



SJ Stephens Associates

ARBORICULTURAL, LANDSCAPE &
MANAGEMENT CONSULTANTS

Savernake Barn
Stokke Common
Great Bedwyn
Marlborough
Wiltshire SN8 3LL
Tel: 01672 871 862
www.sjstephens.co.uk
e: info@sjstephens.co.uk

Arboricultural Impact Assessment

- Tree Survey
- Tree Protection Plan
- Preliminary Arboricultural
Method Statement

For:-

Rear extension, detached garage and
lightwells to front of house

At:-

41 Eastern Avenue
Reading
RG1 5RX

On behalf of:-

Mr Ali Akbar
41 Eastern Avenue
Reading
RG1 5RX

Prepared by:

Catherine Fforde, HND Hort,
Dip Arb L4(ABC), MCIHort, MArborA
Email: catherine@sjstephens.co.uk

Approved by:

Simon Stephens MA Oxon, Dip
Arb(RFS), MArborA, C Env. MICFor
Email: simon@sjstephens.co.uk

Survey Date: 1st October 2025
Report Date: 13th April 2026
Project no: 2509

CONTENTS

- 1 BACKGROUND**
- 2 SURVEY DETAILS AND SCOPE**
- 3 SURVEY LIMITATIONS**
- 4 LEGAL PROTECTION OF TREES**
- 5 ARBORICULTURAL METHOD STATEMENT**
- 6 PRELIMINARY ARBORICULTURAL IMPACT ASSESSMENT**
- 7 REFERENCES**

Appendices

- A Preliminary Tree Protection Plan: drawing no: 2509-01 Rev A**
- B Tree Schedule**
- C BS 5837:2012 - Trees in relation to design, demolition and construction, Table 1**
- D Tree Protection Fencing Detail**
- E Site photos**
- F Proposed Site Plan**
- G Proposed Section Plan**

1 BACKGROUND

- 1.1** This Arboricultural Impact Assessment has been instructed by Colony Architects, on behalf of Mr Ali Akbar to specify tree protection measures and to assess the arboricultural impact of the proposed construction of a rear extension, detached garage and lightwells at the front of the house at 41 Eastern Avenue.
- 1.2** Trees were surveyed, with findings shown in the Tree Schedule in Appendix B and plotted on the Tree Protection Plan in Appendix A. This also shows tree protection measures, which are specified in the Preliminary Arboricultural Method Statement in section 5 below. The arboricultural impact is assessed in section 6, which assumes that these measures are followed.
- 1.3** The Arboricultural Method Statement is only preliminary at this stage. Once planning permission has been granted, a detailed Arboricultural Method Statement will be prepared before work on site starts to include details of drainage, services and contractors' facilities.
- 1.4** The tree survey was undertaken, and this report has been prepared, by Catherine Fforde HND Hort, Dip Arb L4(ABC), MCIHort, MArborA and approved by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, C Env, MICFor a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.

1.5 This survey and report have been prepared in accordance with the recommendations of BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations.

1.6 Documentation supplied:

- Colony Architects, Existing Site Plan: drawing no: 1026 02-00
- Colony Architects, Proposed Ground Floor Plan: drawing no: 1026 03-10 D
- Colony Architects, Proposed Floor Plan: drawing no: 1026 03-11 C
- Colony Architects, Sub Floor Plan: drawing no: 1026 03-12
- Colony Architects, Section, As Proposed: drawing no: 1026 04-10

2 SURVEY DETAILS AND SCOPE

2.1 The site survey included trees and shrubs, within and immediately adjacent to the red line boundary, with a stem diameter over 75mm at 1.5m height, as shown located on the Tree Protection Plan, included as Appendix A.

2.2 Tree inspection took place from ground level with the use of binoculars, sounding hammer and metal probe using the Visual Tree Assessment method (Mattheck & Breloer 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies and any structural defects that could increase the risk of structural failure were noted.

2.3 Tree diameters were measured using a girthing tape and tree heights were measured using a hypsometer. Where use of a tape was restricted by site factors, diameters were estimated, with the diameter recorded in the tree schedule preceded by the word "est".

2.4 At the time of the survey, the weather was fine with no restrictions to visibility. Broadleaf trees were in leaf. In places, boundary features restricted access and ivy restricted visibility of tree stems.

2.5 The suitability of trees for inclusion in the future development was considered, in particular considering the safe useful life expectancy, and sustainability, of trees on the site after development is completed.

2.6 Tree details are shown on the Tree Protection Plan included as Appendix A. Tree locations have been taken from the existing site plan provided. Where not included on the existing site plan, they have been determined by measuring distances from features shown on the plan, using a laser measuring device. The following information was recorded for each tree, and is shown in the Tree Schedule included as Appendix B:

- **Number:** an identity number for each tree, prefixed with a "T", which cross references locations shown on the plan with the schedule in Appendix B. Where a number of trees are located close together and are similar in character and management requirements, they have been treated as a Group under a single number, prefixed with a "G".
- **Species:** common name.

- **Tree height:** approximate height in metres.
- **Stem diameter:** diameter in millimetres, taken at 1.5m above ground. Where there are a number of stems, stem diameters are recorded in the condition column.
- **Branch spread:** approximate spread in metres to N,S,E and W of the trunk. The approximate branch spread is drawn on the plan.
- **Canopy clearance:** approximate height of the canopy above ground. Where a significant, low lateral branch is present, its height and direction of growth is included in the Condition column.
- **Age class:** Young, Semi-mature, Early mature, Mature, Over-mature, Veteran.
- **Condition:** features that affect the safe useful life expectancy and amenity of the tree, including the presence of decay or any physical defect.
- **Management Recommendations:** recommendations to ensure the health and safety of the tree, within the future development.
- **Estimated Remaining Contribution:** <10 years, 5-15 years, 10-20 years, 15-30 years, 20-40 years, >40 years.
- **Category grading:** tree classification taken from BS 5837:2012, Trees in relation to design, demolition and construction (see Appendix C for details), as follows:
 - Category U: Unsuitable for retention, trees with less than 10 years life expectancy, normally recommended for removal (Red)
 - Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation. (Green)
 - Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained. (Blue)
 - Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not unreasonably constrain the layout. (Blue)
 - Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting. (Grey)

For category A, B and C trees, a subcategory has been allocated, providing information on the reasons for selection of a specific category, as follows:

- Subcategory 1: mainly arboricultural values.
- Subcategory 2: mainly landscape values.
- Subcategory 3: mainly cultural values, including conservation.
- Trees have been classified irrespective of the possible proximity to future construction. The BS 5837 category is colour coded, as indicated above, on the plan included as Appendix A.
- **Protection Distance:** the protection distance in metres required to provide the Root Protection Area recommended in BS 5837, assuming a circular area centred on the tree.

- **Root Protection Area (RPA):** the area in m², as recommended in BS 5837, to provide sufficient rooting area to ensure tree survival and which, in most situations, should be fenced off to prevent root damage from construction activities.

3 SURVEY LIMITATIONS

- 3.1 No internal decay devices, or other invasive tools to assess tree condition, were used.
- 3.2 No soil excavation or root inspection was carried out.
- 3.3 This survey has not considered the effect that trees or vegetation may have on the structural integrity of future building through subsidence or heave.
- 3.4 The tree survey has been undertaken for planning purposes. Although any obvious structural defects have been noted, a Tree Hazard Assessment has not been carried out. Mature trees close to highly populated areas or public highways should normally be checked for safety annually, by a suitably qualified person.

