

Tree Protection Plan

Abbey Gardens, Reading



Introduction

This document relates to the development at Abbey Gardens, Abbey Street, Reading RG1 3BA. A planning application has been submitted to change the façade on the building.



Image 1 – Site location from Google Maps

Objectives

This report provides the Tree Protection Plan that Randalswood Construction UK Ltd (“**Randalswood**”) will follow whilst undertaking any external works on site, including the replacement of the existing façade.

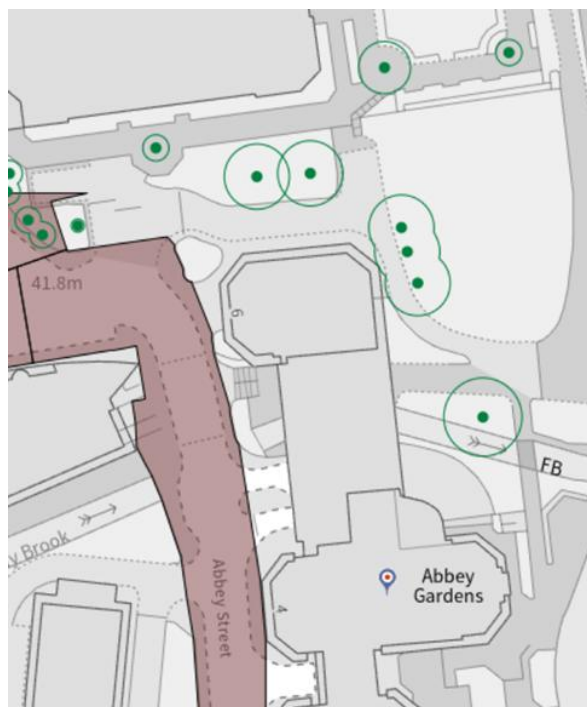
The methods and protections detailed in this document aim to ensure that the development proceeds in a manner ensuring that all trees are retained and safeguarded during the works.

Relevant Legislation and Policy – Tree Protection Order (TPO)

A Tree Protection Order (TPO) is a legal Order applied on an individual tree, group of trees, area or woodland. It makes it a legal offence to cut down, top, lop, uproot, wilfully damage or destroy a tree (including roofs) specified in the Order.

All species of tree can be protected by a TPO. Area orders protect all trees of whatever size and species that are present within the defined area in the year that the Order was made. Prior to undertaking works to a tree protected by a TPO, consent must first be gained from the local planning authority through a tree works application.

The TPO register map for the area around the site is below. It is important to note however, that this map does not fully accord with the actual trees around the site. Notwithstanding this, the remaining trees that are subject to TPO’s have been identified in the report.



Scope of Works to Trees on and around the Site

The replacement of the façade and indeed the wider works on the development, does not require the pruning, removal or lopping of any trees around the site.

In January 2026, some of the trees on the east boundary of the site were pruned by agreement with Sarah Hanson, Natural Environment Officer at Reading Borough Council. This was in readiness for the works associated with replacing the façade.

Installation of Tree Protection Fencing

Where necessary, tree protection fencing will be installed in the locations of trees as set out later in this report. This will be done, prior to any works commencing within the areas of the tree groups detailed below.

The locations of these measures are designed to protect the Root Protection Areas (RPAs) of all retained trees and exclude all construction activities from RPAs. For the purpose of this report, the RPA is determined by the canopy of the tree or group of trees on site.

The tree protection fencing will be installed in accordance with BS5837:2012. The fencing will consist of a Heras fencing securely fixed with anti-tamper couplers between fence panels stabilised with bracing poles and ground pins or bracing poles with blocks as shown below.

