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**ARBORICULTURAL IMPLICATIONS ASSESSMENT
FOR
PROPOSED REUTILISATION OF BUILDING
& CHANGES TO HARD LANDSCAPING**

AT

**NAPOLEAN HOUSE
RISELEY BUSINESS PARK
BASINGSTOKE ROAD
READING
RG7 1QF**

BY

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1. INTRODUCTION

- 1.1 Broad Oak Tree Consultants Ltd. received instructions from Outcomes First Group to undertake an inspection of trees located on and immediately adjacent to the site referred to as Napoleon House, Riseley Business Park, Basingstoke Road, Reading, RG7 1QF. The purpose of the inspection was to produce a base inventory of the tree stock and an Arboricultural Implications Assessment of redevelopment proposals.
- 1.2 The proposals are for the existing building to be reutilised with internal alterations and refurbishments. Externally the existing parking areas to the north, south and west of the building will be retained. To the east existing surfacing will be repurposed as a play area with raised planters. Details of the proposals will have been submitted by MH Architects and others.
- 1.3 The trees were inspected on 6th October 2023 by Tim Laddiman, BSc.(Hons) M.I.C.For. M.Arbor.A., Chartered Arboriculturist and Principal Consultant of Broad Oak Tree Consultants Ltd.
- 1.4 At the time of reporting online checks with Wokingham Council have indicated that offsite trees to the south are included in a Tree Preservation Order, No. 1607, placed in 2017.

2. GENERAL SITE DESCRIPTION

- 2.1 The site is located to the east of Basingstoke Road and accessed via a shared drive serving the site and a collection of business units to the south. The site is relatively level and rectangular in shape, orientated approximately east/west with extensive tarmac surface parking particularly to the east and surrounding the two storey building present. The building is understood to comprise mainly offices with several loading bay areas and internal sub division. To the north of the site is an access track leading to a sub station which indents into the site area with fields beyond to the north, east and south and residential properties to the west.
- 2.2 Along the southern boundary is a wooded belt with a stream running parallel, whilst around the north, east and west boundaries are various on and offsite landscape planting of relatively young age.

3. SCOPE OF TREE SURVEY

- 3.1 All trees and shrubs of 75mm diameter or more at 1.5m above ground level were included in the survey. This included trees immediately adjacent to the site.
- 3.2 For the offsite trees estimates of location, dimensions and condition had to be made.

4. DATA COLLECTION

- 4.1 All trees were inspected from the ground and no climbing or specialist investigations were undertaken. Only those trees within the site boundary could be basally inspected, with the structural integrity of the trees located outside the site unconfirmed. Each tree was inspected to the requirements of Section 4.4 "Tree Survey" of BS 5837:2012 "Trees in Relation to Design, Demolition and Construction – Recommendations".
- 4.2 The tree survey followed the numbered sequence from T1 to T46 inclusive. Tree numbers, together with BS recommended colour coding of condition, have been added to the Tree Constraints Plan, our drawing no. J64.67/01 in Appendix 2. This drawing also includes crown spreads based on four compass points and BS calculated root protection areas.
- 4.3 The following categories of information were obtained for each tree. Separate detailed tree survey sheets are attached in Appendix 1, together with comprehensive explanatory sheets which cover the details of the categories listed below.
- (1) Tree reference number
 - (2) Species
 - (3) Height in metres
 - (4) Stem count
 - (5) Stem diameter or equivalent in millimetres
 - (6) Branch spread in metres
 - (7) Age class
 - (8) Height of crown clearance in metres
 - (9) Physiological condition
 - (10) Estimated remaining contribution in years
 - (11) Category grading
 - (12) Structural condition
 - (13) Preliminary management recommendations
- 4.4 Within the assessment of physiological condition and remaining contribution, a visual inspection of each tree was undertaken to assess the crown and stem for any weak structures, deadwood, hollows, forks or other defects that might affect its stability and safety. The base of each tree was also visually inspected, together with tapping and probing, to search for signs of root lifting, bark death or decay. Where stems were heavily ivy clad, no full assessment of structural integrity could be undertaken. Clearance of the ivy would be necessary for confirmation of tree condition.

5. RISK ASSESSMENT – INFORMATIVES

- 5.1 Although the potential risk to someone passing beneath a tree when the tree or part of it fails is relatively remote, the risk is present. This increases significantly in areas of consistent and regular usage on a year round basis, such as footpaths, gardens and roadways. Where static structures exist, the risks become constant and an assessment is made as to whether complete or partial failure of a tree could potentially cause physical damage to such structures.

- 5.2 Within the scope of any tree survey it is a fact that not all risks of stem or crown failure can be covered, particularly in relation to freak occurrences of weather when even healthy trees can suffer stem snap or windblow. There is also a well known propensity for mature trees to occasionally shed limbs for no discernible reason, even on calm days. Although relatively rare, limbs may occasionally be shed and this should be acknowledged as a risk that cannot entirely be mitigated.

6. RESULTS OF TREE INSPECTIONS

- 6.1 A total of 46 individual trees and small/linear groups were inspected, ranging from young on and offsite planting of less than ten years of age through to mature Oaks to the south of upto 120 years of age. To the south is a belt of mature Oaks running parallel with the site boundary with a stream to their south and a mixture of low level shrubs with a field beyond. To the east adjoining the extensive surfaced parking are more scattered maturing Oaks interspersed with Hawthorns, Hazels and Willows with scattered Thorns along the eastern boundary offsite.
- 6.2 Along the northern boundary of the main car park area are what appear to be ornamental plantings beyond the site boundary together with small landscaping plantings within. To the north of the building is a belt of landscape trees which are more developed and represent early planting beyond which is the access track to the sub station, which appears to have been planted on its southern boundary with a hedge. This has not been maintained and is of variable height and condition.
- 6.3 Along the western boundary with the residential properties is a dense Cypress hedge which has previously been maintained interspersed with young landscape planting.
- 6.4 Tree health varies considerably with a number of the small offsite trees either dying or dead and several of the younger on site landscape plantings also struggling to develop and in decline. North of the building the landscape planting is heavily crowded with limited development of smaller trees.
- 6.5 Of the trees inspected, the following is a breakdown of the various numbers of trees and groups in each BS category.

