

1 ARBORICULTURAL STATEMENT

- 1.1 LandArb Solutions Ltd visited the site at 2 Kiln Road, Wokingham, on the 9th July 2024. Individual present on site: David Paginton CMLA, Dip Arb L4, M.Arbor.A.
- 1.2 A tree survey schedule and survey plan are in appendix 1.
- 1.3 A tree protection plan is in appendix 2. The site proposals are in appendix 3.
- 1.4 The relevant trees were surveyed and a tree survey and protection plan produced.

Arboricultural Resource

- 1.5 The site relates to the garden associated with the existing house, and an area of grassland immediately west of the garden fence line. The garden is enclosed with woody vegetation/shrubs in the borders of the garden, with mature Oak and Cypress trees located within the vegetated borders and on the boundary. A large mature Oak stem is located in the area of grassland beyond the garden fence in an area of informal open space adjacent the house.
- 1.6 Site photos are set out on the following pages.



Photo 1



Photo 2



Photo 3



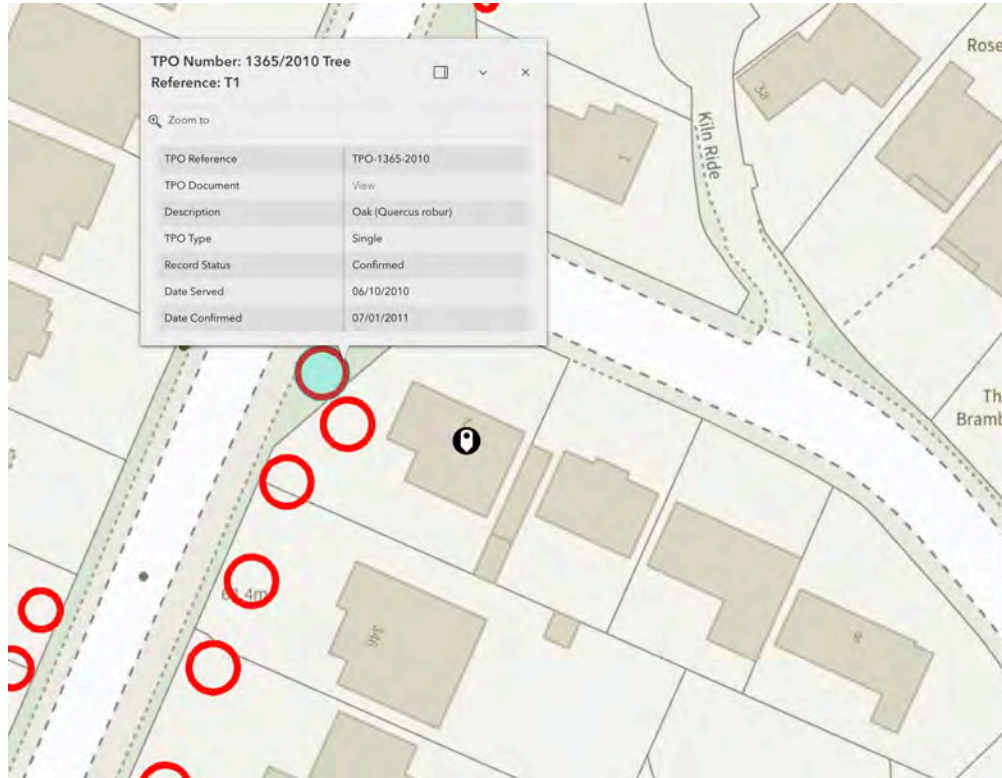
Photo 4



Photo 5

Statutory Tree Protection

- 1.7 The Wokingham Council online mapping (accessed 10.07.24) shows the site is not within a conservation area and that three trees, as identified in blue wash on the tree survey plan (T1, T2 and T4 Oaks) are subject to a TPO.



Proposals (Appendix 3)

- 1.8 The proposals are to build a new garage side extension to the side of the existing house.

Tree Works and Removals

- 1.9 A small dead tree will be removed not as part of the proposals, but needs removing anyway.
- 1.10 A second tree, will be removed as part of the proposals (T5-C1). This small cypress is not protected by TPO and could be removed outside of any application process.
- 1.11 No tree works to retained trees is required.