4 LEGAL PROTECTION OF TREES

- 4.1 The Reading Borough Council My Maps webpage was viewed on 06-10-2025, which showed that the site is within a Conservation Area. The Natural Environment Officer at Reading Borough Council confirmed by email on 06.10.2025 that there is a Tree Preservation Order, reference number 92-06 which covers the Western red cedar (shown as Lawson cypress on the TPO) in the front garden and the Atlantic cedar in the rear garden. The TPO also covers a newly planted lime tree which is a replacement for a removed TPO tree but which is not included in the tree survey due to its small size.
- 4.2 The presence of Planning Conditions currently attached to the site, was not checked.
- 4.3 Since the site is covered by a Conservation Area, six weeks notification must be given to the local planning authority of any intended tree surgery works, to allow them the option of placing a Tree Preservation Order.
- 4.4 Once planning permission has been granted, provided the application clearly shows any trees to be removed or pruned, this overrides protection provided by Tree Preservation Orders or Conservation Areas, provided the work is necessary to implement the approved development. If not essential, a separate tree work application will need to be submitted for trees protected by a Tree Preservation Order.

5 ARBORICULTURAL METHOD STATEMENT

5.1 Site Overview

- 5.1.1 The proposal is for the construction of a rear extension, a detached garage and lightwells to the front of the house. The proposed ground floor plan is included as Appendix F and has been added to the existing drawing, along with tree details, to create the Tree Protection Plan attached as Appendix A. The proposed section drawing is included as Appendix G.
- 5.1.2 The new extension is to be part single storey and part double storey. The new garage is to be replacement for the previous garage, now removed. The new garage will be located in the same position but will cover a larger footprint. New lightwells are proposed to allow light to the basement accommodation.
- 5.1.3 There are two significant trees on the site; these are a cedar, T5, which is located in the rear garden and a western red cedar, T1, which is located on the front driveway, close to the site boundary. Both trees are protected by a Tree Preservation Order.
- 5.1.4 The front driveway has a compacted gravel surface and an area of concrete hardstanding. Hedges are located on the front and northern site boundaries. The southern site boundary is enclosed by a brick wall. A young lime tree, T11 is located close to the western site boundary: T11 is a replacement for a removed TPO tree.
- 5.1.5 The rear garden is laid to lawn. It is enclosed by brick walls, including a recently built rear boundary wall. Small trees are located close to the northern and southern walls. An early mature oak, T6, is located in the southeast corner.

5.2 Tree Work

- 5.2.1 Details of proposed tree works are included in the Tree Schedule included as Appendix B.
- 5.2.2 No trees are proposed for removal.
- 5.2.3 All tree work must be undertaken to the standards set out in BS 3998:2010 Tree work – Recommendations.

5.3 Root Protection Areas

- 5.3.1 Root Protection Areas are shown for all trees in the Tree Schedule included as Appendix B. They are also shown for all retained trees, as circular areas centred on the trunk, on the Tree Protection Plan included as Appendix A. Where there are physical obstructions to root growth the Root Protection Area should be shown as an equivalent area that is more likely to reflect actual root growth. The Root Protection Area shows the area around a tree in which all construction activity must normally be excluded, unless appropriate protection measures are implemented.
- 5.3.2 There are existing hard structures including boundary walls and buildings within the Root Protection Areas of trees within and just outside the site. For the purposes of this report the Root Protection Areas have been shown as the default circular areas, centred on the trunks, as it is possible that trees may be rooting beneath wall foundations.

5.4 Tree Protection Fencing

- 5.4.1 Tree Protection Fencing must be erected where shown on the Tree Protection Plan, included as Appendix A. This will provide full protection of the Root Protection Areas of all retained trees within the site, other than for:
- areas hatched in blue on the Tree Protection Plan, where No-Dig Construction must be used, as described in section 5.5 below, to protect underlying roots.
 - areas shaded and hatched cyan on the Tree Protection Plan, indicating Ground Protection Areas, where roots must be protected, as described in section 5.6 below.
 - areas cross hatched red on the Tree Protection Plan, where there will be excavation at the edge of a Root Protection Area, but where hand excavation must be used, as described in section 5.7, to minimise potential root damage.
- 5.4.2 Tree works can be completed before Tree Protection Fencing is erected, however no contractors plant or vehicles must be allowed to track within the Root Protection Areas unless ground protection panels are laid.
- 5.4.3 Tree Protection Fencing must be from weldmesh panels, at least 2m high, securely fixed, with wire or scaffold clamps, to a rigid framework. This framework must be constructed from scaffold tubes with vertical tubes, at a maximum interval of 3m and driven into the ground at least 0.6m. The structure must be well braced to resist impacts, constructed as per Figure 2 of BS5837:2012, which is reproduced in Appendix D. Alternatively, weldmesh panels can be supported on blocks, providing the blocks are pinned to the ground with road pins, or similar, and the panels are braced, as per Figure 3 of BS5837:2012, which is also reproduced in Appendix D.

- 5.4.4 After erection of Tree Protection Fencing and installation of ground protection, two days' notice must be given to the local planning authority before demolition or construction, including any ground work, starts on site.
- 5.4.5 Tree Protection Fencing must be maintained and retained for the duration of the works, or until such time as agreed in writing with the local planning authority.
- 5.4.6 Weatherproof notices must be fixed to the Tree Protection Fencing, and maintained, stating:-

TREE PROTECTION AREA

KEEP OUT

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS
AND A TREE PRESERVATION ORDER/ CONSERVATION AREA STATUS
CONTRAVENTION MAY LEAD TO CRIMINAL PROSECUTION
THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:

- The Protection Fence must not be moved
- No person or machine must enter the area
- No materials or spoil must be deposited
 - No excavation must be permitted

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN
PERMISSION OF THE LOCAL PLANNING AUTHORITY

5.5 Specially Engineered Foundation Construction Area and No-Dig Areas

- 5.5.1 The No-Dig Construction areas, are shown hatched blue on the Tree Protection Plan included as Appendix A. These cover areas within Root Protection Areas where:-
- new hard surfacing is to be constructed on an existing soft area
 - a new extension is to be constructed
 - a new garage is to be constructed
- 5.5.2 The new extension and patio must be built on a piled foundation with ground beams and must be constructed on top of existing levels without excavation. The proposed section plan is attached as Appendix G. As well as being fit for purpose, the design and methodology must protect tree roots, by following the following construction methodology:-
- pile locations must be marked and trial holes dug, by hand, to a depth of 750mm. If roots over 25mm diameter are found, the pile positions must be shifted to avoid them.
 - each pile position must be sleeved using plastic piping or a polythene coated cardboard tube to prevent concrete from the pile leaching into the root zone. Alternatively screw piles (see eg. www.abcanchors.co.uk) may be used which avoids the need for concrete in the root zone.
 - the ground beams, which will be supported by the piles, must be located above ground level, with a void maintained between the built structure and the ground below.
- 5.5.3 The piling machinery must operate from piling mats that have sufficient load bearing capacity to prevent ground compaction. Care must be taken to avoid contact with the tree's crown during piling operations.
- 5.5.4 The proposed garage which falls within the Root Protection Area of G4, must be built on a concrete slab, constructed on top of existing levels without excavation. Engineering details must include a cellular confinement system filled with clean stone, which will prevent soil compaction and allow gaseous diffusion to and from underlying roots, and may require piles for stability. A typical section is shown on the Tree Protection Plan. As well as being fit for purpose, the design and methodology must protect tree roots, by following the following construction methodology:-
- the existing compacted driveway surface and remains of the previous garage base can be removed carefully using only hand tools and hand operated machinery down to the level of the sub soil, but less if roots are found nearer the surface.
 - following leveling with soil or sand, a permeable, non-woven geotextile membrane, must be laid.
 - pressure treated timber edging boards, supported by driven stakes must be used.
 - a suitable cellular confinement system must then be laid to manufacturers instructions. Products that might be considered include Geoweb, supplied by Greenfix (www.greenfix.co.uk) or Cellweb, supplied by Geosynthetics Ltd (www.geosyn.co.uk).
 - the cellular confinement system must be filled with clean (no fines), washed angular, 4/20mm, stone to provide load support, while allowing air and moisture to permeate to

the root zone. The depth of the cellular confinement system must be confirmed with the suppliers as being adequate to protect the ground during pile driving operations.

