

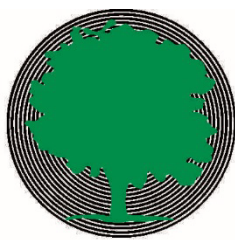
NEIL TOMLINSON
Architects

ARBORICULTURAL REPORT

Extension of Garden Room

Issue for Planning

September 2025



Sylva Consultancy
expert arboricultural advice

ARBORICULTURAL REPORT

Wargrave Manor
Wargrave Hill
Wargrave
Berkshire
RG10 8JL

January 2024

Ref: 24002

Prepared by Fiona Bradshaw MICFor; Dip.Arb (RFS); F. Arbor.A; Tech Arbor.A

Issued: 29th January 2024



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CONTENTS

1.	Introduction	3
2.	Tree Protection	3
3.	Arboricultural Survey	4
4.	Principle arboricultural Implications	5
5.	Summary	7

APPENDICES

1.	Site Location Plan	9
2.	Tree Survey Data	10
3.	Root Protection Area	11
4.	Tree Constraints Plan	12
5.	Arboricultural Impact Assessment Plan	13
6.	Qualifications	14

1. INTRODUCTION

1.1 Instructions

- 1.1.1 Instructions have been received to undertake an arboricultural impact assessment on land at Wargrave Manor, Wargrave (Site Location Plan Appendix 1).
- 1.1.2 This arboricultural impact assessment has been prepared to assess the likely impact and effect regarding the proposal to construct two free standing garden structures. This appraisal assesses the impact of the proposal in relation to the trees surveyed and discusses mitigation measures that may have to be adopted.

1.2 Arboricultural Survey

- 1.2.1 During January 2024 a tree survey was carried out in accordance with British Standard 5837:2012 'Trees in relation to Design, Demolition and Construction-Recommendations' and good arboricultural practice. This is a basic data collection exercise and a record of the trees condition at the time of surveying. The tree survey data can be viewed at Appendix 2, root protection area (RPA) data at Appendix 3 with the tree constraints plan provided at Appendix 4.

2. TREE PROTECTION

- 2.1 A desktop study of information posted on the Wokingham Borough Council (WBC) interactive mapping system was carried out on the 29th January 2024.
<https://wokingham.maps.arcgis.com/apps/webappviewer/index.html?id=19b3599d951e42dfaf32aa09568f5fcd>
- 2.2 WBC interactive mapping system indicates that the survey area is located within Wargrave Conservation Area. The interactive mapping system also indicates that no Tree Preservation Orders (TPO's) are present on trees located within or adjacent to the areas surveyed for the purposes of this report.
- 2.3 Trees in a Conservation Area that are not protected by a TPO are protected by the provisions in section 211 of the Town and Country Planning Act 1990. Anyone who ***cuts down, uproots, tops, lops, wilfully destroys or wilfully damages a tree*** in a Conservation Area (if that tree is not already protected by a Tree Preservation Order), or causes or permits such work, without giving a section 211 notice (or otherwise contravenes section 211 of the Town and Country Planning Act 1990 is guilty of an offence, unless an exception applies.

3. ARBORICULTURAL SURVEY

3.1 Nine trees, one group and one hedge have been recorded within this assessment. The tree quality is assessed as follows:

U: Trees that are considered to be of such condition that any existing value would be lost within 10 years, and which should, in the current context, be removed for reasons of sound arboriculture management. However, if category 'U' trees are placed in an inaccessible location such that concerns over public safety are reduced to an acceptable level, it may be preferable or possible to defer this recommendation.

A: Trees of the highest quality and value and are considered to be of such a condition as to be able to make a substantial contribution (e.g., 40 years +).

B: Trees of moderate to high value and are considered to be of such a condition as to be able to make a significant contribution (e.g., 20 years +).

C: Trees of low quality with an estimated life expectancy of at least 10 years. Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories. Young trees with a stem diameter of less than 150mm should be considered for relocation or replacement through mitigation (e.g., 10 years).

Category A, B & C trees are further divided into the following sub-categories. These sub-categories carry equal weight and are selected for either arboricultural values, landscape values or cultural values, including conservation:

- 1: Mainly arboricultural qualities.
- 2: Mainly landscape qualities.
- 3: Mainly cultural values, including conservation.