Tree Protection (Appendix 2)

- 1.12 The proposals are located entirely within the RPA of T4-B1 which is protected by a TPO. As such, the architects were advised that traditional foundations would not be permitted in this instance, due to the anticipated impacts to the RPA of the TPO tree.
- 1.13 Therefore, the main viable option for construction which could be applied to the proposals is to adopt an above ground construction method, using small diameter micro piles and casting a concrete slab above ground with a minimum 50mm void between the existing ground level and the base of the extension.
- 1.14 In order to construct these elements of the proposals within the RPAs, an above ground cast concrete slab (c250mm thick) on mini piles (10mm diameter sleeved piles) will be used to avoid unnecessary excavation and harm to any tree roots.
- 1.15 The mini piles must be hand dug to 1m to allow for the careful positioning of the piles to avoid any significant tree roots (roots 25mm diameter or larger). Any roots less than 25mm diameter will also be avoided where possible, however if absolutely necessary, these can be cut back to the edge of the mini pile hole using sharp bypass secateurs.
- 1.16 Installation of the mini piles will be carried out using specialist equipment, such as a small piling rig with remote power unit with less weight on the ground at the point of piling, whilst working from a surface of ground protection. The ground clearance is sufficient to be able to use the piling rig beneath the canopies of the adjacent trees without mechanical damage to the canopies.
- 1.17 The above ground cast concrete slab construction will have an air gap of 50mm beneath the structure and have rainwater routed underneath the slab to discharge through a perforated pipe. This will ensure that access to air and water is maintained within the RPAs of these trees.
- 1.18 The architects have indicatively shown the position of the micro piles relative to the proposals and the RPA.

- 1.19 Given the new structure is to be raised off the ground, it will require a ramp to be installed to the front of the garage to gain entry for a car. The front drive is also to be extended into the existing lawn and to access the garage. The adjusted and default RPA of T4-B1 extends to the front garden area, and as such the new ramp cannot be located anywhere else. The ramp will need to be as minimal as possible, to reduce the amount of RPA with new level changes to build up to the new garage entrance. It is likely that the ramp will constitute compacted gravel to provide a sturdy ramp up from the extended gravel drive into the garage. Whilst level changes are typically not acceptable in an RPA, in this instance, the ramped access cannot be avoided and is necessary to gain entry to the new above ground garage. This small area of RPA encroachment required by the ramp won't impact the tree, which has plenty of undisturbed RPA in soft landscape areas to continue to exploit for water and nutrients.
- 1.20 The existing gravel drive to the front of the house will be extended across the existing lawn. The turf layer will be scraped back, and a membrane laid on top of the existing ground, with gravel laid on top. No level changes (subterranean excavations are permitted nor required).
- 1.21 A tree protection plan has been prepared that sets out the protection measures for the site and proposals.
- 1.22 Heras barriers will be erected on the alignments shown in advance of site construction works beginning, and remain in place until all work is completed.
- 1.23 Temporary ground guards have also been shown, which must be installed prior to site construction and remain in place until all works are complete. This will provide space for any scaffolding and access during the build, and protect the ground around the build and within the RPAs.

Overbearing Effects

- 1.24 None anticipated.

Services

- 1.25 The new extension can be internally wired to connect electricity. There is no requirement for additional services or any that would require subterranean excavations.

General Rules

- 1.26 The following list of activities that must not occur within RPAs of retained trees/hedges.
- No raising/lowering of ground levels, deposit or excavation of soil or rubble;
 - Storage of materials.
 - Machinery fuel, chemicals or other materials of any other description must be safely stored if required to be brought to site. There must be equipment to help clean up any spillages that occur, with any chemicals placed on plywood, ground guards or non-permeable sheeting.
 - No parking/use of tracked or wheeled machinery.
 - No fixtures or fittings such as signs, cables or the like being attached to any part of a retained tree;
 - No mixing of cement within RPAs or soft landscape areas.
- 1.27 The methods of construction set out above are proportionate to the proposals.
- 1.28 Provided the measures suggested are implemented, the proposals can be installed without impact to retained trees/hedges.

Site Monitoring

- 1.29 The project arboriculturist will be informed when works are due to begin and how long they are anticipated to run for. The project arboriculturist will confirm the heras barriers/high visibility mesh and ground protection are correctly installed as per the protection plan, and confirm to the LPA for evidence of compliance.

