



DUCKWORTHS
ARBORICULTURE LTD.

BS:5837 ARBORICULTURAL REPORT

ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT

BROOKLANDS
WARREN LANE
FINCHAMPSTEAD
BERKSHIRE
RG40 4HS

CLIENT: MATTHEW JOUANIDES / MGI ARCHITECTURE

JULY 2025

Ref: AIA/AMS 06639 / 2025

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Project: Proposed erection of a 2-bay garage on land to the front of Brooklands, Warren Lane.

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EXECUTIVE SUMMARY

This report provides detailed and site-specific information on the steps which will be undertaken to prevent damage to trees growing adjacent to Brooklands, Warren Lane, Finchampstead, Berkshire, RG40 4HS during the proposed construction of a new garage within existing parking areas to the front of the property.

I have been appointed as the site Arboricultural Consultant since the initial design phases of this project and have provided professional arboricultural advice to ensure the final design is sympathetic to the preservation of trees.

The structure and positioning of the proposed garage is reflective of the arboricultural advice and takes into account the identified Arboricultural Constraints posed by the offsite trees. The new garage will be a lightweight structure erected onto low-dig ground screw foundations to minimise ground disturbance.

The building requires a minor incursion into the rooting area of three mature trees but over an area which is already compacted and used daily for vehicle parking. In all cases, the incursion is below the threshold of 20% of the previously undeveloped rooting area for each tree deemed as acceptable in BS:5837 (2012). I am therefore satisfied that the construction of a new garage in this location using a minimally invasive foundation system will not cause unacceptable harm to the trees.

The Arboricultural Method Statement which accompanies this report details the measures which will be undertaken to prevent damage to the trees during the course of the proposed building works.

Provided the methodology specified within the Arboricultural Method Statement is followed during these building works I am satisfied that this application will not compromise the long-term health of trees and the application is therefore acceptable in arboricultural terms.

CONTENTS

1.	INTRODUCTION	6
1.1	INSTRUCTION	6
1.2	SCOPE	6
1.3	DOCUMENTS	6
1.4	CAVEATS	6
2.	ARBORICULTURAL IMPACT ASSESSMENT.....	7
2.1	INTRODUCTION.....	7
2.2	SITE DESCRIPTION	7
2.3	SOIL.....	8
2.4	PLOTTING THE ROOT PROTECTION AREAS (RPAs)	9
2.5	PLANNING CONSTRAINTS.....	10
2.6	TREE WORKS AND REMOVAL.....	11
2.7	APPLICATION ASSESSMENT.....	11
2.8	SUSTAINABILITY.....	12
2.9	TREE PROTECTION DURING BUILDING WORKS.....	13
2.10	CONCLUSIONS	13
3.	ARBORICULTURAL METHOD STATEMENT (AMS)	14
3.1	INTRODUCTION.....	14
3.2	SITE SUPERVISION AND MONITORING.....	14
3.3	TREE WORKS.....	15
3.4	PROTECTED SPECIES	15
3.5	TREE PROTECTION MEASURES.....	16
3.6	FOUNDATIONS.....	16
3.7	SERVICES	17
3.8	UNFORESEEN CIRCUMSTANCES.....	17
	APPENDICES.....	18
	APPENDIX A - DOCUMENTATION	19
	APPENDIX B - CONTACTS	20
	APPENDIX C - QUALIFICATIONS.....	21

1. INTRODUCTION

1.1 INSTRUCTION

This Arboricultural report has been prepared by Sarah Duckworth, Arboricultural Consultant and provides an Arboricultural Impact Assessment and Method Statement relating to trees growing within the garden of Brooklands, Warren Lane, Finchampstead, Berkshire, RG40 4HS.

This report should be read in conjunction with an earlier BS:5837 Tree Survey (ref: Brooklands BS 5837 Survey 06639/2025 dated March 2025).

1.2 SCOPE

The British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction' is designed to assist those concerned with trees in relation to construction to form balanced judgments. This report does not therefore seek to put arguments for or against development but provides a means of protecting the trees which may be affected during development.

The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.

1.3 DOCUMENTS

The position of trees on the tree plan have been plotted by the Tree Surveyor, their locations measured with a laser measure and triangulated against fixed objects on site. The tree plan should not therefore be taken as exact, but it is a good representation of the location of the trees in relation to the property and the proposed building works.

The Tree Protection Plan which accompanies this report is illustrative and should only be used for dealing with tree issues.

1.4 CAVEATS

The report is valid for a period of two years from the date of issue being 30th July 2025 and will expire on 30th July 2027.

DISCLAIMER: This is an independently produced Arboricultural Report. I have no connection with any of the parties involved in this site or application that could influence or bias the opinions expressed in this report.

2. ARBORICULTURAL IMPACT ASSESSMENT

2.1 INTRODUCTION

The purpose of the Arboricultural Impact Assessment (AIA) is to evaluate the direct and indirect effects of the proposed building works on the surrounding trees and where necessary recommend solutions or mitigation to protect the trees as appropriate.

This assessment will take account of the effects of any tree loss required to implement the design and any potentially damaging activities proposed in the vicinity of the retained trees.

2.2 SITE DESCRIPTION

The proposed build area is currently a gravel parking area on land to the front of Brooklands. The build area is beyond a low-level brick retaining wall and screened by an existing close board fence.

The area is currently laid with gravel and is used daily for vehicle parking.



Photo 1 – Gravel parking to the front of Brooklands

The only tree within the curtilage of Brooklands is T003, a small ornamental conifer with no wider visual amenity value or arboricultural quality. All other trees are growing in a wooded area on land to the north of Brooklands.



Photo 2 – Low-level brick retaining wall and close board fence to the front of Brooklands

2.3 SOIL

The soil on site was assessed by an appraisal on the British Geological Drift Survey Map only. According to the 1:50,000 scale map records, the bedrock geology for Brooklands is Bagshot Formation - Sand.

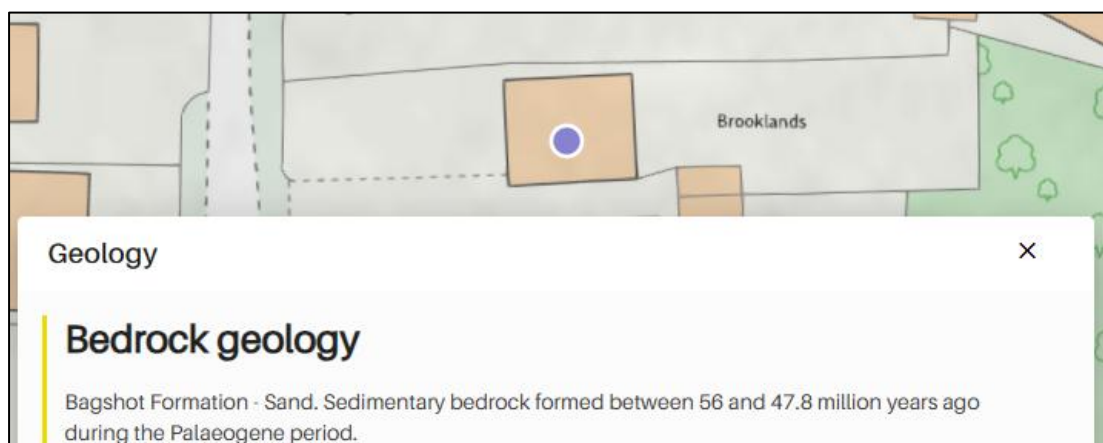


Figure 1 - Detail from the British Geological Survey

The soil at Brooklands is therefore likely to be free-draining and resistant to compaction. Sandy soil has less capacity to shrink and swell with changing moisture levels¹.

Foundation depths should be calculated in accordance with NHBC Chapter 4.2 taking into account the presence of any clay and future growth of the adjacent trees to ensure foundations can resist damage as a result of soil desiccation and shrinkage.

2.4 PLOTTING THE ROOT PROTECTION AREAS (RPAs)

The British Standard 5837 advises that a Root Protection Area (RPA) should initially be plotted as a circle centered on the base of the stem. However, where pre-existing site conditions or other factors exist which indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced.

The existing roadway of Warren Lane is a porous road of compacted hard core. The parking at the front of Brooklands is formed of gravel over compacted aggregate. Both surfaces are not expected to inhibit the growth of tree roots to any great extent.

The root protection areas have therefore been plotted as circles as this is the best representation of the likely distribution of tree roots and will provide an appropriate level of protection for all trees.



Photo 3 - Warren road

¹ P.G. Biddle (1998) Tree Root Damage to Buildings - Volume 1 Causes, Diagnosis and Remedy. Published Willowmead Publishing Limited. Fig. 4.3, Principal Geological Strata Pg. 39

2.5 PLANNING CONSTRAINTS

TREE PRESERVATION ORDERS

I have confirmed on the Wokingham Borough Council website that trees beyond the northern boundary of Brooklands are protected by Tree Preservation Order ref TPO-0592-1993.