The British Standard 5837:2012 also recommends recording hedges and shrub masses, however in the context of the standard it is not necessary to assess the quality of these or to provide a category classification.

The numbers of trees falling under each classification within the arboricultural survey are as follows:

A summary of the trees in each of the four categories is provided below:

BS 5837 (2012) Category	No. of Trees	No. of Groups	No. of Hedges	Tree Number
U	0	0	0	
A	0	0	0	
B	3	0	0	T4, T5, T9
C	6	1	1	T1, T2, T3, T6, T7, T8, G1, H1

4. PRINCIPLE ARBORICULTURAL IMPLICATIONS

4.1 Introduction

- 4.1.1 Consideration is given to the significance of the trees identified in the arboricultural tree survey, the constraints that they are likely to pose to any development that may occur, post development implications (if any) and work requirements to trees for reasons of sound arboricultural management in order to facilitate the development (BS5837:2012 Section 5.4).
- 4.1.2 This appraisal assesses the impact of the potential to re-develop the site in relation to the trees and discusses mitigation measures that may have to be adopted.
- 4.1.3 All tree numbers referred to in this document relate to the tree numbers annotated on the tree constraints plan and arboricultural impact assessment plan (Appendix 5).

4.2 Site Description

- 4.2.1 The survey area is located within the grounds of Wargrave Manor. Only trees considered to be within influencing distance of the proposals have been recorded in the tree survey.

4.3 Trees

- 4.3.1 The Wildlife & Countryside Act 1981, as amended by the Countryside Rights of Way Act 2000, provides statutory protection to birds, bats and other species that inhabit trees. These have the potential to pose additional constraints on the use and timings of works that may occur to trees located at the site. These issues are beyond my expertise, and it is recommended that appropriate advice is sought prior to the implementation of any works considered within this report.

4.4 Overview

- 4.4.1 The appended arboricultural impact plan illustrates the proposals in relation to the tree stock. In addition to pre-development concerns, post development concerns such as debris and concerns of the trees' proximity and juxtaposition to the proposal have also been considered during the design process.
- 4.4.2 An assessment of the design on the tree stock reveal that one category 'C' tree will be removed to implement the scheme.
- 4.4.3 The scheme has undergone a careful design process to ensure an efficient use of the site, whilst safeguarding the continued contribution to the greening of the immediate landscape. On the basis of the appraisal, it is considered that the arboricultural impact of the scheme on the tree stock will not result in an adverse impact on the character and appearance of the site or wider landscape.

4.5 Impact of the proposal on the tree stock

Overview

- 4.5.1 Whilst trees in categories 'A', 'B' and 'C' are all a material consideration in the development process, the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary where they impose a significant constraint on development. Furthermore, BS 5837:2012 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature "*need not necessarily be a significant constraint on the site's potential*".

4.6 Proposed Development

- 4.6.1 The proposal seeks to construct a garden room to the north of the main house and a pergola to the west of the existing lake.
- 4.6.2 To construct the pergola one category 'C' tree (T7) will be removed. The British Standard 5837:2012 documents that category 'C' trees are assessed as being either of low quality, limited merit, low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameter below 150mm; or a combination of these. As such this tree should not be considered as a significant constraint to the construction of this structure.
- 4.6.3 It is acknowledged that the footprint of the new garden room falls marginally with the root protection areas of trees T1, Norway maple (category 'C' tree) and T5, yew (category 'B' tree). To ensure that no harm occurs to these trees it is proposed to construct the building using pad foundations. The use of pad foundations will avoid the need for any excavation into the root protection areas of these trees. As such the trees can be successfully retained.
- 4.6.4 On completion of the garden room a 1m maintenance strip will be created between the building and landscape area to the rear. Only pedestrian access is required within this area, and it is acknowledged this falls within the root protection areas of adjacent trees. Where the access falls within the RPA's of trees the access will be constructed based on a cellular confinement system. As such it is concluded that there will not be any adverse impact to the trees, and these can be successfully retained.