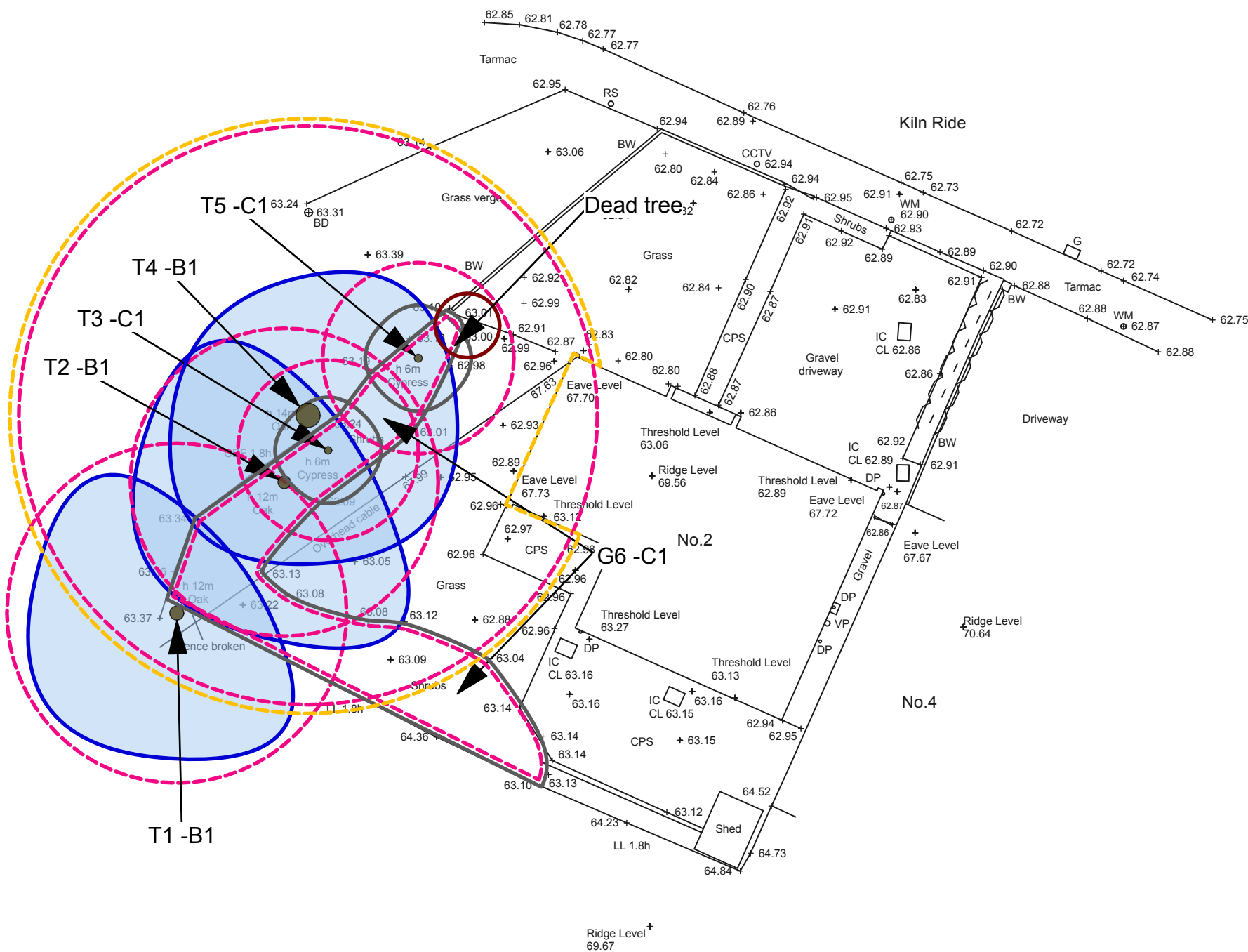
- 1.30 Site contractors or the applicant will provide an update to the project arboriculturist as the conversion progresses, or if any issues arise.
- 1.31 When works are complete, the project arboriculturist will inform the LPA and give the go ahead for the heras barriers and ground protection to be removed.

APPENDIX 1: TREE SURVEY SCHEDULE AND SURVEY PLAN

Ref no.	Species	Ht. (m)	Stem				Crown Spread (m)								Life stage	ULE	Physiological Condition	Structural Condition	General notes	Management Recommendations
			Stem Count	Stem dia. (mm)	RPA radius	RPA area	Category Grading	N	E	S	W	Ht. 1st Br. (m)	Est.	1st Br. Direction	Ht. Can. (m)					
T1	Oak	13.0	1	530	6.4	127	B1	6.0	3.0	6.0	6.0	N/A		3.0	M	20+	Fair	Fair	Located at edge of garden on boundary, dense ivy on stem, moderate deadwood and abscised branches, high canopy, laurel at base. Cable through canopy.	None at time of survey.
T2	Oak	13.0	1	480	5.8	104	B1	6.0	3.0	7.0	6.0	N/A		2.5	M	20+	Fair	Fair	Ivy on stem, crossing branches, moderate deadwood and abscised branches.cable through canopy.	None at time of survey.
T3	Cypress	9.0	1	280	3.4	35	C1	2.0	2.0	2.0	2.0	N/A		2.0	M	10+	Fair	Fair	Small, suppressed, laurel at base.	None at time of survey.
T4	Oak	20.0	1	910	10.9	375	B1	5.0	6.0	6.0	6.0	N/A		4.0	M	20+	Fair	Fair	Large tree, high canopy, ivy on stem, thinning canopy, becoming stag head dead, moderate deadwood. Major fallen deadwood,	None at time of survey.
T5	Cypress	7.0	1	300	3.6	41	C1	2.0	2.0	2.0	2.0	N/A		2.0	M	10+	Fair	Fair	Small tree, laurel at base.	None at time of survey.
G6	Holly, laurel, hazel, rhododendron	3.0	1	70	0.8	2	C1	As shown				N/A		0.0	M	10+	Fair	Fair	Wordy garden shrubs on boundary of lawn area.	None at time of survey.