- pile locations must be marked and trial holes dug, by hand, to a depth of 750mm. If roots over 25mm diameter are found, the pile positions must be shifted to avoid them.
- each pile position must be sleeved using plastic piping or a polythene coated cardboard tube to prevent concrete from the pile leaching into the root zone. Alternatively screw piles (see eg. www.abcanchors.co.uk) may be used which avoids the need for concrete in the root zone.
- a further non-permeable, geotextile membrane, or heavy-duty polythene must then be laid before the concrete base is laid, which will be supported by the piles.
- removed gravel surfacing can be used to grade surrounding ground levels.

5.5.5 Site traffic, including pedestrians, must not be allowed on the No-Dig areas unless roots are protected by existing hard surfacing, new No-Dig surfacing or unless suitable ground protection panels are laid. Either Maxitrack mats, as supplied by the Marwood Group, (www.marwoodgroup.co.uk) or Euro Mat or Pro Mat panels, from Ground Guards (www.ground-guards.co.uk), or a similar approved product, must be used, laid on top of a compressible layer of sand or woodchips, laid onto a geotextile. If access is only required for pedestrians, 25mm plywood or side butting scaffold boards can be laid, on top of a compressible layer of sand or woodchips, laid onto a geotextile.

5.5.6 No-Dig construction will result in an increase in levels. This must be fully taken account of in all other aspects of the design.

5.6 Ground Protection Areas

5.6.1 The Ground Protection Areas, which are shaded cyan on the Tree Protection Plan, contain hard surfacing which is protecting any underlying roots and which must stay in place during the construction period unless further protection measures are implemented.

5.6.2 Hard surfacing in Ground Protection Areas can be replaced if the existing sub-base remains in place and if the new surfacing is permeable.

5.6.3 If the existing sub-base is removed, ground protection must be laid immediately and then No-Dig construction (as per section 5.5) used for the build up. No excavation must be permitted beneath the base course in these areas.

5.6.4 The Ground Protection Areas, which are hatched cyan on the Tree Protection Plan, contain soft areas where ground protection must be laid to protect any underlying roots.

5.6.5 The Ground Protection Area shown hatched cyan on the Tree Protection Plan, can be used for general site use, provided ground protection is installed to protect tree roots. Maxitrack mats, as supplied by the Marwood Group, (www.marwoodgroup.co.uk) or Euro Mat or Pro Mat panels, from Ground Guards (www.ground-guards.co.uk), or a similar approved

recycled product, must be used, laid on a compressible layer of sand or woodchips, laid onto a geotextile, with adjacent panels held together with connectors.

- 5.6.6 Ground protection must be laid before any work starts on site and must be maintained in good condition until all construction operations have been completed. Ground protection must be fit for purpose and be replaced with an alternative product if panels start to move or any sign of ground compaction is seen.

5.7 Hand Dig Areas

- 5.7.1 The Hand Dig areas, shown cross-hatched red on the Tree Protection Plan, must be dug to formation level by hand, neatly severing any roots found, using secateurs or a hand saw.
- 5.7.2 Heavy-duty polythene must be used to line the side of the excavated area adjacent to the tree, any cementitious product is use, to avoid the toxic effects of cement on tree roots.
- 5.7.3 On no account must use of an excavator be used in the Hand Dig areas, which would rip roots and cause unnecessary damage.

5.8 General measures

- 5.8.1 No construction activity whatsoever, including routing of underground services, storage of materials or on-site parking, must be allowed within Root Protection Areas, other than that specifically described above.
- 5.8.2 No mixing or storage of cement, concrete, oil, fuel, bitumen or other chemicals must be permitted within 10m of the trunk of any retained trees, nor in any position where the slope of the ground could lead to contamination of the Root Protection Area.
- 5.8.3 Fires must not be lit in a position where their flames could extend to within 10m of foliage, branches or trunk.
- 5.8.4 Landscape works carried out within Root Protection Areas must be undertaken with great care so as not to damage shallow roots. Tractor mounted rotovators or other heavy mechanical cultivation must not be used within the Root Protection Areas.
- 5.8.5 If any tree shown for retention is removed, uprooted or destroyed, another tree must be planted in the same location, at a size and species to be agreed in writing with the Local Planning Authority.
- 5.8.6 A copy of this report and the Tree Protection Plan must be kept on site and must be fully understood by the Site Agent.

5.9 Bat roosts

- 5.9.1 The current legislation makes it a criminal offence to disturb, damage or destroy any bat roost or hibernation area. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.

5.10 Birds

- 5.10.1 The current legislation makes it a criminal offence to disturb nesting birds. The nesting season is generally assumed to be from 1st March to 31st July, however this can vary depending on species and location. During these months a careful inspection must be made before work commences and works must be postponed if active nests are found.

5.11 Arboricultural Supervision

- 5.11.1 A qualified Arboricultural Consultant must be retained during the period of construction to carry out the following:
- to prepare a detailed Arboricultural Method Statement, to include details of drainage, services, contractors' facilities and a cross section through the No-Dig areas showing existing and proposed levels. The Arboricultural Method Statement must be approved by the local planning authority, prior to construction or demolition starting on site.
 - to inspect Tree Protection Fencing and ground protection, prior to construction or demolition starting on site.
 - as necessary, to advise on any issues at the request of the local planning authority, the developer, architect or contractor.

The details of each site visit must be recorded using a site visit proforma, with copies circulated to the contractor, developer and the local authority tree officer within three working days of the visit.

6 ARBORICULTURAL IMPACT ASSESSMENT

6.1 No trees are proposed for removal and new building has been kept back from trees to provide adequate separation distances to ensure their future sustainability.

6.2 Protection measures have been specified to protect the Root Protection Area of all retained trees, other than for:-

- T1, where there will be excavation within approximately 1.5m², or <0.6% of the Root Protection Area.

The amount of projected root loss is too small to produce an adverse impact on the health of the tree. Hand dig excavation has been specified to prevent unnecessary damage or root loss which would be caused by mechanical excavation

6.3 The amount of proposed new hard surfacing within the Root Protection Area of T5, comprised of the extension and the patio amounts to 56m² which is equivalent to approximately 8% of the Root Protection Area. BS5837 Trees in relation to design, demolition and construction – Recommendations, states that new hard surfacing should cover no more than 20% of the unsurfaced part of the Root Protection Area. The proposed hard surfacing is within the acceptable limit.