4.7 Construction

- 4.7.1 Careful consideration has been given regarding the buildability of the proposals. The arboricultural impact plan illustrates that sufficient room exists to locate the site compound and contractor parking outside the RPA's of the retained trees.
- 4.7.2 Fence protection is required for the retained trees. The fencing will comprise of Heras fencing and will be based on Figure 2 'Default Specification for Protective Barrier' as recommended within the British Standard 5837:2012. Where appropriate the fencing will be braced to withstand impacts.
- 4.7.3 Ground protection measures are also required to facilitate access for the works. It is recommended that the ground protection comprises of Duradek Mats or other similar product that is fit for purpose.

- 4.7.4 A tree pruning works schedule to facilitate the proposal has not yet been finalised, however it is not anticipated that tree pruning will not be required. In the unlikely event pruning works to trees are required it is judged that trees can be pruned to acceptable standards in accordance with British Standard 3998:2010 'Tree Works - Recommendations'.
- 4.7.5 New service runs have not yet been finalised; however, the arboricultural impact assessment illustrates that sufficient space exists to route services outside of the RPA's of the retained hedge. In the unlikely event new services fall within the RPA's of retained trees all proposed service installations will be carried out in accordance with the guidelines set out in Section 7.7 of the British Standard 5837:2012.

5. SUMMARY

5.1 Conclusions

- 5.1.1 The British Standard 5837:2012 states that there is the need to avoid misplaced tree retention; for example, to attempt to retain too many unsuitable trees on a site may result in excessive pressure on the trees during the development work and subsequent demands for their removal post development. To facilitate the proposal one category 'C' tree will be removed. The scheme enables three category 'B' trees, five category 'C' trees, one category 'C' group and one category 'C' hedge to be retained.
- 5.1.2 Consideration for both the direct impact and indirect impact of a development with respect to retained trees needs to be assessed. With respect to the retained tree stock, it is considered that their successful integration into the layout can be achieved.
- 5.1.3 Careful planning of site operations must be carried out to avoid any adverse impact to the retained trees. To safeguard the trees through the development it is advised that a site-specific Arboricultural Method Statement is drawn up and implemented.

5.2 Post development tree management.

- 5.2.1 Section 8.8.2 of the British Standard 5837:2012 recommends post development aftercare of trees following the completion of development works. It is recommended the following is considered with regard to post development inspection of retained trees:
1. Trees that grow on a site prior to development may, if adversely affected, be in decline over a period of several years before they die. This varies due to age, species, condition prior to development, extent of damage during development, soil conditions and climate. It is recommended that regular inspections are undertaken.
 2. Where trees are protected by planning controls, it is recommended that the Local Planning Authority is informed, and necessary agreements obtained prior to any remedial works.
 3. Following completion of a development it is recommended that the arboricultural consultant inspects the trees for signs of intolerance to the change of conditions and the effect of the development. There may be a need for additional tree works to those originally specified.

APPENDIX 1

SITE LOCATION PLAN



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APPENDIX 2

TREE SURVEY DATA

KEY TO TREE SCHEDULE

Tree No: Relates to individual trees, groups, hedges and woodlands as identified within the Tree Survey Schedule and Tree Constraints Plan

'T' prefixes have been used to identify individual trees.
'G' prefixes have been used to identify groups of trees.
'H' prefixes have been used to identify hedgerows.
'W' prefixes have been used to identify woodlands.

Species: Common name

Height: Estimated height expressed in meters

ST: Stem diameter of the main trunk taken at 1.5m above ground level or in accordance with Annex C BS5837:2012.

Height in M of Canopy: Information of the first significant branch and direction of growth in order to inform on ground clearance.

Abbreviations: #: Estimated
Ave: Average
A.G.L: Above ground level
SULE: Safe Useful Life Expectancy

Branch Spread: Estimated crown radius expressed in meters, taken for each cardinal compass point.

Age Class: Y Young - Less than one third of natural life expectancy
MM Middle aged - One to two thirds of natural life expectancy
M Mature - More than two thirds of natural life expectancy
OM Over mature
NP Newly Planted

Physiological Condition: G Good
F Fair
P Poor
D Dead

Notes:

Root Protection Area: This is a layout tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability and where the protection of the roots and soil structure is treated as a priority (detailed in paragraph 3.7 British Standard 5837:2012 'Trees in relation to Construction-Recommendations').