KEY - BS 5837 : 2012 Categories

-  Tree Category A - High Quality
-  A Category - Hedgerow, Group, Woodland
-  Tree Category B - Moderate Quality
-  B Category - Hedgerow, Group, Woodland
-  Tree Category C - Low Quality
-  C Category - Hedgerow, Group, Woodland
-  Tree Category U - Unsuitable for Retention
-  Default Root Protection Area to BS:5837:2012
-  Adjusted Root Protection Area to BS:5837:2012
-  Shrub Mass / Offsite Tree
-  Tree Preservation Order (TPO)



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	1/7/24

LANDARB SOLUTIONS

Project:
2 Kiln Ride, Finchampstead

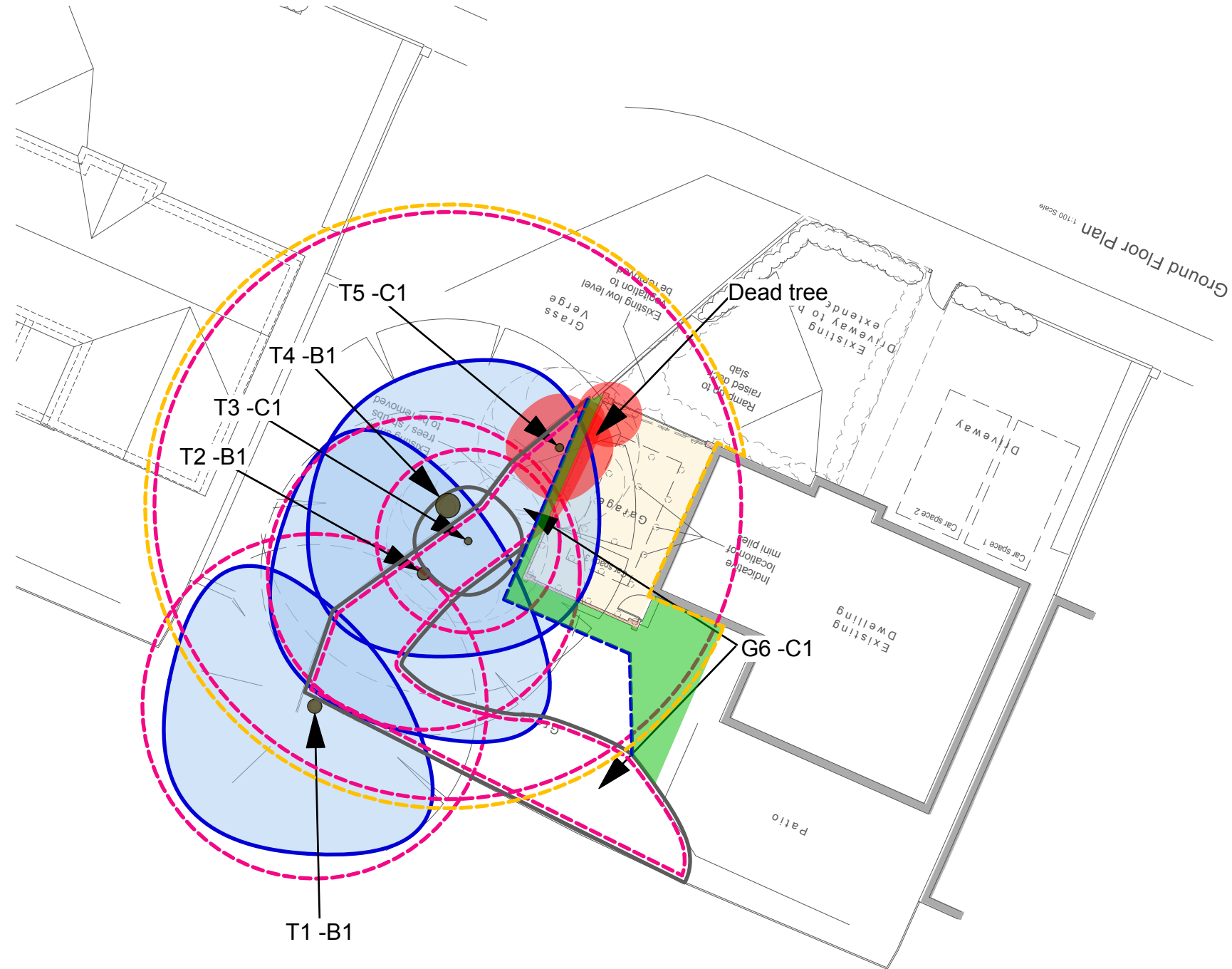
Description:
Tree Survey and Constraints Plan

