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**ARBORICULTURAL IMPLICATIONS ASSESSMENT
FOR
PROPOSED EXTENSION**

AT

**WARREN LODGE
SQUIRREL WALK
WOKINGHAM
RG41 3AS**

BY

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1. INTRODUCTION

- 1.1 Broad Oak Tree Consultants Ltd. received instructions from Mr. A. Lloyd to undertake an inspection of trees located on and immediately adjacent to the site referred to as Warren Lodge, Squirrel Walk, Wokingham, RG41 3AS. The purpose of the inspection was to produce a base inventory of the tree stock and an Arboricultural Implications Assessment of development proposals.
- 1.2 The proposals are for the construction of a single storey side/rear extension, bin store and front canopy roof. Details of the proposals will have been submitted by Studio-Hak Ltd. and others.
- 1.3 The trees were inspected in November 2024 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 Borough Council did not indicate the presence of a Tree Preservation Order and the site is not located within a Conservation Area.

2. GENERAL SITE DESCRIPTION

- 2.1 Warren Lodge is a detached two storey house located on the north side of Squirrel Walk with a further residential property to the west, a petrol station to the north and parking/gym to the east. A drive to the east of the house leads to a detached pitched roof single garage. To the north and west are areas of lawn, dense shrubs and trees, with a group of trees to the north that pre-date the house.

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 G1 to T9 inclusive. Tree numbers, together with BS recommended colour coding of condition, have been added to the Tree Constraints Plan, our drawing no. J66.27/01 Rev A 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. A separate detailed tree survey sheet is 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 six individual trees and three groups were inspected, of which five individual trees were present prior to construction of the house, with the groups and a Cherry Laurel (T8) planted post construction.
- 6.2 G2 and G3 represent overgrown clusters of shrubs that have developed beyond reasonable management dimensions due to a lack of past maintenance.
- 6.3 Of the larger trees four of the five have been reduced in the past.
- 6.4 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	G1, T4, T5	3
C	G2, G3, T6, T7, T8, T9	6
U	-	-
	TOTAL	9

6.5 *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 below 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 development proposals.

Tree no.	Species	BS Category	Stem diameter or calculated equivalent (mm.)	BS calc. radial equiv. root protection	BS calc. total RPA (m²)
G1	Pear	B2	<200	<2.4	<18
G2	Lilac, Cherry Laurel, Shrubs	C2	<100	<1.2	<5
G3	Cherry Laurel, Elder	C2	<250	<3	<28
T4	Common Oak	B2	c500	c6	c113
T5	Scots Pine	B2	c400	c4.8	c72
T6	Common Oak	C2	360	4.3	58
T7	Common Oak	C2	c400	c4.8	c72
T8	Cherry Laurel	C2	c130	c1.6	c8
T9	Common Oak	C2	c450	c5.4	c92

ARBORICULTURAL IMPLICATIONS ASSESSMENT

8. DEVELOPMENT PROPOSALS

- 8.1 The proposals are for the construction of a single storey side/rear extension, bin store and front canopy roof. Details of the proposals will have been submitted by Studio-Hak Ltd. and others.
- 8.2 The supplied proposed site layout produced by Studio-Hak Ltd. has been used as the base for the Broad Oak Tree Consultants Ltd. Tree Protection Plan, drawing no. J66.27/02 Rev B in Appendix 3. This indicates trees for removal and measures to protect retained trees in accordance with BS5837:2012 requirements.

9. TREES FOR REMOVAL

- 9.1 Based on the supplied layout the following trees and shrubs would require removal for the proposals to go ahead.

Table: Trees for removal

Tree/Shrub No.	Species	BS Category	Comments
T6	Common Oak	C	Heavily crowded. Upper crown reduced.
T9	Common Oak	C	Upper crown reduced.

