



ARBORICULTURAL METHOD STATEMENT & TREE PROTECTION DETAILS

1 Christchurch Road
Reading
RG2 7AB

February 2026

Prepared by:

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References

- British Standards 5837:2012 Trees in relation to design, demolition and construction – Recommendations
- British Standards 3998:2010 Tree Work Recommendations
- NJUG 4 Vol 10 – NJUG Guidelines for the Planning, Installation and maintenance of Utility apparatus in proximity to trees

Appendix 1 Tree Protection Plan

ARBORICULTURAL METHOD STATEMENT

1.0 CONTACT DETAILS

Owner & Developer	JARVS Property Partnership	
Retained Project Arboriculturist	Sarah Venners MICFor	07922 087671 info@venners.org.uk 
Local Authority Case Officer	Planning Team	Reading Borough Council
Local Authority Arboriculturist	Not known at present	Reading Borough Council
Local Authority Building Control or Engineer	Not known at present	

2.0 INTRODUCTION

- 2.1 This Arboricultural Method Statement (AMS) has been produced in line with BS 5837 2012 Trees in Relation to Design, Demolition and Construction - Recommendations to aid the successful retention of trees on the development site at 1 Christchurch Road, Reading. No development shall take place on the site until this document has been submitted to and approved in writing by Reading Borough Council.
- 2.2 Compliance with this method statement will be a requirement of all relevant contracts associated with the development proposals. Copies of this document will be available on site for inspection.
- 2.3 For details of the surveyed trees and location and types of special protection methods, reference should be made to the Tree Protection Plan (**Appendix 1**), a copy of which should be displayed prominently on site.

T1 Lime is protected by virtue of a Tree Preservation Order and T2 Box Elder is protected by virtue of its location within a Conservation Area. The trees are therefore afforded statutory protection and any tree work to the trees must be approved by the Local Planning Authority. It is a criminal offence to fell or wilfully damage a protected tree without the consent of the LPA. No trees shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority.

3.0 PHASING OF DEVELOPMENT

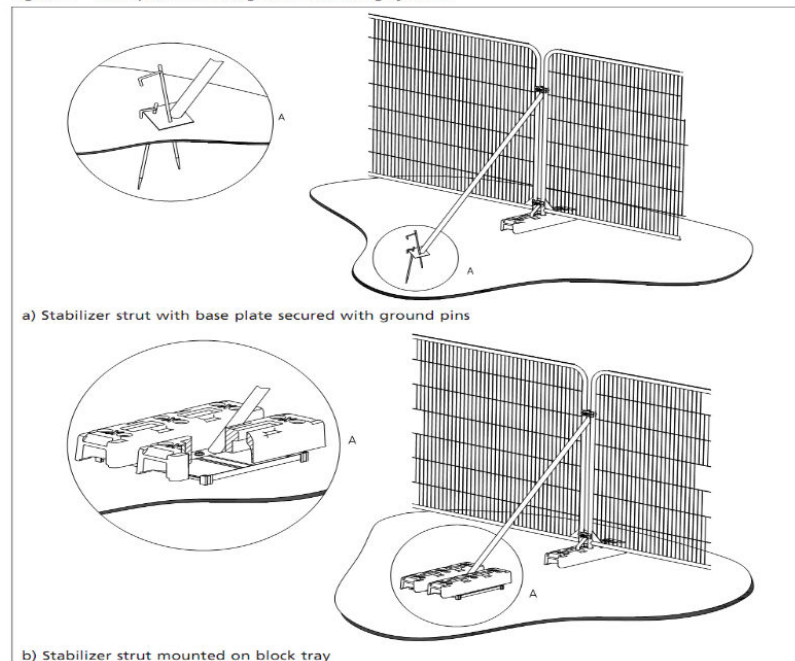
It is proposed to phase tree protection through the construction processes as follows:

Phase 1	Pre Contract meeting Erection of protective barriers
Phase 2	Construction
Phase 3	Services
Phase 4	Landscaping

3.1 Phase 1 – Pre Development Phase – Tree Protection measures

- The Client, Contractor, Engineer/Building Control and project Arboriculturalist will discuss all aspects of the development that affects the trees on the site and to ensure understanding of this document. Information on the required protection measures will be provided at site induction and the site office. Following discussion, any clarifications or amendments will be copied to all site personnel. Once the project Arboriculturalist is satisfied that there is full understanding of all tree matters, they shall delegate responsibility for the day-to-day management of the tree protection to the site agent. The site agent shall be clear that their role is to ensure the retention of all tree protection and to contact the project Arboriculturalist whenever they have a query or problem pertaining to the trees on the site.
- No tree works are required to any of the trees to facilitate the approved scheme.
- Tree protection measures in accordance with BS5837:2012 (barriers) to be put on site as shown on the Tree Protection Plan attached at **Appendix 1**, and in accordance with the diagram shown below. No work should take place on site (including the delivery of the skip) until this tree protection is in place.

Figure 3 Examples of above-ground stabilizing systems



The tree protection fence should ideally be a 2m tall welded mesh panels on rubber or concrete feet to provide an adequate level of protection from site operatives and manually operated plant. The fence panels should be joined together using a minimum of two anti-tamper

couplers, installed so that they can only be removed from inside the fence. The distance between the couplers should be at least 1m and should be uniform throughout the fence. The panels should be supported on the inner side by stabilizer struts which should normally be attached to a base plate secured with ground pins.

- Other than works detailed within this Method Statement and approved in writing by the LPA, no works shall take place within the RPA (CEZ - construction exclusion zones) of the retained trees. Any such works that arise during the development will be supervised by the project Arboriculturalist. The fenced area is to be considered sacrosanct and must not be removed or altered in any way without the prior approval from The Local Authority Tree Officer. A record of the position and adequacy of the fence is to be signed off by the Site manager and project Arboriculturalist.
- Notices are to be fixed to the outside of the barriers with words such as 'TREE PROTECTION AREA – NO ACCESS AND NO STORAGE OR WORKING WITHIN THIS AREA'.



- The barriers must remain in position from before site preparation, demolition and ground works until final completion or a time agreed by the LPA and Contractor. All personnel using the site including site managers, agents, supervisors, operatives and other relevant personnel are to be informed of the role of the tree protective fences and its importance.
- If 360-degree excavators are to be used during construction, at no time is the excavation arm to encroach over the position of the tree protection fence. Operation must always be in a way that avoids contact with lower branches.
- No fires are to be lit within 10m of the tree protection barriers or crown – whichever is the greater.
- Within the Construction Exclusion Zones:

No mechanical or hand excavation, **No** changes in soil levels, **No** storage of plant, equipment or materials, **No** vehicles, **No** spillage or discharge of chemical substances, cement washings or other materials, **No** fires.

3.2 Phase 2 - Construction Phase

All tree protection (fencing, existing hard standing) to remain in situ. The location of this is shown on the Tree Protection Plan at **Appendix 1**.

Access

Delivery Lorries and construction site parking will utilise the existing rear access and will remain outside the construction exclusion zones at all times. The existing access is formed from tarmac and will already be compacted from years of vehicular use. No further ground protection therefore is required.

3.3 Phase 3 – Services

Existing electricity and water and drainage services will be utilised for the development using a route outside the construction exclusion zones of trees shown to be retained.

3.4 Phase 4 – Landscaping

Removal of Existing Hard Surfaces within RPA's after completion of the main construction phase

The removal of the existing paved area will be carried out carefully in order not to disturb tree roots that may be present below it. Hand-held tools will be used to lift the paving slabs, with them all being pulled tangentially away from the RPA's. Any tree roots exposed by such operations should be treated at once. Exposed roots will be wrapped in dry, clean Hessian sacking to prevent desiccation and to protect from rapid temperature changes. **This activity is to be supervised by the project Arboriculturalist**

1. Lift all existing slabs to reveal the cementitious sub-base.
2. Remove the 36mm depth cementitious bedding by hand, retaining **all** roots encountered. Explore what the substrate is further below the 36mm depth and if it is a layer of quarry tiles with more roots under, then investigate the integrity of this and make a decision as to whether to leave it in situ or remove that too.
3. Back fill the area where sub-base, rubble and stones have been cleared away, with a sandy clay loam topsoil – which offers a balance of drainage, water retention and nutrient availability, with good aeration properties. Let it settle into all the holes left by the removed rubble and concrete, covering all roots. All encountered roots will be retained, bent down and pinned securely with degradable wooden pins to ensure that they are re-routed within the fresh topsoil layer.
4. Lay a fresh layer of turf as the final surface and water well to establish.

Soft Landscaping:

Preparation of ground for soft landscaping will be carried out under the supervision of the retained Landscape Consultant. Landscaping will only commence after completion of the building phase. Areas under the trees will remain soft as mulch and grass.

The quality of all plant material and all soft landscape work will be compatible with BS8545 'Code of Practice for trees from nursery to landscape'.

4.0 GENERAL PRECAUTIONS

- 4.1 The fencing will remain in place until completion of the main construction phase and shall not be altered in any way without the prior agreement of the project Arboriculturalist and Local Authority. It shall only be removed at the completion of the construction operations.
- 4.2 No materials, chemicals, machinery or vehicles or site huts must be stored within the fenced off areas (CEZ) as shown on the Tree Protection Plan attached at **Appendix 1** and identified on site by protective fencing.
- 4.3 Damage caused to protective fencing must be reported to the site supervisor and the project Arboriculturalist to ensure appropriate repair.
- 4.4 Any damage to the existing trees must be reported without delay to the site supervisor, the project Arboriculturalist and the Local Planning Authority so that appropriate remedial work can take place without delay.
- 4.5 No materials that are likely to have an adverse effect on tree health such as oil, bitumen or cement will be stored or discharged within 10 metres of the trunk of the retained trees. In the event of spillage, the area is to be secured with sandbags on the line of the tree protection area and measures taken to drain/soak any spillage away from the protected area.
- 4.6 No fires will be lit within the fenced off areas as shown on the Tree Protection Plan attached at **Appendix 1**. Notice boards, telephone cables or any other signage or services are not to be attached to any part of the retained trees.
- 4.7 Site huts, toilets etc can define part of the protective fencing where adequate space allows. Where they are proposed in this manner, their location is to be agreed with the retained Arboriculturist.

5.0 SUPERVISION AND MONITORING/ARBORICULTURAL WATCHING BRIEF

- 5.1 The Arboricultural watching brief is to be printed out and displayed in a prominent place on site/in the site office (see following page). To summarise, a project Arboriculturalist shall be responsible for supervising the following works:
 - Meet with all site operatives to discuss Arboricultural matters.
 - Installation of protective fencing
 - Removal of existing paved area.
 - Assessment of the trees post construction following the removal of the temporary protective fencing and a specification for remedial tree works compiled and submitted to the Local Planning Authority for their written agreement if necessary.
- 5.2 In addition, a project Arboriculturalist will be responsible for periodical monitoring of at least once a month and they will monitor any works necessary within the exclusion zones. A record of site visits (including photos) will be maintained for inspection on site and copies forwarded to the agent and planning authority within 7 days when requested.

ARBORICULTURAL WATCHING BRIEF: 1 Christchurch Road, Reading

Remove this sheet from the report, copy it and keep it on file and displayed within the site cabin.

Jobs to be initialled and dated on an on-going basis throughout the project. Site Agent to remain in close communication with the project Arboriculturalist.

No.	Job	Date	Site Agent	Arboriculturist
1.	Site meeting with all parties to review and ensure understanding of Arb Method Statement. Tree Protection Plan and Arb Method Statement to be available for inspection by any persons involved with the development. This 'Watching brief' to be signed and dated by all parties.			
2.	Tree Protection Fencing to be installed in accordance with the Tree Protection Plan.			
3.	Designate material storage area, contractor parking and areas for site cabins. Tree Protection Plan to be pinned up in site office.			
4.	Site agent to inform all contractors and sub-contractors about the role of the protective fencing and to ensure they understand its importance.			
5.	Construction phase: All fencing to remain in place and in good condition – report any damage to fencing. Any damage to trees to be reported to enable remedial works to be carried out.			
6.	Internal connection of services			
7.	Landscaping phase			
8.	Removal of protective fencing			
9.	Assessment of the trees post construction and a specification for remedial tree works compiled and submitted to the Client and Local Planning Authority for their written agreement if necessary.			
10.	END OF PROJECT			

Site Notes/Any other business (Unforeseen issues etc. with the trees):

No.	Details	Date and signature (and print name)
1.		
2.		
3.		
4.		
5.		

Please continue on a separate sheet if necessary.

Glossary

Arboriculturist	Person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction
Construction Exclusion Zone	Area based on the root protection area from which access is prohibited for the duration of the project.
Root Protection Area (m2)	Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the trees viability and where the protection of the roots and soil structure is treated as a priority.
Services	Any above ground or below ground structure or apparatus required for utility provision. E.g. drainage, gas supplies, ground source heat pumps, CCTV and satellite communications.
Stem	Principal above ground structural components of a tree that supports its branches.
Tree Protection Plan	Scale drawing informed by descriptive text where necessary, based upon the finalized proposal showing trees for retention and illustrating the tree and landscape protection measures.

IMPORTANT NOTES

All rights in this report are reserved. Its content and format are for the use of JARVS Property Partnership and their agents and the Local Authority in dealing with this site. No part of it may be reproduced, edited or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without our written permission. It may not be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of Venners Arboriculture.

The statements made in this report do not take account of extremes in weather, accidental damage including fire, chemical and physical injury, or vandalism. Venners Arboriculture cannot therefore accept any liability in connection to these factors, or for work not carried out to current industry best practice. The validity of this report ceases at the prescribed time limit or after one year from the site inspection, or if the site conditions change due to unspecified works that affect the subject tree(s), whichever is the sooner.

CREDENTIALS OF THE AUTHOR

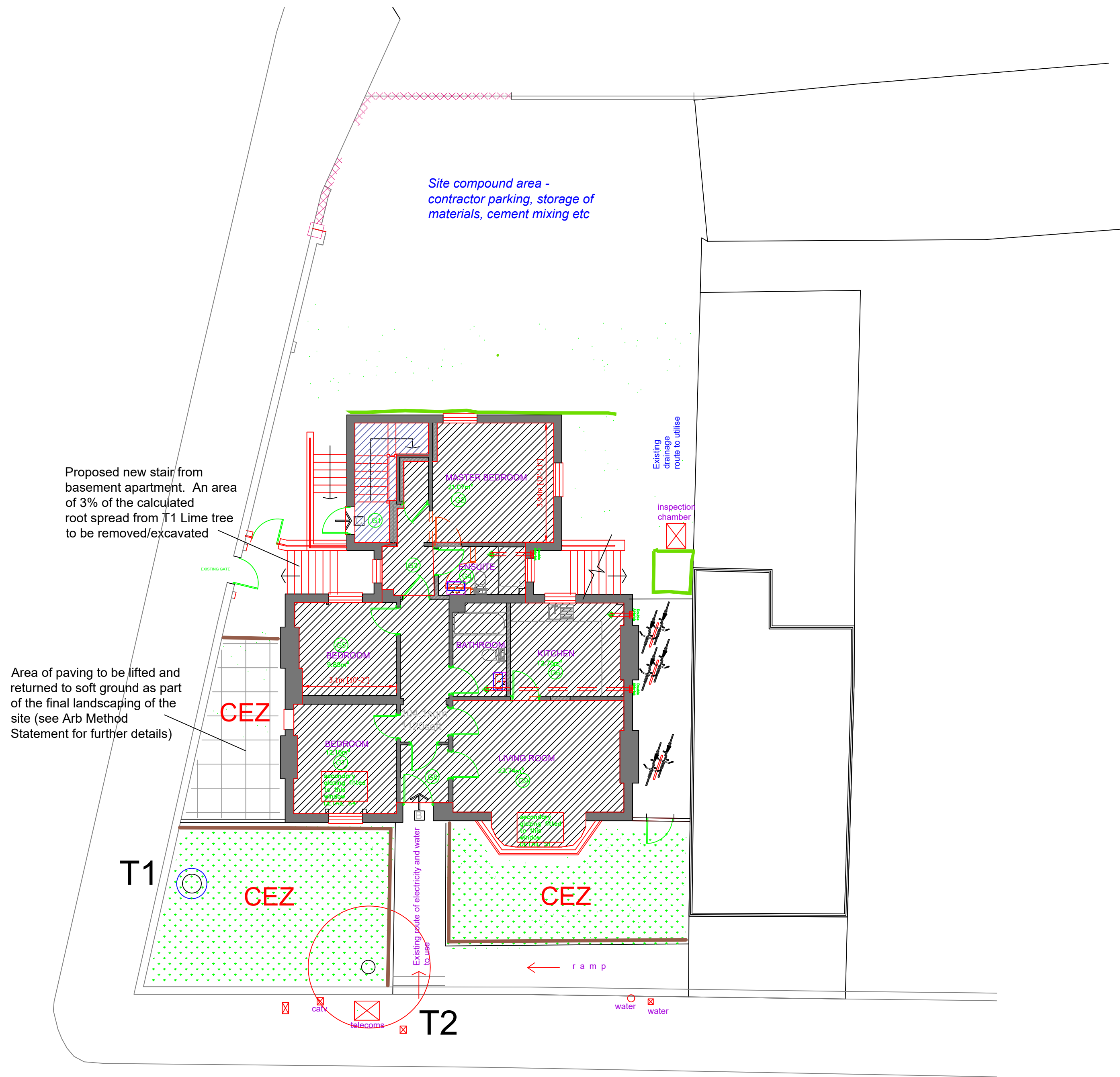
Sarah Venners has worked in the arboricultural profession for twenty-nine years. Her experience has been gained from both the public and private sector. She was the Tree Officer for Tunbridge Wells Borough Council and for South Oxfordshire District Council and was a consultant for Marishal Thompson & Co of Alnwick Northumberland until March 2006. In addition to her experience, she holds the following qualifications:

Master's Degree in Forestry from The Oxford Forestry Institute, Oxford University. (MSc For.Oxon)

BSc (Hons) Degree in Agriculture and The Environment, Wye College, London University. (BSc Hons Agric)

She is also a Professional Member of the Institute of Chartered Foresters (MICFor) and the Arboricultural Association (M.Arbor.A.).





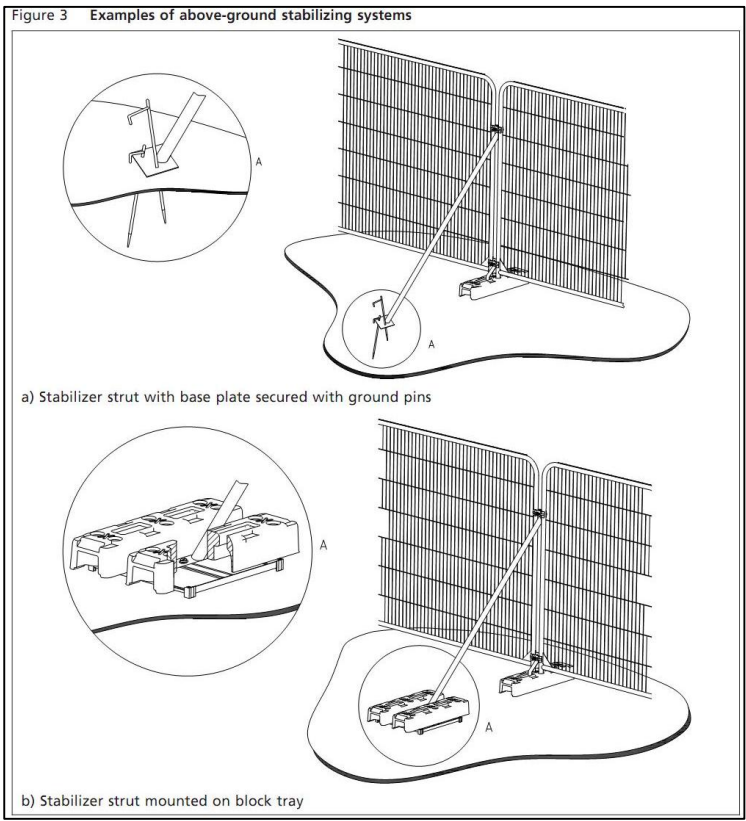
Key

- Canopy spread of the trees of moderate quality and value in accordance with BS5837:2012 with an estimated remaining life expectancy of at least 20 years.
- Canopy spread of trees in irreversible decline with a likely safe useful life expectancy of less than 10 years.

CEZ Construction Exclusion Zone

No construction operations of any kind to take place within the fenced off areas.
NO storage of materials
NO raising or lowering of soil levels (during construction phase)
NO pedestrian or vehicular traffic
NO cement mixing

Tree Protection Fencing in accordance with BS5837:2012 (see example illustration below)



Scale: 1:100
1 Christchurch Road, Reading

Appendix 1
Tree Protection Plan

February 2026 Dwg nbr 0392-SV-TPP-AMS

Sheet: Rev. 1
Size: A2