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ARBORICULTURAL IMPACT ASSESSMENT FOR 75 RUSSELL STREET READING



**Prepared for:
Mr J Rood
75 Russell Street
Reading
RG1 7XG**

Ref: SPH/AIA-25/20.05

6 June 2025



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1. Report details

1.1 Arboricultural Impact Assessment (AIA)

1.1.1 An arboricultural impact assessment (AIA) is a term used to describe a specific type of tree survey which examines the relationship between trees and adjacent features (existing & proposed) such as buildings, roads etc. The study describes how the trees and features will interact and influence each other and should consider both present and future interactions.

1.1.2 AIA studies are commonly used to determine whether a proposed development will adversely affect established trees and whether these trees will be the cause of nuisance to the proposed development.

1.2 Scope

1.2.1 This assessment is concerned with the arboricultural aspects of the site only.

1.2.2 This assessment was undertaken in accordance with British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations (BS: 5837).

1.3 Limitations

1.3.1 The assessment contained within this document is based upon plans and other supporting information (verbal or documented) as supplied to us by Resh Kuypers ARB RIBA of Michael Aubrey Barrow Structure and Architecture and the tree survey ref SPH/5837-25/20.05 conducted by ourselves on the 20 May 2025.

1.4 Clients instructions

1.4.1 We are instructed by Resh Kuypers ARB RIBA of Michael Aubrey Barrow Structure and Architecture on behalf of Mr J Rood with regards to a tree located in the rear garden of 75 Russell Street, Reading RG1 7XG and to prepare an arboricultural impact assessment to determine the effects of the proposed development on the tree identified in our survey of 20 May 2025 and visa-versa.

1.5 Supplied information

1.5.1 The documents listed in Table 1 below were supplied by Michael Aubrey Barrow Structure and Architecture and were used in the preparation of this report:

Table 1. Supplied information.

Drawing ref.	Drawing title	Date provided and
MAB-C5138-051	Plans-Site-Proposed GA	12.05.25
GC2503006_TS_2D_60.dwg	Topographical .dwg file	12.05.25



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2. The site

2.1 Site description

2.1.1 The topography of the site slopes slightly down away from the rear of the property.

2.2 Proposed development

2.2.1 The proposed development consists of the construction of a new single storey rear extension, internal alterations and second floor dormer extension.

2.2.2 The tree survey report ref SPH/5837-25/20.05 identified one individual tree that may be impacted by the scheme. The tree details have been assessed against the proposed scheme set out on the drawings listed in Table 1 above.

2.3 Tree survey

2.3.1 The tree was surveyed by Simon Holmes on Tuesday 20 May 2025. All tree identification numbers used within this report correspond with those contained within the tree survey schedule included at Appendix 2. The tree has been accurately located on tree protection plan ref SPH/TPP-25/15.05.

2.4 Statutory designations

2.4.1 A search of Reading Borough Council GIS services was undertaken on the 2 June 2025. This confirmed that the sycamore tree (T1) in the rear garden is within the Castle Hill/Russell Street/Oxford Road Conservation Area.

3. Introduction

3.1 AIA objectives

3.1.1 To assess the areas within this site where proposed works are to be carried out in close proximity to established trees.

3.1.2 To determine whether the proposed works can be carried out successfully without adversely affecting the tree both in the short and long term.

3.1.3 To determine whether the tree will have adverse effects on the proposed development both in the short and long term.

3.1.4 To suggest ways to mitigate any conflicts that may arise between the tree and the proposed development and to offer recommendations relating to the protection of the trees during redevelopment works.

3.2 Items for consideration

3.2.1 Trees and development located within close proximity to each other can influence each other in a number of ways.



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- 3.2.2 The following items are normally considered during arboricultural impact studies:
- Root disturbance caused by demolition, excavation & construction e.g. buildings and roads Location of service runs, welfare/office buildings & materials storage.
 - Changes in levels & surface types.
 - Sunlight shading of exterior amenity areas (such as gardens, playgrounds etc).
 - Physical encroachment by roots, tree stem & branches.
 - Allowance for future tree growth.
 - Health, safety and nuisance items e.g. leaves, fruit and residues.

3.3 Guidance used whilst assessing trees in relation to development includes:

- *BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations*. Published by the British Standards Institute.
- *Tree Preservation Orders: A Guide to the Law and Good Practice*. Published by the Department of the Environment, Transport and the Regions.
- *National Joint Utilities Group (NJUG) Volume 4, Issue 2: 16/11/2007: Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees*.

4. Analysis

4.1 Assessment methodology

- 4.1.1 The assessment is based on the guidance given in BS 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*.

4.2 Key issues

- 4.2.1 The key issues associated with the proposed items identified above in relation to trees are:
- Will there be direct impacts from tree losses on the landscape, both in terms of impacts on visual receptors and impacts on the landscape character of the area?
 - Will the proposed development work require grade and ground level alterations that may have significant implications for root systems of retained trees?
 - The tree constraints and tree protection measures.
 - Services in close proximity to the retained trees.
 - Leaf/fruit or sap fall and shade constraints leading to pressure to prune or fell trees.
 - Damage to mature trees with low canopy heights growing in close proximity to machinery and contractors' plant operating areas.
- 4.2.2 These key issues and associated impacts are considered below along with possible tree protection measures and mitigation as necessary.



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5. Impact on existing trees

5.1 Tree loss, tree damage and pruning works

- 5.1.1 The proposed layout of the rear extension will not require the removal of any trees to allow full implementation of site development works that may be approved. Furthermore, there is no loss of any tree as a result of the British Standard classification; trees of poor health and condition in Category 'U' - "Trees unsuitable for retention".
- 5.1.2 The design of the proposed rear extension has been prepared with consideration given to minimizing the impact on the retained tree. The proposed layout of the extension will not require any facilitation pruning, for example crown raising to the retained tree. The site will be accessed via the off street parking at the front of the site and along the side access path.
- 5.1.3 Should there be a need for any pruning works to the tree that are merely desirable and are not necessary for the implementation of the planning permission should be made the subject of a separate tree works application as the tree is located in a Conservation Area (CA) and consent must be granted by the local planning authority before any works to any protected trees are undertaken.¹
- 5.1.4 If pruning works are to be carried out they must be undertaken by a properly insured, qualified and experienced tree contracting company in accordance with BS 3998:2010 *Tree work – Recommendations*.

5.2 Impacts on root protection areas (RPAs)

- 5.2.1 There are no anticipated incursions on the RPA of the retained tree and the protected RPA can be seen in drawing ref SPH/TPP-25/15.05.
- 5.2.2 Site set up and access during construction works will be from the front of the site and does not require access over the RPA of tree (T)1 and therefore there are no requirements for temporary protection barriers. The garden room at the rear of the garden will be accessed over the RPA as existing and a small pedestrian gate will be required in the tree protection barrier.
- 5.2.3 The excavation and foundation construction of the proposed extension is not within the RPA of the retained tree and therefore standard construction methods can be adopted under advice from a structural engineer.
- 5.2.4 The final foul drainage and rainwater routes were unknown at the time this report was prepared and therefore we are unable to assess the impacts at this time.
- 5.2.5 Based upon the provided information there will be no major impacts on tree root protection areas as a result of this scheme provided that the tree protection barrier is installed as per the tree protection plan ref SPH/TPP-25/15.05 to delineate the construction exclusion zone, to be maintained in situ for the duration of the construction works.

¹ The Town and Country Planning (Tree Preservation)(England) Regulations 2012



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5.3 Grade changes

- 5.3.1 No grade changes are proposed within the RPA of the retained tree to facilitate the extension and therefore there will be no impact on the retained tree RPA providing the tree protection measures are followed.
- 5.3.2 Should grade changes be required within the RPA of the retained tree, such as new hard landscaping, the contractor must prepare a method statement setting out how the work will be undertaken, and the machinery used in order to minimise disturbance and reduce compaction to the RPA of T1. The method statement must be submitted to and approved by the local authority prior to any alterations or changes.

5.4 Tree protection measures

- 5.4.1 To protect retained tree from construction activities it must be protected by suitable protection barriers.
- 5.4.2 The accompanying tree protection plan ref SPH/TPP-25/15.01 shows the specific tree protection fence location required prior to and during the construction works.
- 5.4.3 The tree protection barrier (TPB), uses the default temporary protective barrier as specified and detailed in BS5837:2012 Section 6.2, Fig 2, attached as Appendix 3, it is designed to provide construction exclusion zones around the RPA of T1 and is considered proportionate to the risks associated with this scheme. Any alternative specification to the default must only be used following approval by the AC.
- 5.4.4 Spoil movements, storage of materials, skips, temporary on-site parking, site office and welfare facilities must not be sited within the RPA of T1 and there is ample space at the front of the site and at the rear between the property and TPB.
- 5.4.5 We do not anticipate any long-term negative impacts upon the retained tree provided that the tree protection and mitigation measures are installed and maintained in situ until all construction works activity is completed.

5.5 Services in close proximity to retained trees

- 5.5.1 It is anticipated that the services in the extension will be connected to the existing services, but the full details were not available at the time of preparing this report.
- 5.5.2 The excavation and installation of diverted foul water pipes and proposed surface water pipes required for the project must conform to the minimum standards required and will be those as set out in the National Joint Utilities Group Guidelines³.
- 5.5.3 All excavations within the RPA of any retained trees affected by below ground works must be undertaken by hand or an approved trenchless technique.
- 5.5.4 If there is a need to replace, renew or install underground services close to retained trees the proposals must be considered by the AC prior to any amendments or work commencing on site and the AC allowed sufficient time to respond.

³ National Joint Utilities Group (NJUG) Volume 4, Issue 2: 16/11/2007 Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees.



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6. Visual impact on the landscape and tree character

- 6.1 There is no direct loss of any trees as a result of the development, and therefore no negative impact on the local amenity, landscape or tree character.

7. Direct or indirect impacts of trees

- 7.1 The retained tree is due east of the extension and will continue to increase in size as it matures, but we do not anticipate that its final canopy extent or height will require any significant intervention other than that in keeping with normal arboricultural practice. Minor canopy management may be required in the coming years, particularly crown raising, in order to maintain a tenable relationship between the tree, built structures and occupants desire to enjoy the rear garden.
- 7.2 The retained tree will not be affected by the development work providing the protection measures set out and included on the tree protection plan ref SPH/TPP-25/15.05 are installed and maintained in situ until all construction works activity is completed.

8. Leaf, fruit or sap fall and shade

- 8.1 The retained tree will provide shade over the site. The shade is considered beneficial especially in hot weather and we do not anticipate any adverse impacts as a result of shade.
- 8.2 Leaf fall is anticipated from the retained trees but the provision of leaf guards or grilles on gutters and gullies will minimise the problem and this can be managed by leaf collection as it is currently and therefore no adverse impact is anticipated as a result of the proposal.
- 8.3 T1 is prone to excessive honeydew exudate and seed fall on a seasonal basis but it will not directly affect the proposed extension.

9. Conclusions

- 9.1 There will not be the direct loss of any tree as a result of the development and therefore no negative impacts on the local amenity, landscape or tree character.
- 9.2 Providing the protection measures set out above and included on tree protection plan ref SPH/TPP-25/15.05 are installed, maintained, and remain in situ until all works activity is completed, there will be no negative impacts on T1 from the construction.
- 9.3 Site supervision is considered unnecessary and would be disproportionate to the risk associated with the work. The site agent or Architect can provide suitable evidence in the form of a photographic record of pre commencement operations (TPB installation) and occasional photographs as the scheme progresses and post-construction. A suitably qualified Arboricultural Consultant (AC) must be engaged to provide technical advice should it be required.



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10. Recommendations

- 10.1 We recommend that tree protection measures as set out in the tree protection plan SPH/TPP-25/15.05 are installed and remain in situ until all works activity is completed.
- 10.2 These measures are likely to be conditioned as part of the approved planning consent and may require an arboricultural method statement.

11. Queries

Any queries regarding this report should be addressed, in the first instance, to Urban Tree Experts.

Simon Holmes MSc MICFor
Chartered Arboriculturist
Tree Surveys & Urban Tree Experts



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APPENDIX 1



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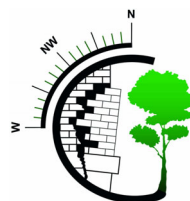
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APPENDIX 2

BS5837:2012 Tree Survey

Tree Surveys

Client: Mr J Rood
 Project: 75 Russell Street
 Survey Date: 20/05/2025
 Surveyor: Simon Holmes



Bramley House
 Newnham Bridge
 Tenbury Wells
 Worcestershire
 WR15 8NX
 Phone: 0118 976 2902

Tree and Tag No Species		Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC	
			No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment				
1															
Sycamore <i>Acer pseudoplatanus</i>		16.7	1	510	N E S W	6.5 6.2 4 6.5	6 5 10 5	M	A: 117.7 R: 6.12	Good	C: Good S: B:	Remains of ivy on stem. Boundary fence up to stem. Some lower epicormic growth. Canopy biased and suppressed by adjacent cypress.			B.2 <

Report selection criteria.

Projects.

75 Russell Street

Date Range.

Any Date

Work types.

----> -No Selection made-

Latest Survey.

All surveys for the selected trees.
---> Last survey for each selected tree.

Work Completed.

---> Work Completed
---> Work Not Completed

Number of trees in selected Project(s)	1
Number of trees in Report selection	1

Age Classifications:	N	Newly planted	EM	Early Mature	Condition:	C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature		S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature		B	Basal area		ERC:	Estimated Remaining Contributio



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APPENDIX 3



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BS 5837 FIGURE 2 TREE PROTECTION

Root Protection Areas (RPAs), enclosed by Default Temporary Protective Fencing, as detailed below and to be agreed with the Local Planning Authority (LPA), shall:

1. Be protected throughout the development process, as specified and detailed in BS 5837:2012 Section 6.2, Fig 2
2. Be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project.
3. Preclude any delivery of site accommodation and or materials and or plant machinery.
4. Preclude all construction related activity, with the sole exception of specified arboricultural works and any other works carried out under supervision that has been agreed by all parties, and:
5. Preclude the storage of all development related materials and substances including fuel, oils, additives, cement and or any other deleterious substances.
6. Any incursions into RPAs must be by prior arrangement, following consultation with the LPA.

Figure 2 Default specification for protective barrier