BS Category	Tree No.	Sub Total
A	-	-
B	T1, T2, T3, T4, T6, T8, T11, T14, T15, T32, T34	11
C	T5, T7, T9, T12, G17, G18, G19, T21, T22, T23, T24, T26, T27, T28, T29, G30, T35, T36, T37, G38, T40, T41, T42, G43, T44, T45, T46	27
U	T10, T13, T16, T20, G25, T31, T33, T39	8
	TOTAL	46

6.6 ***Interpretation of table***

Category A	Retention most desirable. Of high quality and value and in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).
Category B	Retention desirable. Of moderate quality and value and in such a condition as to make a significant contribution (a minimum of 20 years is suggested).
Category C	Could be retained – of low quality and value. Poor crown form, heavily asymmetric, large numbers of similar species/size. Currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested) or young trees with a stem diameter below 150mm.
Category U	Trees for removal. Dead/dying/dangerous trees due to structural defects, fungal decay or root plate uplift. Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.

7. **BS CALCULATED ROOT PROTECTION AREAS (RPAs)**

- 7.1 To provide an indication of the critical areas of root plate necessary for tree survival and longevity, BS 5837:2012 requires the calculation of RPAs for trees in the BS Categories A, B and C. Calculations are not made for Category U trees which will require removal on safety grounds within 10 years.
- 7.2 The table in Appendix 3 has been calculated using the measured stem diameters and the formula as described in Section 4.6 in BS 5837:2012. These are represented as basic circles on the Tree Constraints Plan. Where buildings, walls, services and hard surfacing exist within the indicated RPAs it is likely that the architecture of root systems will have been affected. Foundations to walls and buildings can completely obstruct root development, depending on their depth and the nature of the underlying soils. In the absence of detailed site investigations the indicated RPA circles should be used for guidance only within any redevelopment proposals.

ARBORICULTURAL IMPLICATIONS ASSESSMENT#

8. REDEVELOPMENT PROPOSALS

- 8.1 The proposals are for the existing building to be reutilised with internal alterations and refurbishments. Externally the existing parking areas to the north, south and west of the building will be retained. To the east existing surfacing will be repurposed as a play area with raised planters. Details of the proposals will have been submitted by MH Architects and others.
- 8.2 The supplied MH Architects proposed site plan has been used as the base for the Broad Oak Tree Consultants Ltd. Tree Protection Plan, drawing no. J64.67/02 Rev A in Appendix 4. This indicates measures to protect retained trees in accordance with BS5837:2012 requirements.

9. POTENTIAL IMPACT OF PROPOSALS ON TREES

- 9.1 No trees require removal for the proposals.
- 9.2 No tree RPAs will be impacted by the proposals. All indicated areas of surfacing already exist and will be reutilised with changes only occurring within the existing surfacing and sub-base, where indicated. Items such as bin stores, bicycle stands and planters will be set on or in the existing surfacing. The trees are adapted to these areas and there will be no change in circumstances. As such there are no grounds for a refusal based on arboricultural matters.
- 9.3 Due to a lack of past maintenance a number of the trees require works to provide appropriate clearances of access routes and parking bays. These works would be necessary if the previous usage of the site were reactivated and should therefore not represent a constraint to the proposals.

10. TREE SURGERY REQUIREMENTS

- 10.1 The following represent safety and maintenance works that would be essential to the continued use of the site as currently laid out. The works address lapsed maintenance and poor/declining tree condition where risks to any users of the site could arise.

Table: Tree Surgery Requirements

Tree No.	Species	Works Recommended	Comments
T1	Common Oak	Raise crown base to 4m from ground level within site.	Provide vehicle clearance for access.
T2	Common Oak	Trim back fine lower branches to 3m ground clearance of parking bay.	Provide vehicle clearance.
T3	Common Oak	Trim back fine lower branches to 3m ground clearance of parking bay.	Provide vehicle clearance.

Table: Tree Surgery Requirements
continued

Tree No.	Species	Works Recommended	Comments
T4	Common Oak	Trim back fine lower branches to 3m ground clearance of parking bay. Deadwood crown over site.	Provide vehicle clearance. Remove hazards.
T6	Common Oak	Trim back fine lower branches to 3m ground clearance of parking bay.	Provide vehicle clearance.
T7	Common Oak	Trim back fine lower branches to 3m ground clearance of parking bay.	Provide vehicle clearance.
T8	Common Oak	Raise crown base to 4m from ground level within site. Trim back fine outer branches to give 1.5m clearance of building.	Provide vehicle/building clearance.
T10	Blackthorn	Cut back overhanging limbs to boundary.	Dead. Located in adjoining land.
T11	Common Oak	Trim back fine lower branches to 3m ground clearance.	Provide ground clearance.
T20	Beech	Fell.	Virtually dead.
T29	Grey Willow	Coppice.	Outgrown location. Heavily cut back in past.
G30	2 No. Hawthorn	Cut back overhanging branches to south to boundary.	Clearance of tanks.
T31	Moosewood Maple	Fell.	Dying. Overtopped.
T32	Common Oak	Raise fine branches to give 3m ground clearance within site.	Provide vehicle clearance.
T33	Grey Willow	Request owners fell.	Part collapsed.
T34	Norway Maple	Raise fine branches to give 3m ground clearance within site.	Provide vehicle clearance.
T36	Hornbeam	Raise fine branches to give 3m ground clearance within site.	Provide vehicle clearance.
T37	Purple Norway Maple	Raise fine branches to give 3m ground clearance within site.	Provide vehicle clearance.
T39	Silver Maple	Fell.	Virtually dead.
T40	Norway Maple	Raise fine branches to give 3m ground clearance within site.	Provide vehicle clearance.
T41	Willow Leafed Pear	Cut back to edge of surfacing.	Provide vehicle clearance.
T42	Goat Willow	Cut back to edge of surfacing.	Provide vehicle clearance.
T45	Norway Maple	Raise fine branches to give 3m ground clearance within site.	Provide vehicle clearance.
T46	Rowan	Raise fine branches to give 3m ground clearance within site.	Provide vehicle clearance.

