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Arboricultural Method Statement **(BS5837: 2012) In relation to** **PL/26/0444 Condition 6**

Site details:

3-5 Craven Road
Reading
RG1 5LE

Client

N Family Club

Date of Report:

October 2026

Report Reference

AMS/MF/0181/26

Report Prepared by:

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Contents

1. Instructions
2. Introduction
3. Tree Protection Strategy - Overview
4. Site & Development Overview
5. Arboricultural Method Statement
6. Communication, Monitoring & Compliance
7. Tree Works Schedule

APPENDICES

A: Tree Survey Schedule (BS5837:2012)

B: T001 - Tree Protection Plan

C: Tree Protection Site Notice

D: Tree Protection Fencing Specification

E: References

1.0 Instructions

1.1 This report has been commissioned by N Family Club to provide an Arboricultural Method Statement (AMS) for the 4 no. trees and 1 no. group (T1-T5) sited within close proximity of proposed development works at 3-5 Craven Road, Reading, RG1 5LE.

2.0 Introduction

2.1 This report provides this information required to implement tree protection measures for the development with principles that are approved and enforced by the local planning authority. It has been written in accordance with 'BS5837:2012 Trees in relation to design, demolition and construction. Recommendations' (British Standards Institute, 2012).

2.2 This is a site specific AMS produced solely for the physical protection of those trees identified on the plan including 4 no. trees and 1 no. group (T1-T5) within the report and is not relevant to any other site or situation.

2.3 The details of the subject trees are set out in the Tree Survey Schedule within *Appendix A*. The trees were surveyed on the date and time shown above and the tree survey assessment information for the tree describing size, condition and surroundings are found within this appendix.

2.4 This report and the opinions within it have been produced by Marcus Foster, a qualified Arboriculturist and Professional Member of the Arboricultural Association holding a National Diploma in Arboriculture, the Arboricultural Association's Technicians Certificate, Professional Tree Inspection Certificate (LANTRA) as well as a degree in History. Work experience within the industry includes work as a Contracts Manager for an Arboricultural Association Approved Company, a Local Authority Tree Preservation Officer and an independent Arboricultural Consultant.

2.5 No additional documentation has been referred to relating to the trees / shrubs or the site at this property for the compilation of this report.

2.6 The AMS must be made available to all contractors and operatives on the site during the construction process so that they fully understand the importance of the measures set out for tree protection.

3.0 Tree Protection Strategy - Overview

3.1 For retained trees the document gives site specific instructions to protect the tree. The following terms are relevant as set out within BS5837:2012.

Root Protection Area (RPA)

3.1.1 The area defined as requiring protection from development from retained trees within BS5837 (2012). Using a calculation provided within BS5837 a radius distance is provided based on a measurement of the main stem taken at 1.5m height.

3.1.2 Also within the British Standard (paragraph 4.6.2) it states that RPA's should reflect the morphology and disposition of the roots where historic site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced, often with agreement from the Local Authority and using all available historical information of the site and specific tree / area. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution by a qualified arboriculturist.

Construction Exclusion Zone (CEZ)

3.1.3 This is the area defined by tree protection fencing where no construction activity should occur and damage is prevented by either installing fencing to restrict access or installing ground protection that allows limited access above the ground, while protecting the rooting environment below. Due to site constraints and the encroaching nature of development an area within the RPA where outside the CEZ and where limited works are proposed, must be carried out with care to minimise any impact on the tree rooting environment - noted as a 'Precautionary Area'.

Tree Protection Plan (TPP)

3.1.4 The document which defines the extent and methodology of tree protection for the entire development process. This should be referred to AT ALL TIMES by the principal contractor and should ensure safe retention where highlighted, of all trees on site.

Precautionary Area

3.1.5 An area where works must be undertaken with direct consultation from the arboricultural consultant as specified within the AMS report

3.2 The methods are set out in a logical and coherent sequence for ease of understanding and implementation. The sequences are governed by operational constraints and are subject to change. The consulting arboriculturist must be noted of any changes to this schedule prior to implementation where trees / tree protection measures as implemented are likely to be affected.

3.3 This AMS has been prepared to provide strict guidance for construction site management to help protect trees where they have been agreed for retention within the development process. It must be read in conjunction with the site-specific specifications which are highlighted on the Tree Protection Plan (TPP) and explained within this report. With close reference to the principles set out in the British Standards Institution (2012) BS 5837 the report provides a robust approach to tree protection.

3.4 More specifically, it describes useful practical and strict precautions that can be taken when working close to retained trees and provides sources of further information. Important terms included within this report are as follows:

4.0 Development & Planning Overview

Planning Overview

4.1 Planning approval has been granted by Reading Borough Council for the following works:

Erection of ancillary outbuilding and other minor associated works

4.2 Within Planning Approval Reference: PL/26/0444 Condition 6 the approval states the following condition:

CONDITION 6

No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Development Overview

4.3 For preparing the AMS and ensuring tree protection shall protect all trees reference is made to the approved architectural drawings only including as follows:

NFamily Club: DWG references:
CRR001-PL003 P2 Proposed Site Plan
CRR001-PL000 P2 Site Location Plan

4.4 The works comprise:

- (i) Site set up from existing car park hard standing surfaces
- (ii) Clearance of existing ground conditions - scrub and MOT Type One surface as preparation for surface
- (iii) Install a standard concrete footing for the timber Pod

Tree Survey Overview

4.5 For the 4 no. trees and 1 no. group (T1-T5) surveyed summary photographs are shown below:



T1 viewed to east



T1 viewed to north



Car parking to west of subject site



T1 viewed to west



Car parking to west of subject site also showing G3-T5



Car parking to west of subject site

5.0 Arboricultural Method Statement

The following tree protection measures require adherence AT ALL TIMES with full supervision from the consulting arboriculturist as outlined within this report. The measures are outlined within Tree Protection Plan (TPP) - drawing T001.

5.1 Tree Works

5.1.1 No tree works are required as is confirmed within the Tree Works Schedule - Section 7.

5.2 Tree Protection Fencing

5.2.1 Protection of the trees highlighted for retention must be implemented as explained below and as specified within the TPP - drawing T001:

(i) Retention of existing boundary treatment

5.3 Storage of Construction site related materials, plant and spoil

5.3.1 A designated storage area shall be located within the area shown on the TPP. Strict adherence to this area shall be made to this area and any amendment would require written consent from the Tree Officer.

5.4 Site Welfare & Site Office

5.4.1 A designated site welfare area shall be located outside of the RPA of retained trees within the dwelling. Strict adherence to this area must be made to this area and any amendment would require written consent from the Tree Officer.

5.5 Ground Protection

5.5.1 Where specified within the TPP the following shall apply:

(i) Hard landscapes retained - car parking surfaces and MOT Type One where beyond existing wooden gates

and/or

(ii) Ground protection boards for any reason the existing hard landscape requires removal within the RPA of retained trees the following shall apply: Product to following specifications of similar weight / load bearing capacity

TuffTrak Ground Protection Solutions

MD1 EUROMAT <https://tufftrak-safety.com/products/medium-duty->

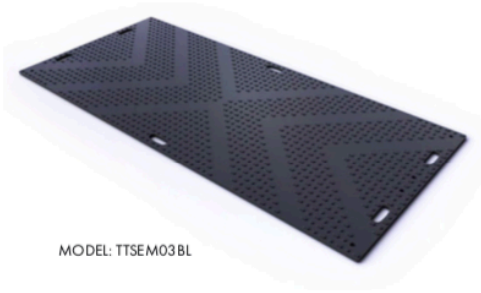


PRODUCT OVERVIEW

EuroMat® is a medium load capacity mat with chevron traction®. EuroMat® has a load capacity of up to 80 tons* and is lightweight, flexible, and durable. EuroMat® is ideal for use in construction, civil engineering, ground works, or event applications.

Material: 100% Recycled High Density Polyethylene

- 2410 mm x 1200 mm x 12 mm
- Weight 35 kg
- Load bearing capacity 80 tons*
- Chevron traction® surface tread
- Pedestrian-friendly surface on the reverse
- Hand holes for easy manoeuvrability
- Range of connector options available
- Smooth finish



MODEL: TTSEM03BL

APPLICATIONS

- Civil Engineering
- Construction
- Utilities
- Transmission
- Infrastructure
- Events

ACCESSORIES

2-WAY CONNECTOR
MODEL: TTASEM2WBL



4-WAY CONNECTOR
MODEL: TTASEM4WBL



5.6 Precautionary Area - T1

5.6.1 For the 'Precautionary Area' / incursion within RPA of retained tree the subject area are shown as a Precautionary Area denoted within the TPP highlight where the following works are required:

(i) GROUND WORKS: - INITIAL EXCAVATIONS TO 600mm DEPTH FOR PRECAUTIONARY AREA SHOWN WITHIN TPP

5.6.2 The following methodology shall be applied for the works with full adherence to 'Precautionary Area' specifications included within Section 5.7:

PRECAUTIONARY WORKS AREA IDENTIFIED

A Precautionary area is an area where tree protection for excavations and foundation works require implementation within RPA of retained trees. The identification of this area ensures any root severance is undertaken with arboricultural supervision and without poor severance of exposed tree roots



All works within precautionary area highlighted within 'Toolbox Talk'



Initial hand dug locations of line of proposed excavations to be undertaken to a depth of 600mm to expose larger roots in excess of 25mm diameter



The hand dug trench undertaken to provide clean face. This shall enable exposure of larger roots in excess of 25mm diameter. These roots should then be severed cleanly using a sharp pruning saw to enable regeneration



The line of excavations and subsequent root severance must thereafter be undertaken by the approved consulting arboriculturist and methodology / completed works detailed within a supervision report.



Any roots left exposed against face of trench including massing of fibrous roots shall be wrapped / covered in hessian and kept damp at all times until soil is reinstated with the following further measures:

- a) During dormant period (November - March) no further works are required
- b) During growing season (March - October) in addition to hessian being kept moist the face of trench should be drenched with a soluble seaweed fertiliser to manufacturers application rates on a monthly basis



Upon completion of works infill shall be with a fresh loam based topsoil with mycorrhizal fungi addition to promote root growth

5.7 Precautionary Area / Manual excavation within RPAs

5.7.1 BS5837 (2012) makes provision for undertaking excavations in RPAs, explaining that all excavation must be carried out carefully using spades, forks and trowels, It is important not to damage the bark and wood of any roots. For this area, these tools should be used with no machinery used for the preliminary works. These works are as follows:

5.7.2 For all hand dug excavations the following methodology described below must be adhered to at all times:

- Any works are to be hand dug excavations to ensure no severance of major roots. With all works for this area undertaken by hand, the severance of any larger roots encountered up to 25mm diameter should then be undertaken by the supervising arboricultural consultant to ensure clean severance
- Any exposed roots / massing of fibrous roots shall be firmly covered using hessian sacking to avoid desiccation
- Where tree root severance is not feasible due to size)significant root density in excess of 25mm diameter size)and nature structural engineering solutions / bridging of tree roots as agreed with consulting arboriculturist must be applied.
- Full adherence with detailed tree root protection specifications as outlined within this report

5.7.3 The following tools shall be applicable for works within the Precautionary Area / where hand dug within the RPA of retained trees:



5.8 Final Landscape Works

5.8.1 For final landscaping works the following must apply where carried out within the RPA of retained trees

- No reduction in levels of the underlying soil surface will occur during final landscaping works within the RPA of retained trees
- Close adherence with detailed root protections specifications as outlined within this report
- No compaction of soils for establishing level base

5.8.2 No soakaway shall be sited within the RPA of retained trees

5.8.3 The following is also applicable in relation to levels:

ABOVE SOIL SURFACING (SOFT LANDSCAPE GROUND)

Where within a defined RPA, surfaces shall be installed above existing soil level where located in ground currently unsurfaced (turf removal permitted). Works are deemed as 'Precautionary Area Works'

ABOVE SOIL SURFACING (SURFACED)

Where within a defined RPA, hard surfaces shall be installed above existing soil level where located in ground currently surfaced to levels no deeper than the base of existing surfaces. Works are deemed as 'Precautionary Area Works' and must be included within the scheme of arboricultural supervision

5.9 Fires

5.9.1 There must UNDER NO CIRCUMSTANCES be fires within this site.

5.10 Installation of utility services

5.10.1 The installation and/or amendment of utility services within the RPA of retained trees is not required. However where an amendment is required and utilities are required within the RPA of any retained tree the consulting arboriculturist and Local Authority must be notified prior to any ground tree protection / fencing and barrier removal and the following details adhered to:

- Trenching for the installation of underground services severs any tree roots present and can have a detrimental impact on the structural integrity of affected trees. When services are required to pass through a Tree Protection Area / CEZ, detailed plans showing proposed routes should be drawn up in conjunction with the consulting arboriculturist to avoid long term problems for related trees.
- The preferable method for trenching is to use a 'Air Spade' or similar to remove soil with compressed air, therefore minimising damage to roots in the process. Should hand dug excavations be required within the RPA this shall only be undertaken with arboricultural supervision.

5.10.2 Further reference can be made to National Joint Utilities Group (Volume 4, Issue 2) for guidance but any approach must be approved by both the consulting arboriculturist and Local Authority tree officer.

5.10.3 Reputable companies providing this service include as follows (list not exhaustive):

<https://www.ruskins.co.uk/airspade>

<http://www.dfclark.co.uk/bionomique-service/air-spade-investigation-and-remediation/>

5.10.4 Further reference can be made to NJUG Street Works UK Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 3: 2026).

6.0 Communication, Monitoring and Compliance

6.1 In ensuring that all Tree Protections Specifications as highlighted within this method statement are fully adhered to at all times, it is important to set out for the long term of the development, communication details for key individuals and tasks that require monitoring. The key individuals are:

SUPERVISING ARBORICULTURIST

Name - Marcus Foster *Arboricultural Design & Consultancy*

Contact - Marcus Foster

Mobile Telephone - 07812 024070

Email - mail@marcus-foster.com

In addition the Local Authority must be notified of any requires supervision site meeting as specified within this report and shall have open access to the site throughout the development.

READING BOROUGH COUNCIL- TREE OFFICER

Name - Tree Officer - Planning

Telephone - TBC

Contact - TBC

Email - planning.naturalenvironment@reading.gov.uk.

7.0 Tree Works Schedule

7.1 The following works shall be undertaken in accordance with BS3998:

TREE WORKS SCHEDULE: 3-5 Craven Road, Reading, RG1 5LE				
Tree No.	Common Name	BS5837 Category	Tree Works	Reasons for works
No action required				

NOTE: Wildlife & Habitat Protection Guidelines

The tree work specifications included within this report do not provide an exemption from the requirements to comply with the Wildlife and Countryside Act 1981, the Habitats Regulations 1994 and the Countryside and Rights of Way Act 2000, or any acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests, whilst being built or in use. It must be noted that failure to comply with the Acts may result in a criminal prosecution.

APPENDICES

Appendix A

Tree Survey Schedule (BS5837:2012)

3-5 Craven Road
Reading, RG1 5LE

Colour Key: BS5837: 2012 (see Section 3.6)

-  Category A
-  Category B
-  Category C
-  Category U

Tree Survey Key: BS5837: 2012

- Number: an identity number which cross-references locations shown on the plans
- Species: listed by common names
- Tree Height: height in metres (m)
- Tree Spread: spread in metres (m)
- Stem diameter: measured in millimetres (mm) and taken at 1.5m above ground level
 - m/s - denotes multi-stemmed with measurement taken of largest stem at base
 - t/s - denotes twin-stemmed with measurement taken of largest stem at base
 - (e) denotes estimated
- Age Class: Y (young); EM (early-mature); M (mature); OM (over-mature)
- Vigour: G (good); F (fair); P (poor); D (dead)
- Structural Condition: G (good); F (fair); P (poor); D (dead)
- General Condition Specific comments relating to each tree
- Estimated Remaining Contribution (years)
- BS5837 Category Grading - refer to key - Section 1
- First branch height (metres) / First canopy height (metres)
- Protection Distance m2 Area (where applicable – BS5827: 2012)
- Protection Distance Radius (where applicable – BS5827: 2012) - Root Protection Area (RPA)*

BS5837:2012 TREE SURVEY
SITE: 3-5, Craven Road, Reading, RG1 5LE | SURVEY DATE: 28th September 2026

Tree No	Species	Height (m)	DBH (mm)	Spread (m) N/E/S/W	Age	Structural Condition	Vitality	BS5837 (2012) Rating	Remaining Contribution (years)	Comments / Structural Condition	First branch height (m)	First canopy height (m)	Root Protection Area (RPA) m2	Root Protection Area (RPA) Radius (m)
T1	Common lime	18	680	7 7 7 8	M	F	G	B1	20+	Off site within public highway. Brick built wall between tree and subject site - 1.7m height from highway / 2.0m within site. Major deadwood. Crown lifted to 7m over site - previously reduced over site and selectively to mid - lower crown. Overhang to site to 3m height - 7m over garden pod footprint	5	3	209.21	8.2
T2	Common lime	18	710	5 6 5 5	M	F	G	B1	20+	Off site within public highway. Brick built wall between tree and subject site - 2.2m height. Balanced form. Overhang generally at elevated height except minor growth to boundary wall	5	3	228.08	8.5
G3	Sycamore / Holm Oak / Hazel / Holly / Bay Laurel	12	M/s 200	/	M	F	F	C2	10+	Grouping of trees within soft landscape verge. Crown lifted / cut back over car parking	4	5	/	2.4
T4	Sycamore	12	300	3 3 3 3	M	F	F	C1	10+	Off site to frontage / Craven Road; crown lifted over access - at distance from turning point within site	6	6	40.72	3.6
T5	Silver maple	20	600	5 5 6 5	M	F	G	B1	20+	Off site to frontage / Craven Road; crown lifted over access - at distance from turning point within site	6	6	162.88	7.2

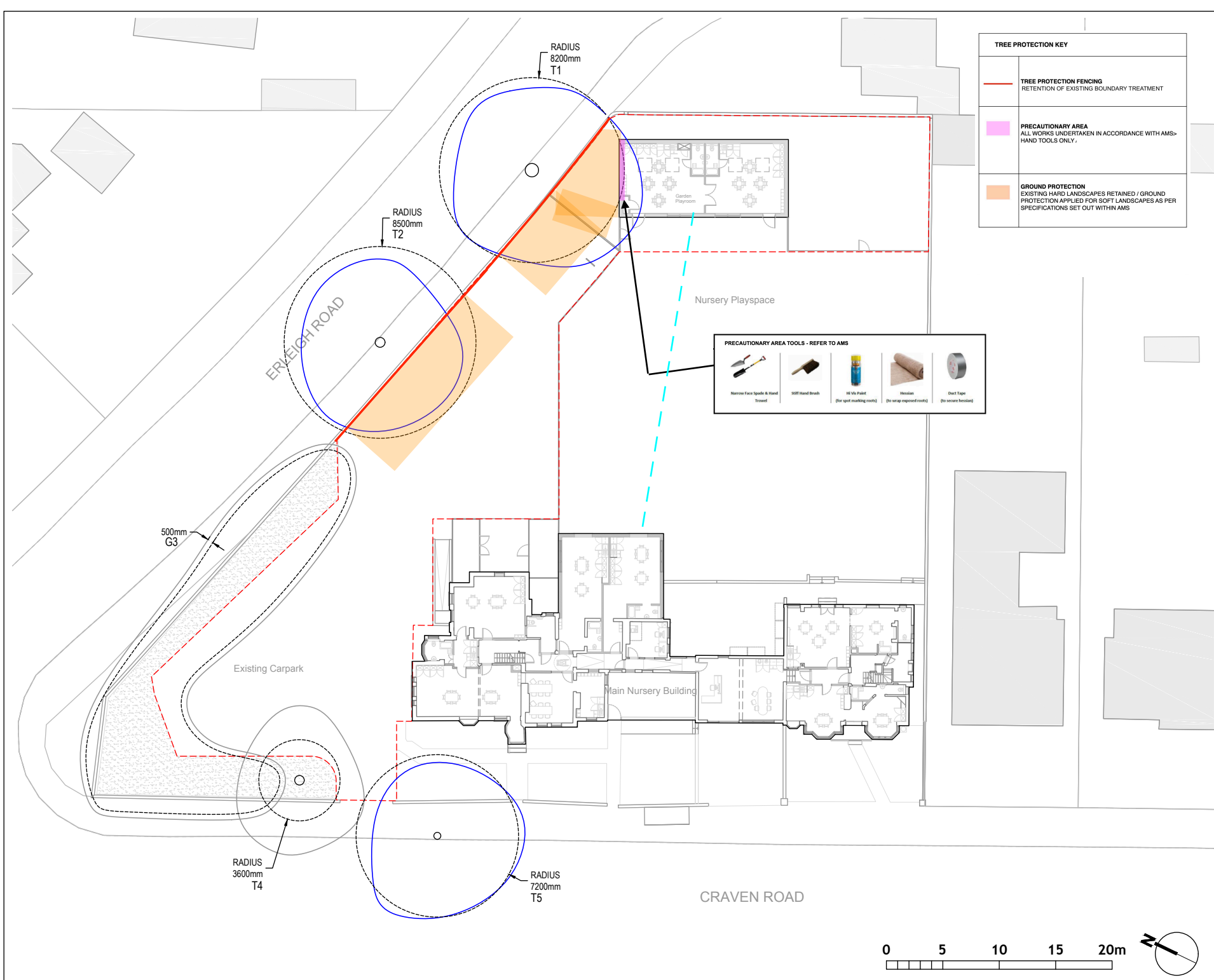
Appendix B

T001 - TREE PROTECTION PLAN

3-5 Craven Road
Reading, RG1 5LE

Colour Key:
BS5837: 2012

-  Category A
-  Category B
-  Category C
-  Category U



TREE PROTECTION KEY	
	TREE PROTECTION FENCING RETENTION OF EXISTING BOUNDARY TREATMENT
	PRECAUTIONARY AREA ALL WORKS UNDERTAKEN IN ACCORDANCE WITH AMS> HAND TOOLS ONLY.
	GROUND PROTECTION EXISTING HARD LANDSCAPES RETAINED / GROUND PROTECTION APPLIED FOR SOFT LANDSCAPES AS PER SPECIFICATIONS SET OUT WITHIN AMS

KEY	
	CATEGORY A
	CATEGORY B
	CATEGORY C
	CATEGORY U
	TREES REMOVED
	RPA
	RPA INCURSION
	DRAINAGE RUN

PRECAUTIONARY AREA TOOLS - REFER TO AMS



Narrow Face Spade & Hand Trowel Soft Bristled Brush 10 Yrs Paint (for spot marking roots) Hessian (to wrap exposed roots) Duct Tape (to secure hessian)

B55837 (2012) Tree Survey Notes

- In accordance with B55837(2012) this drawing is a colour coded schedule and should not be read in black and white.
- If received electronically it is the recipients responsibility to print this drawing to correct scale. Only written dimensions should be used where not printed to scale.
- This drawing should be read in conjunction with all other relevant drawings and specifications.
- Marcus Foster Arboricultural Design & Consultancy accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided.
- Off site trees have been plotted based on site visit survey and locations are not based upon topographical survey.

NOTE: Tree survey locations based on previous undertaken topographical surveys for design issue and additional GIS mapping has not been undertaken for the purposes of this survey. All off site trees where not plotted within topographic survey information are plotted using on site survey tools from within the site only.

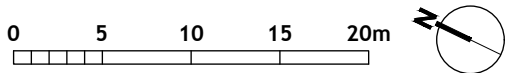
Revisions

Rev.	Date	Issued For Information	Checked
/	08.10.2026	ISSUED FOR INFORMATION	MF
/	14.10.2026	ISSUED FOR INFORMATION	MF

SITE Craven Road, Reading
CLIENT N Family Club
DWG TITLE Tree Protection Plan
SCALE 1:300 @ A3
JOB NO AIA/MF/0181/26
DATE OCT 2026
DWG NO. T001



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2. Principles of Tree Hazard Assessment and Management, Lonsdale, D. (Department for Transport, Local Government and the Regions, 1999)
3. The Body Language of Trees, Mattheck, C. and Breloer, H. (HMSO, 1994)
4. Trees in Britain, Philips, R. (Pan Books, 1978).
5. Diagnosis of Ill Health in Trees, Strouts, R. and Winter, (TSO, 1994)
6. NJUG Street Works UK Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 3: 2026)

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END OF REPORT _ Page 20/20