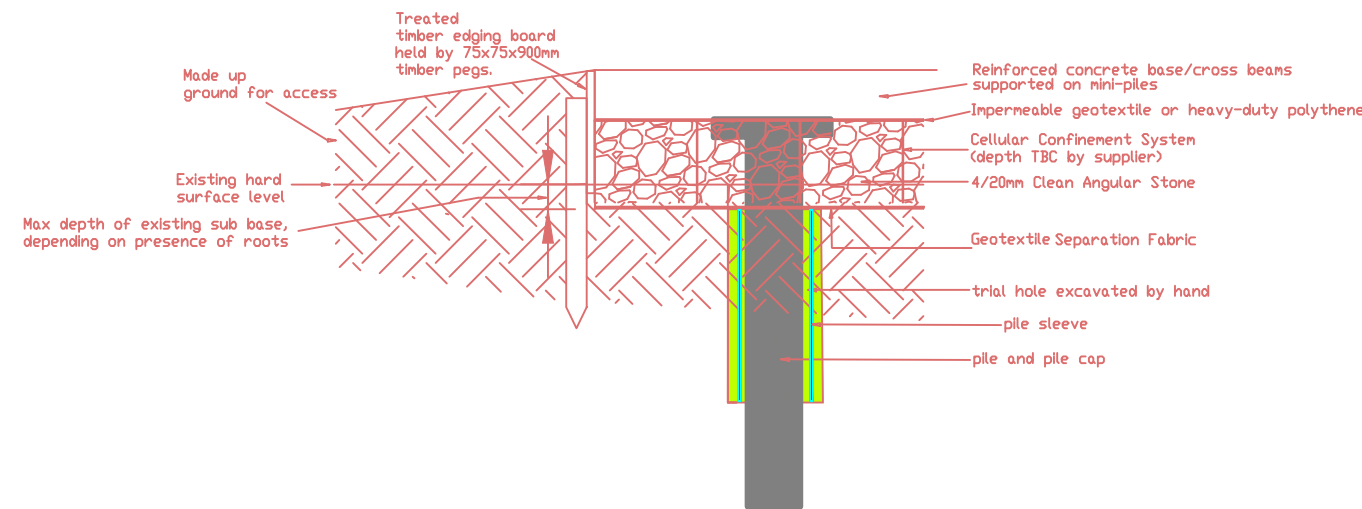
6.4 Although preservation of Root Protection Areas is deemed to protect tree roots, in some cases buildings may need to be set further back to ensure the future sustainability of trees. If buildings are too close to trees, future occupiers may be likely to seek the reduction, or removal of trees, if they are cutting out excessive sunlight or providing a claustrophobic or threatening environment. Section 5.2.2 of BS 5837:2012 states that “an indication of potential direct obstruction of sunlight can be illustrated by plotting a segment with a radius from the centre of the stem equal to the height of the tree, drawn from due North West to due East, indicating the shadow pattern through the main part of the day.” Shading patterns for key trees have been shown on the plan. This shows that the new lightwells will be within the shading area of T1 however as the basement is existing rather than proposed, and as the new lightwells will still provide more light than existing, particularly when the sun is directly overhead, the impact of the tree shade is not considered to be an issue that would threaten the future sustainability of this tree. The tree shade pattern for T5 shows that new extension is outside the potential shading area. The proposals are therefore considered unlikely to have an adverse effect on the sustainability of retained trees. The retained trees in and around the site will contribute to the amenity of the site and will provide partial screening of the new build

6.5 The new extension will be closer to the cedar, T5, than the existing house however in this case the closer proximity is not considered to present a material difference. T5 is a very large growing, specimen tree and the safety of the occupiers and visitors as well as protection of the surrounding built structures will need to be considered irrespective of the proposed development. Cedar trees are prone to shedding large branches and can suffer from stem breakages, especially in high wind events. It is recommended that the tree is inspected annually by a suitably qualified tree professional.

- 6.6 The crown of T5 will overhang the new patio and will grow to overhang the extension in time. Consideration must be given to the potential nuisance of blockages to the roof water drainage system which could be caused by falling leaves, cones and other tree debris. Installation of suitable prevention measures is advised such as gutter guards and balloon leaf guards for downpipes.
- 6.7 Provided the recommendations in this report are followed, the arboricultural impact of this development on existing tree cover is considered acceptable. Arboricultural supervision has been included to assist with tree protection measures; this includes preparation of a full Arboricultural Method Statement at the detailed stage of the development to ensure that any additional tree protection measures which may be required are fully considered and specified.

7 REFERENCES

- *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.*
- *BS3998:2010 Tree Work. Recommendations.*
- *The use of Cellular Confinement systems near Trees: a guide to good practice Arboricultural Association Guidance Note 12.*



CONSTRUCTION DETAIL FOR GARAGE NO-DIG AREA

APPENDIX A

Key

- Category U
- Category A
- Category B
- Category C
- Crown spread: retained trees
- Trees For Removal
- Root Protection Area
- Tree Protection Fence
- No-Dig Construction - new building
- No-Dig Construction - new patio
- Ground Protection Area: existing hard surface
- Ground Protection Area: existing soft surface
- Hand Dig Area
- BS 5837 Shade Area

SJ Stephens Associates

Savernake Barn, Stokke Common
Great Bedwyn
Marlborough
Wiltshire SN8 3LL
01672 871862
www.sjstephens.co.uk

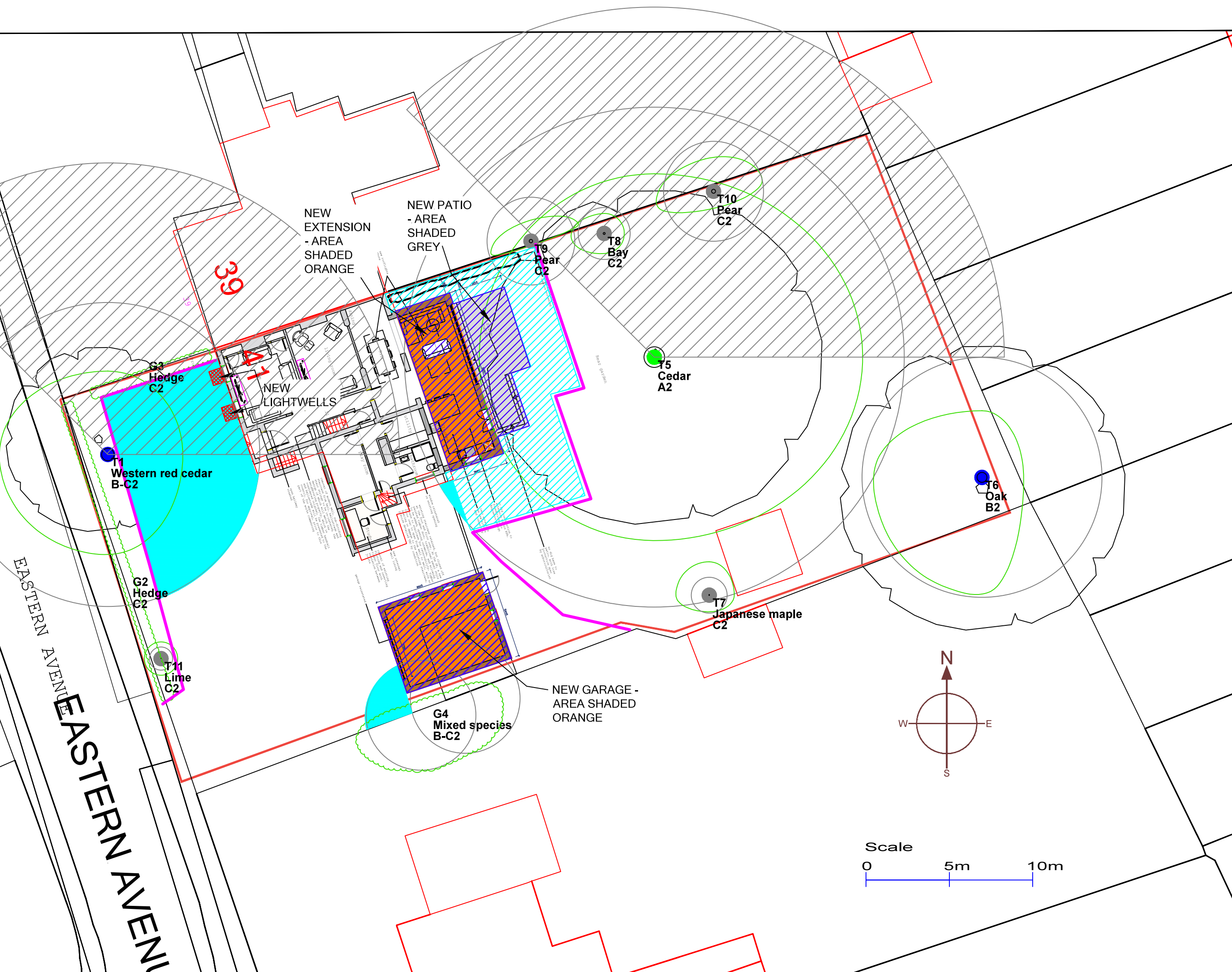
JOB TITLE
41 EASTERN AVENUE

DRAWING TITLE
PRELIMINARY TREE PROTECTION
PLAN

DRAWING NUMBER	REV
2509-01	A

REVISIONS

SCALE	DATE	DRAWN BY
1:200 at A2	APR 26	cf



Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Cleara- nce (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distnce (m)	Root Protect. Area (m2)
				N	S	E	W								
T1	Western red cedar	17.5	760	5	6	4.5	6.5	1.2	Mature	Previously topped at approx 7m and now with only slender stems above topping point. Multiple, upward curving large lateral branches forming new stems. Patches of brown foliage but generally good vitality. Cavity at base to south but no decay apparent - possibly caused by burrowing. Utility line through crown. Ivy to mid stem.	Remove section of ivy from base. Lift crown to provide 2.5m clearance above pavement. Lift crown to provide 3.5m above road and driveway.	15-30	B-C2	9.1	261
G2	Hedge	1.5	50					0	Mature	Mix of privet, laurel and Portugal laurel. Clipped.		10-20	C2	0.6	1
G3	Hedge	2	50					0.0	Early mature	Species including holly, hazel, beech and laurustinus. Shaded out under crown of T1.		10-20	C2	0.6	1
G4	Mixed species	6 - 7	75 - 275					1.8	Early Mature/ Mature	Growing in adjacent property - bases not inspected. Bay tree with Lawson cypress and cherry plum, all growing together and providing screening.		15-30	B-C2	3.3	34
T5	Cedar	21	1250	11	11	13	10.5	1.5	Mature	Good structure. Major laterals removed from mid stem section to south leaving gap in crown. Low laterals previously reduced. Tear out wound to upper side of large lateral at 6m to west. Small low dead branches. Good vitality. Fine tree.	Remove small dead branches. Carry out directional pruning to west side of crown, only as necessary to provide 1.2m clearance to the double storey element of the new extension by cutting back small diameter lateral branches.	>40	A2	15.0	707
T6	Oak	14	600	4	7	2.5	6.5	1.2	Early mature	Stem growing to west but reasonable form and structure. Base on slight mound. Good vitality.		>40	B2	7.2	163
T7	Japanese maple	4	90	2	1	1.5	2	1.5	Early mature	Three stems from 1m - 40, 55 & 65mm diameter. Basal stem dog legged to north and with large bark wound beginning to callus. Good vitality.		15-30	C2	1.1	4
T8	Bay	4	130	1.2	1.2	1.2	2	1	Early mature	Five stems from base, average 60mm diameter. Good vitality. Under crown of T5.	Clip to check growth to prevent competition with T5.	10-20	C2	1.6	8
T9	Pear	3	est 220	1.2	0	3	2.5	1.2	Mature	Growing in adjacent property - base not inspected. Fan trained. Pruning wounds and decay points.		10-20	C2	2.6	22
T10	Pear	4	250	2	1	3	3.5	1.2	Mature	Previously trained along wall but now growing out to north above wall. Partially suppressed by T5. Pruning wounds and decay points. Fruiting well.		10-20	C2	3.0	28

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Cleara- nce (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distnce (m)	Root Protect. Area (m2)
				N	S	E	W								
T11	Lime	3	60	1	1	1	1	1.8	Young	Young tree planted as a replacement for a removed TPO tree. Showing signs of drought stress. Ground compacted around base. Under lines.	Improve rooting environment by lightly decompacting soil around base. Apply a 50mm layer of composted bark mulch, in a 1m diameter circle around the base but without piling it against the tree stem. Water during the growing season and during dry periods until well established, usually for a period of three years post planting.	>40	C2	0.7	2

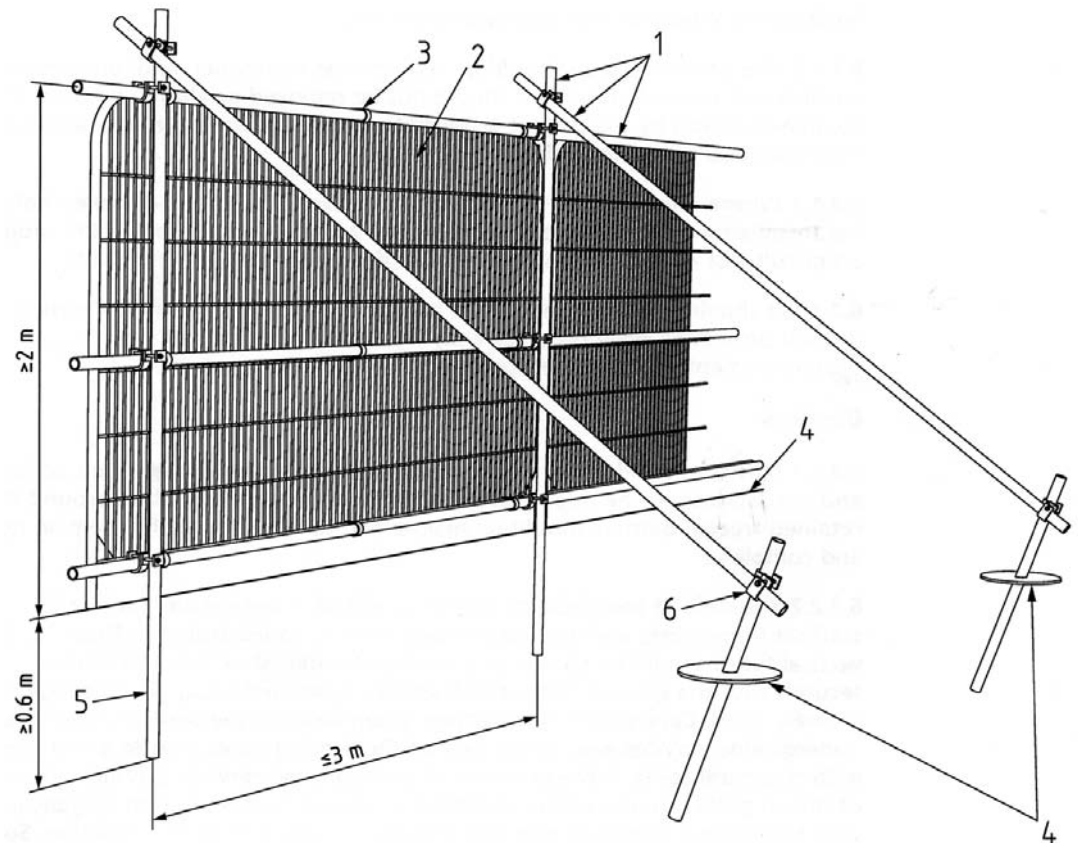
BS 5837:2012, Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
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 category U 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 <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees 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 those that are essential components of groups or 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)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though 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	See Table 2
Category C Trees 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	See Table 2

Figure 2

Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m galvanised tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps



Examples of above-ground stabilising systems

Figure 3a

Stabiliser strut with base plate secured with ground pins

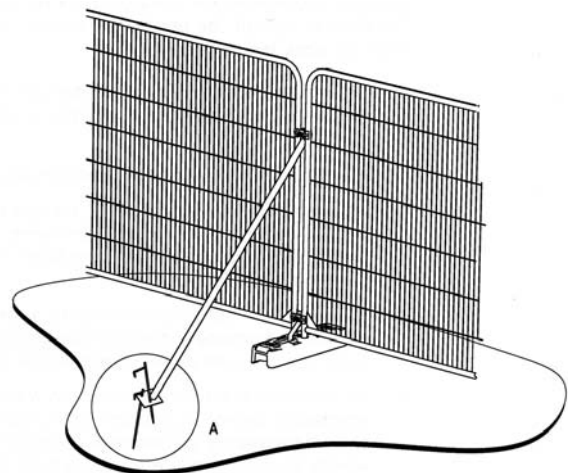
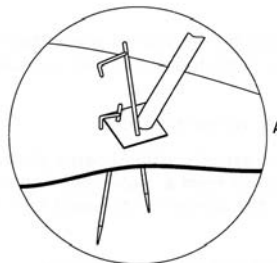
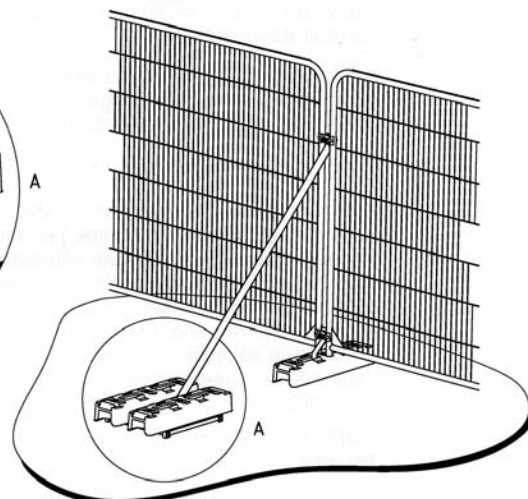


Figure 3b

Stabiliser strut mounted on block tray





Left: View from back garden towards rear elevation of house.

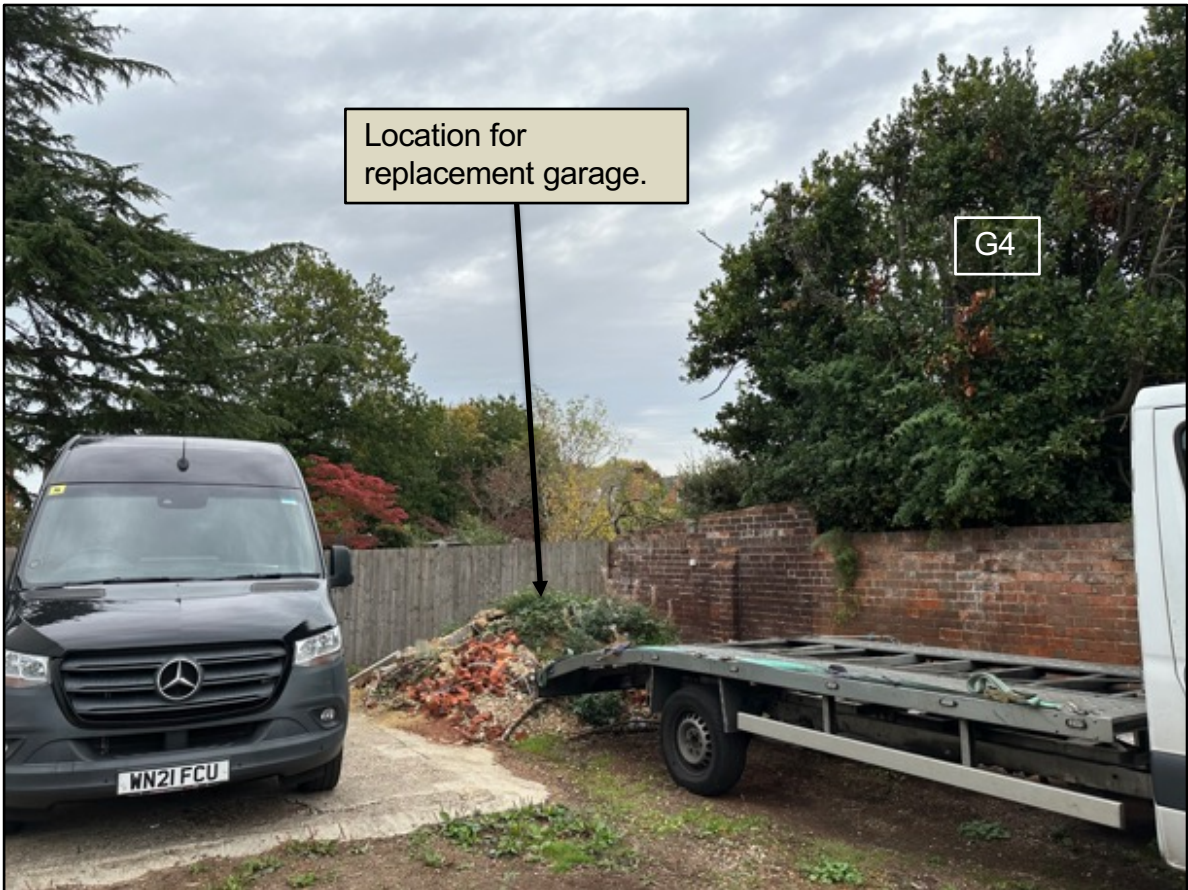
Below: View from back garden, looking to north across area for new, part single storey, part double storey extension and patio.