10.2 The trees for removal on safety grounds are indicated as such with red dashed crown outlines on the Tree Protection Plan.

- 10.3 All tree work will be carried out by a competent tree surgeon to comply with BS3998:2010 "Tree Work - Recommendations".
- 10.4 All trees recommended for felling or tree surgery works should be checked for the presence of bats or nesting birds prior to works commencing. Disturbance to bats or nesting birds could contravene the Wildlife and Countryside Act 1981 and result in prosecution.

11. TREE PROTECTION FENCING

11.1 *Location of fencing*

- 11.1.1 The Tree Protection Plan indicates the proposed location of protective fencing based on the calculated tree protection areas and space available.

11.2 *Design of fencing*

- 11.2.1 Protective fencing and ground protection measures to be installed at locations specified prior to commencement of any works. Protective fencing to comprise weldmesh panels securely fixed together with scaffold ties set within rubber/plastic feet to form a continuous barrier. Feet to be pinned to the ground with road pins/short scaffold bars or panel joins back braced. Waterproof signs to be attached to every 5th panel declaring "TREE ROOT PROTECTION ZONE – KEEP out" or similar wording. Fencing to be constructed in accordance with Fig 3 of Section 6.2 of BS5837:2012.

- 11.2.2 Examples of the fencing specification and signage required are included in Appendix 5.

11.3 *Timing of fencing*

- 11.3.1 Protective fencing is to be erected prior to commencement of site works and remain in place until completion of construction. The location and suitability of the fencing can be confirmed to the local authority by an arboricultural consultant prior to commencement of construction. Any tree felling/surgery will need to be undertaken prior to fence installation to minimise risks to operatives. All tree surgeons' vehicles will be kept outside the indicated protection zones utilising existing areas of surfacing.

11.4 *Additional precautions*

- 11.4.1 Potentially injurious materials such as fuels, oils, chemicals and cement will be stored at least 20m from any stem, or in a bunded storage vessel. No fires will be lit within 5m of the drip line of any retained tree. No level changes will occur, either raising or lowering within the protected areas. A list of these additional precautions are included on the Tree Protection Plan.

12. SITE OPERATIONS AND MATERIALS STORAGE

- 12.1 Details of site zoning cannot be specified by an Arboriculturalist as these are commonly determined by contractors on the basis of Health & Safety Assessments. However, the robust protective fencing will define the remaining site space available for storage and operations.
- 12.2 As existing load bearing surfacing covers much of the site there will be no adverse impact from vehicles, temporary site cabins or materials storage on these areas on underlying roots.
- 12.3 It is presumed site cabins will be located to the north of the entrance utilising existing surfaced parking bays.

13. SERVICES/DRAINAGE/SOAKAWAYS

- 13.1 Where possible, existing services should be utilised. If this is not practical, then new service runs will need to enter the site outside indicated RPAs for traditional trenching installation.
- 13.2 If it is necessary for services/drainage to be brought in within a tree RPA, the trench will need to be hand excavated or air spaded to avoid damaging tree roots. Any excavations within indicated tree RPAs will be undertaken to the requirements of NJUG Volume 4 "Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees" and supervised by an Arboricultural Consultant.

14. PLANTING PROPOSALS AND MAINTENANCE

- 14.1 The proposed tree surgery works detailed in Section 10 address a backlog of maintenance works. Going forward it is proposed that all the trees within and overhanging the site should be re-inspected on a two year cycle. This would address any safety issues and allow a program of regular maintenance works to be established.
- 14.2 To enhance the existing landscaping planting of a new native hedge and four feature trees is proposed to the north-east/east part of the site. The locations of the new hedge and trees are indicated on the Fabrik Detailed Hard & Soft Landscaping Plan, included in Appendix 6 for reference purposes.
- 14.3 The hedge will comprise Beech whips at 30cm spacing with canes and rabbit spirals. The new trees will comprise two Field Maple, one Hornbeam 14-16cm girth and one Apple 8-10cm girth, container grown stock, half standards, with single stakes and ties. All new planting will be watered every week during the first growing season, if no rainfall occurs.
- 14.4 Any failures will be replaced in the first two years and once established the hedge will be maintained through annual pruning to client preference height and width.
- 14.5 A standard landscaping maintenance/replacement condition can be applied to a consent to ensure the replacement of any losses occurs.

15. ARBORICULTURAL METHOD STATEMENT

- 15.1 A separate Arboricultural Method Statement is not considered necessary for this site as risks to trees are low due to the limited works occurring near tree RPAs and extensive surfacing across the site. Details of the protective fencing specification, timing and location are indicated on the Tree Protection Plan, which can be referred to in a specifically worded condition.

16. SUMMARY

- 16.1 The proposals do not require the removal of any trees.
- 16.2 The proposals will not adversely impact on any tree RPAs.
- 16.3 The extensive existing surfacing will be reutilised with no change in circumstances for the trees.
- 16.4 Tree surgery works recommended address lapsed maintenance and safety works that would be necessary should the existing permissioned use of the site be reactivated.
- 16.5 Planting proposals for a new native hedge and four native trees have been made, together with ongoing maintenance operations.
- 16.6 There are no grounds for a refusal based on arboricultural matters, with tree protection measures proposed in accordance with BS5837:2012 requirements.
- 16.7 The Tree Protection Plan can be referred to as an approved drawing or in a specifically worded condition to ensure that the retained trees are appropriately protected during the works.

