



Tree Surveys

BS5837 – Pre Planning – Mortgage – Risk Management & Prediction

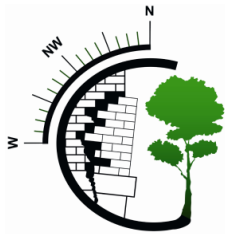
ARBORICULTURAL METHOD STATEMENT FOR 50 LONDON ROAD READING



**Prepared for:
Mr & Mrs Blackwell
50 London Road
Reading
RG1 5AS**

Ref: PB/AMS-26/09.10

22 September 2026



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Bramley House
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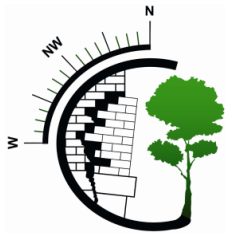
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Summary

This Arboricultural Method Statement (AMS) sets out the mitigation required to demonstrate how the root protection areas (RPA) of the retained trees will be protected during the approved site development works.

We were provided with copies of development drawings and documents as set out in Table 1 on page 4, and this AMS is based upon the supplied information and the BS 5837:2012 report and tree data, ref PB/5837-26/09.10.

We have calculated the RPA and they are shown on the tree protection plan ref PB/TPP-26/09.10 included at Appendix 1.

Mitigation is required to demonstrate how the retained tree RPA will be protected during the approved works, including access to the works area.

We anticipate the approved layout will require the necessary removal of one categorised tree to allow full implementation of the proposed scheme.

The layout of the site development works will require necessary facilitation pruning work to one retained tree.

There will be no major impacts on tree root protection areas as a result of this scheme provided that the tree protection barriers and ground protection mitigation is installed as per the tree protection plan ref PB/TPP-26/09.10 and maintained in situ until all construction work activity is completed.

1. Introduction

1.1 Instructions

- 1.1.1 Tree Surveys were instructed by Mr & Mrs Blackwell to prepare an AMS for the proposed development at 50 London Road, Reading, RG1 5AS, based on the BS 5837:2012 report and tree data, PB/5837-26/09.10, and the drawings provided as listed below on Table 1 on page 4.

2. Scope of this report

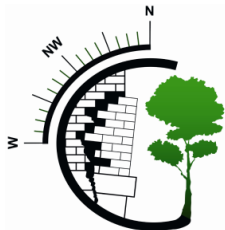
- 2.1 This AMS sets out the mitigation required to demonstrate how the retained tree RPAs will be protected during the proposed site development works at 50 London Road, Reading, RG1 5AS.

3. Site visit

- 3.1 The trees were surveyed by Paul Billin BSc MICFor on 10 September 2026 to prepare a BS5837:2012 Tree Schedule, attached as Appendix 5.

4. General

- 4.1 The guidance and recommendations in *BS5837:2012 - Trees in relation to design, demolition and construction - Recommendations* must be followed at all times. The



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4.1 Continued . .

key protection issues associated with this scheme in relation to existing trees, in the short, medium and long term, are the need for:

- The protection of trees to be retained from physical damage to their above and below ground structures.
- The protection of tree habitat
- The protection of the soil structure and prevention of damage to tree root systems by chemicals and other noxious substances/materials.
- Monitoring, supervision and liaison.

4.2 Statutory designations.

A check was undertaken of the <https://tposearch.co.uk/area/reading> web site on 21 September 2026 to assess the legal status of the trees on this site. There are no trees on site protected by Tree Preservation Orders, nor is the site within a Conservation Area.

4.3 This report must be read in conjunction with the following:

- Tree survey schedule included at Appendix 5.
- Tree protection plan, ref PB/TPP-26/09.10 included at Appendix 1.
- Default tree protection barrier (TPB) from BS 5837:2012 included at Appendix 2.
- Ground protection measures included at Appendix 4.
- Supplied information as per Table 1.

4.4 Supplied information.

This method statement is based upon the documents listed in Table 1 below and supplied information:

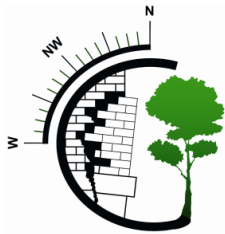
Table 1. Supplied information.

