



Urban Tree Experts

BS5837 – Tree Surveys – Ecological Consulting

ARBORICULTURAL IMPACT ASSESSMENT FOR 15 THE CRESCENT EARLEY



**Prepared on behalf of:
1 Right Plan
Unit 2
179A Oxford Rd
Reading
RG1 7UZ**

Ref: PB/AIA-24/07.09

5 August 2024



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1. Report details

1.1 Arboricultural Impact Assessment (AIA)

1.1.1 An arboricultural impact assessment (AIA) is a term used to describe a specific type of tree survey which examines the relationship between trees and adjacent features (existing & proposed) such as buildings, roads etc. The study describes how the trees and features will interact and influence each other and should consider both present and future interactions.

1.1.2 AIA studies are commonly used to determine whether a proposed development will adversely affect established trees and whether these trees will be the cause of nuisance to the proposed development.

1.2 Scope

1.2.1 This assessment is concerned with the arboricultural aspects of the site only.

1.2.2 This assessment was undertaken in accordance with British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations (BS: 5837).

1.3 Limitations

1.3.1 The assessment contained within this document is based upon plans and other supporting information (verbal or documented) as supplied to us by 1 Right Plan, Unit 2, 179A Oxford Rd, Reading, RG1 7UZ and the tree survey conducted by ourselves on the 9 July 2024.

1.4 Clients instructions

1.4.1 We are instructed by Dariusz Kusyk of 1 Right Plan with regard to the site at 15 The Crescent, Earley, Reading, RG6 7NW to prepare an arboricultural impact assessment to determine the effects of the proposed works on the trees identified in our survey of 9 July 2024 and visa-versa.

1.5 Supplied information

1.5.1 The documents listed in Table 1 below were supplied by 1 Right Plan and are used in the preparation of this report:

Table 1. Supplied information.

Drawing ref.	Drawing title
<i>Dwg No: 03, dated May 2024</i>	<i>EXISTING BLOCK PLAN</i>
<i>Dwg No: 11, dated May 2024</i>	<i>PROPOSED GROUND FLOOR</i>
<i>Dwg No: 12, dated May 2024</i>	<i>PROPOSED ELEVATIONS</i>
<i>Dwg No: 13, dated May 2024</i>	<i>PROPOSED BLOCK PLAN</i>
<i>Dwg No: 14, dated May 2024</i>	<i>PROPOSED PARKING PLAN</i>



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2. The site

2.1 Site description

2.1.1 The topography of the development site is level.

2.2 Proposed development

2.2.1 The proposed development consists of the extension to the existing building with a raised roof and loft conversion, and provision for parking of three cars areas to the front drive.

2.2.2 The tree survey report ref PB/5837-24/07.09 identified four individual trees and one group that may be impacted by the scheme. The tree details have been assessed against the proposed scheme set out on the drawings listed in Table 1 on the previous page.

2.3 Tree survey

2.3.1 The trees were surveyed by Paul Billin BSc MICFor on 9 July 2024. All tree identification numbers used within this report correspond with those contained within the tree survey schedule included at Appendix 2.

2.4 Statutory designations

2.4.1 A search of Wokingham Borough Council's online Protected Tree Map was undertaken on 20 July 2024 to investigate the legal status of the trees on this site. This showed that the oak tree, tree (T)1, in the rear garden of 13 The Crescent is protected by a Tree Preservation Order (TPO) reference TPO-1897-2022.

2.4.2 The search revealed that the site is not within a Conservation Area.

3. Introduction

3.1 AIA objectives

3.1.1 To assess the areas within this site where proposed works are to be carried out in close proximity to established trees.

3.1.2 To determine whether the proposed works can be carried out successfully without adversely affecting the trees both in the short and long term.

3.1.3 To determine whether the trees will have adverse effects on the proposed development both in the short and long term.

3.1.4 To suggest ways to mitigate any conflicts that may arise between the trees and the proposed development and to offer recommendations relating to the protection of the trees during redevelopment works.

3.2 Items for consideration

3.2.1 Trees and development located within close proximity to each other can influence each other in a number of ways.



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3.2.2 The following items are normally considered during arboricultural impact studies:

- Root disturbance caused by demolition, excavation & construction e.g. buildings and roads Location of service runs, welfare/office buildings & materials storage.
- Changes in levels & surface types.
- Sunlight shading of exterior amenity areas (such as gardens, playgrounds etc).
- Physical encroachment by roots, tree stem & branches.
- Allowance for future tree growth.
- Health, safety and nuisance items e.g. leaves, fruit and residues.

3.3 **Guidance used whilst assessing trees in relation to development includes:**

- *BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations*. Published by the British Standards Institute.
- *Tree Preservation Orders: A Guide to the Law and Good Practice*. Published by the Department of the Environment, Transport and the Regions.
- *NJUG 10 - Guidelines for the planning, installation and maintenance of Utility Services in relation to trees*. Published by the National Joint Utilities Group (NJUG).

4. Analysis

4.1 Assessment methodology

4.1.1 The assessment is based on the guidance given in BS 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*.

4.2 Key issues

4.2.1 The key issues associated with the proposed items identified above in relation to trees are:

- Will there be direct impacts from tree losses on the landscape, both in terms of impacts on visual receptors and impacts on the landscape character of the area?
- Will the proposed development work require grade and ground level alterations that may have significant implications for root systems of retained trees?
- The tree constraints and tree protection measures.
- Services in close proximity to the retained trees.
- Leaf/fruit or sap fall and shade constraints leading to pressure to prune or fell trees.
- Damage to mature trees with low canopy heights growing in close proximity to machinery and contractors' plant operating areas.

4.2.2 These key issues and associated impacts are considered below along with possible tree protection measures and mitigation as necessary.



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5. Impact on existing trees

5.1 Tree loss, tree damage and pruning works

- 5.1.1 We do not anticipate the proposed layout of the site development works will require the necessary removal of any tree either to allow full site access nor the implementation of site development works. It is anticipated that one group (G)5 will be removed as a result of the British Standard classification for trees of poor health and condition in Category 'U' - "Trees unsuitable for retention".
- 5.1.2 It is not anticipated that the proposed layout of the site development works will require any necessary facilitation pruning works to any retained trees to allow for either site access or the implementation of site development works.
- 5.1.3 The spatial relationship between the tree canopy of T1 and the proposed extension to the existing building with a raised roof and loft conversion is shown in section 7 on page 8.

5.2 Impacts on root protection areas (RPAs)

- 5.2.1 Site set up and access is adjacent to the RPA of T1 and therefore it is anticipated there will be a requirement for a tree protection barrier (TPB) to create a Construction Exclusion Zone (CEZ) over a small sector of the RPA of T1, see section 5.4.3 below.
- 5.2.2 The footprint of the building is not changing and therefore there will be no RPA incursions as a result of the proposed development.
- 5.2.3 It is proposed to amend the layout of the car parking area at the front of the property to accommodate three cars, but there are no trees on or off site to be affected.
- 5.2.4 There will be no major impacts on tree root protection areas as a result of this scheme provided that the tree protection barrier is installed as per the tree protection plan ref PB/TPP-24/07.09 and maintained in situ until all construction works activity is completed.

5.3 Grade changes

- 5.3.1 No grade changes are proposed within the RPAs of retained trees to facilitate the new development and therefore there will be no impact on the retained tree RPAs providing the tree protection measures are followed.
- 5.3.2 Should grade changes be required within the RPA of retained trees, the contractor must prepare a method statement setting out how the work will be undertaken, and the machinery used in order to minimise disturbance and reduce compaction to the RPA of retained trees. The method statement must be submitted to and approved by the local authority prior to any alterations or changes.



