

1 ARBORICULTURAL STATEMENT

- 1.1 LandArb Solutions Ltd visited the site at Wokingham Theatre on the 4th September 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 land associated with the existing theatre. The area of interest is located to the east of the building and therefore all the trees and vegetation were surveyed in full along the eastern boundary. The existing trees and boundary vegetation to the north-west and western boundaries aren't part of the application nor near the area of activity, but were noted for completeness.
- 1.6 Site photos are set out on the following pages.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

Statutory Tree Protection

- 1.7 The Wokingham Council protected tree map (accessed 05.09.24) shows the site is not within a conservation area and none of the trees are subject to a TPO.

Proposals (Appendix 3)

- 1.8 The proposals are to extend the existing building to the north eastern aspect and build a new car park and access, as shown on the site plan.

Tree Works and Removals

- 1.9 The proposals do not require any tree removals and no works to retained trees.

Tree Protection (Appendix 2)

- 1.10 The proposals for built form are well away from and outside of any trees.
- 1.11 The new car parking area encroaches the very outer edge of the RPA of T1-B1 by 2.4 sq m, which equates to 1.47% of the total RPA. The encroachment is so very minor and wont impact the tree. In this area, the turf layer will be carefully scraped back and the car park installed on top of the exiting ground level. An area of green wash has been shown on the protection plan to denote the area of sensitive working in this regard.
- 1.12 Heras barriers will be installed prior to any site works commencing, on the alignments shown on the protection plan, and remain in situ until all site works are complete.

Overbearing Effects

- 1.13 None anticipated.

General Rules

- 1.14 The following list of activities that must not occur within RPAs of retained trees.
- 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.

1.15 The methods of construction set out above are proportionate to the proposals.

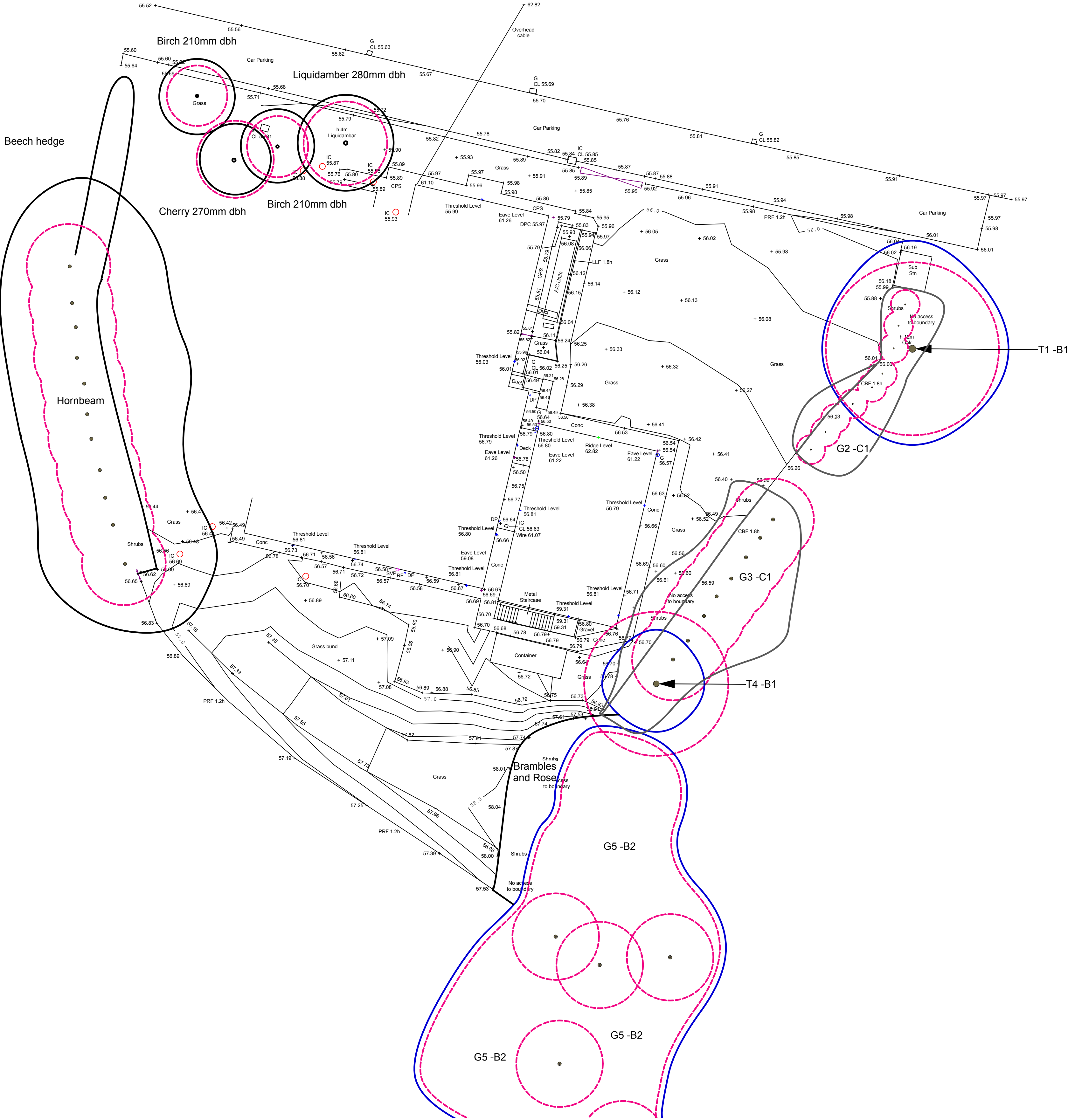
1.16 Provided the measures suggested are implemented, the proposals can be installed without impact to retained trees.

APPENDIX 1: TREE SURVEY SCHEDULE AND SURVEY PLAN

Ref no.	Species	Ht. (m)	Stem				Category Grading	Crown Spread (m)							Life stage	ULE	Physiological Condition	Structural Condition	General notes	Management Recommendations
			Stem Count	Stem dia. (mm)	RPA radius	RPA area		N	E	S	W	Ht. 1st Br. (m)	Est.	1st Br. Direction	Ht. Can. (m)					
T1	Oak	15.0	1	600	7.2	163	B1	9.0	8.0	8.0	7.5	N/A		0.5	M	20+	Fair	Fair	Minor deadwood, abscised branches, thinning canopy, fencing close to base, laurel at base, wide spreading.	None at time of survey.
G2	Laurel	6.0	1	100	1.2	5	C1	As shown				N/A		0.0	M	10+	Fair	Fair	Off site, overhangs site, typical of age and species.	None at time of survey.
G3	Holly, yew	8.0	1	280	3.4	35	C1	As shown				N/A		1.8	M	10+	Fair	Fair	Off site, overhangs site, typical of age and species.	None at time of survey.
T4	Oak	15.0	1	500	6.0	113	B1	4.5	4.0	4.0	4.5	N/A		5.0	M	20+	Fair	Fair	Off site, Minor deadwood, drawn up, high canopy.	None at time of survey.
G5	Oak, cedar, beech, holm oak	17.0	1	300	3.6	41	B2	As shown				N/A		0.0	M	20+	Fair	Fair	Mixed group, set back off site, smaller self set species and more mature stems much further back off site.	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



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

Revision	Description	Date
-	First issue	5/9/24

LANDARB SOLUTIONS

Project:
Wokingham Theatre, Twyford Road, Wokingham

Description:
Tree Survey and Constraints Plan

Status:
For Planning

Scale:
1:200 @A1

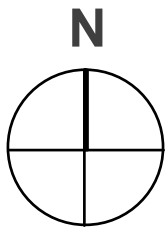
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LAS 844

Drawn I Checked
DP MP

Drawing Number:
01

Date:
05/09/2024

Revision:
-



0 25m

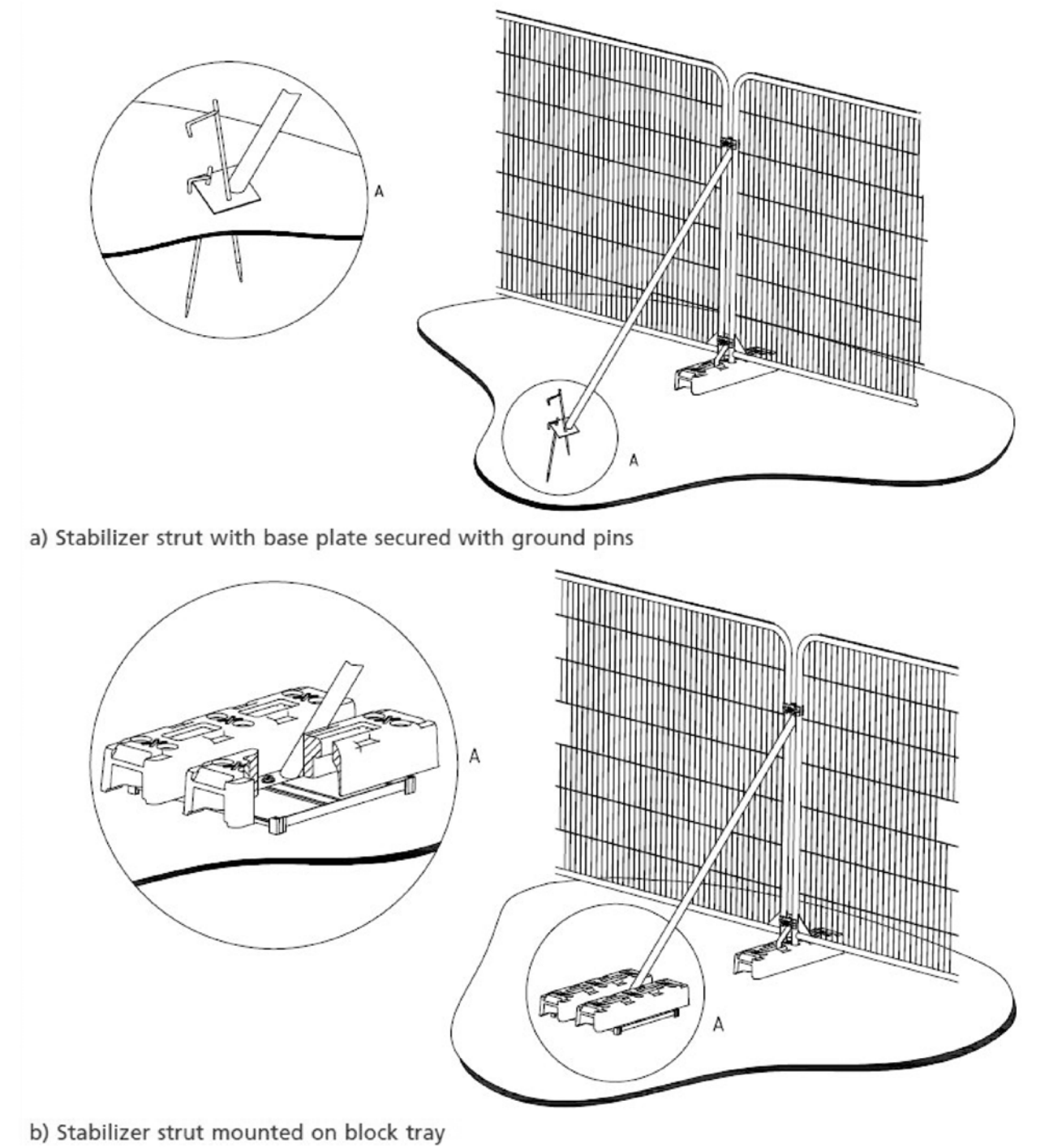
APPENDIX 2: TREE PROTECTION PLAN



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 Protection Barrier to BS:5837:2012
Primary Position
-  Area of sensitive working

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	15/10/24

LANDARB SOLUTIONS

Project:
Wokingham Theatre, Twyford Road, Wokingham

Description:
Tree Protection Plan

Status:
For Planning

Scale:
1:200 @A1

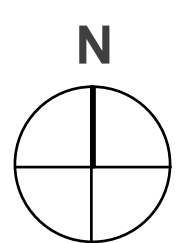
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LAS 844

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DP MP

Drawing Number:
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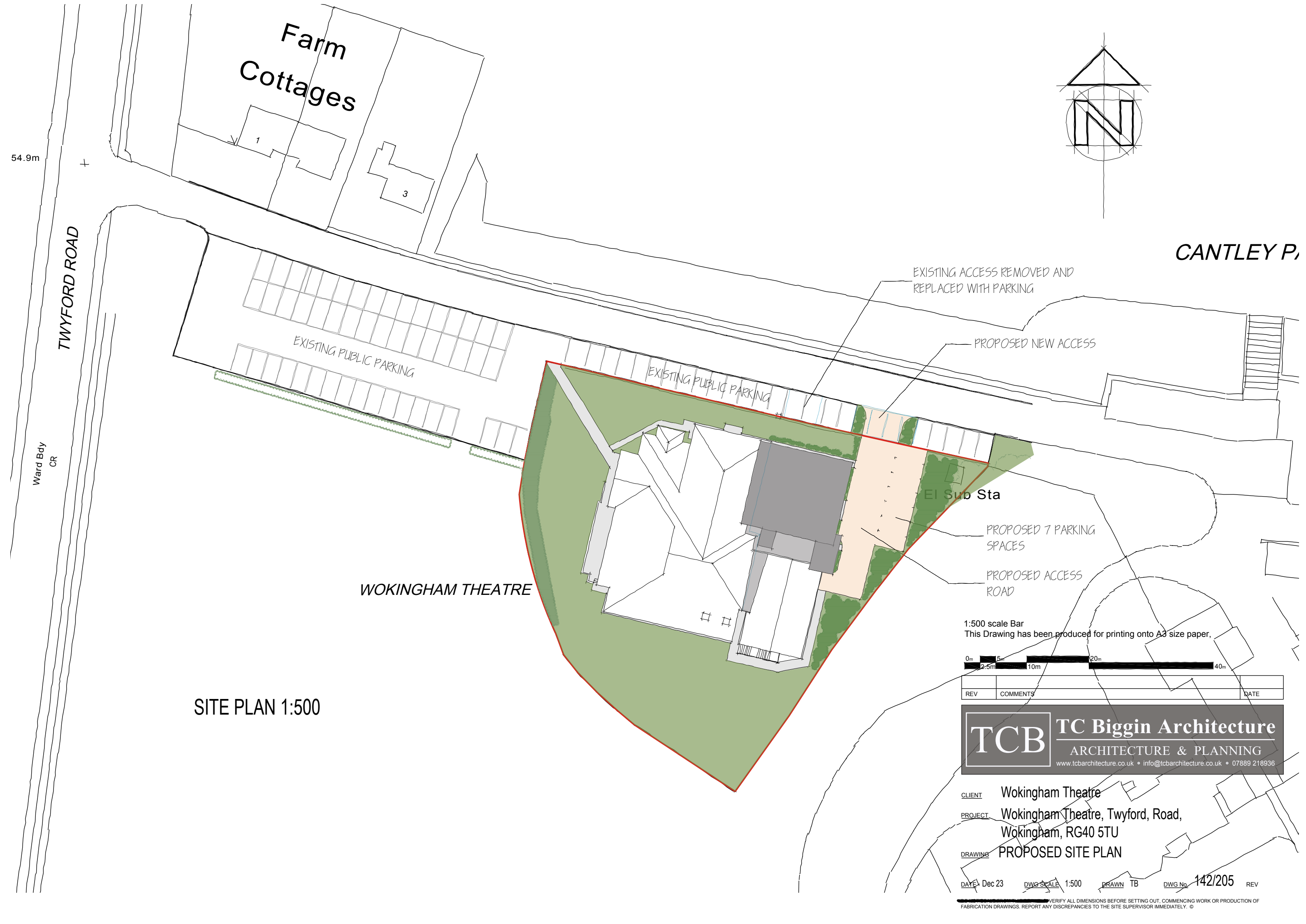
Date:
15/10/2024

Revision:
-



0 25m

APPENDIX 3: SITE PROPOSALS



Farm
Cottages

1

3

TWYFORD ROAD

Ward Bdy
CR

EXISTING PUBLIC PARKING

EXISTING PUBLIC PARKING

EXISTING ACCESS REMOVED AND
REPLACED WITH PARKING

PROPOSED NEW ACCESS

El Sub Sta

PROPOSED 7 PARKING
SPACES

PROPOSED ACCESS
ROAD

WOKINGHAM THEATRE

SITE PLAN 1:500

1:500 scale Bar
This Drawing has been produced for printing onto A3 size paper,

0m 2.5m 5m 10m 20m 40m

REV	COMMENTS	DATE
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TCB

TC Biggin Architecture
ARCHITECTURE & PLANNING
www.tcbarchitecture.co.uk • info@tcbarchitecture.co.uk • 07889 218936

CLIENT Wokingham Theatre
PROJECT Wokingham Theatre, Twyford, Road,
Wokingham, RG40 5TU
DRAWING PROPOSED SITE PLAN

DATE Dec 23 DWG SCALE 1:500 DRAWN TB DWG No 142/205 REV

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