Young trees with a stem diameter of less than 150mm: Whilst the presence of young trees of good form and vitality is generally desirable (i.e those which have the potential to develop into quality mature specimens), they need not necessarily be a significant constraint on the site's potential (detailed in paragraph 4.5.10 British Standard 5837:2012 'Trees in relation to Construction-Recommendations').

CASCADE CHART FOR TREE QUALITY ASSESSMENT

Category and definition Criteria (including subcategories where appropriate) Identification on plan

Trees unsuitable for retention (see Note)

Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>	Dark Red
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1 Mainly arboricultural qualities **2 Mainly landscape qualities** **3 Mainly cultural values, including conservation**

Trees to be considered for retention

Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Light Green
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Mid Blue
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey

TREE NO.	SPECIES	Height in (M)	CALCULATED STEM DIA (MM)	BRANCH SPREAD				HEIGHT IN M OF CANOPY	AGE CLASS	PHYS. COND	COMMENTS	LIFE EXPECTANCY (EST YEARS)	BS5837:2012 CATEGORY GRADING
	(Latin)			N	E	S	W						
											Preliminary Recommendations		
T1	Norway Maple <i>Acer platanoides</i>	14	318	3.5	2.5	3.5	3.5	N/A	MM	F	Growing to the east of the proposed building location on a bank area. Self seeded specimen. Not regarded as a significant constraint. X6 stems arising from ground level. No Work	10 to 20	C2
T2	Norway Maple <i>Acer platanoides</i>	12	200	2	1.5	2	5	N/A	MM	F	Growing to the east of the proposed building location on a bank area. Self seeded specimen. Not regarded as a significant constraint. Smaller specimen. No Work	10 to 20	C2
T3	Norway Maple <i>Acer platanoides</i>	12	205	3	2.5	1.5	4	N/A	MM	F	Growing to the east of the proposed building location on a bank area. Self seeded specimen. Not regarded as a significant constraint. No Work	10 to 20	C2
T4	Copper Beech <i>Fagus sylvatica</i> 'Purpurea'	17	675	4.4	4.5	5	6	N/A	M	G	Young mature specimen growing to the east of the proposed building location. Pleasant feature. Air con compound to the south of tree. No Work	20 to 40	B2
T5	Yew <i>Taxus baccata</i>	9	455	1	2	5	5	N/A	MM	G	Growing on a bank area to the east of the proposed building location. No Work	20 to 40	B2
T6	Cherry <i>Prunus sp</i>	5	310	2.3	2.8	2	2.2	1.5e	MM	F	Growing within close proximity to the pergola location. No Work	10 to 20	C2
T7	Birch <i>Betula pendula</i>	9	235	2.5	3.5	2	2.5	N/A	M	F	Growing within close proximity to the pergola location. Not a constraint. No Work	10 to 20	C2
T8	Ornamental Acer <i>Acer sp</i>	3.5	200	2.5	3.5	2.5	2	N/A	MM	F	Growing within close proximity to the pergola location. No Work	10 to 20	C2
T9	Horse Chestnut <i>Aesculus hippocastanum</i>	12	580	4	4	4	4.5	2.5w	MM	F	Growing within close proximity to the pergola location. Has been recently reduced. Low end of category. No Work	20 to 40	B2
G1	Whitebeam <i>Sorbus aria</i>	Ave 10	Ave 280	3	3	3	3	N/A	MM	F	Growing in proximity to Pergola location. Growing either side of H1. Average dimensions recorded. No Work	10 to 20	C2
H1	Yew <i>Taxus baccata</i>	Ave 1.5	Ave 50	0.4	0.4	0.4	0.4	GL	Y	F	Regularly maintained internal hedge feature. Ave dimensions recorded. No Work	10 to 20	C2