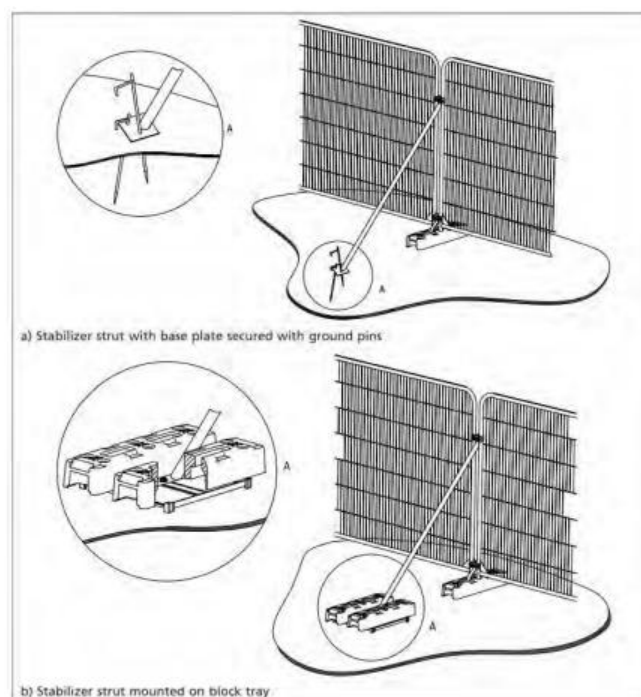


Figure 1 – Temporary Tree Protection Fencing Specification as per BS5837:2012

Signage will be attached on every second fence panel that reads “Tree Protection Zone – Keep Out”.

Once the fencing has been installed, the site induction will include details of the Tree Protection Zones, advising all operatives on site they are not permitted to enter these areas.

The Site Manager, as part of their weekly checks, will inspect the Tree Protection Fencing to ensure that it remains stable in properly in place at all times.

The Tree Protection Fencing will remain in place throughout the course of the Works.

Arboricultural Features Around the Site

For the purpose of this report, the trees or groups there of have been numbered 1-10 as per the image below.



Image 2 – Grouping of Trees

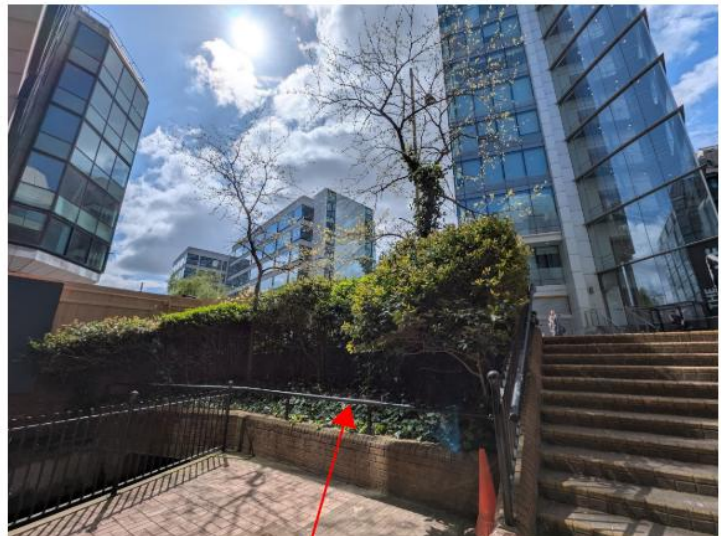
Group 1

This is an individual tree located on Abbey Street. The tree is naturally well protected by the existing planting and fencing along the street side to the back edge of the footpath. Within the site, it is on the top of a raised bank, which is protected by a wall with a railing on top. As such, this area should not need any additional fencing to prevent access to it.

Signage will be placed on the existing fencing around this tree stating “Tree Protection Zone – Keep Out”.



Railings & Hedge on
Abbey Street



Raised bank, wall and
railing to site side

Group 2

These are two trees within a raised planter within the street scape next to the site. The raised planter naturally provides protection to the trees. Further as this is outside of the site boundary, no works or materials will take place within this area.

The canopy of the trees reaches about halfway up the first floor of the building in this location. The façade, in this part of the building is not being replaced at first floor, only from second floor and above. There will be a scaffolding installed level with the second floor, as such, above the tree canopy as such having no impact on the trees. The scaffolding will have protective sheeting around it to ensure no dust or debris falls from the scaffolding into the tree canopy.