- 9.2 Both of the above are BS Category C and as such should not represent a constraint to the proposals, according to BS 5837:2012.
- 9.3 The removal of the Oaks T6 and T9 would not adversely impact on public visual amenity due to the density of retained trees, which dominate the main public visual view points from the north. The trees represent a very overcrowded group in close proximity to the house and individual presence is limited by the en masse canopy presence.
- 9.4 It should be recognised that the trees for removal have no statutory protection and could have been removed at any time without recourse to the Council. As such they should not represent constraints to the proposals at planning. Due to the density of retained trees and shrubs further planting of forest size trees to replace T6 and T9 would be inappropriate for the scale of the garden and space available. Potentially planting of pleached trees along the boundary walls would be more in keeping with the space available and can be detailed in a pre-commencement landscaping Condition.
- 9.5 The trees for removal have been indicated as such with blue dashed crown outlines on the Tree Protection Plan.

10. POTENTIAL IMPACT OF PROPOSALS ON RETAINED TREES

- 10.1 The proposed extension would be within the outer RPAs of T4 Common Oak and T5 Scots Pine. Whilst not significant overlaps it is proposed that the extension is constructed utilising a mini/screw pile and beam/slab foundation with the slab/beams set at existing ground level. This will align with the existing ground levels due to the drop-off in levels to the north of the house. Any ground disturbance will be limited to the piles. The upper 60cm of each pile location will be hand tool excavated and if any roots of over 25mm diameter are encountered the pile location will be revised.
- 10.2 This approach to foundation design will accord with the recommendations described in Section 7.5 “Special engineering for foundations within the RPA” of BS 5837:2012. Therefore, the concept should be acceptable to the Council and the proposals for the extension foundations are indicated on the Tree Protection Plan.

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 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 4.

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 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 hard standing and drive.

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. GROUND PROTECTION MEASURES

- 12.1 For working access along the north side of the extension set back of protective fencing will be necessary with ground protection measures applied. As only foot access/scaffolding will be required, these will comprise a layer of geotextile, over which 100mm woodchip will be laid, topped with scaffold boards or minimum 12mm thick ply/OSB boards. This approach and design accords with the recommendations in Section 6.2.3 "Ground protection during demolition & Construction" of BS 5837:2012.
- 12.2 The ground protection measures will be installed at the same time as the protective fencing and remain in place until all construction has been completed. The area for ground protection measures is indicated by cross hatching on the Tree Protection Plan.

13. SITE OPERATIONS AND MATERIALS STORAGE

- 13.1 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.
- 13.2 As this is a small scale development the requirement for storage space is minimal and materials will be delivered on an "as and when" needed basis in appropriate quantities for the space available.
- 13.3 Materials can be readily craned in from delivery vehicles in to the garden, utilising space outside of tree canopies and RPAs.

14. SERVICES/DRAINAGE/SOAKAWAYS

- 14.1 Existing internal electrics circuits will be extended to serve the extension.
- 14.2 Additional roof drainage will be tied in to existing downpipes and soakaways.
- 14.3 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.

15. ARBORICULTURAL METHOD STATEMENT

- 15.1 A separate Arboricultural Method Statement is not considered necessary for this site. Details of the protective fencing and ground protection 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 would require the removal of two maturing, reduced Oaks, all of which are BS Category C. Neither are of significant public visual amenity value, due to the canopies of the retained trees and with no statutory protection they could have been removed prior to the planning application without any reference to the Council. As such they should not represent a constraint to the proposals.
- 16.2 The potential impact of the proposed extension foundations on the outer RPAs of two retained trees have been mitigated by the proposed foundation design and existing change in levels to the north of the house. The proposed mini/screw pile and beam/slab foundations minimise ground and possible root disturbance, allowing roots to remain beneath the extension. The removal of the two trees will also reduce competition for water and nutrients in the location and their decaying root systems will represent a slow release boost of nutrients for the retained trees over many years.
- 16.3 Robust tree protection measures are proposed in accordance with BS 5837:2012 recommendations.
- 16.4 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 construction works.

Tim Laddiman
Chartered Arboriculturist
Broad Oak Tree Consultants Ltd.