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APPENDIX 1

TREE SURVEY EXPLANATORY SHEET

Height	in metres (estimated where ground uneven or access restricted).
Stem count	number of stems
Stem diameter	in mm. at 1.5m. above ground level.
Branch spread	radial spread in metres at four main compass points (estimated where no access).
Age class	Young - Y Semi Mature - SM Mature - M Over mature - OM Veteran - V
Height of crown clearance	in metres. Normally range of heights of outer branches above ground level, e.g. 2-4m.
Physiological condition	Good, Fair, Poor, Dead, Variable
Estimated remaining contribution	in years e.g. less than 10, 10-20, 20-40, 40+
Category grading	see attached sheet
Structural condition	comment on presence of defects, decay, crown form, past management, deadwood, other features worthy of note. N.B. If trees are ivy clad, no full structural assessment will have been possible.
Preliminary management recommendations	requirements of further investigations, works necessary to alleviate potential hazards based on current setting and levels of access. NB: Works that may be necessary in relation to development are not included here

CASCADE CHART FOR TREE QUALITY ASSESSMENT

TREES FOR REMOVAL				
Category and definition	Criteria			Identification on plan
Category U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	- 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 R category trees (i.e. 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 (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality NOTE Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree.)			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria - Subcategories			Identification on plan
	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation	
Category A Those of high quality and value: in such a condition as to be able to make a substantial construction (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodland, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.	Trees not qualifying in higher categories	Trees present in groups or woodland, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.	Trees with very limited conservation or other cultural benefits	GREY
	NOTE Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation			

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
T1	Common Oak	19	Multi	c1200	7	3	7.5	6.5	M	2.5+	Unconfirmed	20-40	B2	Multi stemmed near ground level. Heavily ivy clad. Located in adjoining land therefore no basal inspection.	
T2	Common Oak	19	1	c550	6	4	c8	4.5	M	2+	Unconfirmed	20-40	B2	Crowded. Ivy clad. High main crown. Located in adjoining land therefore no basal inspection.	
T3	Common Oak	18	1	c450	4	2.5	c6	5.5	M	1.6+	Unconfirmed	20-40	B2	Crowded. Located in adjoining land therefore no basal inspection.	
T4	Common Oak	18	1	c1000	10.5	c8	c9	8	M	2.2+	Unconfirmed	20-40	B2	Multi stemmed at under 6m. Open crown. Raised in past. Located in adjoining land therefore no basal inspection. Deadwood.	Deadwood crown over parking.
T5	Rhus	4.5	1	100	4	1	0	2	Y	2.5+	Poor	10-20	C1	Overtopped. Leaning N. Deadwood.	

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
T6	Common Oak	19	2	c700	4	c9	c7	5.5	M	1.2+	Unconfirmed	20-40	B2	Heavily ivy clad therefore no basal inspection. Located in adjoining land therefore no basal inspection. Twin stemmed at under 1m. One dominant.	
T7	Common Oak	19	1	c400	2.5	c7	2	4.5	M	2+	Unconfirmed	20-40	C2	Crowded. Drawn up and bowed to E. Located in adjoining land therefore no basal inspection.	
T8	Common Oak	19	1	c900	4.5	c8	4	5	M	1.8+	Unconfirmed	20-40	B2	Multi stemmed at under 5m. Ivy clad. Thinning crown. Located in adjoining land therefore no basal inspection. Deadwood. Cut back over building in past.	
T9	Field Maple	7	Multi	120	3	2.5	1	3	Y	1.3+	Unconfirmed	20-40	C2	Multi stemmed near ground level. Located in adjoining land therefore no basal inspection.	

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
T10	Blackthorn	6	Multi	220	3.5	3	4	4	SM	3+	Dead	0	U	Multi stemmed near ground level. Dead. Located in adjoining land therefore no basal inspection.	
T11	Common Oak	16	2	c850	7	c8	5	6.5	M	1.2+	Unconfirmed	20-40	B2	Twin stemmed from ground level. One dominant. Located in adjoining land therefore no basal inspection.	
T12	Hawthorn	7	2	c130	1.5	3	1.5	1.5	SM	2+	Unconfirmed	10-20	C1	Twin stemmed near ground level. Ivy clad. Overtopped. Thinning crown. Located in adjoining land therefore no basal inspection.	
T13	Hawthorn	7	2	c150	1	2	1.5	0.5	SM	3+	Dead	0	U	Dead. Twin stemmed at under 1m. Ivy clad. Located in adjoining land therefore no basal inspection.	

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
T14	Common Oak	14	1	c500	5	c5	c7	4.5	SM	1.5+	Unconfirmed	20-40	B2	Multi stemmed at circa 4m. One stem dominant. Ivy clad. Located in adjoining land therefore no basal inspection. Deadwood.	
T15	Common Oak	13	1	c500	6	4.5	c8	3	SM	1.5+	Unconfirmed	20-40	B2	Ivy clad. Located in adjoining land therefore no basal inspection. Multi stemmed at under 4m.	
T16	Hawthorn	5	Multi	c130	2.5	3	2	2	SM	1.6+	Poor	<10	U	Multi stemmed at under 1m. Dead upper crown. Located in adjoining land therefore no basal inspection. Ivy clad.	
G17	Hazel, Willow	<4	Multi	<100	<3	<2	<3	<2	SM	0+	Unconfirmed	20-40	C2	Multi stemmed. Coppice stools. Cut for overhead line clearance. Located in adjoining land therefore no basal inspection.	

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
G18	Blackthorn	<6	Multi	<140	<2	<2	<3	<3	SM	1.2+	Unconfirmed	10-20	C1	Crowded. Thinning crown. Located in adjoining land therefore no basal inspection.	
G19	Blackthorn	<3.5	Multi	<80	<2	<2	<2	<2.5	SM	1.2+	Unconfirmed	20-40	C2	Located in adjoining land therefore no basal inspection. Multi stemmed near ground level.	
T20	Beech	5	1	130	2	1.5	2.5	1.5	Y	1.9+	Poor	<10	U	Extensive dieback and dead bark on stem.	
T21	Hawthorn	3.5	Multi	c150	2.5	2.5	2.5	2.5	Y	1+	Unconfirmed	20-40	C2	Squat crown. Multi stemmed at under 1m. Located in adjoining land therefore no basal inspection.	
T22	Hawthorn	4	Multi	c180	3	2.5	2.5	3	Y	1+	Unconfirmed	20-40	C2	Multi stemmed at under 1m. Located in adjoining land therefore no basal inspection.	

