

# BUILDER'S METHOD STATEMENT & ARBORICULTURAL SCHEME OF WORKS

Compliance with Planning Condition 4 (Protection of Trees) & Site Execution Plan

|                                   |                                                                                                          |
|-----------------------------------|----------------------------------------------------------------------------------------------------------|
| <b>Planning Application Ref:</b>  | 252930 (Wokingham Borough Council Approval dated 18 June 2026)                                           |
| <b>Target Planning Condition:</b> | Condition 4 (Protection of Trees - Arboricultural Method Statement & Scheme of Works)                    |
| <b>Site Address:</b>              | 10 Shepherds Avenue, Earley, Wokingham, Reading, RG6 1AY                                                 |
| <b>Principal Contractor:</b>      | C-jaggi construction Ltd   Builder: Jagjeet Singh<br>Contact: 07533142338   Email: Jaggioxford@gmail.com |
| <b>Arboricultural Reference:</b>  | Wood's Tree Consultancy Ltd (Report & TPP Ref: WTC/10 Shepherds Ave /TPP/002 dated 16th March 2026)      |

## 1. Project Overview & Site Boundary Setup

- **Work Zone Isolation:** All construction operations, site personnel movement, foundation trenching, and building material handling are strictly confined to the designated non-sensitive development zones outside all Root Protection Areas (RPAs).
- **Zero RPA Incursion:** No excavation, no ground digging, no foot traffic, no machinery movement, and no material storage will occur within or across any designated tree Root Protection Areas (RPAs).
- **Site Ingress & Egress:** Primary site access and material deliveries will take place exclusively via the established front driveway and hardstanding area clear of tree protection barriers.
- **Working Hours:** Site working hours strictly adhere to Wokingham Borough Council standards (Monday to Friday: 08:00 – 18:00, Saturday: 08:00 – 13:00, zero working on Sundays or Bank Holidays).
- **Health, Safety & Environment:** All site personnel must wear full required PPE. Active dust suppression and noise management protocols will be enforced throughout execution.

## 2. Compliance Method Statement: Planning Condition 4 (Arboricultural Safeguards)

This section satisfies Condition 4(a, b, c, d) of Planning Permission 252930. As demonstrated in the approved Tree Protection Plan (TPP Ref: WTC/10 Shepherds Ave /TPP/002), all proposed single-storey extension footings and service connections are situated at a substantial distance clear of all tree RPAs.

| PROTECTED ZONE (INSIDE RPA)                                                                                   | PHYSICAL ISOLATION BARRIER                                                                                            | APPROVED CONSTRUCTION ZONE                                                                                              |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Retained Trees T1 to T10<br>• NO Digging / Trenching<br>• NO Foot / Machinery Access<br>• NO Material Storage | <--- Heras Fencing ---><br><br>Existing Boundary & S.T.P. Heras Panels<br>(Construction Exclusion Zone<br>Maintained) | Active Extension Area<br>• Proposed Front & Side Build<br>• Standard Machine Trenching<br>• Designated Driveway Storage |

#### Condition 4(b) - Physical Barrier Isolation (Construction Exclusion Zone)

- **Pre-Commencement Barrier Erection:** Prior to any construction machinery arrival, site clearing, soil moving, or building works, Standard Tree Protection Fencing (S.T.P. Heras panels mounted in rubber feet and soil-pinned) and existing solid boundary fencing will enclose the Construction Exclusion Zones (CEZ) in complete accordance with BS5837:2012.
- **Total RPA Exclusion:** Because all extension footings sit entirely clear of RPAs, the protective barriers permanently isolate tree root environments from the working area.
- **No Ground Protection Boards Required:** Temporary ground protection mats within RPAs are not required as site personnel and equipment will remain entirely outside all tree protection zones.

#### Condition 4(c) - Excavation, Trenching, and Groundworks Clear of RPAs

- **Standard Excavation Method:** Approved foundation plans confirm extension footings are located at a safe distance from tree root systems. Foundations will be excavated using standard machine trenching and concrete backfill without requiring hand-digging or air-spade techniques.
- **Zero Root Disturbance:** No manual excavation, root pruning, or root exposure will take place, as all operations are maintained clear of root drip lines.

#### Condition 4(c, d) - Material Storage, Chemical Controls, and Barrier Maintenance

- **Designated Storage Zone:** Material storage, cement mixing, and equipment staging will take place exclusively on the existing front hardstanding/driveway as shown on TPP Plan WTC/10 Shepherds Ave /TPP/002.
- **Chemical & Spill Protection:** Cement mixing and washout trays will be positioned in the front setup zone. Oils, fuels, and chemicals will be stored on bunded, impervious surfaces to prevent run-off towards tree root zones.
- **Barrier Integrity:** In accordance with Condition 4(d), protective fencing will not be moved or altered until all construction operations and external works are completed and equipment is cleared from site.

### 3. Integration of Nominal Construction Method Statements

| PROJECT PHASE                             | NOMINAL EXECUTION DETAILS                                                                                                                               | PLACEMENT / INSERTION DETAILS                                                                                                           |
|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Phase 1: Enclosure & Site Setup           | Erect rigid Heras protective fencing along blue line boundaries specified in Tree Protection Plan WTC/10 Shepherds Ave /TPP/002. Affix warning notices. | Completed and verified prior to any equipment delivery or soil movement to ensure full separation of RPAs from work zones.              |
| Phase 2: Groundworks & Utilities          | Perform machine trenching for new extension footings and subterranean utility connections.                                                              | Executed immediately following Phase 1. All trenching is routed through non-sensitive ground clear of tree root zones.                  |
| Phase 3: Substructure & Superstructure    | Pour concrete footings, lay DPM, pour floor slab, build cavity masonry / timber frame superstructure, and install lintels.                              | Follows foundation clearance. Deliveries staged directly in the front driveway storage area.                                            |
| Phase 4: Roof Framing & External Envelope | Construct roof timber framework, install roofing membrane, battens, tiles, windows, and external doors.                                                 | Executed post-superstructure. Access and scaffolding erection strictly maintained inside approved work boundaries.                      |
| Phase 5: Fit-Out & Driveway Finishes      | Complete internal MEP first/second fix, plasterboard skimming, joinery, and complete front parking/disabled ramp finishes.                              | Follows weather-tight completion. Frontage parking works take place entirely outside RPAs. Fencing remains intact until final handover. |

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#### DECLARATION & CONTRACTOR SIGN-OFF

I hereby confirm that all construction activities at 10 Shepherds Avenue will strictly adhere to this Builder's Method Statement and the requirements of Condition 4 of Planning Permission 252930.

Principal Builder: Jagjeet Singh | C-jaggi construction Ltd

Signature:  Date: 05 August 2026

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