Trees within raised bed
outside of site boundary



Tree canopy with red line
showing scaffold level above



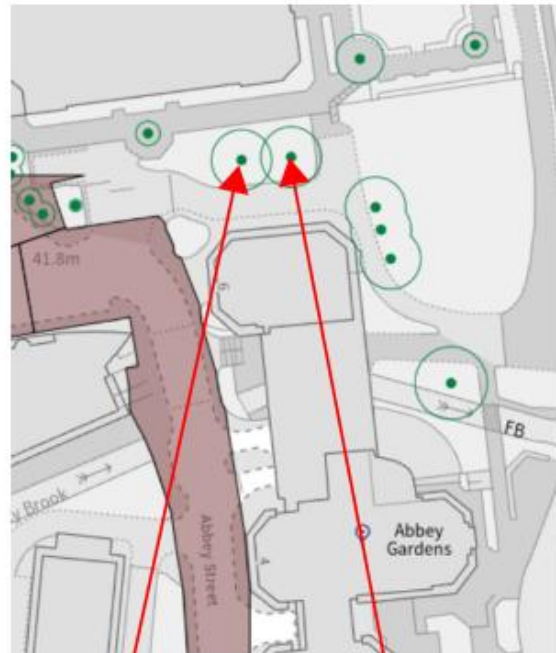
Tree canopy with red line
showing scaffold level above

Group 3

This is an individual tree set within a lawn opposite the North elevation of the building. **This tree is subject to a TPO.** This lawn is the other side of an access road on the North boundary of the site. This area is outside the site boundary and will not be affected by the works on site.



Tree set in lawn outside of Site boundary



Group 3 Tree

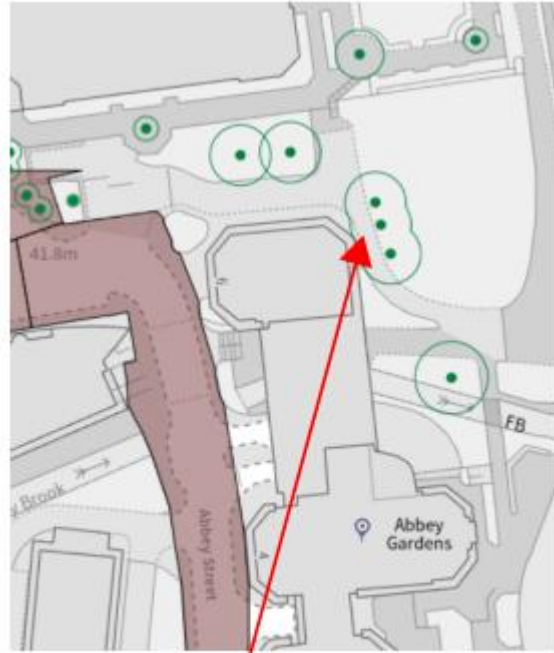
Tree no longer there

Group 4

This is a pair of trees set within a lawn opposite the Northeast corner of the building. **These trees are the subject of TPO's.** This lawn is the other side of an access road on the Northeast boundary of the site. This area is outside the site boundary and will not be affected by the works on site.