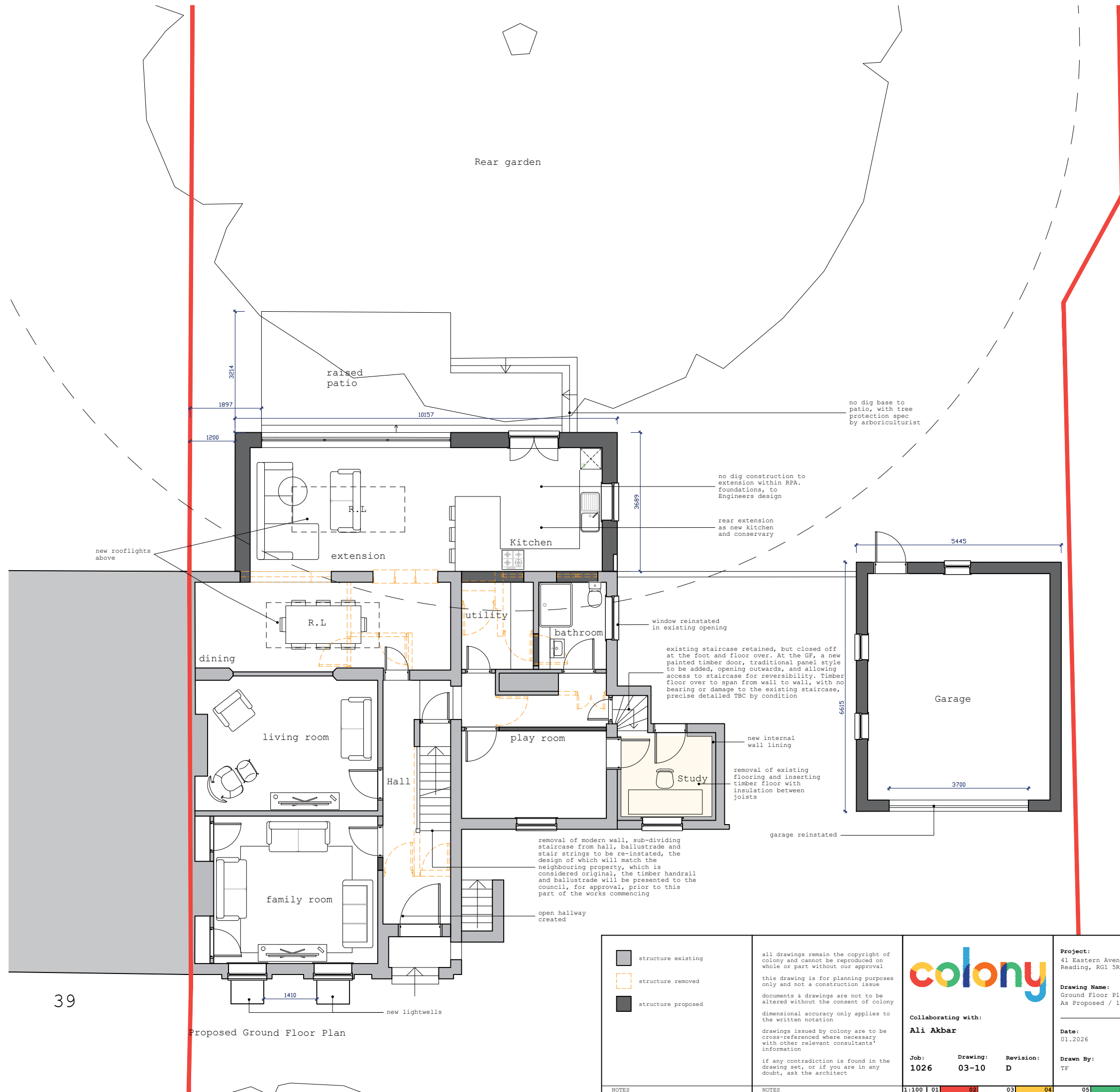




Western red cedar T1. Tree has been topped at approx. 7m, with dominant leading stems now formed from upward curving former lateral branches.