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
T23	Elder	3	Multi	c140	2.5	2.5	2.5	1.5	SM	0+	Unconfirmed	10-20	C1	Multi stemmed near ground level. Heavily bramble clad. Located in adjoining land therefore no basal inspection.	
T24	Pissard Plum	6	Multi	c250	c3	3	3.5	3.5	SM	1+	Unconfirmed	20-40	C2	Densely multi stemmed near ground level. Located in adjoining land therefore no basal inspection.	
G25	Pissard Plum	<6	Multi	<100	<2	<3	<2.5	<2.5	Y	1.2+	Poor	<10	U	Central stem dead. Others with dieback. Located in adjoining land therefore no basal inspection.	
T26	Swedish Whitebeam	4	1	100	0	2.5	2.5	2	Y	1+	Fair	20-40	C2	Crowded. Lean to S. Multi stemmed at 1.7m.	
T27	Pissard Plum	6	Multi	c200	c3	2.5	3	3.5	SM	1.2+	Unconfirmed	20-40	C2	Multi stemmed at under 1m. Ivy clad. Located in adjoining land therefore no basal inspection.	
T28	Whitebeam	3	1	80	1.5	2	1	1.5	Y	1+	Poor	10-20	C1	Lean to N.	

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
T29	Grey Willow	3.5	Multi	150	3.5	3.5	3	3	Y	0+	Good	20-40	C2	Densely multi stemmed from ground level. Heavily reduced in past.	
G30	2no. Hawthorn	<6	Multi	<250	<1.5	<4	<3.5	<2	SM	0+	Unconfirmed	10-40	C2	Heavily ivy clad therefore no basal inspection. Overtopped. Located in adjoining land therefore no basal inspection.	
T31	Moosewood Maple	5	1	110	1.5	3.5	2.5	2	Y	1.2+	Poor	<10	U	Heavily crowded. Overtopped. Crown dieback. Lean to W.	
T32	Common Oak	10	1	360	4.5	5	6.5	6	Y	2.5+	Good	40+	B2		
T33	Grey Willow	9	Multi	c400	c4	c5	8	8	M	1+	Unconfirmed	<10	U	Multi stemmed at ground level. Stems leaning out to W. and S. Part collapsed.	
T34	Norway Maple	10	1	220	c4	2	4	3.5	Y	2+	Fair	20-40	B2	Crowded.	

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
T35	Honey Locust	10	1	180	c4	2	5.5	3	Y	3+	Fair	20-40	C2	Grafted near ground level. Crowded. Lean to W. Deadwood.	
T36	Hornbeam	10	1	230	c3	3	4	3.5	Y	2+	Poor	10-20	C1	Weak limb unions.	
T37	Purple Norway Maple	7	1	130	0	2	2.5	2.5	Y	1.6+	Poor	10-20	C1	Crowded. Thin upper crown.	
G38	Hawthorn, Hazel	<7	Multi	<150	<2	<2	<3	<2	Y	1.2+	Variable	10-40	C2	Overgrown hedge. Heavily ivy clad therefore no basal inspection. Variable height. Located in adjoining land therefore no basal inspection.	
T39	Silver Maple	6	1	80	1	2	2	2	Y	2+	Poor	<10	U	Extensive crown dieback.	
T40	Norway Maple	7	1	130	1	3	2.5	3	Y	1.5+	Fair	20-40	C2	Kinked stem. Crowded. Lean to S.	
T41	Willow Leaf Pear	4	Multi	90	0.5	2	2.5	3	Y	0+	Fair	20-40	C2	Crowded. Twin stemmed near ground level. Lean to S. Powerlines overhead.	

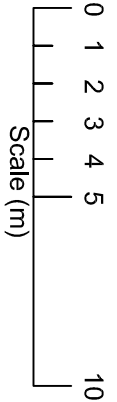
Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
T42	Goat Willow	6	Multi	200	1	4	3	4	Y	1+	Fair	20-40	C2	Multi stemmed at under 1m. Crowded.	
G43	Leyland Cypress	<4	Multi	<200	<1	<1	<1.5	<1	Y	0+	Good	40+	C2	Previously topped and trimmed screen.	
T44	Purple Norway Maple	6	1	110	2	2.5	2.5	2	Y	2.5+	Fair	10-20	C2		
T45	Norway Maple	6	1	140	3	3	3	c2.5	Y	2+	Fair	20-40	C2		
T46	Rowan	4	2	80	1.5	2	2	1	Y	2+	Fair	10-20	C2	Twin stemmed from ground level.	

APPENDIX 2

TREE CONSTRAINTS PLAN

- T1 - T46 Tree numbers
- BS Category of Condition
- BS Condition A
 - BS Condition B
 - BS Condition C
 - BS Condition U
- Crown spread
- BS Calculated root protection areas

The root protection areas have been calculated using the measured stem diameter and the crown spread and are represented as basic circles on the tree constraints plan. These are calculated in accordance with BS5837:2012. These are not intended to be used as a guide to the actual root spread of the trees. The actual root spread of the trees has been indicated by the crown spread. It is likely that the actual root spread of the trees will be greater than the crown spread. The actual root spread of the trees should be used to determine the actual root protection areas. The actual root protection areas should be used to determine the actual root protection areas. The actual root protection areas should be used to determine the actual root protection areas.