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							
G1	Pear	<9	1/2	<200	<3.5	<4	<4	<4	Y	1+	Good	40+	B2	Crowded group planted post construction. Central tree twin stemmed from ground level with weak union	
G2	Lilac, Cherry Laurel, Shrubs	<4	Multi	<100	<3	<4	<3	<2	Y	0+	Good	20-40	C2	Dense, crowded. Crowns leaning out to E	
G3	Cherry Laurel, Elder	<6	Multi	<250	<4	<3.5	<3.5	<4	SM	0+	Good	20-40	C2	Multi-stemmed near ground level. Crowded	
T4	Common Oak	15	1/2	c500	c3	4.5	5	7	SM	1.6+	Fair	20-40	B2	Heavily ivy clad. Crowded. Twin stemmed at 7m. N stem reduced to 3m stub	
T5	Scots Pine	18	1	c400	3.5	2	3.5	4.5	M	12+	Fair	20-40	B2	Heavily ivy clad. High poorly formed crown mostly to W. Deadwood	
T6	Common Oak	10	1	360	1.5	3	3.5	3.5	SM	1.6+	Fair	20-40	C2	Heavily crowded. Upper crown reduced	
T7	Common Oak	10	1	c400	c2.5	3.5	1.5	3	SM	1.8+	Unconfirmed	20-40	C2	Heavily ivy clad. Crowded. Pollarded in past 7 years. Crown formed of fine regrowth up stem	
T8	Cherry Laurel	4	Multi	c130	c2.5	3	2.5	2	Y	0+	Good	40+	C2	Multi-stemmed from ground level	
T9	Common Oak	15	1	c450	c4	4.5	4.5	4	SM	1.8+	Fair	20-40	C2	Crown to S against house. Ivy clad. Upper crown reduced	

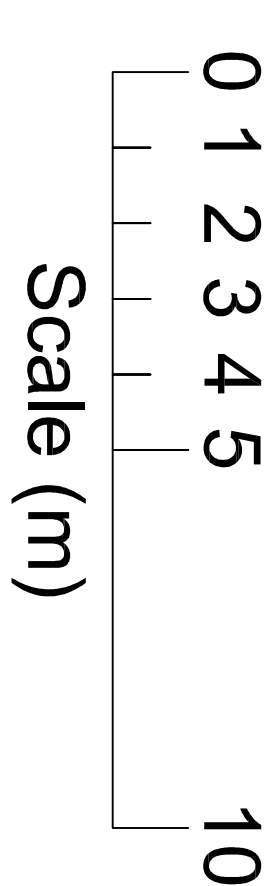
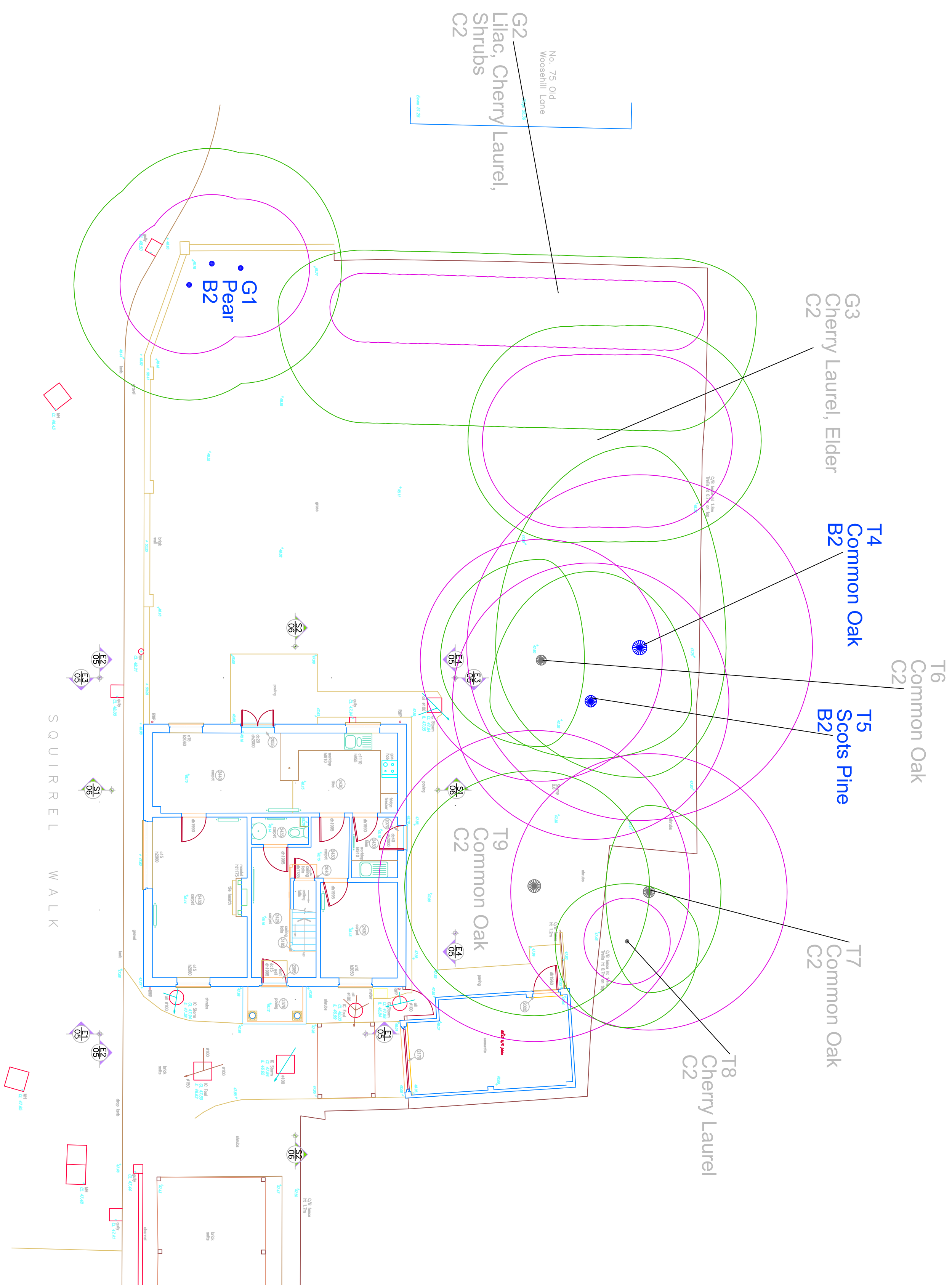
APPENDIX 2

WARREN LODGE
SQUIREL WALK
WOKINGHAM
RG41 3AS

TREE CONSTRAINTS PLAN

- | G1 - 19 Tree numbers | |
|-------------------------------------|----|
| BS Category of Condition | 0 |
| BS Condition A | T4 |
| BS Condition B | T6 |
| BS Condition C | 0 |
| BS Condition U | |
| Crown spread | |
| BS Calculated root protection areas | |

The non-protection areas have been calculated using the measured stem diameter and the formula as described in Section 4.6 in BSESP3/2012. These are represented as basic circles on the two maps. Constraints from, where buildings, walls, services and hard surfacing exist within the indicated SPAs, it is known that the architecture of non systems will have been affected. Foundations to walls and buildings can completely obstruct non development depending on their depth and the nature of the underlying soils. In the absence of detailed site investigations, the indicated SPAs cannot be used to guarantee that non development will not occur. Only within any redevelopment proposals



APPENDIX 3

WARREN LODG
SQUIREL WAL
WOKINGHAM
RG41 3AS

TREE PROTECTION PLAN

Gr 1-19	Tree numbers
BS Category of Condition	
	BS Condition A
	BS Condition B
	BS Condition C
	BS Condition U
	Crown spread
	BS Calculated no protection areas
	Tree to be removed for safety/short lifespan
	Tree to be removed for development
	Protective fencing location
	Ground protection

TREE PROTECTION INFORMATION

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

Protective fencing to comprise wellmesh panels securely fixed together with scaffold ties set with rubber/plastic feet to form a continuous barrier. Feet to be pinned to the panels with 100mm diameter bolts with road pins/short scaffold bars. Panel joints back to back. Waterproof signs to be attached to every 5th deadend 'TREE ROOT PROTECTION ZONE - KEEP OUT' or similar w/ Fencing to be constructed in accordance with fig. 2 or fig. 3 of section 6.2 of BS5837:2012.

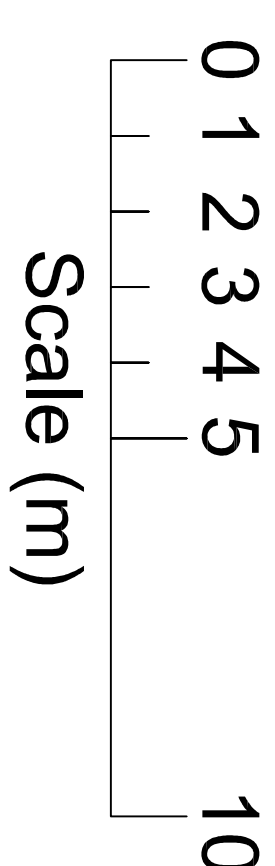
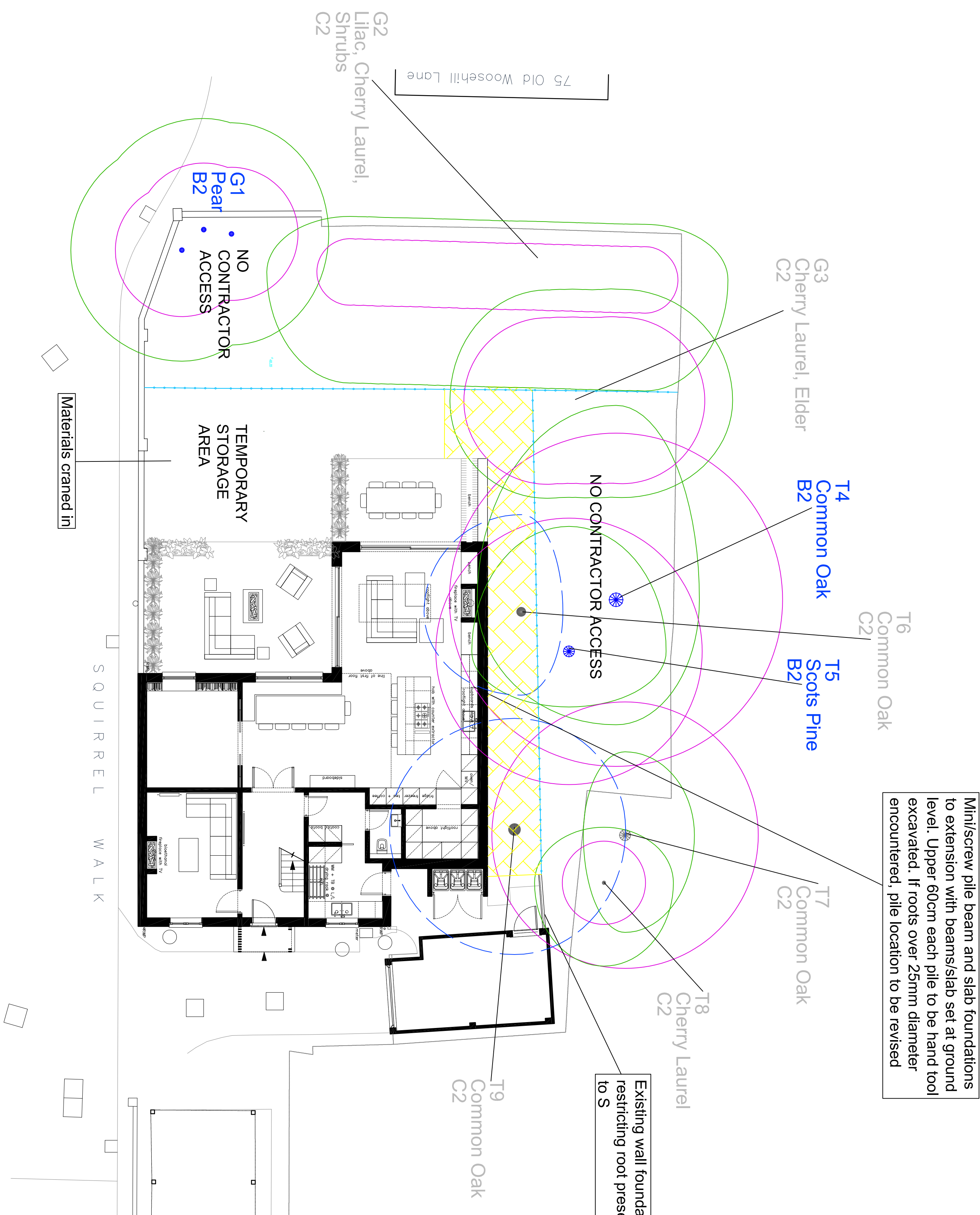
Ground protection measures to comprise a single thickness of slotted steel plates or 100 mm (4 in.) butting scaffold boards over a 100 mm (4 in.) compressible layer laid onto a geotextile. For machinery access, interlocking metal/plastic road plates will need to be used.