Trees in lawn outside
of Site boundary



Only 2nr trees remain

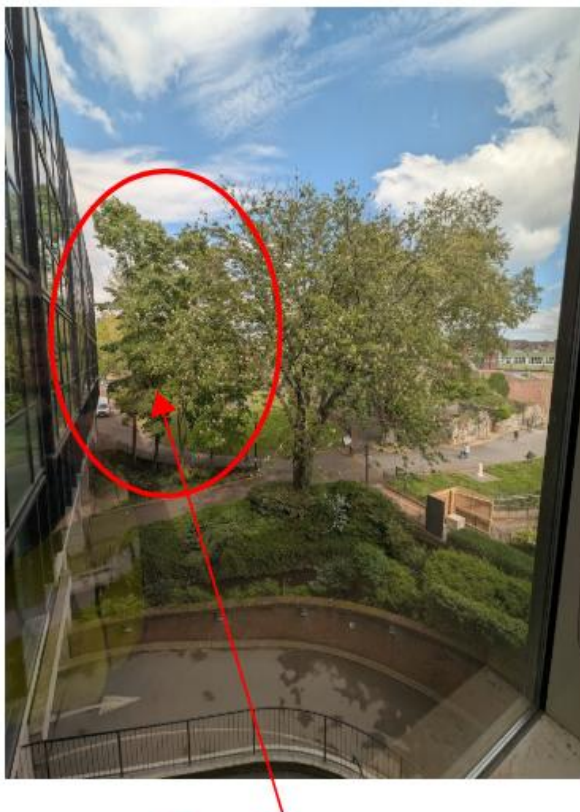
Group 5

This is a group of 3 trees, which were pruned in January 2026 by agreement with Sarah Hanson, Natural Environment Officer for Reading Borough Council.

The trees sit behind a wall with a railing above forming the Site boundary. Within the site boundary, they are in an established planting area demarked by a raised kerb. The Tree Protection Fencing will be placed along this kerb line. There will be signs on the fencing saying “Tree Protection Zone – Keep Out”.

There will be a scaffolding at level 2 above the Tree Protection Zone, the scaffolding will not sit within the Tree Protection Zone at ground level but will be bridged across it. The scaffolding will have protective sheeting around it to ensure no dust or debris falls from the scaffolding into the tree canopy.

There is a small amount of new growth which may need to be pruned for the façade works. This will be done by separate agreement with Sarah Hanson, Natural Environment Officer for Reading Borough Council.



Group 5 Trees



Wall and fence with established planting and kerb line

Group 6

This is an individual tree set within a lawn opposite the East elevation of the building. This lawn is the other side of an access road on the East boundary of the site. This area is outside the site boundary and will not be affected by the works on site.



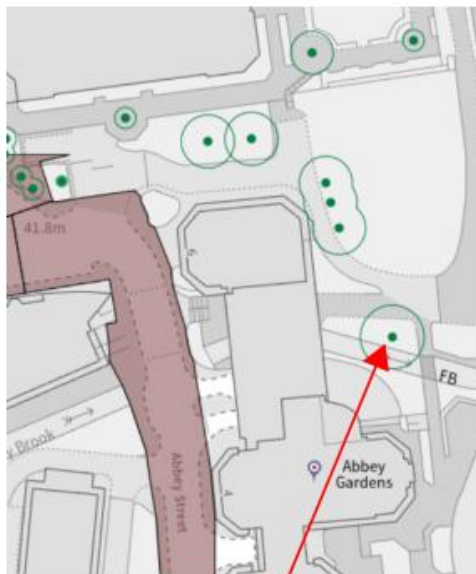
Tree set in lawn out
of Site boundary

Group 7

This is an individual tree set outside the Site boundary on the East elevation of the building. **This tree is subject to a TPO.** The tree is within an established planting area demarked by a raised kerb. The canopy of the tree is similarly outside of Work area.



Tree in established planting
outside of Site boundary



Group 7 Tree

Group 8

This is a group of two trees within the block paving immediately adjacent to the River Kennet. The trees are located within the site boundary. Immediately behind the trees on two sides is the River Kennet and its tributary. Tree Protection Fencing will be located to separate these trees from the site.



Two Trees next to
the River Kennet

Group 9

This is two small group of trees within a raised planters within the landscaping between the building and the River Kennet. Whilst within the site boundary, the trees are naturally protected by the raised planter. As such, it is not intended to put fencing around this area however signs stating “Tree Protection Zone – Keep Out” will be placed on all sides of the planter.



Trees in raised planter
with Site boundary



Trees in raised planter
with Site boundary

Group 10

This is an individual tree on the Kings Street elevation of the building. The tree is set within a raised planter and is well away from the building line. Given the raised planter is providing protection to the tree, signs will be installed around the planter on all sides stating, “Tree Protection Zone – Keep Out”.



Tree in raised planer

Conclusion

The intended Tree Protection Plan will provide a robust means of ensuring the trees on and immediately around the site are safeguarded during the works. Should any work be subject to change, then this report should be reviewed to ensure that no trees are impacted by the same. Should this arise, this Tree Protection Plan should be updated accordingly.