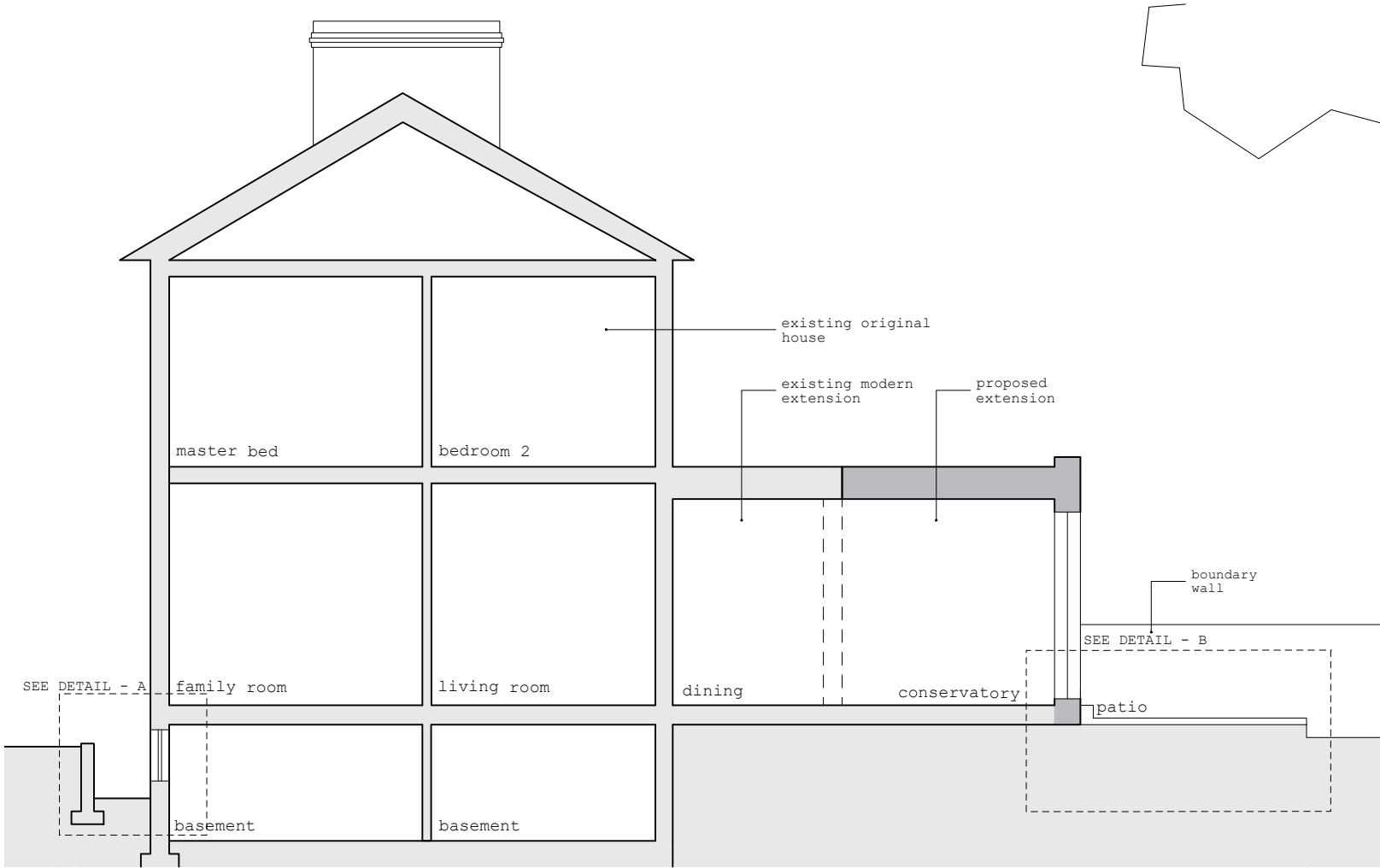




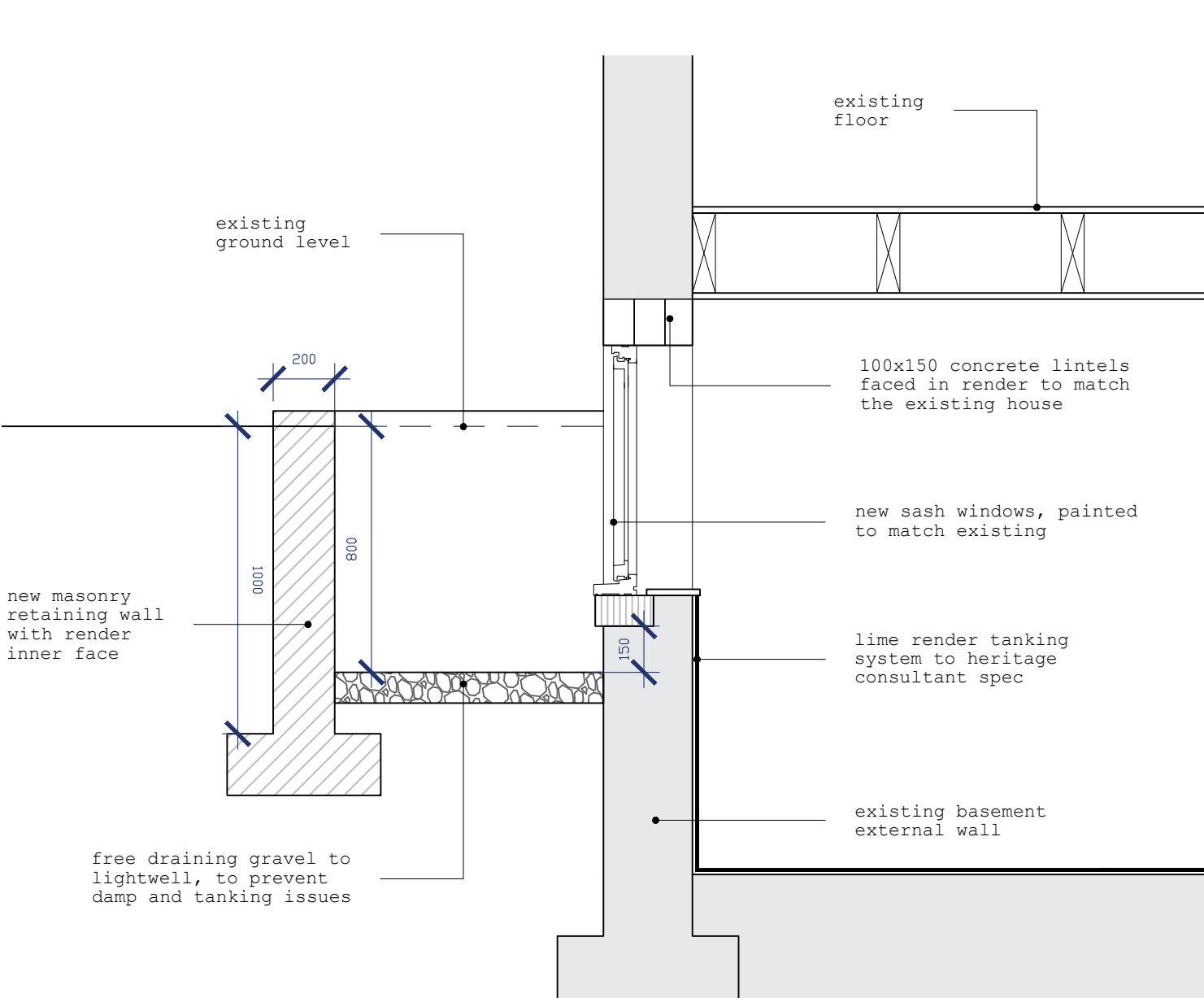


Proposed Ground Floor Plan

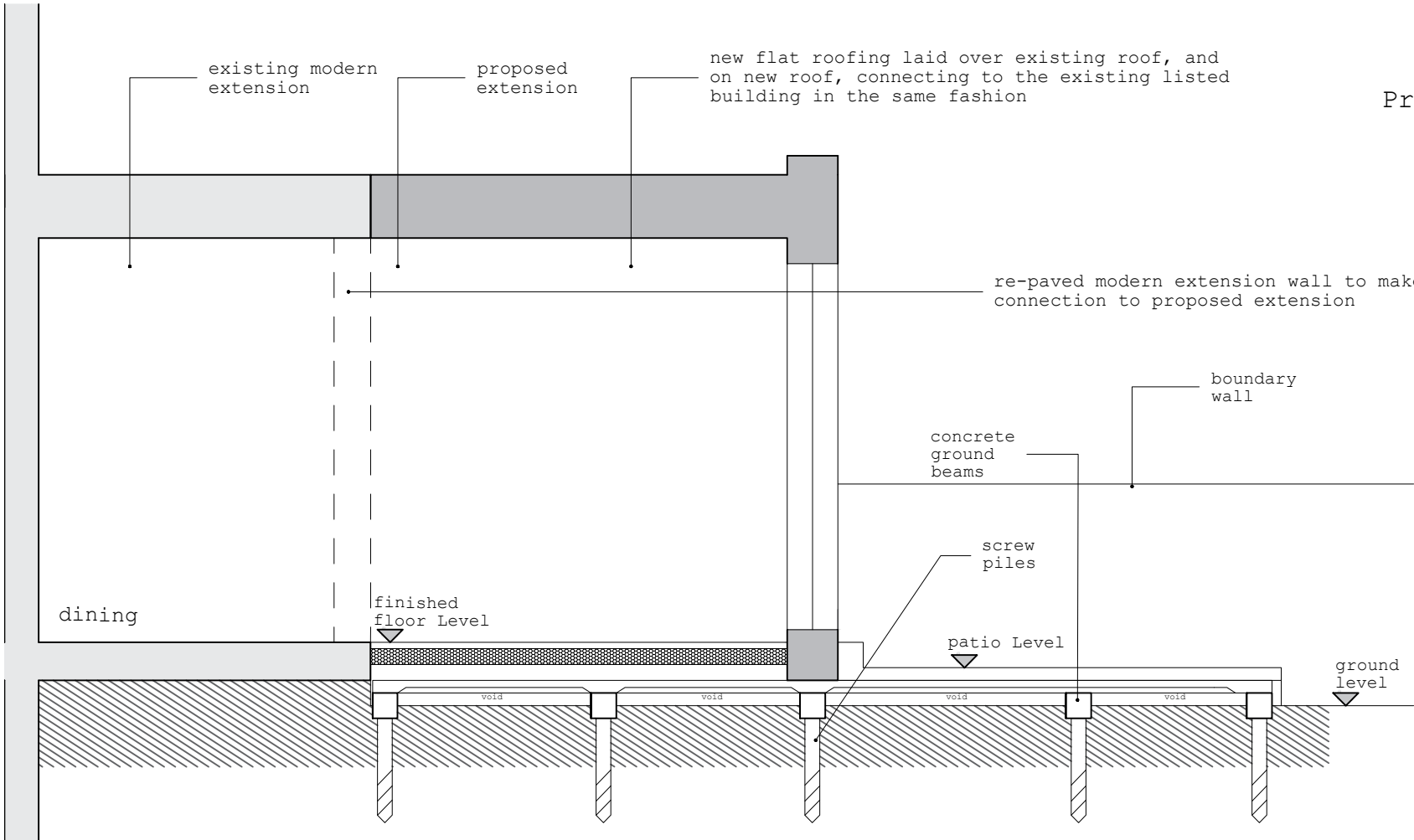
- structure existing - structure removed - structure proposed	all drawings remain the copyright of colony and cannot be reproduced on whole or part without our approval this drawing is for planning purposes only and not a construction issue documents & drawings are not to be altered without the consent of colony dimensional accuracy only applies to the written notation drawings issued by colony are to be cross-referenced where necessary with other relevant consultants' information if any contradiction is found in the drawing set, or if you are in any doubt, ask the architect	colony Collaborating with: Ali Akbar Job: 1026 Drawing: 03-10 Revision: D	Project: 41 Eastern Avenue Reading, RG1 5RX Drawing Name: Ground Floor Plan As Proposed / 1:100 on A3 Date: 01.2026 Status: planning Drawn By: TF Checked By: EM	RIBA Chartered Practice Colony Architects Ltd. The Wine Store, Brewery Court, Theale, Reading, RG7 5AJ +44 (0)118 380 0328 hello@colonyarchitects.com colonyarchitects.com									
NOTES	NOTES	1:100 01	02	03	04	05	06	07	08	09	10	11	12



Proposed section - 1:100 on A3



Proposed section - DETAIL - A



Proposed section - DETAIL - B

all drawings remain the copyright of colony and cannot be reproduced on whole or part without our approval

this drawing is for planning purposes only and not a construction issue

documents & drawings are not to be altered without the consent of colony

dimensional accuracy only applies to the written notation

drawings issued by colony are to be cross-referenced where necessary with other relevant consultants' information

if any contradiction is found in the drawing set, or if you are in any doubt, ask the architect



Collaborating with:

Ali Akbar

Job: 1026 Drawing: 04-10 Revision: -

Project:

41 Eastern Avenue
Reading, RG1 5RX

Drawing Name:

Section
As Proposed

Date:
03.2026

Status:
planning

Drawn By:
TF

Checked By:
EM



RIBA

Chartered Practice

Colony Architects Ltd.

The Wine Store, Brewery Court,
Theale, Reading, RG7 5AJ

+44 (0)118 380 0328
hello@colonyarchitects.com
colonyarchitects.com

NOTES	1:100	01	02	03	04	05	06	07	08	09	10	11	12
	1:50	I	01		02		03		04		05		06
	1:20	I		0.5		01		1.5			02		