APPENDIX 3

TABLE OF BS CALCULATED ROOT PROTECTION AREA (RPAs)
AT
NAPOLEAN HOUSE, RISELEY BUSINESS PARK, BASINGSTOKE ROAD, READING, RG7 1QF

Tree no.	Species	BS Category	Stem diameter or calculated equivalent (mm.)	BS calc. radial equiv. root protection area (m.)	BS calc. total RPA (m ²)
T1	Common Oak	B2	c1200	c14.4	c652
T2	Common Oak	B2	c550	c6.6	c137
T3	Common Oak	B2	c450	c5.4	c92
T4	Common Oak	B2	c1000	c12	c452
T5	Rhus	C1	100	1.2	5
T6	Common Oak	B2	c700	c8.4	c222
T7	Common Oak	C2	c400	c4.8	c72
T8	Common Oak	B2	c900	c10.8	c366
T9	Field Maple	C2	120	1.4	6
T10	Blackthorn	U	-	-	-
T11	Common Oak	B2	c850	c10.2	c327
T12	Hawthorn	C1	c130	c1.6	c8
T13	Hawthorn	U	-	-	-
T14	Common Oak	B2	c500	c6	c113
T15	Common Oak	B2	c500	c6	c113
T16	Hawthorn	U	c130	c1.6	c8
G17	Hazel, Willow	C2	<100	<1.2	<5
G18	Blackthorn	C1	<140	<1.7	<9
G19	Blackthorn	C2	<80	<1	<3
T20	Beech	U	-	-	-
T21	Hawthorn	C2	c150	c1.8	c10
T22	Hawthorn	C2	c180	c2.2	c15
T23	Elder	C1	c140	c1.7	c9
T24	Pissard Plum	C2	c250	c3	c28
G25	Pissard Plum	U	-	-	-
T26	Swedish Whitebeam	C2	100	1.2	5
T27	Pissard Plum	C2	c200	c2.4	c18
T28	Whitebeam	C1	80	1	3
T29	Grey Willow	C2	150	1.8	10
G30	2no. Hawthorn	C2	<250	<3	<28
T31	Moosewood Maple	U	-	-	-
T32	Common Oak	B2	360	4.3	58
T33	Grey Willow	U	-	-	-
T34	Norway Maple	B2	220	2.6	21
T35	Honey Locust	C2	180	2.2	15
T36	Hornbeam	C1	230	2.8	25
T37	Purple Norway Maple	C1	130	1.6	8
G38	Hawthorn, Hazel	C2	<150	<1.8	<10

TABLE OF BS CALCULATED ROOT PROTECTION AREA (RPAs)
AT
NAPOLEAN HOUSE, RISELEY BUSINESS PARK, BASINGSTOKE ROAD, READING, RG7 1QF

Tree no.	Species	BS Category	Stem diameter or calculated equivalent (mm.)	BS calc. radial equiv. root protection area (m.)	BS calc. total RPA (m²)
T39	Silver Maple	U	-	-	-
T40	Norway Maple	C2	130	1.6	8
T41	Willow Leaf Pear	C2	90	1.1	4
T42	Goat Willow	C2	200	2.4	18
G43	Leyland Cypress	C2	<200	<2.4	<18
T44	Purple Norway Maple	C2	110	1.3	5
T45	Norway Maple	C2	140	1.7	9
T46	Rowan	C2	80	1	3

APPENDIX 4

TREE PROTECTION PLAN

- | T1 - T46 Tree numbers | BS Category of Condition | BS Condition U |
|-----------------------|--------------------------|----------------|
| 0 | BS Condition A | |
| T1 | BS Condition B | |
| T5 | BS Condition C | |
| T10 | BS Condition U | |

TREE PROTECTION INFORMATION
Protective fencing and ground protection measures to be installed at locations specified prior to commencement of any demolition works.

Inductive coupling to comprise well-defined strands securely fixed together with scarf joint set with rubber/plastic seal to form a continuous barrier. Feet to be pinned to the bar with pins/staple scarf/bear plate joints back to back. Warning signs to be attached to every sign declaring "TREE ROLL PROTECTIVE ZONE - KEEP OUT" or similar w/ fencing to be constructed in accordance with fig. 2 or fig. 3 of section 6.2 of BS5897:2012.

Buildings in proximity to protected fencing areas to be demolished machinery pulling walls inwards the building footprint.

- Storage or disposal of any soil, building materials, machinery, fuel waste residues of any description

- Siting of any temporary structure, any description including site office/sale buildings, temporary parking facilities, porta-toos, storage compounds or temporary hard sit areas.
- Excavations, soil/turf stripping, raising/lowering of existing levels, alterations to the existing natural surfaces/ground conditions of an other description.

- Location of temporary drainage supplies or any other temporary underground services.
- No use, movement or parking of machinery or vehicles of any description.
- Additionally, no fires shall be lit 20m. of the trunks of any trees or centre line of any hedgerow to be retained.

All services to be installed to the requirements of NJUG Volume 4 "Guidelines for the Planning, Installation and Maintenance of the Apparatus in Proximity to Trees".

Runs within retained tree root areas to either be bored/moled or hand excavation to be supervised by the Arboricultural Consultant.

APPENDIX 5

BS5837:2012: FENCING SPECIFICATIONS

Figure 2 Default specification for protective barrier

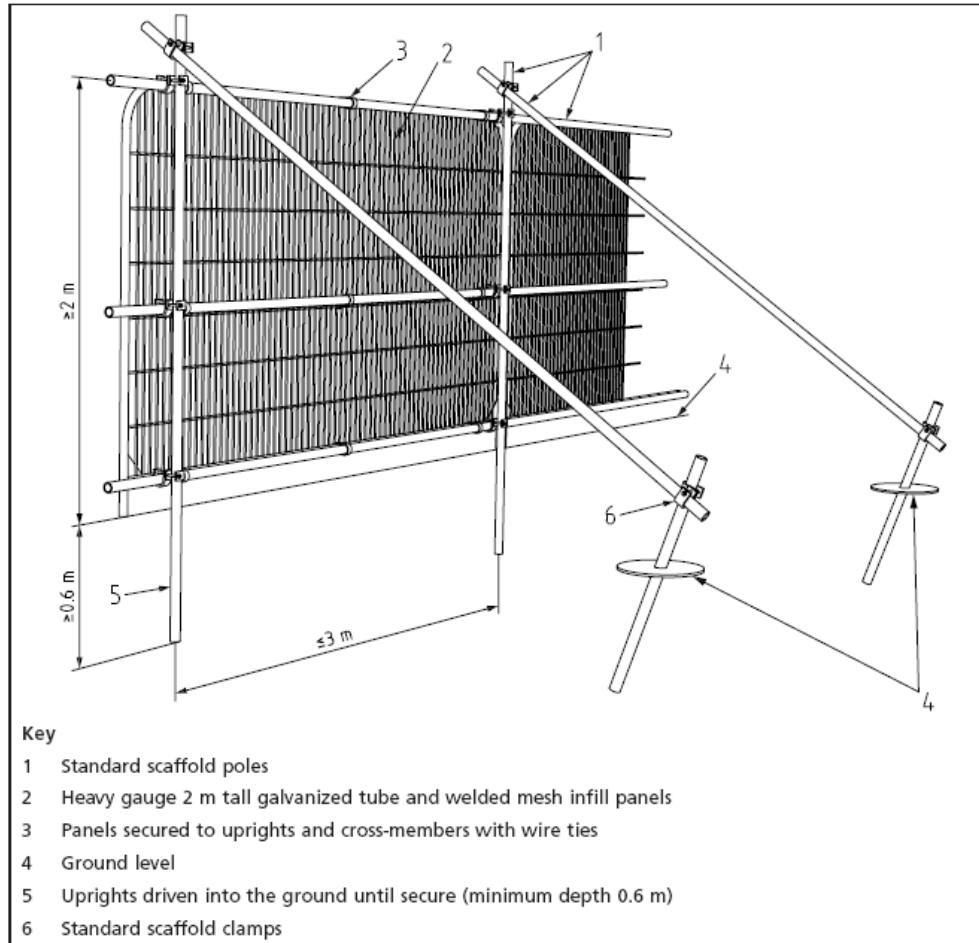
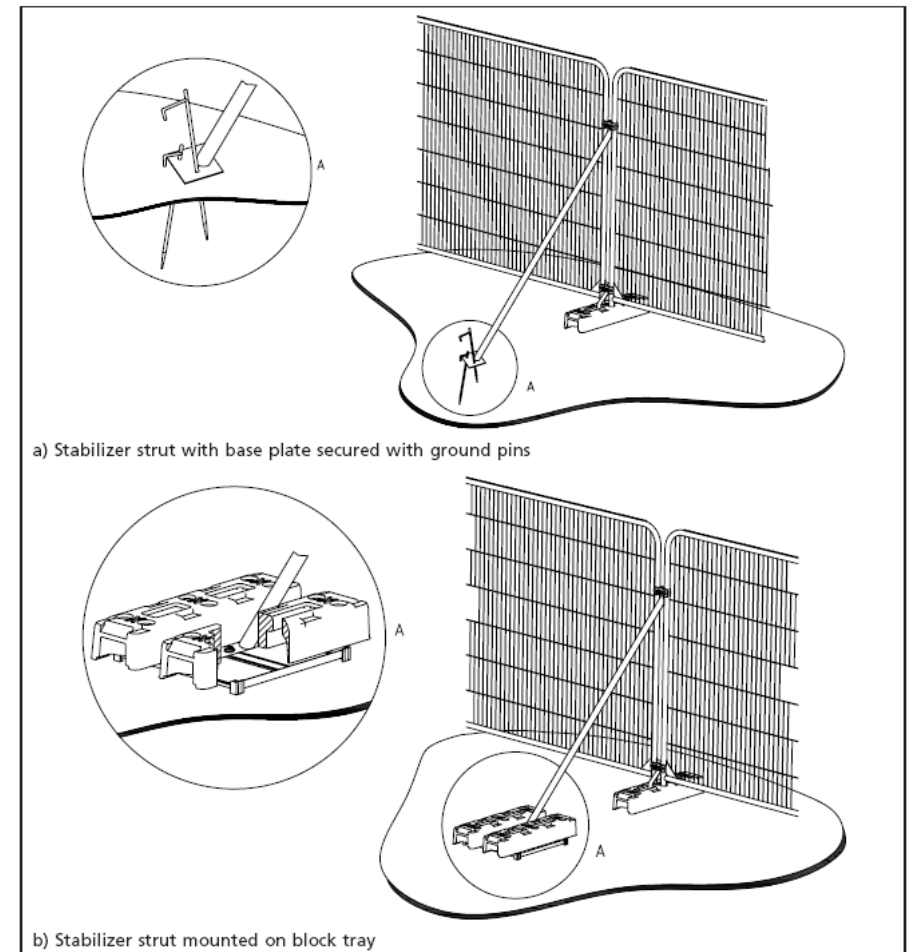
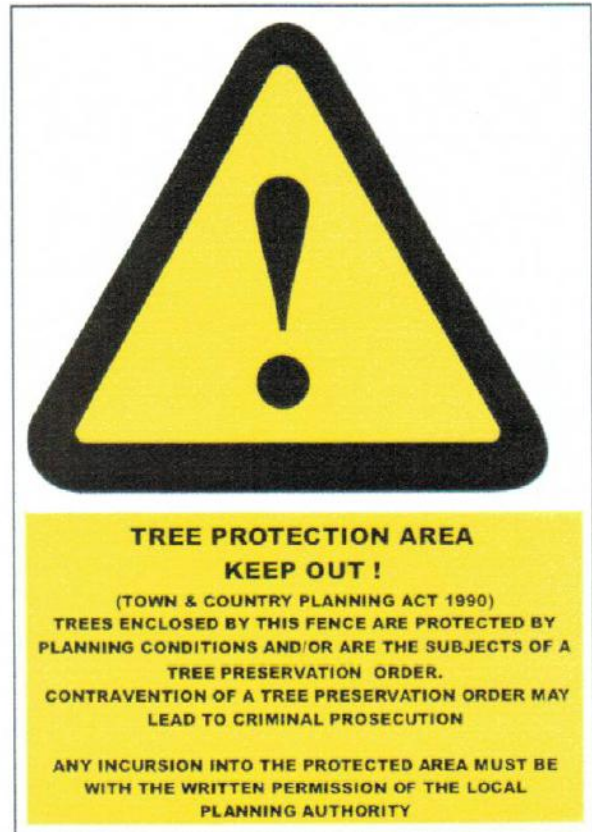


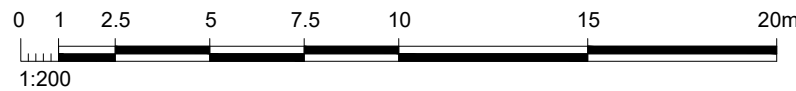
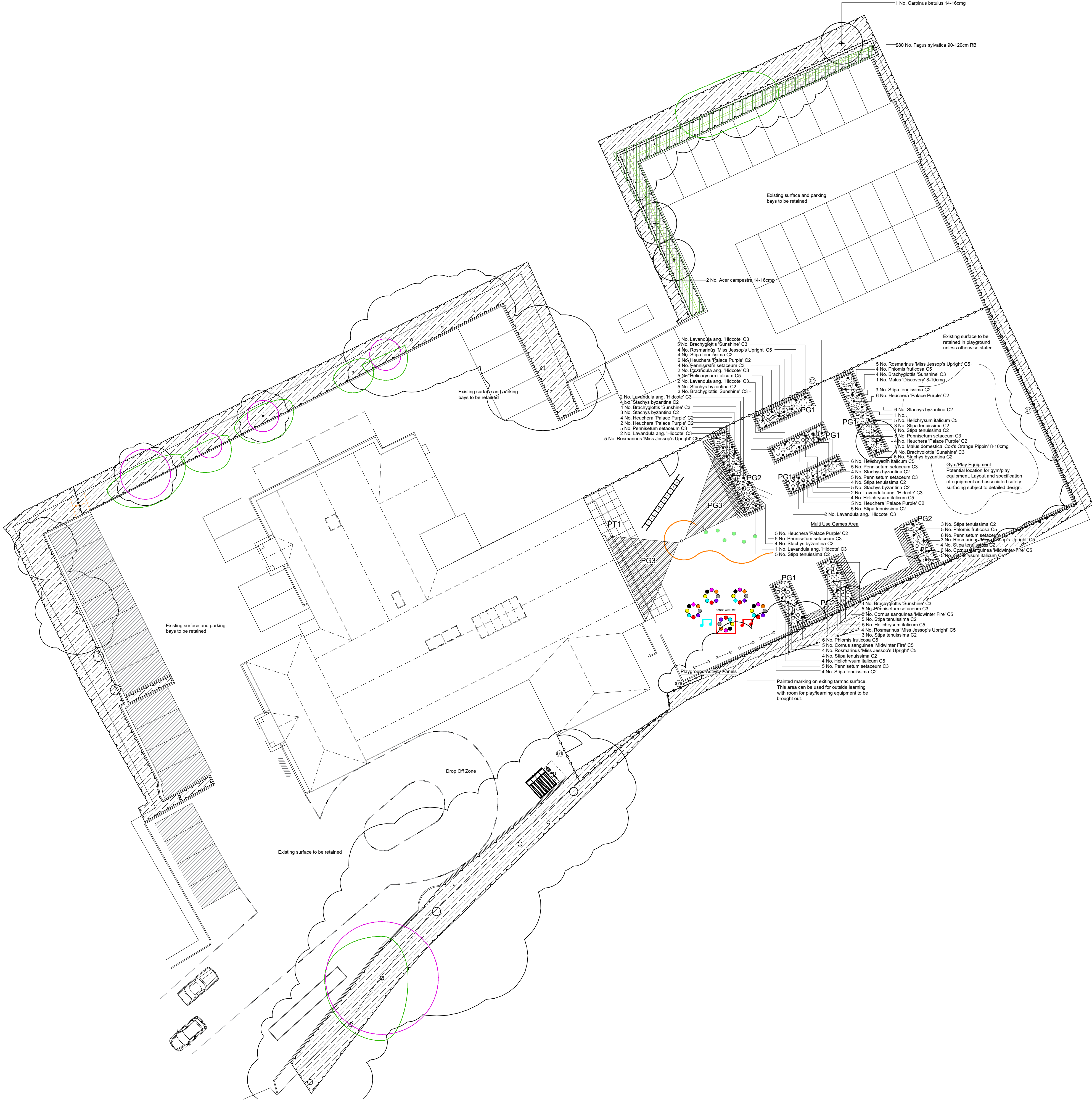
Figure 3 Examples of above-ground stabilizing systems



EXAMPLE OF FENCING SIGNAGE



APPENDIX 6



fabrik
Project: First Floor Studio | The Old School | 4 Eaton Street | London | SE1 1UE
Drawing Title: Detailed Hard and Soft Landscape Plan
Purpose of Issue: Issued for Planning Approval
Client: MH Architects

Drawn By: af
Checked By: afs
Drawn Date: 1:200 @ A1
Date of First Issue: August | 2024

Drawing Number: D3379-FAB-00-XX-DR-L-1001
Revision: PL04

PL04	13.09.24	Updated to latest Architect layout. Issued for planning	af	af
PL03	06.09.24	Adjusted to Planning consultants comment. Issued for planning	af	af
PL02	02.09.24	Adjusted to Planning consultants comment. Issued for planning	af	af
PL01	20.08.24	Issued for planning	af	af
Revision	Date	Reason	Drawn	Checked

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3. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on the drawing prior to fabrication or setting out.
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External References: