

Impact Assessment

And

Method Statement

And

Tree Protection Plan

For

Mr Tom Freeman

3 Briar Close

Caversham

RG4 7QH

Impact Assessment

1. Description of proposed works

- a. The proposals are for a rear extension, and a garage conversion with addition of single storey above.

2. Proposed tree works

- a. The proposed development will not require any trees to be removed, nor is any facilitative pruning required.

3. Impact of excavations

- a. The proposed development will avoid the RPAs and will not impact any trees on the site.
- b. The proposed garden landscaping adjacent to the construction area will entail changes in ground levels; however, all regrading works will take place strictly outside of the RPAs.

4. Impact of site access

- a. The movement of machinery and people around the site has the potential to impact trees and RPAs.
- b. The tree protection plan (TPP) shows where protective fencing is to be erected prior to commencement of works on the site.
- c. The protective fencing and construction exclusion zone (CEZ) provide protection to category 'B' tree T1.
- d. There is no access (physically restricted) for either machinery or people to the rear or side of the site.

5. Impact of site activities

- a. Site topography and the proposed design necessitate that working areas are established to the front of the site with materials delivered to the front entrance on Briar Close.
- b. The working area to the front of the site is to be used for mortar mixing and material storage to ensure there is no detrimental effect on the trees.
- c. Proposed garden landscaping and construction of steps within the area beneath the canopy spread of Tree T1 may be carried out without the need for facilitative pruning due to adequate canopy clearance above the working area.

6. Summary

- a. The proposed construction can be undertaken with minimal impact to the surrounding environment. Full provision has been made for the protection of trees to ensure their continued viability following completion of works.

Method Statement

1. Preliminary works

- a. Prior to the commencement of works a pre-start meeting between the main contractor, any (relevant) sub-contractors and the arboricultural consultant will take place.
- b. The meeting will establish a line of communication between the working parties and emphasise the importance of maintaining and respecting tree protection barriers.

2. Erection of tree protection fencing

- a. The Tree Protection Plan (TPP) shows the line and position of the tree protection fencing, which shall be erected prior to the commencement of any other works on site.
- b. Installation of the tree protection fencing shall be undertaken from within the main working area to avoid damage within the Root Protection Area (RPA), in accordance with BS 5837:2012.
- c. The tree protection fencing shall comprise a scaffold framework with uprights set at 3 m intervals and braced as necessary to provide a robust barrier. 'Heras'-type panels shall be securely fixed to the scaffold framework using suitable couplers or steel strapping. The fencing shall comply with BS 5837:2012.
- d. The fenced off area (to the north of the fencing) to be regarded as a Construction Exclusion Zone (CEZ). No construction activity shall take place within the CEZ, including any movement of machinery, storage of materials or parking of contractors' vehicles.
- e. Warning signage shall be affixed to the fencing to identify the CEZ and reinforce the purpose of the tree protection measures.
- f. The tree protection fencing shall not be moved, altered, or removed unless otherwise specified in this method statement or agreed in writing by the Local Planning Authority (LPA).
- g. No fires shall be lit, and no burning of materials or substances shall take place within 10 m of the tree protection fencing.
- h. Cement, chemicals, fuels, or any other toxic or potentially harmful substances shall not be stored within the CEZ.

3. Access

- a. Access to the site shall be via the existing front entrance, driveway, and garage at the front of the property. Materials shall be delivered to the front of the site and either stored there temporarily or moved as required to the relevant working area.
- b. Materials required to the rear of the house shall be transported by hand or by wheelbarrow only.

4. Mortar mixing

- a. Concrete (when not delivered direct by concrete lorry) and mortar will be mixed to the front of the site in a dedicated area.
- b. All mortar mixing and handling of any other hazardous materials shall take place outside the RPA's of trees. Water run-off from the cleaning of concrete mixers is to be directed away from RPA's and should take place as far from trees as possible

5. Facilitative pruning

- a. No facilitative pruning of trees on the site is required in connection with the proposed development.
- b. The canopy of Category B Tree T1 extends over the garden area to be landscaped. However, the proposed works within this area may be undertaken without disturbance to the crown owing to the height differential between the working area and the canopy.

Tree Protection Plan