Status:
For Planning

Scale: 1:200 @A3	Drawn I Checked DP MP	Date: 01/07/2024
Job Number: LAS 809	Drawing Number: 01	Revision: -



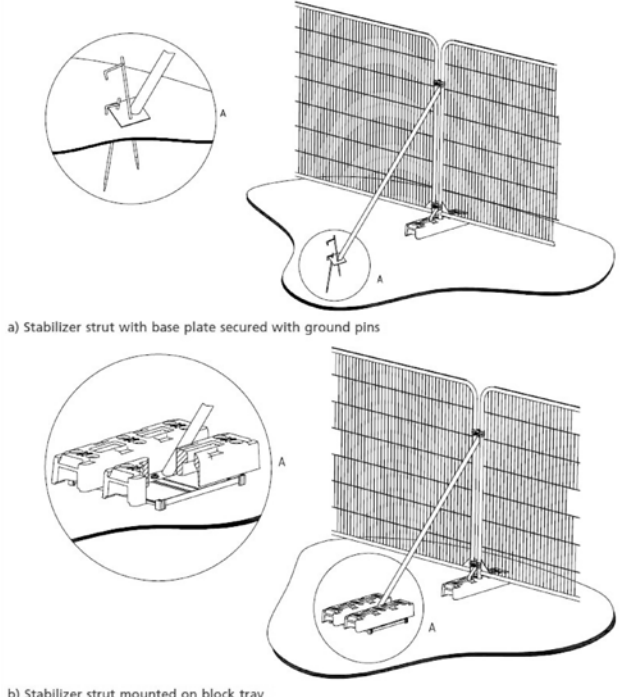
APPENDIX 2: TREE PROTECTION PLAN



KEY - BS 5837 : 2012 Categories

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Default Root Protection Area to BS:5837:2012
- Adjusted Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree
- Tree Preservation Order (TPO)
- Survey Item to be Removed
- Tree Protection Barrier to BS:5837:2012 Primary Position
- Temporary Ground Protection to BS:5837:2012