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5.4 Tree protection measures

- 5.4.1 To protect retained trees from construction activities they must be protected by suitable tree protection measures.
- 5.4.2 The accompanying tree protection plan ref PB/TPP-24/07.09 shows the specific tree protection measures required prior to, and during, the construction works.
- 5.4.3 The default TPB as specified and detailed in BS 5837:2012 (section 6.2, Fig 2), and included in Appendix 5 of the tree survey report ref PB/5837-24/07.09, is designed to provide construction exclusion zones around the RPAs of all trees to be retained. In this instance around the RPA of T1. The boundary fences will act as the TPB to protect the RPAs of off-site trees T1, T2 and T4.
- 5.4.4 Access around the perimeter of the existing building during construction works is over existing hard, concrete surfaced paths which will afford sufficient ground protection during the development works, based on the use of low ground pressure, pedestrian operated wheelbarrows. There are therefore no requirements for additional temporary ground protection.
- 5.4.5 Spoil movements, storage of materials, skips, temporary on-site parking, site office and welfare facilities will be sited on the existing hard surfaced driveway at the front of the property.
- 5.4.6 We do not anticipate any long-term negative impacts upon the retained trees provided that the tree protection measures are installed and maintained in situ until all construction works activity is completed.

5.5 Services in close proximity to retained trees

- 5.5.1 The services into the extended building are expected to connect to existing services within the existing building footprint but the full details were not available at the time of preparing this report. There is no anticipation of excavation and installation of new foul drains or rainwater soakaways, but these must be sited outside the RPA of retained trees.
- 5.5.2 All excavations within the RPA of any retained trees affected by below ground works must be undertaken by an acceptable technique, as described in National Joint Utilities Group (NJUG) Volume 4, Issue 2: 16/11/2007 - *Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees*.
- 5.5.3 If there is a need to replace, renew or install underground services close to retained trees the proposals must be considered by the AC prior to any amendments or work commencing on site and the AC allowed sufficient time to respond.

6. Visual impact on the landscape and tree character

- 6.1 There will only be no direct tree loss as a result of the development, with no facilitation pruning work, and therefore there will be no impact on local amenity, landscape or tree character.



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7. Direct or indirect impacts of trees

- 7.1 The spatial relationship between the tree canopy of T1 and the indicative massing of the proposed raised roof of the existing building is shown in Photo 1 below. Site assessment and measurement of the canopy of T1 indicated that there is not anticipated be any requirement for necessary facilitation pruning works to the canopy of retained tree T1.

Photo 1. Tree canopy of T1 with indicative massing of the proposed raised roof extension on the existing building



- 7.2 The canopy of the T1 adjacent to the site will continue to increase in size, and we anticipate that management intervention will be required in keeping with normal arboricultural practice.
- 7.3 Given the existing canopy size of T1 and its location adjacent to the proposed extension it may reasonably be expected that there would be a requirement for crown maintenance work this side of the boundary within the next five to ten years in order to achieve an ongoing tenable relationship between the tree, property and occupants, and that this would form part of a Tree Works Notification.
- 7.4 The retained trees will not be affected by the development work providing the protection measures set out and included on the tree protection plan ref PB/TPP-24/07.09 are installed and maintained in situ until all construction works activity is completed.



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8. Leaf, fruit or sap fall and shade

- 8.1 The retained trees will not provide excessive shade over the site.
- 8.2 Leaf fall is anticipated from the retained trees, but the provision of leaf guards or grilles on gutters and gullies will minimise the problem and this can be managed by leaf collection as currently practiced and therefore no adverse impact is anticipated as a result of the proposal.
- 8.3 There are no trees near the proposed extension which are prone to the production of excessive honeydew exudate, or fruit fall.

9. Conclusions

- 9.1 There will not be direct loss of any trees as a result of the development and therefore it is anticipated that there will not be any impact on local amenity, landscape or tree character.
- 9.2 Providing the protection measures set out above and included on tree protection plan ref PB/TPP-24/07.09 are installed, maintained, and remain in situ until all works activity is completed, there will be no significant impacts on the retained trees.
- 9.3 Site supervision is considered unnecessary and would be disproportionate to the risk associated with the work. A suitably qualified Arboriculturist must be engaged to provide technical advice should it be required.

10. Recommendations

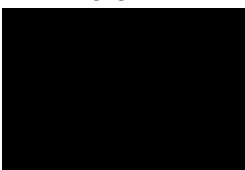
- 10.1 We recommend that tree protection measures as set out in the tree protection plan PB/TPP-24/07.09 are installed and remain in situ until all works activity is completed.

11. Queries

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

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Paul Billin BSc MICFor
Chartered Arboriculturist
Tree Surveys & Urban Tree Experts

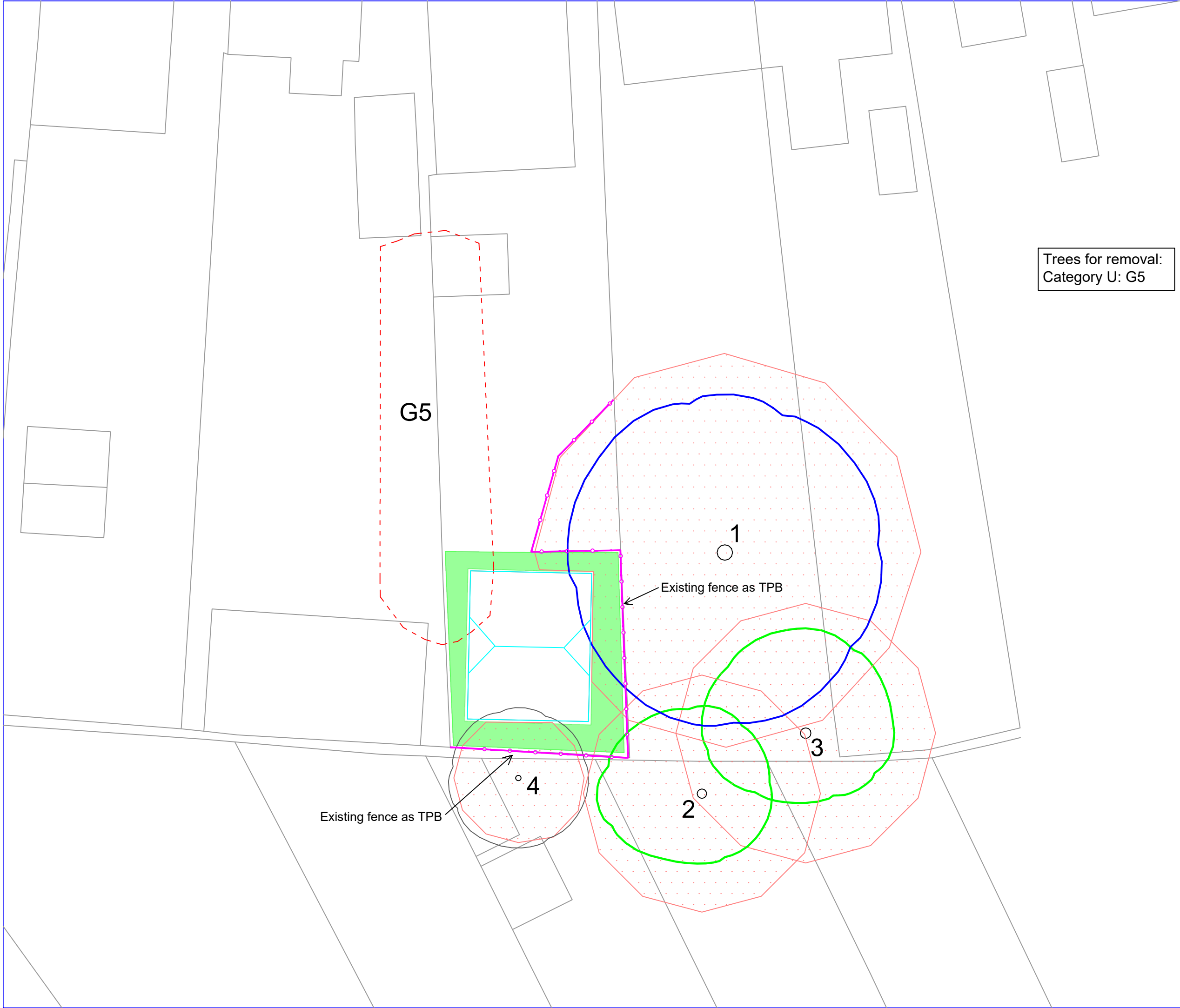
Revisions:
None



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APPENDIX 1

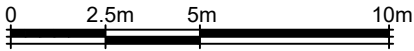


Trees for removal:
Category U: G5

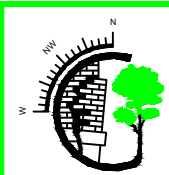
- NOTES
- All dimensions must be checked on site and not scaled from this drawing.
 - The original of this drawing was produced in colour, a monochrome copy should not be relied upon.
 - Read drawings in conjunction with arboricultural report.
 - Topo based on OS data, Licence No. 100022432.



- Key:
- Trees retained
 - Tree number
 - Existing site features
 - Root protection area (RPA)
 - Trees for removal
 - Tree protection barrier (TPB)
 - Building - proposed raised roof
 - Existing hard surface - concrete



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Client 1 Right Plan