APPENDIX 3

ROOT PROTECTION AREA

ROOT PROTECTION AREA

TREE NO.	SPECIES	NO. OF STEMS	SINGLE STEM DIA (mm)	2-5 STEMS					> 5 STEMS	ROOT PROTECTION AREA - RPA (RADIUS IN M)	RPA (M ²)	LIFE EXPECTANCY (EST YEARS)	BS5837:2012 CATEGORY
				STEM 1 (mm)	STEM 2 (mm)	STEM 3 (mm)	STEM 4 (mm)	STEM 5 (mm)	MEAN STEM DIA (mm)				
T1	Norway Maple	6							130	3.82	46	10 to 20	C2
T2	Norway Maple	1	200							2.40	18	10 to 20	C2
T3	Norway Maple	1	205							2.46	19	10 to 20	C2
T4	Copper Beech	1	675							8.10	206	20 to 40	B2
T5	Yew	1	455							5.46	94	20 to 40	B2
T6	Cherry	1	310							3.72	43	10 to 20	C2
T7	Birch	1	235							2.82	25	10 to 20	C2
T8	Ornamental Acer	1	200							2.40	18	10 to 20	C2
T9	Horse Chestnut	1	580							6.96	152	20 to 40	B2
G1	Whitebeam	1	280							3.36	35	10 to 20	C2
H1	Yew	1	50							0.60	1	10 to 20	C2

TREE CONSTRAINTS PLAN





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e-mail: mail@sylvaconsultancy.co.uk
The Oxford Boaters Box, Woodstock Road, Oxford, OX2 7AH



Arboricultural
ASSOCIATION
Trained Member
FE593

Site: Wargrave Manor - Garden Room	1:200 @ A3
Drawing Title: Tree Constraints Plan	January 2024

Key:

● Category A

● Category B

● Category C

● Category U

Category

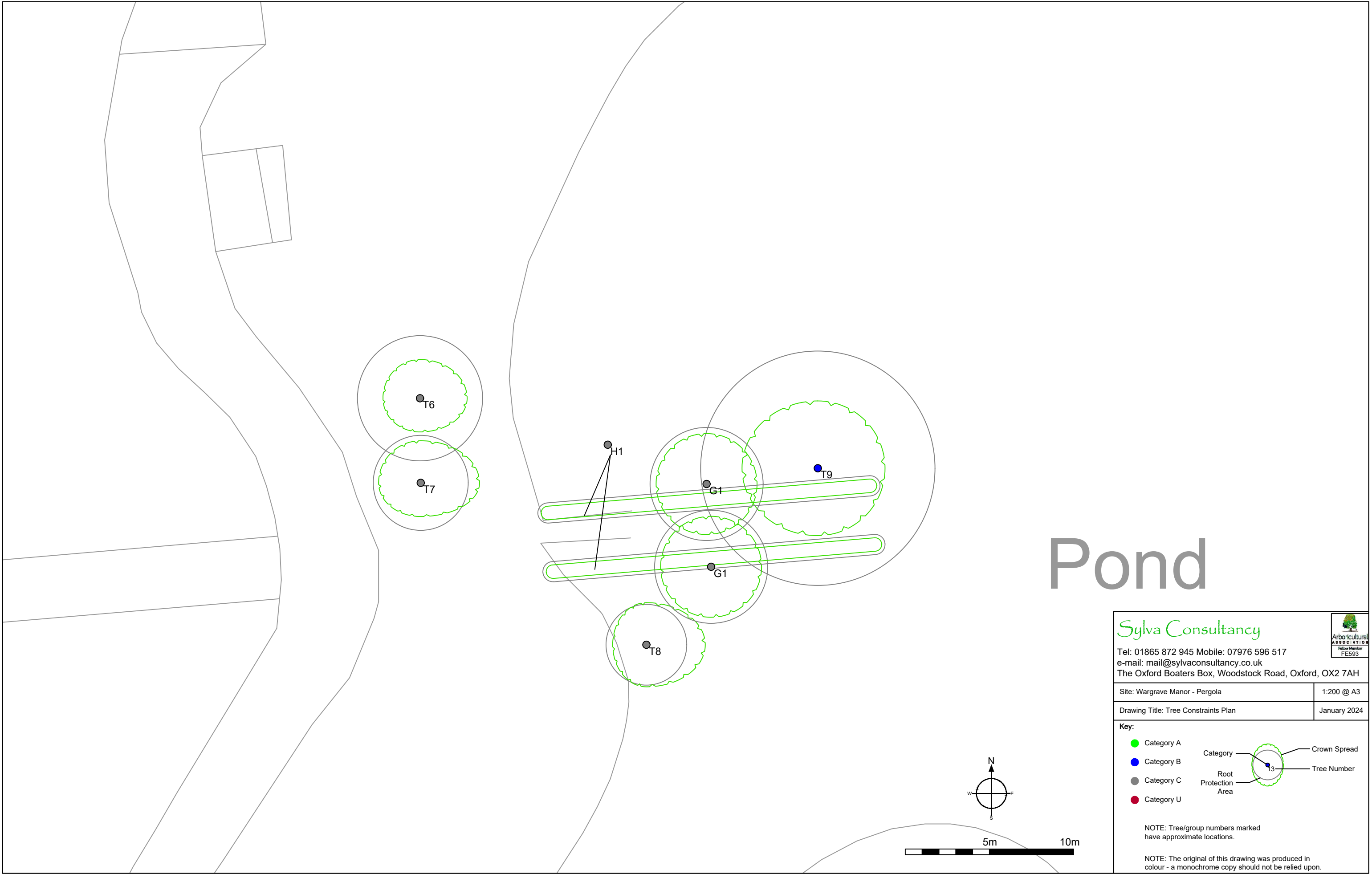
Root Protection Area

Crown Spread

Tree Number

NOTE: Tree/group numbers marked have approximate locations.

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



Pond

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Arboricultural
ASSOCIATION
Tree Care
FE593

Site: Wargrave Manor - Pergola	1:200 @ A3
Drawing Title: Tree Constraints Plan	January 2024

Key:

● Category A

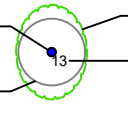
● Category B

● Category C

● Category U

Category

Root Protection Area



Crown Spread

Tree Number

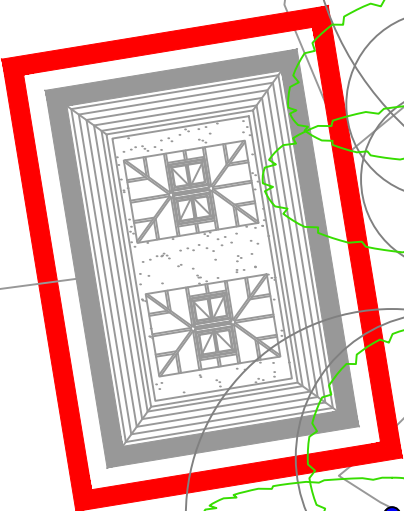
NOTE: Tree/group numbers marked have approximate locations.

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ARBORICULTURAL IMPACT ASSESSMENT PLAN

Manor

Proposed
Garden
Room



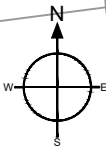
T4

T3

T2

T1

T5



5m

10m

Sylva Consultancy

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The Oxford Boaters Box, Woodstock Road, Oxford, OX2 7AH

Site: Wargrave Manor - Garden Room 1:200 @ A3

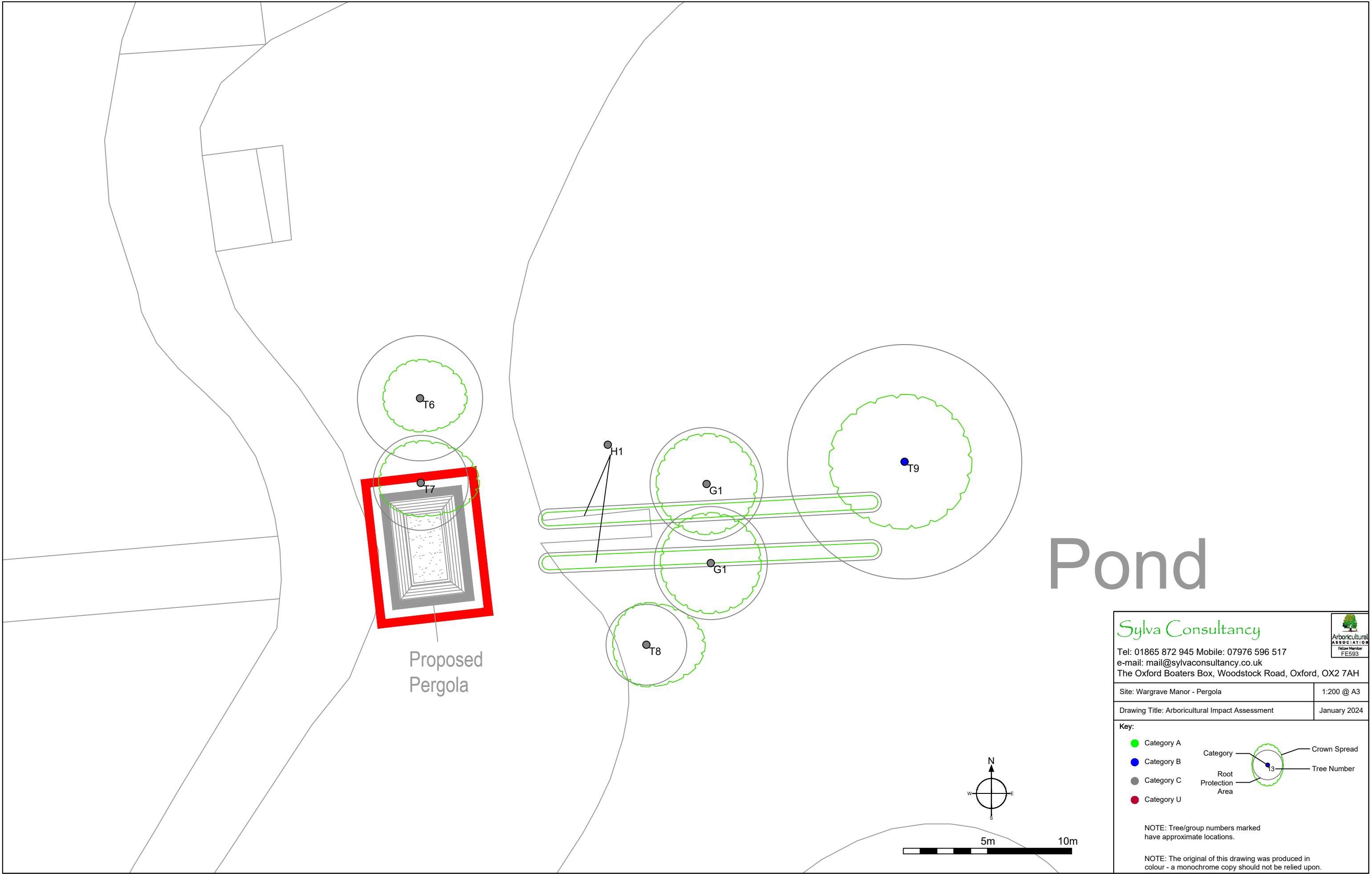
Drawing Title: Arboricultural Impact Assessment January 2024

Key:

- Category A
 - Category B
 - Category C
 - Category U
- Category — Crown Spread
Root Protection Area — Tree Number

NOTE: Tree/group numbers marked have approximate locations.

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



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Arboricultural
ASSOCIATION
Trained Member
FE593

Site: Wargrave Manor - Pergola	1:200 @ A3
Drawing Title: Arboricultural Impact Assessment	January 2024

Key:

● Category A

● Category B

● Category C

● Category U

Category

Root Protection Area

Crown Spread

Tree Number

NOTE: Tree/group numbers marked have approximate locations.

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

APPENDIX 6

QUALIFICATIONS

Fiona Bradshaw

MicFor; RFS Dip Arb; F. Arbor.A; Tech Cert (Arbor.A)

I have over 25 years' experience of arboriculture and I am the principal consultant at Sylva Consultancy. I hold the Royal Forestry Society's Professional Diploma in Arboriculture and the Arboricultural Associations Technicians Certificate. I am a Fellow member of the Arboricultural Association and a professional member of the Institute of Chartered Foresters, of which I am also a registered Consultant.

I have the benefit of both a local authority and private practice background and I am frequently instructed to provide advice and assistance relating to trees and the planning process. I am also experienced at compiling expert reports, providing evidence and also appearing as an expert witness at Public Inquiries.

I am committed to my continued professional development which is reflected in my regular attendance of seminars and workshops.

September 2025

Arboricultural Report

APPENDIX 7

Extension of garden room

At Wargrave Manor, Wargrave Hill, Wargrave, Wokingham, RG10 8JL.
Prepared by Neil Tomlinson Architects.

This appendix outlines the proposal of the extension of the existing garden room.

The findings and recommendations from the previous report and survey remain applicable and relevant.

Review of previous report considering the new proposal:

4.6 Proposed Development

4.6.3 The proposal involves extending the existing garden room, situated within the grounds of Wargrave Manor, eastward. Existing trees are located to the west of the building, and their positions were already considered during the design and construction of the original garden room. As such, the proposed extension will have no impact on any trees within the site.

4.6.4 The access route between the existing building and the established trees will be preserved and remain unaffected by the proposed extension. Consequently, the root protection area of the trees will not be disturbed.

4.7 Construction

4.7.1 The construction phases of the proposed extension will be carried out with careful consideration for both the existing building and the surrounding trees, ensuring that no damage or disruption occurs to either.

4.7.2 Protective fencing around the trees is not deemed necessary for this proposal. However, any safeguarding measures required during construction will be considered and implemented as appropriate.

4.7.3 This proposal will incorporate any necessary protective measures to preserve the existing conditions where required for ground protection measures.

- 4.7.5 No new service installations are proposed, except for rainwater drainage. The sequence of works for this drainage will be carefully planned in relation to the existing site conditions.

5.1 Conclusions

- 5.1.1 No trees will be affected or removed as part of this proposal.
- 5.1.3 The proposed extension to the existing building will have no impact on the existing tree stock. However, all necessary precautions will be taken during construction to ensure they are not affected.

5.2 Post development tree management

- 5.2.1 This proposal will adhere to all recommendations for the post-construction aftercare of the trees.

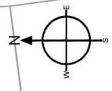
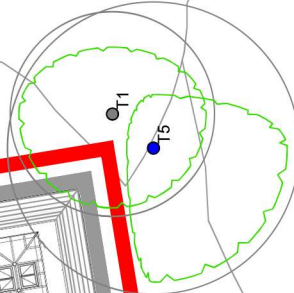
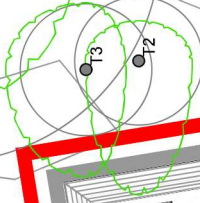
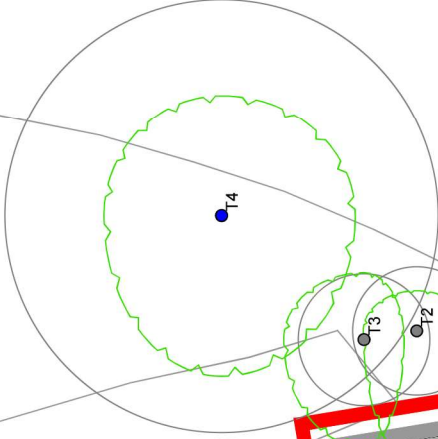
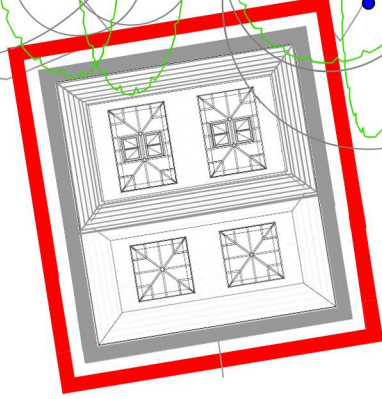
New proposal:

6.0 Proposal of extension of the existing garden room

- 6.1 The proposal is to extend the existing garden room located on the grounds of Wargrave Manor, to the northeast side of the property.
- 6.2 This proposal will have no effect on any trees, as they are situated on the opposite side of the planned extension. The area involved consists solely of a green grass space.

Manor

Extension of the
Garden Room





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Site: Waggrave Manor - Garden Room	1:200 @ A3
Drawing Title: Arboricultural Impact Assessment	January 2024

Key:

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

Category — Crown Spread
Tree Number
Root
Protection Area

NOTE: Tree/group numbers marked have approximate locations.

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