

TREE PROJECTS

PROFESSIONAL & TECHNICAL ARBORICULTURE

5th June 2025

Basement Design Studio
Forest House Office
3-5 Horndean Road
Bracknell
Berkshire RG12 0XQ

FAO Mike Wiseman

Dear Mike,

Re: Hadwyn House/ Field House, Field Road, Reading RG1 6AP – Arboricultural Assessment

Thank you for providing your drawing set 24-007-01 (existing), 02 (proposed) and 03 (block & location) for the above property. In summary the proposal is to retain and remodel the existing building and to form a mansard roof extension.

You have asked me to provide an arboricultural assessment of the proposals illustrated and for which, a planning application is to be submitted. My assessment has proceeded as far as a desk study: in this instance I consider this sufficient for the task in hand as I see no evidence of trees that would be harmed.

You have advised, and it is apparent from satellite imagery (Google Earth), that there are no trees on the premises, with which I agree. There is however one tree within a rear garden of what I believe to be 115 Castle Hill, I will call T1 (tree 1) and a variety of vegetation overhanging the rear car park from adjacent houses to the west, that collectively I will call H1 ('hedge' 1). I've taken the following screen shot of the satellite image and, marked up your base plan to show T1 and H1:

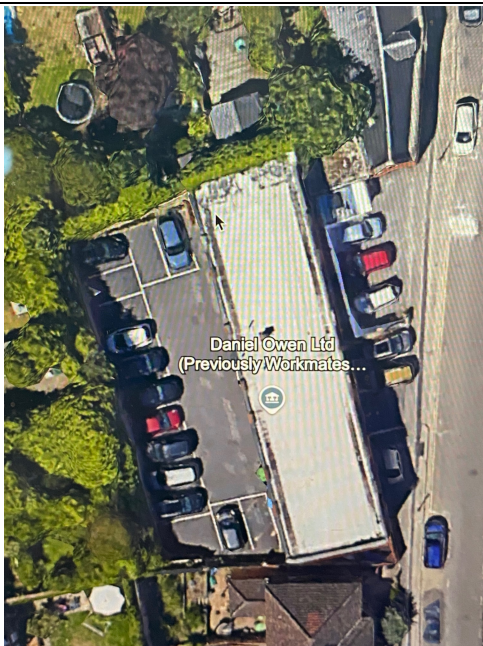


Fig 1: Image courtesy of Google Earth

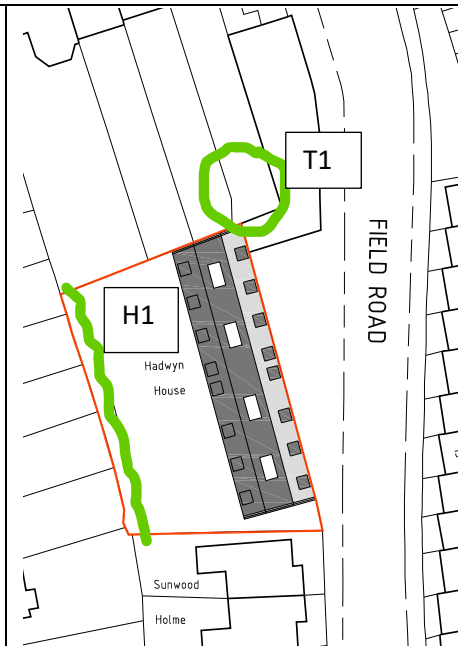


Fig 2: Tree Projects mark up to block plan

Professional Arboriculture: Planning & Tree Surveys. Technical Arboriculture: Planting – Air Spade – Root Protection

H1: It can be seen from the image at Figure 1 that there is 'vegetation' growing in the rear garden of properties, located on Coley Hill, to the west of the site that overhangs the rear car park. I illustrate this in Figure 2 and refer to the collective mass as H1. There is an appearance of some 'flattening' in the image in plan that is indicative of pruning of overhanging greenery. This is unsurprising in an urban environment where cars park beneath and across a boundary and is in general terms, pruning of overhang is a reasonable form of management and has a basis in common law. Please see the ***note** below.

Tree T1 appears to be significant and on closer analysis via Google Street View a large tree can be seen that appears tightly bounded by property to the east and south (the site). See Fig.3:



Fig. 3. Image of T1 courtesy of Google Street View

The tree has the appearance of a Sycamore, possibly London Plane, and it undoubtedly contributes to visual amenity and the street scene,

Upon closer analysis the tree, by way of the characteristics of its growth, looks to have been previously reduced.

The tree could plausibly be described as 'overgrown' and given the limitations posed by adjacent buildings, there is in reality insufficient space for it to develop an full-sized naturally formed crown.

On this basis crown reduction is an appropriate treatment / pruning regime and one that may need to be applied cyclically on a 3 year rotation*.

***Note:** Whilst I have not checked the Reading Brough Council database for Tree Preservation Orders (primarily due to uncertainty regarding specific addresses), I have verified that the site and surrounding streets are located within the Russell Street / Castle Hill Conservation Area.

Within such designation all trees are protected and a written notification of intent should be submitted to Reading Borough Council giving six weeks prior notice of an intention to prune trees over 75mm stem diameter. This would appear to apply in this instance.

From the arboricultural perspective, as the proposal is limited to formation of a mansard roof extension, there are no ground-works that could impact tree roots. The crown of T1 should probably be pruned to provide say 1.5/ 2m clearance from subject property in any event and notwithstanding the Conservation Area notification requirement, I do not consider there would be a reasonable basis for objection.

Formation of the mansard roof as proposed would not appear to materially impact the described pruning regime for T1 and therefore, should not give rise to an arboricultural objection to an otherwise acceptable scheme.

The council may consider that the amenity value of the tree is such that the timing and method of pruning operation should be considered in context of a build program. This matter could be fully and adequately controlled by application of an appropriately worded planning condition.

Yours sincerely,

Nick Bentley,

HNDH, RFS Cert Arb.