Buildings in proximity to protective 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/sales buildings, temporary parking facilities, porta-loos, storage compounds or temporary hard stand areas.

- Excavations, soil/stump stripping, etc. are not to be done without the written approval of the contractor's superintendent and the written approval of the contractor's superintendent and the written approval of the contractor's superintendent.
- No use, movement or parking of machinery or vehicles of any description.
- Additionally, no fires shall be lit within 20m. of the limits of any trees on the centre line of any highway to be retained.
- All services to be installed to the requirements of NUG Volume 4 (Guidelines for the Planning, Installation and Maintenance of Apparatus in proximity to Trees).
- Areas to be excavated or to be backfilled shall be supervised by the Arboricultural Consultant.



APPENDIX 4

BS5837:2012: FENCING SPECIFICATIONS

Figure 2 Default specification for protective barrier

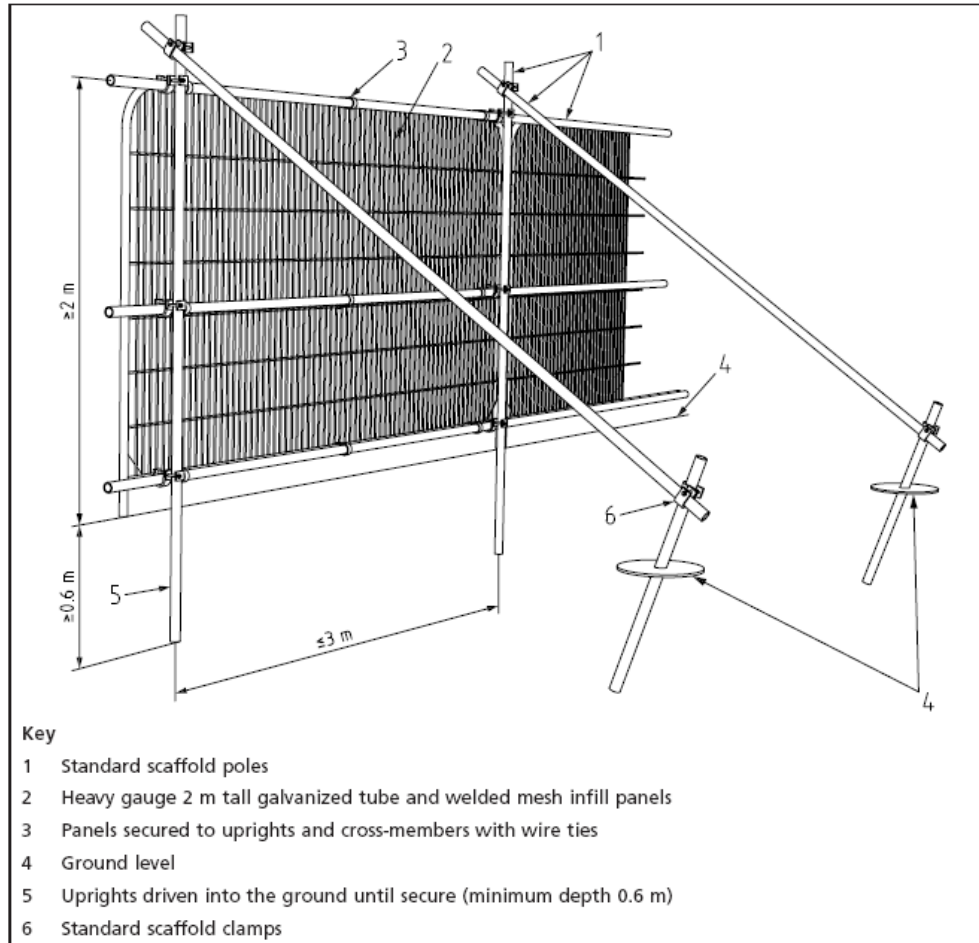
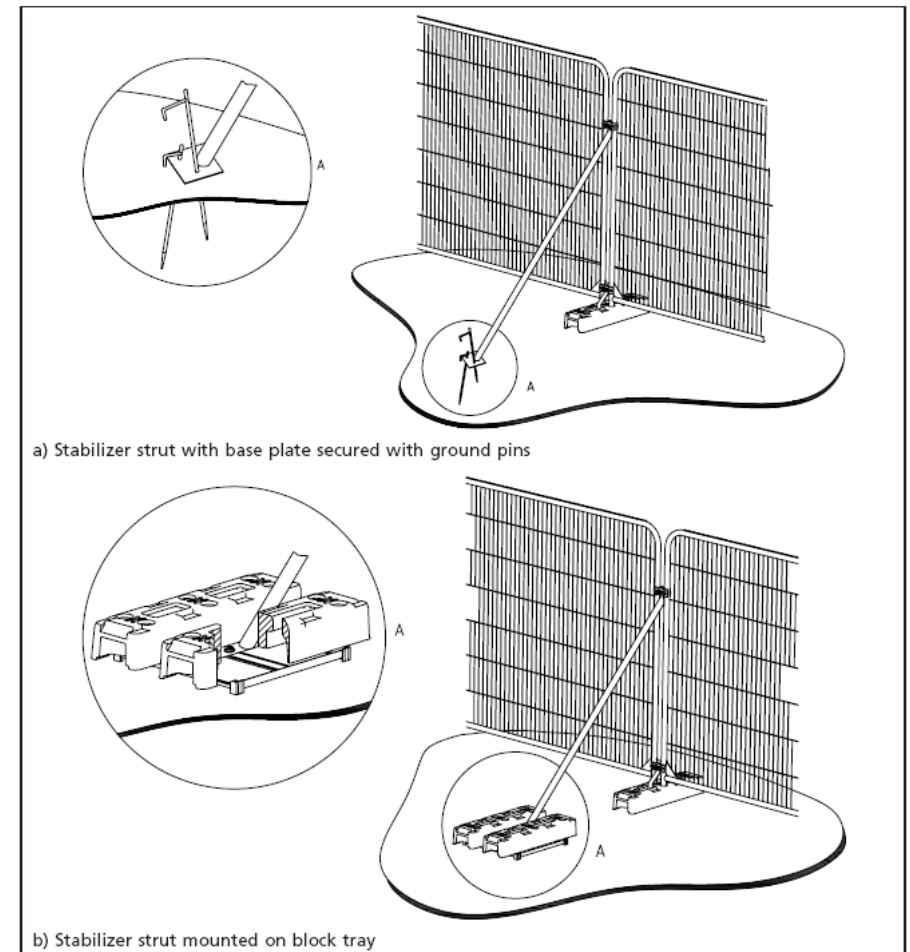


Figure 3 Examples of above-ground stabilizing systems





**PROTECTIVE FENCING.
THIS FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT**



**TREE PROTECTION AREA
KEEP OUT!**

(TOWN & COUNTRY PLANNING ACT 1990)

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE SUBJECTS OF A
TREE PRESERVATION ORDER.

CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION

ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY