgeon capable of work to the required standard.

As indicated within the survey schedule, the recommended tree surgery work principally comprises the removal of all dead/dying trees, the removal of Ivy and the removal of deadwood and damaged and fractured limbs from those trees designated for retention, the reduction of canopy spreads of those trees with indicated structural or physiological defects and the management of boundary trees to maintain the integrity of perimeter security fences.

Although potential more pertinent to a number of the off-site trees around the periphery of the main hotel car park area, pollarding works have been recommended on a number of mature White Willow trees, site observations indicated a number of faults in these trees, and given their heights, spread, restricted root development due to adjacent stream, and their potential exposed locations, the pollarding the trees at around 4 metres would reduce 'wind' loading, whilst maintaining a manageable screen.

It may also be necessary to obtain local authority consent to carry out the works, as the site is subject to Tree Preservation Order 118/09 which covers 11 Alder trees and additional Plane trees – copy attached (see Appendix 2) or the trees may fall outside of the management control of the hotel.

8.0 Arboricultural Impact Assessment

In accordance with BS 5837 - 2012, there will be a requirement to produce a full Arboricultural Impact Assessment, based on any future redevelopment design proposals for the site.

Its purpose being to "identify, evaluate and possibly mitigate the extent of direct and indirect impacts on existing trees that may arise as a result of the implementation of any site layout proposal"

9.0 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. In order to achieve this, it is essential that during the period of the development, protective fencing is constructed around the tree prior to any construction work or the delivery of any materials, machinery or welfare facilities to the site.

9.1 Tree Protection

Prior to the implementation of any redevelopment works, tree protection fencing will be required to around all trees to be retained, the construction of which will need to be in accordance with the construction specification as specified with BS 5837 (2012), 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.

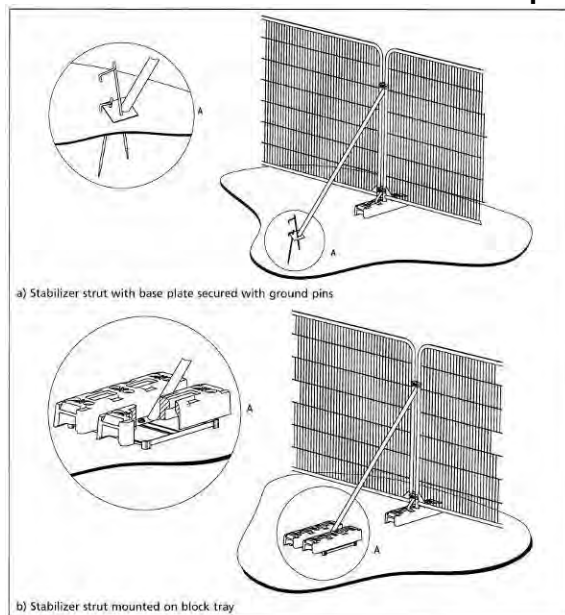
All fence sections to be clearly identified with an attached sign stating
'TREE PROTECTION FENCING' CONSTRUCTION EXCLUSION ZONE – NO ACCESS.

A detailed Tree Protection Plan (TPP) is to be compiled to identify the location of all tree protection fencing.

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, is to be deposited within specifically determined holding areas well away from any trees.

10.0 Tree Protective Fence Construction Specification



11.0 Tree Protection Monitoring

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

12.0 Bibliography

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

Arboricultural Survey Data Sheets & Definition Pages

Survey Definitions

Plan Number	Corresponds number sequence on site plan drawing		
Species	Defined in Latin		
Tree Age	Expressed	ST SM YM M	= Recently Planted ‘Standard’ = Semi Mature = Young Mature = Mature
Height in Metres	Measured using a clinometer.		
DBH in cm	Stem diameter measured at 1.5 Metres above ground level. Measurement taken in accordance with BS 5837 Trees in relation to design, demolition & construction – Recommendations (2012)		
Crown Spread	Approximate spread measured in metres.		
Observations	Root Condition	The visual assessment of the rooting area, taking into consideration any evidence of physical damage, soil compaction, excavation work and/or drainage problems.	
	Stem Condition	The visual assessment of the stem and main scaffold branches Inspecting for visible faults and wounds, and exterior signs which may suggest the possibility of internal faults.	
	Leaf & Bud	The visual assessment of the amount and condition of foliage or bud development, when compared to the foliage of the surrounding trees of the same species.	
Recommendations.	The recommendations for any tree surgery work		
B.S 5837 Categories	Trees in relation to design, demolition & construction (2012)		
	Green	Trees of high quality and value:	
	Blue,	Trees of moderate quality and value:	
	Grey,	Trees of low quality and value:	
	Red,	Trees for removal:	
Root Protection Area	BS 5837 (2012) defines the ‘Root Protection Area’ (RPA) as a “layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure is treated as a priority”. The calculation for the RPA area is based on a mathematical formula derived from a tree’s stem diameter.		

Re-inspection programme

In all cases it is recommended that mature trees are inspection at least twice per year, just after bud burst to assess leaf condition and early Autumn to look for evidence of 'Decay Pathogens'.

Table 1 – Cascade chart for tree quality assessment

TREES FOR REMOVAL				
Category and definition	Criteria (include subcategories where appropriate)			Identification on plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse including those that will become unviable after removal of other U category trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby or very low-quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve:			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria – Subcategories			Identification on plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Those of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be include in the category A, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	MID BLUE
Category C Those of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary /transient landscape benefits	Trees with no material conservation or other cultural value	GREY

Tree Inspection Sheets

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											
Survey Date			21st & 23rd December 2024											
Weather Conditions			Over-cast, rain showers, cold											
Plan No	Species	Age	Height	DBH	Crown Spread M				Crown Height (Metres)	Overall Condition	Observations	Recommendations	BS Code	RPA M ²
					N	S	E	W						
1	Platanus x hispanica (London Plane)	M	21	125	10	13	15	10	4	Fair - Good	Potential off-site tree. Visually prominent tree located within a riverside paved recreational area. Tree located within paved/tarmac area, evidence of lifting & cracking paving slabs/tarmac, tree becomes multi stemmed from 4 metres, dominant broad crowned tree which overhangs a disabled parking bay to the trees northwest numerous historic pruning wounds minor amount of deadwood in canopy, some decay observe within old wounds on canopies northern side - extent unknown,	Determine ownership, remove deadwood, hanging branches and generally crown clean, re-inspect as part of a rolling re-inspection policy	A1	15 M Radius
2	Tilia x europea (Common Lime)	M	13	38	4	3	4	4	2	Fair - Good	Dominant on-site tree located 1 metre east of boundary fence and pavement, Ivy development on lower stem, lower canopy on tree's western side pruned to clear pavement and hotel outdoor seating area	Cut and remove Ivy, remove deadwood, remove/tidy old pruning stubs, re-inspect as part of a rolling re-inspection policy	A1	65 M ²
3	Tilia x europea (Common Lime)	M	15	43	4	5	5	5	2	Good	Visually dominant tree located 1 metre east of boundary fence and pavement, tight an potentially weak 'included bark' fork union at 2.5 metres, lower canopy have been crown lifted and pruned back from hotel seating area and the adjacent pavement	Remove deadwood, remove/tidy old pruning stubs, re-inspect as part of a rolling re-inspection policy	A1	84 M ²

Arboricultural Survey - Village Hotel Reading

Plan No	Species	Age	Height	DBH	Crown Spread M				Crown Height (Metres)	Overall Condition	Observations	Recommendations	BS Code	RPA M²
					N	S	E	W						
4	Tilia x europea (Common Lime)	M	17	46	5	5	6	5	2	Good	Visually dominant tree located 1 metre east of boundary fence and pavement, tight an potentially weak 'included bark' fork union at 7 metres, lower canopy have been crown lifted and pruned back from hotel seating area and the adjacent pavement	Remove deadwood, remove/tidy old pruning stubs, re-inspect as part of a rolling re-inspection policy	A1	96 M²
5	Taxus baccate (Yew)	SM	2.5	Multi stem	2	2	2	2	Ground Level	Good	Young developing tree located beneath canopy of adjacent lime tree (T4)	No work required at present time	C1	1.5 M Radius
6	Yucca Group (5 individual plants)	SM	< 2.5	Av 12	2	2	2	2	1	Fair	Group of 5 Yucca plants which have been planted to form an ornamental group. Yucca within a mixed shrub bed	No work required at present time	N/A	N/A
7	Malus spp (Apple)	ST	3	4	0.5	0.5	0.5	0.5	1	Fair	Newly planted tree which is still attached to its original planting stake, basal strimmer damage	No work required at present time	C1	0.5 M Radius
8	Alnus glutinosa (Alder)	ST	3	4, 4, 4	1	1	1	1	1	Fair	Tree developing as a result of natural regeneration	No work required at present time	C1	0.5 M Radius
A	Mixed Shrub Bed	< YM	< 4	\	\	\	\	\	Ground Level	Fair	Mixed species shrub bed	Undertake annual pruning	N/A	N/A
9	Buxus sempervirens (Box)	SM	1.5	\	\	\	\	\	Ground Level	Dead	Formally clipped Box bush which has been topiary pruned into a pyramid. Bush in terminal decline as a result of suspected 'Box Blight'	Remove	N/A	N/A
10	Buxus sempervirens (Box)	SM	1.5	\	\	\	\	\	Ground Level	Dead	Formally clipped Box bush which has been topiary pruned into a pyramid. Bush in terminal decline as a result of suspected 'Box Blight'	Remove	N/A	N/A
11	Buxus sempervirens (Box)	SM	1.5	\	\	\	\	\	Ground Level	Dead	Formally clipped Box bush which has been topiary pruned into a 'ball'. Bush in terminal decline as a result of suspected 'Box Blight'	Remove	N/A	N/A
12	Buxus sempervirens (Box)	SM	1.5	\	\	\	\	\	Ground Level	Dead	Formally clipped Box bush which has been topiary pruned into a 'ball'. Bush in terminal decline as a result of suspected 'Box Blight'	Remove	N/A	N/A
13	Buxus sempervirens (Box)	SM	1.5	\	\	\	\	\	Ground Level	Fair	Formally clipped Box bush which has been topiary pruned into a pyramid.	No work required at present time	N/A	N/A
14	Buxus sempervirens (Box)	SM	1.5	\	\	\	\	\	Ground Level	Fair	Formally clipped Box bush which has been topiary pruned into a pyramid.	No work required at present time	N/A	N/A
15	Buxus sempervirens (Box)	SM	1.5	\	\	\	\	\	Ground Level	Fair	Formally clipped Box bush which has been topiary pruned into a 'ball'.	No work required at present time	N/A	N/A

Arboricultural Survey - Village Hotel Reading

Plan No	Species	Age	Height	DBH	Crown Spread M				Crown Height (Metres)	Overall Condition	Observations	Recommendations	BS Code	RPA M²
					N	S	E	W						
16	Buxus sempervirens (Box)	SM	1.5	\	\	\	\	\	Ground Level	Fair	Formally clipped Box bush which has been topiary pruned into a 'ball'.	No work required at present time	N/A	N/A
17	Buxus sempervirens (Box)	SM	1.5	\	\	\	\	\	Ground Level	Fair	Formally clipped Box bush which has been topiary pruned into a pyramid.	No work required at present time	N/A	N/A
18	Buxus sempervirens (Box)	SM	1.5	\	\	\	\	\	Ground Level	Fair	Formally clipped Box bush which has been topiary pruned into a pyramid.	No work required at present time	N/A	N/A
B	Mixed Shrub Bed	< YM	< 4	\	\	\	\	\	Ground Level	Fair	Mixed species shrub bed	Undertake annual pruning	N/A	N/A
19	Salix caprea (Goat Willow)	SM	5.0	8 & 7	1	1	3	2	1	Poor	Potentially an off-site tree. Tree growing out of riverbank and into a pleasure boat mooring jetty, extensive stem lean in easterly direction out over river - potential longer term stability issues	Tree with suspected limited development potential due to location	C1	1.2 M Radius
20	Salix caprea (Goat Willow)	SM	8	9, 10, 11	3	1	2	1	1	Poor	Potentially an off-site tree. Tree growing out of riverbank and into a pleasure boat mooring jetty, extensive stem lean in easterly direction out over river - potential longer term stability issues	Tree with suspected limited development potential due to location	C1	2.1 M Radius
21	Alnus glutinosa (Alder)	YM	8	12, 13	2	3	2	1	1	Poor	Potentially an off-site tree. Tree growing out of riverbank and into a pleasure boat mooring jetty, extensive stem lean in easterly direction out over river - potential longer term stability issues	Tree with suspected limited development potential due to location	C1	2.2 M Radius
22	Aesculus hippocastanum (Horse Chestnut)	M	8	77	2	5	3	3	2	Fair	Potential off-site tree, Visually prominent pollarded tree located along river pathway, tree pollarded at 7 metres, good re-growth observed in crown, some basal sucker growth encroaching into pathway, decay observed in old pollard wounds	Cut and remove basal sucker growth to remove pathway obstruction, maintain cutting re-pollarding regime, re-inspect as part of a rolling re-inspection programme	B1	269 M²

Arboricultural Survey - Village Hotel Reading

Plan No	Species	Age	Height	DBH	Crown Spread M				Crown Height (Metres)	Overall Condition	Observations	Recommendations	BS Code	RPA M²
					N	S	E	W						
23	Aesculus hippocastanum (Horse Chestnut)	M	9	66	2	2	2	2	2	Fair	Potential off-site tree, Visually prominent pollarded tree located along river pathway, tree located at base of hotel embankment - potential for historic root compaction damage due to its location, tree pollarded at 7 metres, good re-growth observed in crown, some basal sucker growth encroaching into pathway, decay observed in old pollard wounds, some branch encroachment over building on canopies southern side	Prune to clear building, maintain cutting re-pollarding regime, re-inspect as part of a rolling re-inspection programme	B1	197 M²
24	Aesculus hippocastanum (Horse Chestnut)	M	8	74	3	3	3	3	2	Fair	Potential off-site tree, Visually prominent pollarded tree located along river pathway, tree pollarded at 7 metres, good re-growth observed in crown, some basal sucker growth encroaching into pathway, decay observed in old pollard wounds, 'rib' development on stems southern side - potential indication of internal faults within tree,	Maintain cutting re-pollarding regime, re-inspect as part of a rolling re-inspection programme	B1	248 M²
25	Acer platanoides (Norway Maple)	YM	10	15	4	1	1	2	2	Fair	Possible off-site tree growing at base of bridge structure, canopy suppressed on its southern and western side	Recommend fell to prevent any potential for longer term damage to bridge structure	C1	10 M²
26	Sambucus nigra (Elderberry)	SM	5	4, 4, 5, 8	3	0	0	1	1	Poor	Possibly an off-site shrub developing at base of bridge. Multi stemmed from ground level	Recommend fell to prevent any potential for longer term damage to bridge structure	C1	1.3 M Radius
27	Aesculus hippocastanum (Horse Chestnut)	M	16	65	10	4	8	8	2	Fair	Potentially an off-site tree - tree located on eastern side of a public pathway and is 5 metres from the road bridge. Tree with anticipated limited root development potential. Tree has been pollard managed in past at 8 metres, low branches starting to encroach over adjacent bridge pathway, significant decay observed stem on northern side of canopy, branch encroachment over hotel roof	Check ownership. Prune to clear hotel roof, remove deadwood and damaged / decaying limbs, re-pollard in accordance with current re-pollarding regime, re-inspect as part of a rolling re-inspection programme	B1	191 M²

Arboricultural Survey - Village Hotel Reading

Plan No	Species	Age	Height	DBH	Crown Spread M				Crown Height (Metres)	Overall Condition	Observations	Recommendations	BS Code	RPA M²
					N	S	E	W						
28	Aesculus hippocastanum (Horse Chestnut)	M	18	65	3	3	8	8	3	Fair	Potentially an off-site tree - tree located on eastern side of a public pathway and is 5 metres from the road bridge. Tree has been pollard managed in past at 6 metres, decay in old pollard wounds, lower canopy has been historically pruned back from the adjacent hotel on its western side, basal bark damage observed, tree with potential limited root development potential, minor amount of deadwood in crown	Check ownership. Prune to clear hotel roof, remove deadwood and damaged / decaying limbs, re-pollard in accordance with current re-pollarding regime, re-inspect as part of a rolling re-inspection programme	B1	191 M²
29	Acer pseudoplatanus (Sycamore)	M	18	67	2	5	6	6	3	Fair	Potentially an off-site tree - tree located on eastern side of a public pathway and is 5 metres from the road bridge. Main stem forks at 5 metres, tree has been pollard managed in past at 7 metres, good but spindly new canopy development, decay in old pollard wounds, tree with potential limited root development potential, minor amount of deadwood in crown	Check ownership. Re-pollard in accordance with current re-pollarding regime, re-inspect as part of a rolling re-inspection programme	B1	203 M²
30	Acer pseudoplatanus (Sycamore)	M	16	43	1	5	6	6	3	Fair	Potentially an off-site tree - tree located on eastern side of a public pathway and is 5 metres from the road bridge. Main stem forks at 5 metres, tree has been pollard managed in past at 6 metres, decay in old pollard wounds, minor ivy development on lower stem, some basal sucker growth, Elderberry shrub at base of tree, tree with potential limited root development potential, minor amount of deadwood in crown	Check ownership. Re-pollard in accordance with current re-pollarding regime, re-inspect as part of a rolling re-inspection programme. Cut and remove Elderberry	B1	5.2 M Radius
31	Aesculus hippocastanum (Horse Chestnut)	YM	14	35	4	7	5	4	3	Fair - Good	Potentially an off-site tree - tree located on eastern side of a public pathway and is 4 metres from the road bridge. Basal exudation - potential internal faults within tree, tree has been historically pruned back from the roof of the adjacent hotel and crown lifted to clear footpath, tree with potential limited root development potential, minor amount of deadwood in crown	Check ownership. Re-inspect as part of a rolling re-inspection programme. Cut and remove Elderberry	B1	4.2 M Radius
32	Betula jacquemontii (Himalayan Birch)	YM	6	6, 8, 8, 8	4	4	3	3	2	Fair - Good	Multi stemmed tree from 1 metre, Ivy development on lower stem, canopy on trees western side rubbing against hotel roof	Cut and remove Ivy, prune to clear roof of hotel	B1	1.8 M Radius

Arboricultural Survey - Village Hotel Reading

Plan No	Species	Age	Height	DBH	Crown Spread M				Crown Height (Metres)	Overall Condition	Observations	Recommendations	BS Code	RPA M²
					N	S	E	W						
C	Pyracantha Hedge	YM	1	\	\	\	\	\	Ground Level	Fair - Good	Formally and regularly managed boundary hedge	Continue to current annual pruning regime	N/A	N/A
33	Prunus spinosa (Blackthorn)	YM	3	Multi Stem	1	2	1	1	0.5	Poor	Multi stemmed from ground level, tree located 1 metre east of hotel perimeter pathway, tree regularly pruned to clear pathway, tree's eastern canopy rubbing against roof of building.	Cut back, reduce canopy to prevent damage to building	C1	1.5 M Radius
34	Betula jacquemontii (Himalayan Birch)	YM	12	12, 12, 12, 15	4	6	7	4	1	Fair - Good	Visually prominent tree in close proximity to hotel entrance / car park. Tre becomes multi stemmed from 0.25 metres, canopy partly suppressed on its northern side by the adjacent hotel, 'man-hole' cover located 1 metre west of tree, minor amount of deadwood in crown, northern canopy encroaching over roof, exposed surface root	Remove deadwood and crown clean	B1	3.0 M Radius
35	Betula jacquemontii (Himalayan Birch)	YM	12	10, 12, 15	4	6	4	6		Fair - Good	Visually prominent tree in close proximity to hotel entrance / car park. Tre becomes multi stemmed from 0.25 metres, canopy partly suppressed on its northern side by the adjacent hotel, 'man-hole' cover located 2 metre east of tree, minor amount of deadwood in crown, northern canopy encroaching over roof, exposed surface root	Remove deadwood and crown clean	B1	2.6 M Radius
D	Mixed Shrub Bed	< YM	< 4	\	\	\	\	\	Ground Level	Fair	Mixed species shrub bed. Choisya & Bamboo	Undertake annual pruning	N/A	N/A
36	Picea abies (Norway Spruce)	ST	1.6	3	0.5	0.5	0.5	0.5	0.25	Fair	Developing young tree	No work required at present time	C1	0.5 M Radius
37	Platanus x hispanica (London Plane)	M	24	128	12	14	10	10	4	Good	Visually dominant tree located small landscape bed between roadside pavement and hotel entrance facade / carpark. 'man-hole' 5 metres south of tree, 3-way fork union at 7 metres, tree with a broad canopy, historic pruning wounds within canopy, minor amount of deadwood, minor stem lean in an easterly direction, branches encroaching around street lamp	Prune to clear street lamp, remove deadwood and re-inspect as part of a rolling re-inspection regime	A1	15 M Radius
38	Tilia x europea (Common Lime)	YM	7	12	2	2	2	2	2	Fair - Good	Good quality young tree developing in landscape bed between pavement and hotel entrance carpark	No work required at present time	C1	1.5 M Radius

Arboricultural Survey - Village Hotel Reading

Plan No	Species	Age	Height	DBH	Crown Spread M				Crown Height (Metres)	Overall Condition	Observations	Recommendations	BS Code	RPA M²
					N	S	E	W						
39	Platanus x hispanica (London Plane)	M	24	122	10	7	13	11	4	Good	Visually dominant tree located very small landscape bed between parking areas and disabled parking areas, main stem forks at 4 metres, tree's appearance suggests that it may have been historically pollard managed at 10 in past, northern canopy pruned back from adjacent hotel, canopy weight predominantly located on trees southern side, tree has been crown lifted, old pruning wounds on main stem, minor amount of deadwood and some hanging fractured libs in crown,	Remove deadwood and fractured / hanging branches. Re-inspect as part of a rolling re-inspection policy	A1	15 M Radius
40	Platanus x hispanica (London Plane)	M	24	112	4	15	11	10	4	Good	Visually dominant tree located within hotels car park area, 3-way fork union on main stem at 4 metres, tree's appearance suggests that it may have been historically pollard managed at 10 in past, canopy partly suppressed on its northern side, minor amount of deadwood and some hanging fractured libs in crown, decay observed on old pruning wounds - extent unknown, appearances suggests a slightly thinning upper canopy branch frame-work	Remove deadwood fractured / hanging branches. Re-inspect as part of a rolling re-inspection policy	A1	13 M Radius
41	Platanus x hispanica (London Plane)	M	18	81	10	6	6	5	4	Good	Visually dominant tree located with lawn area 1 metre north of car park and access road, minor stem lean in northerly direction, main stem forks at 4 metres, tree's appearance suggests that it may have been historically pollard managed at 8 in past, decay observed on old pruning wounds - extent unknown, underground cables observed around tree - potential for some root damage during their installation, access road kerb edging to tree's south starting to lift, minor amount of deadwood in canopy	Remove deadwood. Re-inspect as part of a rolling re-inspection policy	A1	10 M Radius

Arboricultural Survey - Village Hotel Reading

Plan No	Species	Age	Height	DBH	Crown Spread M				Crown Height (Metres)	Overall Condition	Observations	Recommendations	BS Code	RPA M²
					N	S	E	W						
42	Platanus x hispanica (London Plane)	M	22	99	11	12	12	13	4	Good	Visually dominant tree located with lawn area 1 metre north of car park and access road, minor stem lean in northerly direction, main stem forks at 4 metres, tree's appearance suggests that it may have been historically pollard managed at 8 in past, decay observed on old pruning wounds - extent unknown, underground cables observed around tree - potential for some root damage during their installation, minor amount of deadwood in canopy, heavy lateral limb on tree's western side, canopy on trees north-western side within 1 metre of building	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	12 M Radius
43	Alnus glutinosa (Alder)	M	14	36	4	7	7	6	3	Fair - Good	Tree forms part of a group of 3 trees. Tree located in landscape bed and is 2 metres west and 3 metres north of hotel parking bays and highways pavement, 3 way fork union at 4 metres, tree has been crown lifted in past, deadwood observed in canopy, main stem forks at 5 metres, dead Ivy on main stem	Cut and remove Ivy, remove deadwood and re-inspect as part of a rolling re-inspection regime	B1	4.5 M Radius
44	Alnus glutinosa (Alder)	M	12	44	5	4	4	5	3	Fair - Good	Tree forms part of a group of 3 trees. Canopy overhangs and part obscures hotel sign and street lamp, tree located in landscape bed, deadwood observed in canopy, main stem forks at 5 metres, dead Ivy on main stem	Cut and remove Ivy, prune to clear signs, remove deadwood and re-inspect as part of a rolling re-inspection regime	B1	5.5 M Radius
45	Alnus glutinosa (Alder)	M	15	42	5	6	5	6	3	Fair - Good	Tree forms part of a group of 3 trees. Tree located in landscape bed and is 3 metres west and 3 metres south of hotel access road and highways pavement, deadwood observed in canopy, main stem forks at 5 metres, dead Ivy on main stem	Cut and remove Ivy, remove deadwood and re-inspect as part of a rolling re-inspection regime	B1	5.0 M Radius
46	Platanus x hispanica (London Plane)	M	24	103	11	7	10	12	4	Good	Visually dominant tree located close to hotel access pathway. Tree become multi stemmed from 5 metres, eastern canopy has been pruned back from the hotel walling, decay evident within old pruning wounds - extent unknown, several long lateral limbs in tree, minor stem lean in an easterly direction	Re-inspect as part of a rolling re-inspection policy	A1	12.5 M Radius

Arboricultural Survey - Village Hotel Reading

Plan No	Species	Age	Height	DBH	Crown Spread M				Crown Height (Metres)	Overall Condition	Observations	Recommendations	BS Code	RPA M²
					N	S	E	W						
47	Shrub	YM	5	Multi Stem. 5 Stem s Av DBH 5Cm	3	3	1	4	Ground Level	Fair - Good	Tree located a base of T48.	No work required at present time	NA	N/A
48	Platanus x hispanica (London Plane)	M	22	96	7	12	11	14	4	Good	Visually dominant tree located adjacent to hotel delivery access road, tree immediately adjacent to road kerb edging, and overhangs hotel smoking area, minor deadwood and several hanging branches evident within crown, canopy partly suppressed on its northern side by adjacent trees,	Remove deadwood fractured / hanging branches. Re-inspect as part of a rolling re-inspection policy	A1	12 M Radius
49	Platanus x hispanica (London Plane)	M	24	98	9	8	12	9	4	Good	Visually dominant tree in very small island in middle of tarmac pavement, main riverside access road 1 metre west of tree, tree becomes multi stemmed from 6 metres, tree appearances suggests it may have been historically pollarded at 10 metres in past, decay observed in old pruning wounds - extent unknown, adjacent kerb edging lifting, canopy partly suppressed on its northern side	Remove deadwood fractured / hanging branches. Re-inspect as part of a rolling re-inspection policy	A1	12 M Radius
50	Betula jacquemontii (Himalayan Birch)	YM	12	14	3	3	3	3	3	Fair - Good	Developing young tree growing up through adjacent mixed shrub hedge, minor amount of deadwood in crown	No work required at present time	C1	1.7 M Radius
51	Betula jacquemontii (Himalayan Birch)	YM	11	15	4	4	4	3	3	Fair - Good	Developing young tree growing up through adjacent mixed shrub hedge, main stem forks at 2 metres, canopy partly suppressed on its south-western side	No work required at present time	B1	1.8 M Radius
D	Mixed Shrub Bed	< YM	< 4	\	\	\	\	\	Ground Level	Fair	Mixed species shrub bed. Choisya & Bamboo	Undertake annual pruning	N/A	N/A

Arboricultural Survey - Village Hotel Reading

Plan No	Species	Age	Height	DBH	Crown Spread M				Crown Height (Metres)	Overall Condition	Observations	Recommendations	BS Code	RPA M²
					N	S	E	W						
52	Platanus x hispanica (London Plane)	M	23	87	7	8	12	8	4	Fair - Good	Visually dominant tree located in island within tarmac pavement, main stem forks at 4 metres, trees appearances suggests that it may have been historically pollarded at 11 metres in past, minor amount of deadwood and occasional fractured hanging branches observed in canopy, tarmac and surrounding kerb edging starting to lift/crack, decay observed within old pruning wounds - extent unknown, minor basal sucker development, minor stem lean in an easterly direction, northern and southern canopy spreads slightly suppressed by adjacent trees	Remove deadwood fractured / hanging branches. Re-inspect as part of a rolling re-inspection policy	A1	10.5 M Radius
53	Platanus x hispanica (London Plane)	M	25	80	9	7	11	9	4	Fair - Good	Visually dominant tree located within an 'island' bed in middle of road - suspect potential for soil compaction / physical root damage due to location, minor basal bark damage, minor stem lean in an easterly direction, main stem forks at 6 and 8 metres, trees appearances suggested that it may have been pollard managed in past at approximately 14 metres, light drawn stem, predominant visual and physical canopy weight located on tree's eastern side, minor amount of deadwood in crown	Re-inspect as part of a rolling re-inspection policy	A1	9.6 M Radius
54	Acer platanoides 'Globosum'	YM	6	18	3	4	3	3	2.5	Fair - Good	Tree located adjacent to hotel side entrance, with occasional low branches starting to encroach over pathway, tree has a natural 'mop head' appearance	Ensure 2.5 metres of height clearance over adjacent pathway	B1	2.2 M Radius
55	Acer platanoides 'Globosum'	YM	6	14	3	3	2	2	2.5	Fair - Good	Tree located adjacent to hotel side entrance, with occasional low branches starting to encroach over pathway, tree has a natural 'mop head' appearance	Ensure 2.5 metres of height clearance over adjacent pathway	B1	1.7 M Radius
56	Acer platanoides 'Globosum'	YM	6	16	3	4	2	2	2.5	Fair - Good	Tree located adjacent to hotel side entrance, with occasional low branches starting to encroach over pathway, tree has a natural 'mop head' appearance	Ensure 2.5 metres of height clearance over adjacent pathway	B1	1.9 M Radius

Arboricultural Survey - Village Hotel Reading

Plan No	Species	Age	Height	DBH	Crown Spread M				Crown Height (Metres)	Overall Condition	Observations	Recommendations	BS Code	RPA M²
					N	S	E	W						
57	Acer platanoides 'Globosum'	YM	6	18	4	4	2	4	2.5	Fair - Good	Tree located adjacent to hotel side entrance, with occasional low branches starting to encroach over pathway, tree has a natural 'mop head' appearance	Ensure 2.5 metres of height clearance over adjacent pathway	B1	2.2 M Radius
58	Platanus x hispanica (London Plane)	M	22	87	6	8	10	6	4	Good	Visually dominant tree set in small bed within pavement, new sections of tarmac around tree may suggest installation/up-grading of underground services around tree and therefore potential for root damage, security camera 5 metres east of tree, minor stem lean in an easterly direction, main stem forks at 5 metres, decay observed in several old pruning wounds, tree appears to have been pollard managed in past at 10 metres, branch encroachment around CCTV camera	Prune to clear CCTV camera, re-inspect as part of a rolling re-inspection policy	A1	10.5 M Radius
59	Platanus x hispanica (London Plane)	M	24	93	15	9	14	7	4	Good	Visually dominant tree located within tarmac pavement, minor stem lean in an easterly direction, tree with a broad canopy which has been partly suppressed on its southern and easter sides by the adjacent trees, main stem forks at 5 metres, tree's appearance suggests that it may have been pollard managed in past at around 10 to 15 metres, eastern side of canopy has been pruned back from the adjacent hotel, minor amount of deadwood in crown	Re-inspect as part of a rolling re-inspection policy	A1	11.2 m Radius
60	Platanus x hispanica (London Plane)	M	23	97	12	7	9	9	4	Good	Visually dominant tree located on western side of road and is located within a wide tarmac pavement, main stem forks at 9 metres, trees appearance suggests that it may have been pollard managed in the past at around 15 metres, minor amount of deadwood located within crown, roadside kerbing and sections of pavement around tree recently replaced	Remove deadwood. Re-inspect as part of a rolling re-inspection policy	A1	12.0 M Radius

Arboricultural Survey - Village Hotel Reading

Plan No	Species	Age	Height	DBH	Crown Spread M				Crown Height (Metres)	Overall Condition	Observations	Recommendations	BS Code	RPA M²
					N	S	E	W						
61	Platanus x hispanica (London Plane)	M	22	87	7	8	8	7	4	Good	Visually dominant tree located on western side of road and is located within a wide tarmac pavement, main stem forks at 5 metres, trees appearance suggests that it may have been pollard managed in the past at around 10 metres, hanging dead branch immediately above pavement, minor amount of deadwood located within crown, large old pruning wound on main stem	Remove deadwood and hanging fractured branch. Re-inspect as part of a rolling re-inspection policy	A1	10.5 M Radius
62	Platanus x hispanica (London Plane)	M	24	104	10	9	8	10	4	Good	Visually dominant tree located on western side of road and is located within a wide tarmac pavement, main stem forks at 5 metres, trees appearance suggests that it may have been pollard managed in the past at around 10 metres, minor amount of deadwood located within crown, large old pruning wound on main stem	Remove deadwood. Re-inspect as part of a rolling re-inspection policy	A1	12.5 M Radius
Trees 63 to 94 located within or immediately adjacent to hotel car park														
63	Salix alba (White Willow)	M	21	Appro x 100 @ 1 M	8	6	0	8	3	Fair - Poor	No physical access around tree, tree has recently suffered from storm damage, canopy fully suppressed on tis eastern side by adjacent trees, tree's main stem becomes multi forked at 1 metre, old pruning wounds on stems evident	Remove deadwood an crown clean, cut and remove Ivy. Optional pollard manage at 4 metres. Re-inspect as part of a rolling re-inspection regime	B1	12.0 M Radius
64	Salix alba (White Willow)	M	20	6 Stem s. Av DBH 40	7	8	8	11	3	Fair - Poor	No physical access around tree, tree has recently suffered from storm damage, tree multi stemmed from ground level, trees appearances suggests that it may have been pollard managed at 5 metres in past, tree with a physically uneven crown weight distribution	Pollard manage at 4 metres	C1	11.6 M
65	Acer pseudoplatanus & Portugal laurel	YM	9	10 & 10	3	3	0	4	2	Poor	Two trees growing up through boundary metal fence within a very small grass area between two car park area - trees with very limited root development potential	Recommend fell to prevent long term damage to boundary fence	U	1.2 M Radius
66	Fraxinus excelsior (Ash)	M	9	46	5	5	5	5	2	Fair - Poor	Potential off-site tree. Lower stem smothered in dense Ivy - no physical/visual access to tree, trees southern canopy has been pruned in past to clear the adjacent fence	Determine management ownership. Cut and remove Ivy, monitor tree for Ash Dieback	C1	5.5 M Radius

Arboricultural Survey - Village Hotel Reading

Plan No	Species	Age	Height	DBH	Crown Spread M				Crown Height (Metres)	Overall Condition	Observations	Recommendations	BS Code	RPA M²
					N	S	E	W						
67	Salix alba (White Willow)	M	12	8 Stem s. Av 25 DBH	6	6	6	6	1	Fair - Poor	Potential off-site tree. Tree 4 metres from car park edge, multi stemmed from ground level, lower stem smothered in dense Ivy - no physical/visual access to tree, deadwood in trees canopy, lower canopy rubbing against boundary fence	Determine management ownership. Prune to clear fence and adjacent lighting unit, remove deadwood and crown clean. Re-inspect as part of a rolling re-inspection policy	C1	8.4 M Radius
68	Salix alba (White Willow)	M	8	6 Stem s. Av 30 DBH	6	4	6	6	1	Fair - Poor	Potential off-site tree in a state of slow decline, deadwood and upper canopy dieback evident, lifting root plate	Determine management ownership. Pollard at 1 metre	C1	8.8 M Radius
69	Salix alba (White Willow)	M	8	31, 31 & 50	7	6	2	7	1	Fair - Poor	Potential off-site tree, canopy suppressed on its eastern side, deadwood and some upper canopy dieback, dense Ivy on main stem - no physical/visual access to tree	Determine management ownership. Cut and remove Ivy, remove deadwood and crown clean. Optional pollard at 2 metres	C1	7.9 M Radius
70	Salix alba (White Willow)	M	10	20, 30, 39	7	6	7	1	1	Fair - Poor	Poor quality tree, its 3 stems all lean in a southerly direction into the adjacent car park, dense Ivy development on lower stem - no physical or visual access around tree	Cut and remove Ivy, remove deadwood and crown clean. Optional pollard at 2 metres	C1	6.4 M Radius
71	Alnus glutinosa (Alder)	M	13	38	4	4	3	5	2.5	Fair	Tree located within a grass landscape bed within car park area. Some basal sucker development, tight and potentially weak fork union at 5 metres, minor amount of deadwood in crown, evidence of section of adjacent tarmac lifting	Remove deadwood and crown clean. Re-inspect as part of a rolling re-inspection policy	B1	4.6 M Radius
72	Alnus glutinosa (Alder)	M	14	41	5	5	5	5	2.5	Fair	Tree located within a grass landscape bed within car park area. Stem kinked at 5 metres, minor amount of deadwood in crown, evidence of section of adjacent tarmac lifting	Remove deadwood and crown clean. Re-inspect as part of a rolling re-inspection policy	B1	4.9 M Radius
73	Alnus glutinosa (Alder)	\	\	\	\	\	\	\	\	\	Stump	\	\	\
74	Alnus glutinosa (Alder)	\	\	\	\	\	\	\	\	\	Stump	\	\	\

Arboricultural Survey - Village Hotel Reading

Plan No	Species	Age	Height	DBH	Crown Spread M				Crown Height (Metres)	Overall Condition	Observations	Recommendations	BS Code	RPA M²
					N	S	E	W						
75	Alnus glutinosa (Alder)	M	13	41	5	5	6	6	2.5	Fair	Tree located within a grass landscape bed within car park area. Branches encroaching around street lamp, physical bark damage on eastern side of lower stem, minor amount of deadwood in crown, evidence of section of adjacent tarmac lifting	Remove deadwood and crown clean, prune to clear street lamp. Re-inspect as part of a rolling re-inspection policy	B1	5.0 M Radius
76	Alnus glutinosa (Alder)	M	15	35	6	4	5	4	2.5	Fair	Tree located within a grass landscape bed within car park area. Branches encroaching around street lamp, tight and potentially weak 'included bark' fork union at 6 metres, occasional low branch encroaching over car park, minor amount of deadwood in crown, evidence of section of adjacent tarmac lifting	Remove deadwood and crown clean, prune to clear street lamp and ensure 2.5 metres of height clearance over car park.. Re-inspect as part of a rolling re-inspection policy	B1	4.2 M Radius
77	Alnus glutinosa (Alder)	M	11	31	5	5	4	5	2.5	Fair	Tree located within a grass landscape bed within car park area. Branches encroaching around street lamp, occasional low branch encroaching over car park, minor amount of deadwood in crown, evidence of section of adjacent tarmac lifting	Remove deadwood and crown clean, prune to clear street lamp and ensure 2.5 metres of height clearance over car park.. Re-inspect as part of a rolling re-inspection policy	B1	3.7 M Radius
78	Alnus glutinosa (Alder)	M	11	34	5	5	5	5	2.5	Fair	Tree located within a grass landscape bed within car park area. Main stem forks at 5 metres, branches encroaching around street lamp, occasional low branch encroaching over car park, minor amount of deadwood in crown, evidence of section of adjacent tarmac lifting	Remove deadwood and crown clean, prune to clear street lamp and ensure 2.5 metres of height clearance over car park.. Re-inspect as part of a rolling re-inspection policy	B1	4.1 M Radius
79	Alnus glutinosa (Alder)	M	10	23	5	5	4	4	2.5	Fair	Tree located within a grass landscape bed within car park area. Occasional low branch encroaching over car park, minor amount of deadwood in crown, evidence of section of adjacent tarmac lifting	Remove deadwood and crown clean, ensure 2.5 metres of height clearance over car park.. Re-inspect as part of a rolling re-inspection policy	B1	2.8 M Radius

Arboricultural Survey - Village Hotel Reading

Plan No	Species	Age	Height	DBH	Crown Spread M				Crown Height (Metres)	Overall Condition	Observations	Recommendations	BS Code	RPA M²
					N	S	E	W						
80	Alnus glutinosa (Alder)	M	11	27	5	5	4	4	2.5	Fair	Tree located within a grass landscape bed within car park area. Occasional low branch encroaching over car park, minor basal sucker growth, minor amount of deadwood in crown, evidence of section of adjacent tarmac lifting	Remove deadwood and crown clean, ensure 2.5 metres of height clearance over car park.. Re-inspect as part of a rolling re-inspection policy	B1	3.3 M Radius
81	Alnus glutinosa (Alder)	M	10	20	3	3	3	4	2.5	Fair	Tree located within a grass landscape bed within car park area. Occasional low branch encroaching over car park, minor basal sucker growth, minor amount of deadwood in crown, evidence of section of adjacent tarmac lifting	Remove deadwood and crown clean, ensure 2.5 metres of height clearance over car park, remove basal sucker growth. Re-inspect as part of a rolling re-inspection policy	B1	2.4 M Radius
82	Alnus glutinosa (Alder)	M	11	35	5	5	5	3	2.5	Fair	Tree located within a grass landscape bed within car park area. Stem kinked at 5 metres, minor amount of deadwood in crown, evidence of section of adjacent tarmac lifting	Remove deadwood and crown clean, ensure 2.5 metres of height clearance over car park, remove basal sucker growth. Re-inspect as part of a rolling re-inspection policy	B1	4.2 M Radius
83	Salix alba (White Willow)	M	15	Unkn own	6	1	4	4	1	Poor	Potentially an off-site tree, tree developing up through Pyracantha hedge, dense Ivy development on main stem an lower crown. No visual or physical access around tree	Determine ownership. Suggest pollarding at 3 metres	C1	Est. 8.0 M Radius
84	Salix alba (White Willow)	M	21	50 & 40	10	5	7	6	1	Poor	Potentially an off-site tree located adjacent to stream edge, dense Ivy development on lower stem - no visual or physical access around tree, deadwood and fractured limbs evident within crown	Determine ownership. Cut and remove Ivy, remove deadwood and crown clean, re-assess trees condition with regard to long term retention	C1	7.7 M Radius
85	Salix alba (White Willow)	M	21	Unkn own	3	3	12	0	1	Poor	Potentially an off-site tree located adjacent to stream edge, storm damaged tree with one of its stems fractured at 3 metres showing extensive decay, remaining 2 stems have significant westerly leans towards car park, stems all smothered in ivy - no visual or physical access around stems possible	Determine ownership. Recommend cut and remove Ivy and pollard manage at 2-3 metres	C1	Est. 8.0 M Radius

Arboricultural Survey - Village Hotel Reading

Plan No	Species	Age	Height	DBH	Crown Spread M				Crown Height (Metres)	Overall Condition	Observations	Recommendations	BS Code	RPA M²
					N	S	E	W						
86	Salix alba (White Willow)	M	20	Appro x 20, 30 & 50	5	6	1	6	1	Poor	Potentially an off-site tree located adjacent to stream edge, 3 way fork union at ground level, significant Ivy development on lower stems - no physical or visual access around stems possible, fracture wounds in upper canopies	Determine ownership. Recommend cut and remove Ivy and pollard manage at 2-3 metres	C1	7.4 M Radius
87	Salix alba (White Willow)	M	14	Appro x 50	\	\	\	\	\	Poor	Potentially an off-site tree, main stem and lower to mid canopy smothered in Ivy - no physical or visual access around stem, tree appears to have a lifting root plate	Determine ownership. Sever Ivy, Pollard at 2-3 metres or fell depending of severity of root plate lift	C1	6 .0 M Radius
88	Salix alba (White Willow)	M	14	Appro x 120	11	4	6	4	1	Fair - Poor	Potential off-site tree, tree located adjacent to stream edge, lower stem smothered in Ivy - no physical or visual access around tree, branches resting on car park boundary fence, canopy suppressed on its southern side	Determine ownership. Sever Ivy, Pollard at 2-3 metres	C1	14.0 M Radius
89	Fraxinus excelsior (Ash)	M	8	30	5	5	6	5	2	Fair	Off-site tree located immediately adjacent to car park boundary fence. Branches overhanging and resting on fence, pruning wounds on main stem, dead ivy on main stem, branches encroaching around light unit	Determine ownership. Prune to clear light unit, prune to clear fence	B1	3.6 M Radius
90	Tilia x europea (Common Lime)	YM	12	27	5	5	5	5	2	Fair - Good	Tree located in corner of car park and has been pruned to clear adjacent boundary fence, several branch remain resting on fence	Prune to clear boundary fence	B1	3.4 M Radius
91	Acer platanoides 'Globosum'	YM	4	13	3	3	3	3	2	Fair - Good	Tree located within 1.5 metres of pavement, trees have a natural 'mop head' appearance	No work required at present time	C1	1.6 M Radius
92	Acer platanoides 'Globosum'	YM	4	13	3	3	3	3	2	Fair - Good	Tree located within 1.5 metres of pavement, trees have a natural 'mop head' appearance	No work required at present time	C1	1.6 M Radius
93	Acer platanoides 'Globosum'	YM	4	12	3	3	3	3	2	Fair - Good	Tree located within 1.5 metres of pavement, trees have a natural 'mop head' appearance	No work required at present time	C1	1.4 M Radius
94	Acer platanoides 'Globosum'	YM	4	18	3	3	3	3	2	Fair - Good	Tree located within 1.5 metres of pavement, trees have a natural 'mop head' appearance	No work required at present time	B1	2.2 M Radius

Appendix 1



Legend:

- A Grade.
- B Grade.
- C Grade.
- U Grade (remove).
- Hedges.
- Shrubs.
- Tree stump.
- Root Protection Area (RPA).

Notes:
All tree conditions are approximate.
All tree canopies indicated are approximate & taken from the topographical survey. For actual canopy extents see the 'Tree Inspection Sheets' / 'Schedule' for dimensions.

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:

- 1 Highway adjacent to the site:
Hauling required to protect pedestrians & vehicles within the highway. Overtaking 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 site:
In areas to be excavated, the contractor is to locate services prior to construction, by hand digging.

B	Legend & text amendments	07-05-2025	P.M. S.B.
A	Arb. Survey issue	16-01-2025	C.H. S.B.
Rev.	Description:	Date:	Drawn: CHKd:

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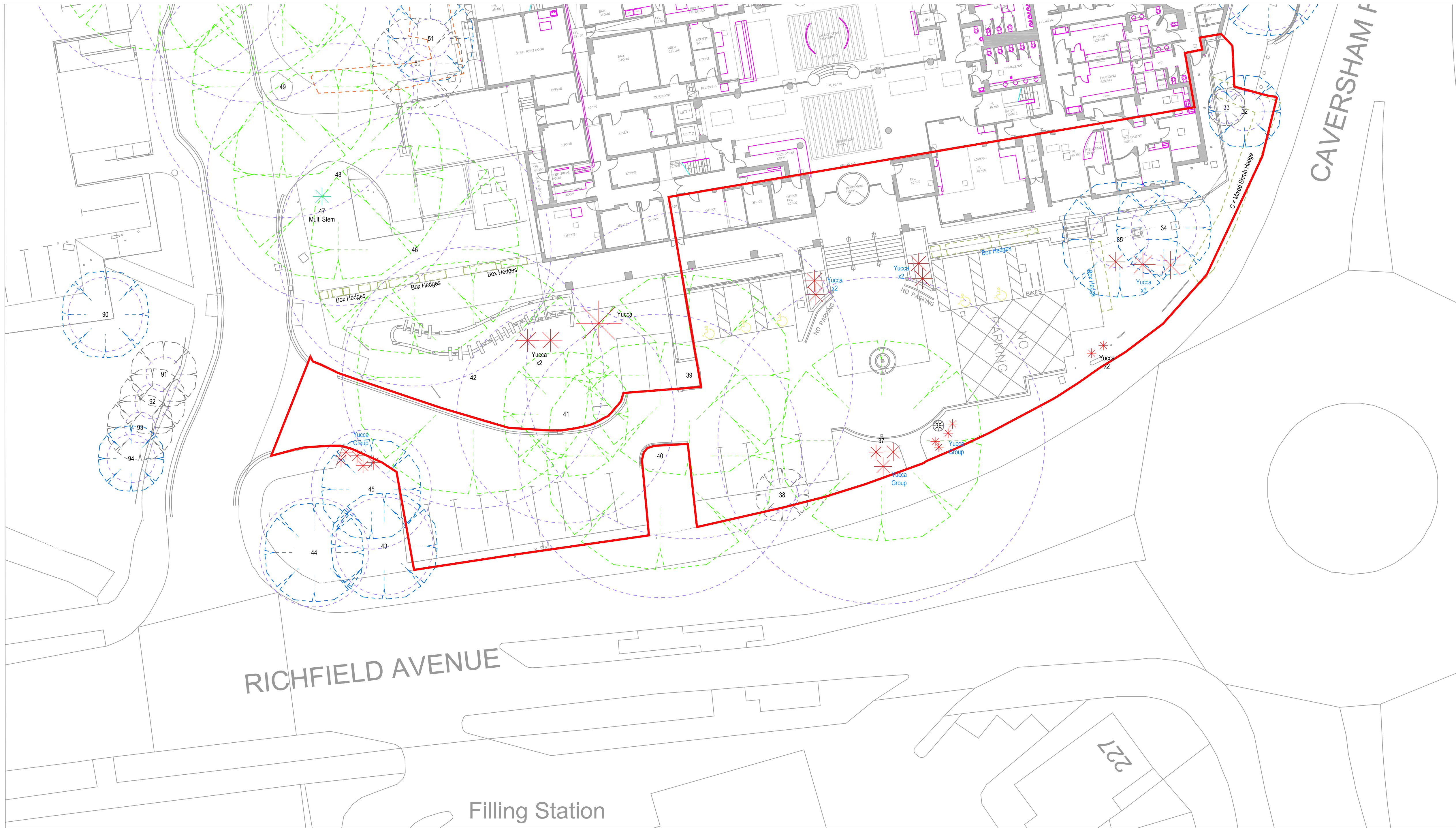
Client:
Village Hotels

Title:
Village Hotel - Reading
Existing Tree Survey

Drawn By: C.H.	Date: 16-01-2025	Do Not Scale If In Doubt Ask
Checked By: S.B.	Date: 16-01-2025	Scale: 1:250 @A1

Drawing No.
1610-06

Revision.
B



- Legend:**
- A Grade.
 - B Grade.
 - C Grade.
 - U Grade (remove).
 - Hedges.
 - Shrubs.
 - Tree stump.
 - Root Protection Area (RPA).

Notes:
All tree positions are approximate.
All tree canopies indicated are approximate & taken from the topographical survey. For actual canopy extents see the 'Tree Inspection Sheets / Schedule' for dimensions.

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:

- 1 Highway adjacent to the site:
Hauling required to protect pedestrians & vehicles within the highway.
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- 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 site:
In areas to be excavated, the contractor is to locate services prior to construction, by hand digging.

Rev.	Description	Date	Drawn	S.B.
A	Arb. Survey Issue	08-05-2025	P.M.	S.B.

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Title:
Village Hotel - Reading
Existing Tree Survey

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 @A1
Drawing No. 1610a-06	Revision: A	

Appendix 2