Document / drawing ref.
<i>Dwg No. 26-0230-ALA-STE-XX-DR-A- 130000-P02-Location Plan & Existing Site Plan</i>
<i>Dwg No. 26-0230-ALA-STE-XX-DR-A- 131000-P02-Proposed Site Plan</i>

5. Introduction

5.1 Terms of reference:

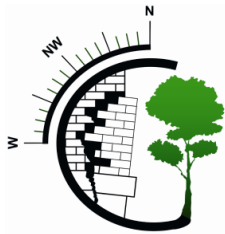
The BS 5837:2012 tree survey reference data was to be reviewed in order to integrate the approved development and safeguard the long-term preservation of the retained trees. This AMS provides guidance on the typical range of processes that are involved during development and seeks to ensure that appropriate methods of implementation are carried out. It further aims to provide a holistic view of the development process and seeks to address any potential issues and conflicts that may arise and provide solutions to these, resolving them in line with current arboricultural and industry best practice guidance.



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- 5.2 The AMS sets out the mitigation required to demonstrate how the retained tree RPAs will be protected during the site development works including access to the proposed development area and construction works; and they must be implemented to secure successful tree retention.
- 5.3 In the absence of industry specific guidance on the installation of underground services, all new services required for this project must conform to the minimum standards required and will be those as set out in National Joint Utilities Group Ltd. *Street Works UK Volume 4 Issue 3: 2026 - Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees.*
- 5.4 The tree constraints data has been overlaid onto the tree protection plan ref PB/TPP-26/09.10. The information contained in the overlay has been used as the basis for this method statement. We have used our extensive experience to interpret these references in the context of evolving good practice and dealing with site specific issues relating to the proposed development works at 50 London Road.
- 5.5 The tree protection plan is illustrative and can only be used for dealing with the tree issues and all scaled measurements must be checked against the original site drawings. The precise location of all protective measures must be confirmed before any construction activity starts.
- 5.6 Precautions when working in the RPA:
- The following prohibitions apply within the tree RPA:
- No mechanical excavation whatsoever without prior written agreement from the Local Planning authority (LPA) and Arboricultural Consultant (AC).
 - No excavation by any other means without arboricultural site monitoring.
 - No hand digging without a written method statement from the main contractor having first been approved in writing by the AC.
 - No change or lowering of levels unless agreed in writing with the LPA and AC, except for the removal of grass sward using hand tools in accordance with BS 5837:2012 (section 7.4.2.1).
 - No construction of a sealed hard surface.
 - No storage of plant or materials.
 - No storage or handling of any chemical including cement washings, unless site specific mitigation is approved by the AC and the LPA.
 - No vehicular access without prior written agreement from the LPA.
 - No fire lighting.
- 5.7 In addition to the measures above further precautions are necessary adjacent to trees:
- A minimum 10 metre separation distance, or the RPA radius if it is greater, shall normally be observed between any tree RPA during the cement mixing phases including storage and other substances injurious to tree health, this should include such things as fuels, oil, bitumen, cement (including cement washings), builders' sand, concrete mixing and other chemicals.
- 5.8 Avoiding damage to stems and branches:
- Care shall be taken when planning site operations in proximity to retained trees to ensure that contact with the trees and overhanging branches is avoided. Such



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5.8 Continued . .

contact can result in serious injury to the tree and might make the safe retention impossible. Consequently, any tree protection in proximity to the trees shall be constructed under the supervision of the AC, to ensure that adequate clearance from the trees is at all times maintained.

6. Tree protection general

6.1 Default fencing (BS 5837:2012, Figure 2, section 6; Appendix 2)

If the scheme involves construction activities in close proximity to the retained trees it is considered that the minimum default type fencing must be that shown at Appendix 2. The location for this type of fencing is shown on the tree protection plan ref PB/TPP-26/09.10. If construction work is adjacent to or within an RPA, the default tree protection fencing may be inappropriate or unsuitable and therefore any alternative specification to the default above must only be used following a written contingency plan submitted to and approved by the AC and LPA. It should identify the reasons why the default cannot be used, the location and duration required for the substitute fence, and it must be erected under the supervision of the AC. The AC must be given reasonable time to provide advice. Specific tree protection measures have been considered at conflict points and mitigating measures are set out within this document that are proportionate to the risks associated with this project.

6.2 Ground protection measures:

Ground protection is required to protect at least a functional minimum mass of undisturbed ground during the construction process and is required to limit compaction or contamination of the RPA. An example of ground protection is set out at Appendix 4 and is considered generic to elements of this scheme. The specific ground protection measures must be installed and maintained during all the construction phases unless work is directly supervised by the AC and agreed by the LPA. The proposed works on this site have been assessed and on the basis of the drawings supplied the following site-specific precautions and mitigation is required.

7. Site specific precautions and mitigation

7.1 Tree loss:

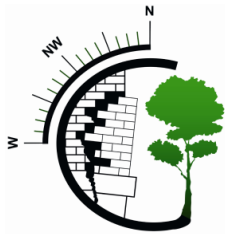
We anticipate the proposed works will require the necessary removal of one tree to allow full implementation of the work as detailed in Table 1 below, and summarised as follows:

- Category 'C' - "Trees of low quality"; T1

Table 1. Necessary tree removal

Tree No.	Species	Height (m)	Retention Category	Necessary Tree Removal to Allow Implementation of the Full Planning Permission
T1	Wisteria	4.0	C	REMOVE TREE

Abbreviations: m metres No.= number



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7.2 Access Facilitation Pruning.

The proposed layout of the site development works will require necessary facilitation pruning works only to T10 as detailed below in Table 2 below to allow the full implementation of site development works.

Table 2. Necessary facilitation pruning works.

Tree No.	Species	Height (m)	Retention Category	Tree works necessary to allow implementation of site development works
10	Common laburnum	7.6	U	Facilitation pruning: crown lifting of canopy on the west side to 5m AGL+/- 0.25m by removal of lower lateral branches, to allow site access

The following mitigation must be followed:

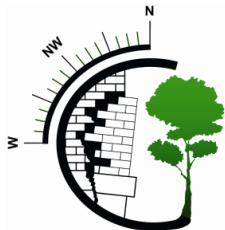
Mitigation:

- All pruning works must be carried out by suitably qualified and insured arboricultural contractors under the guidance of the AC in accordance with *BS 3998:2010 Tree work - Recommendations and current arboricultural practices*, ensuring that cuts are performed correctly and positioned to avoid future structural defects or physiological issues, facilitate growth, and maintain aesthetic value.
- At no time must the trees be pruned by the construction contractors.

7.3 There are anticipated to be requirements for tree protection barriers to protect the RPAs of the retained trees during the development works. In order to fully protect roots in the RPA the following mitigation must be followed:

Mitigation:

- The tree protection barriers **must be installed prior to any site or construction activity** as shown on tree protection plan PB/TPP-26/09.10.
- In this instance the tree protection barrier (TPB) as shown on tree protection plan ref PB/TPP-26/09.10, referenced as 'Tree protection barrier', will create Construction Exclusion Zones over the RPA of T10 not already protected by an existing hard surface, and over the RPAs of T3, G5 T6 to T8.
- The tree protection barrier must be installed as shown on drawing PB/TPP-26/09.10 using the default temporary protective barrier as specified and detailed in BS5837:2012 Section 6.2, Fig 2, as included at Appendix 2, but typically using Heras panels supported on rubber blocks secured to the ground with road pins, and remain in situ until all works activity is completed.
- Any alternative specification to the default above must only be used following approval by the AC.
- The existing hard-surfaced drive will afford sufficient ground protection during the proposed development works, and there will be no requirements for additional temporary ground protection.
- Where the barrier may need to be temporarily moved to allow works access temporary ground protection must be applied as per Appendix 4.



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- 7.4 Spoil movements, storage of materials and waste skips will be sited on the existing hard surfaced area at the front of the property, and away from the RPA of the retained tree T10. The following mitigation must apply within, and adjacent to, the RPA of retained trees.

Mitigation:

- Spoil and building materials must not be stored in the RPA of the retained tree.
- The TPB must be installed prior to any site activity as shown on tree protection plan ref PB/TPP-26/09.10.

8. Arboricultural supervision

- 8.1 A suitably qualified Arboriculturist must be engaged to provide technical advice should it be required, and act as project arboriculturist.
- 8.2 Site supervision is considered unnecessary and would be disproportionate to the risk associated with the work.

9. Contingency plans

- 9.1 A general contingency plan for this project should be prepared by the main contractor for controlling such things as chemical/fuel spillage, run off from cement washings, sewage or water leaks, site collisions and emergency access into or adjacent to tree RPAs.

10. Queries

Any queries regarding this report should be addressed, in the first instance, to Tree Surveys:

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Telephone: 01189 762 902
Email: info@tree-surveys.com

Paul Billin, BSc, MICFor
Chartered Arboriculturist
Tree Surveys

Revisions:
None to date



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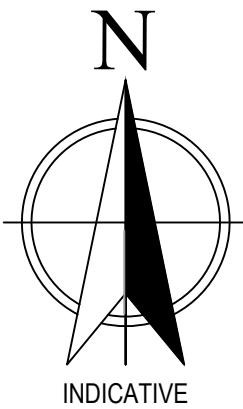
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APPENDIX 1

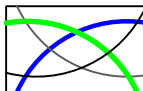
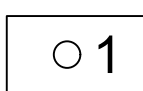
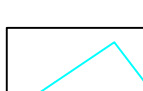
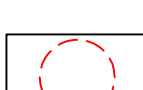
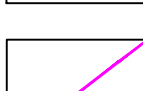
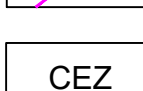


NOTES

- All dimensions must be checked on site and not scaled from this drawing.
- The original of this drawing was produced in colour, a monochrome copy should not be relied upon.
- Read drawings in conjunction with arboricultural report.
- Topo based on OS data, © Crown Copyright and database rights 2026. OS AC0000813445.
- Proposed based on information provided by client.

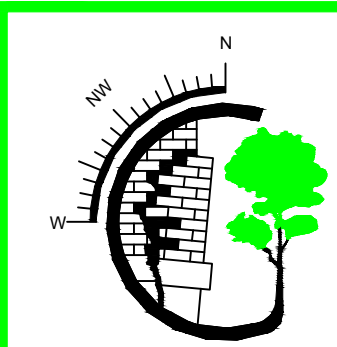


Key:

-  Trees retained
-  Root protection area (RPA)
-  Tree number
- refer to report for information
-  Existing site features
-  Proposed area of works
-  Trees for removal
-  Tree protection barrier (TPB)
-  Construction Exclusion Zone (CEZ)
-  Existing hardstanding



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Client **Mr & Mrs Blackwell**

Job Title
50 London Road, Reading

Drawing Title
TREE PROTECTION PLAN

Scale 1:200 @ A1

Date September 2026 Drawn: MjE Checked: PB

Drg. No. PB/TPP-26/09.10 Rev.



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APPENDIX 2



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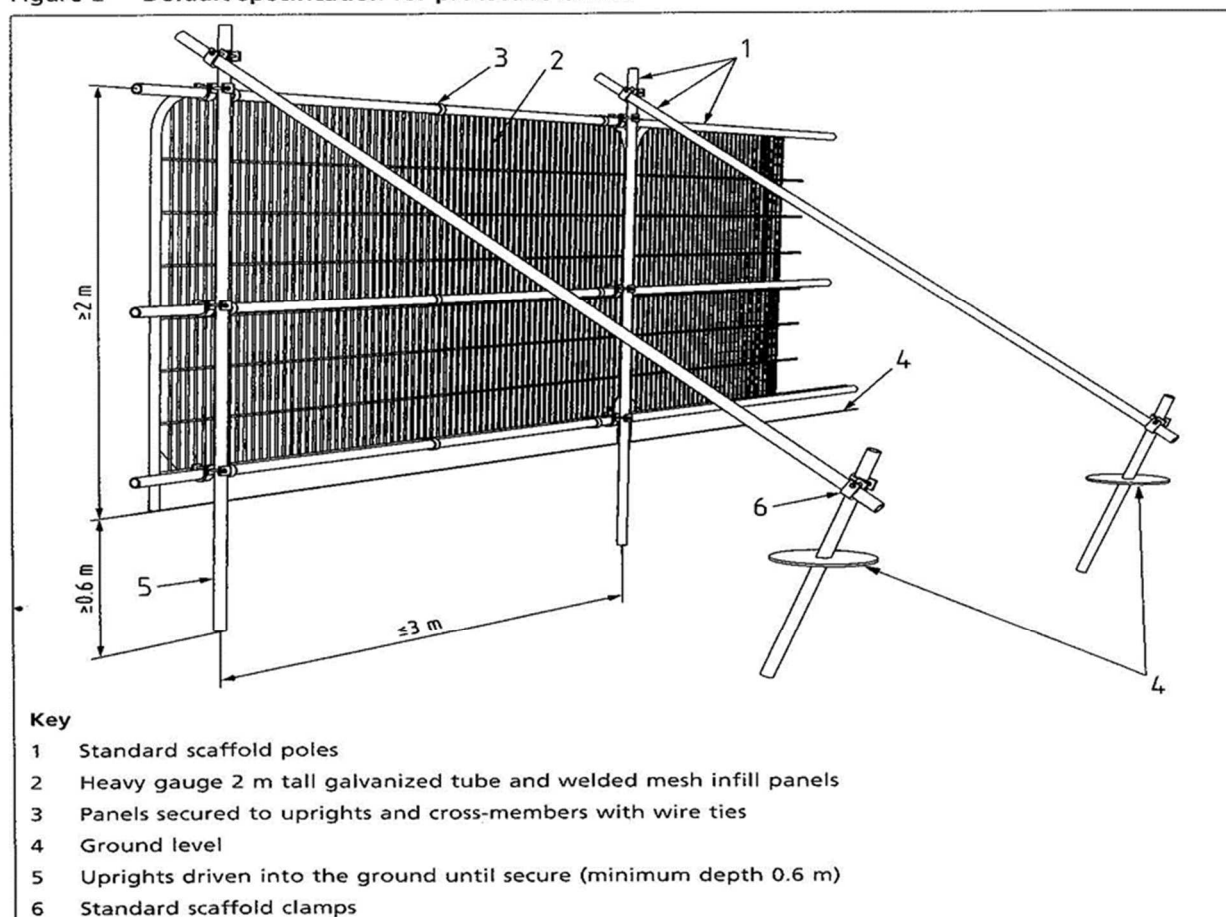
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BS 5837 FIGURE 2 TREE PROTECTION

Root Protection Areas (RPAs), enclosed by Default Temporary Protective Fencing, as detailed below and to be agreed with the Local Planning Authority (LPA), shall:

1. Be protected throughout the development process, as specified and detailed in BS 5837:2012 Section 6.2, Fig 2
2. Be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project.
3. Preclude any delivery of site accommodation and or materials and or plant machinery.
4. Preclude all construction related activity, with the sole exception of specified arboricultural works and any other works carried out under supervision that has been agreed by all parties, and:
5. Preclude the storage of all development related materials and substances including fuel, oils, additives, cement and or any other deleterious substances.
6. Any incursions into RPAs must be by prior arrangement, following consultation with the LPA.

Figure 2 Default specification for protective barrier





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APPENDIX 3

TREE PROTECTION ZONE KEEP OUT!

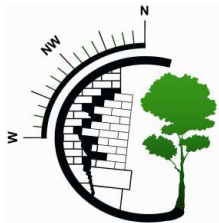
NO DIGGING OR TRENCHING
NO STORAGE OF PLANT OR MATERIALS
NO VEHICLE ACCESS
NO FIRE LIGHTING
NO CHEMICAL HANDLING
AVOID PLANT CONTACT WITH TREE CANOPY
REPORT ANY DAMAGE
TO TREES OR FENCING IMMEDIATELY



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APPENDIX 4



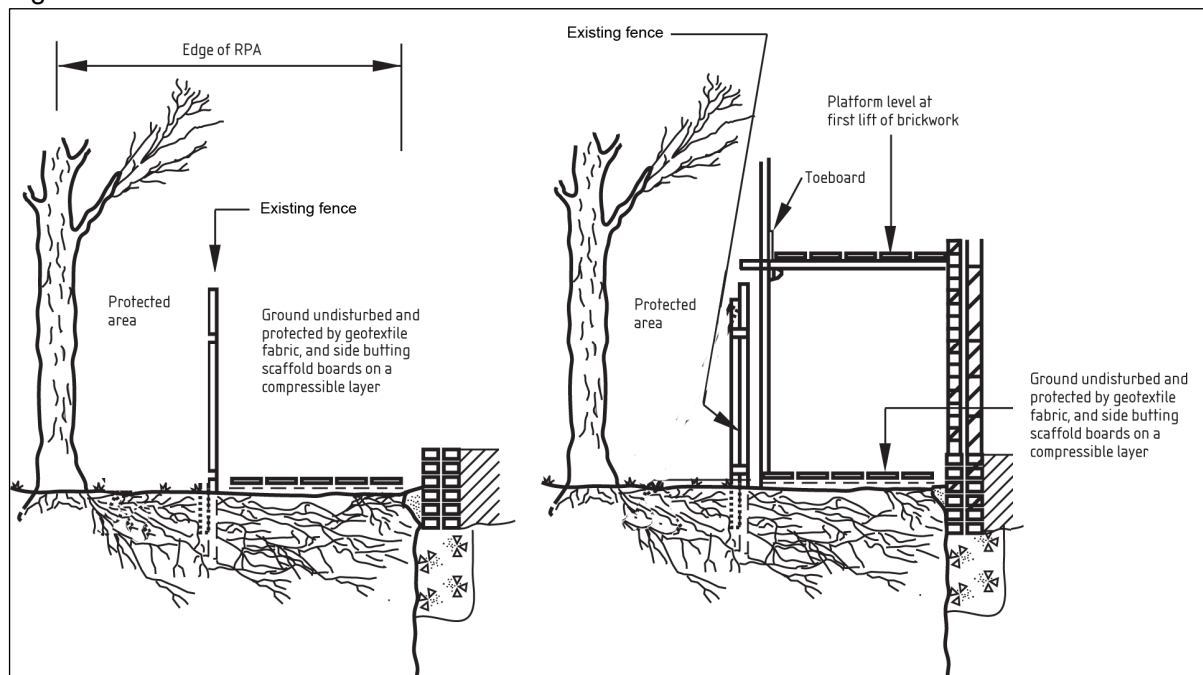
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TEMPORARY GROUND PROTECTION

Any temporary ground protection that may be required within an RPA shall conform to section 6.2.3. of BS 5837:2012, an example is shown in Figure 1 below.

Figure 1.



Option 1 – No vehicle access required.

1. Prior to installing ground protection the area beneath it must be lined with heavy duty polythene (1000/250 microns) to prevent contamination of the soil within the protected RPA.
2. Side butting scaffold boards placed on a compression-resistant layer such as 100 millimetre depth of woodchip, laid on top of a geotextile fabric membrane, fitted to ensure adequate cover of the area to be protected.
3. Prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials the Arboricultural Consultant shall inspect the temporary ground protection.
4. The temporary ground protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

Option 2 - Vehicle access required

In place of the above items 1, 2 and 3 shall be the use of temporary DuraDeck® ground protection mats (moulded HDPE composite mats, 2.4m x 1.2m x 1.3cm), or MegaDeck®HD mats, or similar, laid on a 150 millimetre (mm) deep layer of woodchip or sharp sand, over a permeable, non-woven geotextile membrane (300 grams per square metre (g/m²) minimum) laid on top of the existing surface to minimise compaction from any additional, extraordinary vehicular access, to minimise compaction and prevent damage to surface roots.



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APPENDIX 5

BS5837:2012 Tree Survey

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Client: Mr & Mrs Blackwell
 Project: 50 London Road
 Survey Date: 10/09/2026
 Surveyor: Paul Billin



Bramley House
 Newnham Bridge
 Tenbury Wells
 WR15 8NX
 Phone: 0118 976 2902
 info@tree-surveys.com

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations		Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment		
G5											Estimated Measurements	
A Group	6	1	80	N	2	0.5	SM	A: 2.9	Fair	C: Fair		C
- -				E	2	0.5		R: 0.96		S: Fair	Mixed group; damson, hazel, laurel, Rhus sp.	20 to 40 yrs
				S	2	0.5				B: Fair		
				W	2	0.5						
G9											Estimated Measurements	
A Group	7	1	140	N	2	0.5		A: 8.9	Fair	C: Fair	No action :: Unspecified	C
- -				E	2	0.5		R: 1.68		S: Fair	Mixed group; dogwood, yew, hazel, laburnum	20 to 40 yrs
				S	2	0.5				B: Fair		
				W	2	0.5						
1											Estimated Measurements	
Wisteria	4	3	127	(Eq) N	0.5	2	SM	A: 7.3	Fair	C: Fair	No action :: Unspecified	C
<i>Wisteria sinensis</i>				E	2.5	2		R: 1.52		S: Fair	Multi-stemmed, typical of species and age. Previously trimmed, but recently unmanaged	20 to 40 yrs
				S	3.5	2				B: Fair		
				W	2.5	2						
2											Estimated Measurements	
Common Hazel	4.2	10	63	(Eq) N	2.5	0.5	SM	A: 1.8	Fair	C:	No action :: Unspecified	
<i>Corylus avellana</i>				E	2.5	0.5		R: 0.75		S:		
				S	2.5	0.5				B:	Coppice. Uncategorised	
				W	2.5	0.5						
Age Classifications:	N	Newly planted	EM	Early Mature	Condition:			C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature				S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature				B	Basal area	ERC:		Estimated Remaining Contributio

Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations			Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)					Survey Comment			
3													
Yew <i>Taxus Spp.</i>	5.8	5	251 (Eq)	N	3.5	0.5	A: 28.5 R: 3.01	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified		C	
				E	2.5	0.5						>40 yrs	
				S	3.5	0.5				Multistemmed			
				W	3.5	0.5							
4													
Unknown	0	0					A: 0 R: 0		C: S: B:				
- -										Stump 900 diam			
6												Estimated Measurements	
Copper Beech <i>Fagus sylvatica 'Purpurea'</i>	23.5	1	949	N	10	3	M A: 407.5 R: 11.38	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified		A	
				E	11	3						>40 yrs	
				S	11	3				Co-dominant stems from 3m AGL. Fair form and condition, full canopy			
				W	11	3							
7												Estimated Measurements	
Common Ash <i>Fraxinus excelsior</i>	0	1	959	N	9	5	M A: 416.1 R: 11.5	Poor	C: Poor S: Poor B:	Further inspection :: On internal trunk decay.		C	
				E	9	5						10 to 20 yrs	
				S	10	5				Large bole. Co-dominant stems from 2.1-2.4m AGL and 3.8-4m AGL. Crossing stems; vertical wound central stem 3.0-4.3m AGL with cavity and decay, FFB Inonotus hispidus			
				W	10	5							
8													
Common or Black Mulberry <i>Morus nigra</i>	4.5	1	499	N	3.5	0.5	M A: 112.7 R: 5.98	Decline	C: Poor S: Poor B: Fair	No action :: Unspecified		C	
				E	2.5	0.5						10 to 20 yrs	
				S	4.5	0.5				Over mature mulberry, dying and collapsing limbs.			
				W	3.5	0.5							
10													
Common Laburnum <i>Laburnum anagyroides</i>	7.6	1	320	N	3	3.2	SM A: 46.3 R: 3.83	Fair	C: Fair S: Poor B: Fair	Further inspection :: On internal trunk decay.		U	
				E	3	3.5						<10 yrs	
				S	2.7	3				Co-dominant stems 1.5m AGL, with vertical crack below union, splitting open			
				W	3	4							
Age Classifications:	N Y SM	Newly planted Young Semi-mature	EM M OM	Early Mature Mature Over Mature			Condition:	C S B	Crown Stem Basal area	Stems:	Ø Diameter (Eq) Equivalent stem diameter using BS5837:2012 definition	ERC:	Estimated Remaining Contributio

Report selection criteria.

Projects.

50 London Road

Date Range.

Any Date

Work types.

----> Further inspection :: On internal trunk decay.

----> No action :: Unspecified

----> -No Selection made-

Latest Survey.

All surveys for the selected trees.

---> Last survey for each selected tree.

Work Completed.

---> Work Completed

---> Work Not Completed

Number of trees in selected Project(s)10

Number of trees in Report selection10

Age Classifications:	N	Newly planted	EM	Early Mature	Condition:	C	Crown	Stems:	Ø	Diameter
	Y	Young	M	Mature		S	Stem		(Eq)	Equivalent stem diameter using BS5837:2012 definition
	SM	Semi-mature	OM	Over Mature		B	Basal area		ERC:	Estimated Remaining Contributio