Job Title
15 The Crescent, Earley

Drawing Title
TREE PROTECTION PLAN

Scale 1:200 @ A3

Date August 2024 Drawn: MjE Checked: PB

Drg. No.	PB/TPP-24/07.09	Rev.
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APPENDIX 2

BS5837:2012 Tree Survey

Tree Surveys

Client: 1 Right Plan
Project: 15 The Crescent
Survey Date: 09/07/2024
Surveyor: Paul Billin



Bramley House
Newnham Bridge
Tenbury Wells
Worcestershire
WR15 8NX
Phone: 0118 976 2902

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 Hedgerow - <i>Spp.</i>	9	1	229	N	0.5	2	SM	A: 23.7 R: 2.74	Fair	C: Poor S: Poor B: Poor	Fell :: Fell and remove stump(s) Leyland cypress hedge planted as single row 600mm, historically topped at 2.1-2.4m AGL and then left to grow to present height; multi-stemmed from poor and including unions. Not suitable for pruning.	U 10 to 20 yrs
1												
Common Oak <i>Quercus robur</i>	14.5	1	880	N	9	5	M	A: 350.4 R: 10.56	Decline	C: Poor S: Poor B: Poor	No action :: Unspecified Single stem. Historical crown lifting. Canopy dieback; poor leaf density; deadwood <40mm diam. Canopy height west 7.8	B.2 20 to 40 yrs
2											Estimated Measurements	
Common Yew <i>Taxus baccata</i>	10	1	549	N	5	3.5	SM	A: 136.4 R: 6.58	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Single stem remaining (Co-dominant stem removed 2.4m AGL)	A.2 >40 yrs
3												
Common Yew <i>Taxus baccata</i>	15	2	601 (Eq)	N	6	2.5	SM	A: 163.5 R: 7.21	Fair	C: Fair S: Fair B: Fair	No action :: Unspecified Co-dominant stems from union 0.8m AGL	A.2 >40 yrs
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	

Report selection criteria.

Projects.

15 The Crescent

Date Range.

Any Date

Work types.

----> Fell :: Fell and remove stump(s)
----> No action :: Unspecified

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) 5
Number of trees in Report selection 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