BS:5837:2012 Figure 3 Examples of above-ground stabilizing systems



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	22/7/24

LANDARB SOLUTIONS

Project:
2 Kiln Ride, Finchampstead

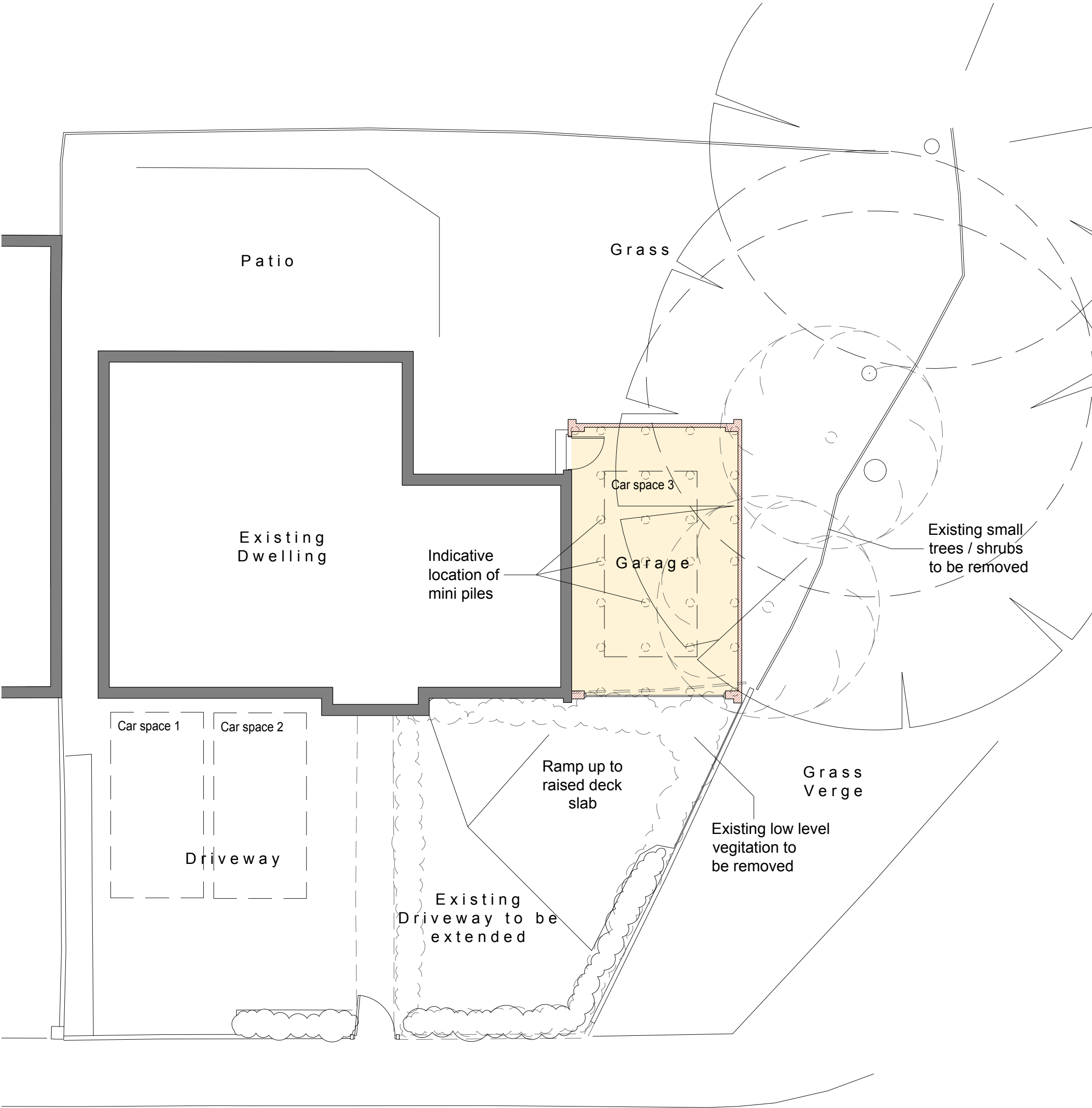
Description:
Tree Protection Plan

Status:
For Planning

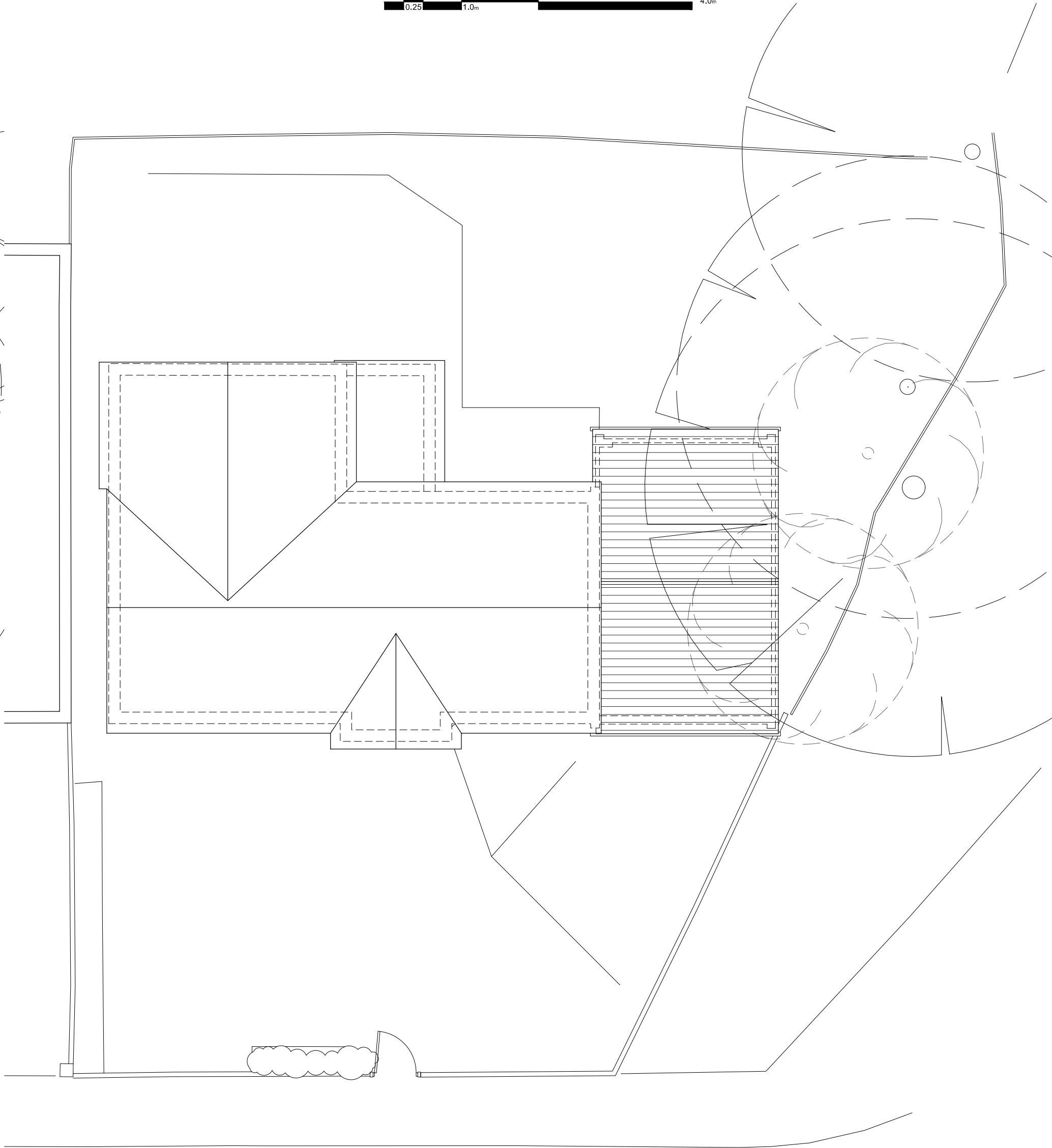
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Job Number: LAS 809	Drawing Number: 02	Revision: -



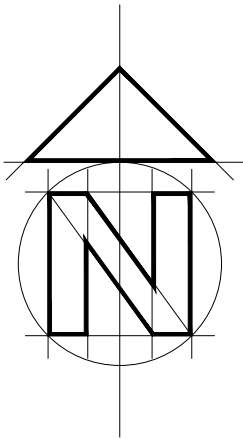
APPENDIX 3: SITE PROPOSALS



Ground Floor Plan 1:100 Scale



Roof Plan 1:100 Scale



Rev B - General Revisions based on Arb Report
Rev A - General Client Revisions

- July 2024
- July 2024

Bonney Architecture
PLANNING & TECHNICAL SERVICES

CLIENT **Mr & Mrs A Coates**

JOB **2 Kiln Ride, Finchampstead,
Wokingham, RG40 3JL**

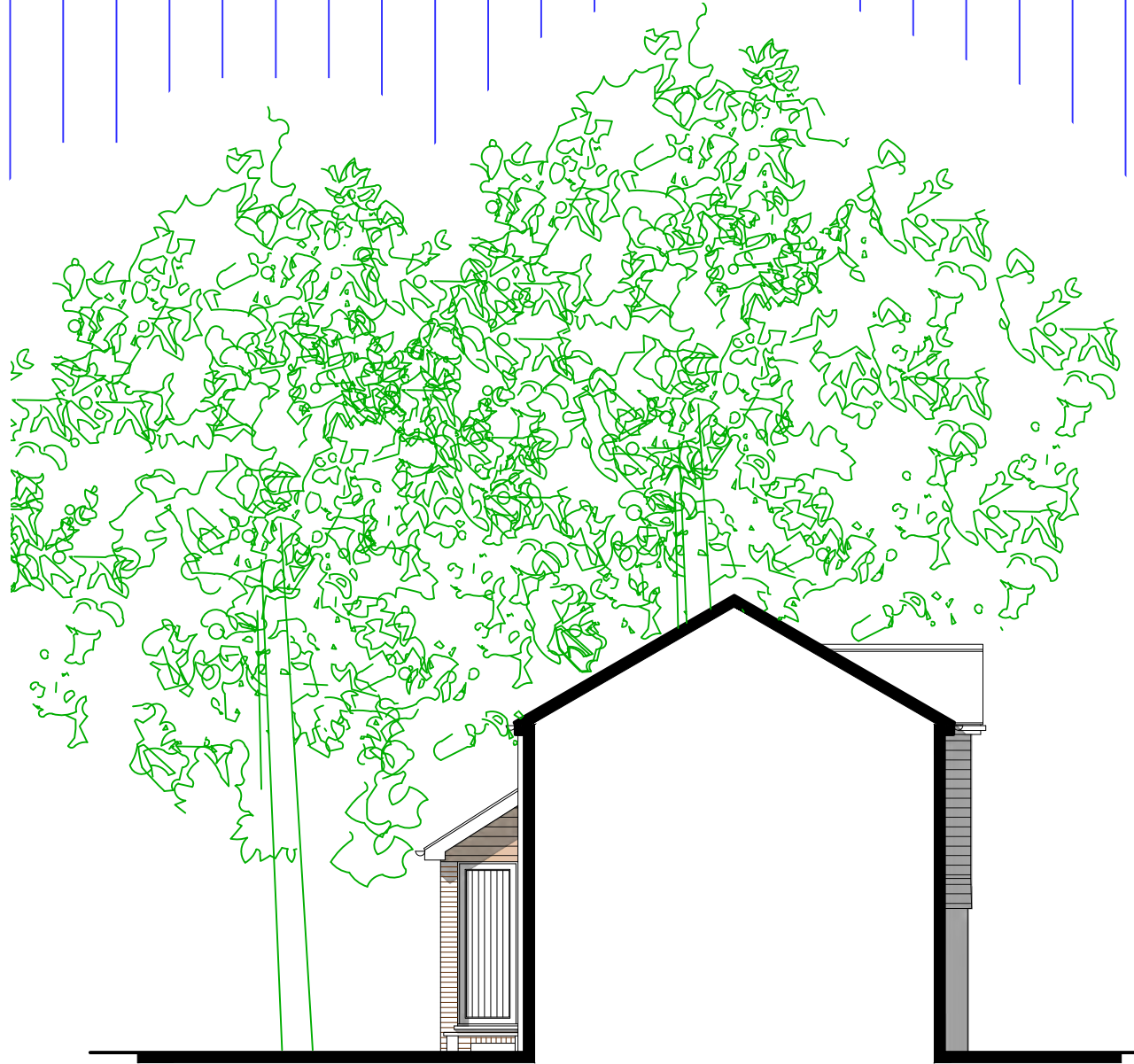
DRG **PROPOSED PLANS**

14 Hornbeam Close
Barkham
Wokingham
RG41 4UR

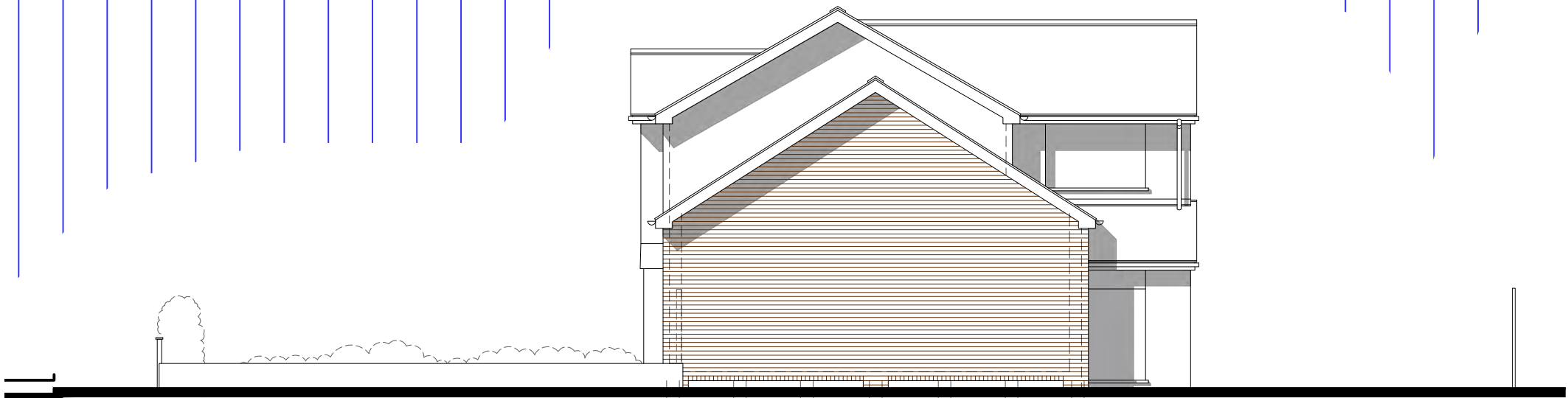
07515 355 770
bonneyarchitecture@gmail.com

SCALE As Shown DRAWN P Bonney DATE July 2024

BA 0287|03|B



Side Elevation 1:100 Scale



Side Elevation 1:100 Scale

Mini Pile System 'Abbey Pynford
Housedeck' or similar



Front Elevation 1:100 Scale

Mini Pile System 'Abbey Pynford
Housedeck' or similar



Rear Elevation 1:100 Scale



Front Elevation (Street Scene) 1:100 Scale

Mini Pile System 'Abbey Pynford
Housedeck' or similar

Rev B - General Revisions based on Arb Report - July 2024
Rev A - General Client Revisions - July 2024

Bonney Architecture
PLANNING & TECHNICAL SERVICES

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SCALE As Shown DRAWN P Bonney DATE July 2024

BA 0287|04|B