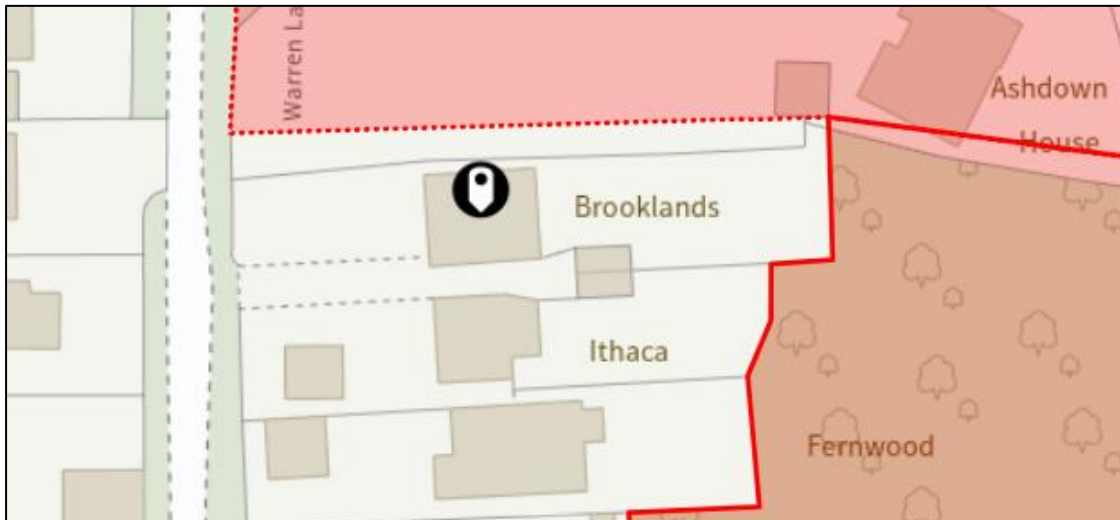


Figure 2 – Wokingham Borough Council Tree Preservation Order Information

CONSERVATION AREA

Brooklands is not within a Conservation Area.

ANCIENT WOODLAND

Brooklands is not located in or near Ancient Woodland nor is the property within an Ancient Woodland Buffer Zone.

2.6 TREE WORKS AND REMOVAL

One small juniper (T003) is recommended for removal to facilitate the garage installation. The tree is a low-grade category 'C' tree of no notable amenity value, and its removal will not detract from the overall amenity provided by trees to the local area.



Photo 4 - T003 – Chinese Juniper

2.7 APPLICATION ASSESSMENT

The suitability of planning development in relation to trees is assessed by the Local Authority in accordance with the British Standard 5837: 2012 'Trees in Relation to Design, Demolition and Construction.

This document requires that the conception and design of the final development layout must take into account the constraints posed by the trees on site. These constraints include not only the existing canopy and likely root spread but also:

- The ultimate height and spread of the trees.
- Potential impact of species characteristics for future residents – evergreen / deciduous, density of foliage, seasonal leaf drop / berries etc.
- Current and future shade patterns.

The default position in planning is that every effort should be made to retain and protect the category A and B trees on site and that new structures should be located outside of the identified RPA's of trees to be retained.

British standard 5837 ('Trees in relation to design, demolition and construction') advises (par.7.4.2.3) that any new permanent hard surfacing should not exceed 20% of any previously undeveloped ground within the RPA.

Ref	Species	BS:5837 Category	Footprint of garage within RPA (m ²)	Total BS:5837 RPA	% New development within RPA
T001	Oak (<i>Quercus robur</i>)	B2	28m ²	211m ²	13%
T002	Oak (<i>Quercus robur</i>)	B2	24m ²	196m ²	12%
T005	Oak (<i>Quercus robur</i>)	B2	0.5m ²	113m ²	0.3%

Figure 3 - Data showing incursions into rooting areas of trees.

The proposed garage requires a small incursion into the rooting areas of T001, T002, T005 (Pedunculate Oak). T005 (Oak) is a TPO tree, T001 & T002 are outside of the Tree Preservation Order. In all cases the incursion is well below the threshold of 20% which is broadly indicated as being acceptable within the British Standard 5837 (2012)

Furthermore, it is noted that this area is already compacted and used for hard landscaping therefore it is likely that most tree roots will be growing preferentially within the offsite woodland where the uncompacted and nutritious humus is more conducive to healthy tree root growth.

The proposed minor incursion into the root protection areas of offsite trees is not expected to have any significant impact on the trees' health or stability. However, as a precautionary measure, it is proposed to construct the garage onto specialist pile / ground screw foundations designed to sit proud of the existing ground levels to reduce ground disturbance and potential harm to the trees.

2.8 SUSTAINABILITY

There will be a good and sustainable distance between garage roof and tree canopies on completion of the build without the foreseeable need for the trees to be cut back in the future.

Leaf drop will be a seasonal nuisance, however as a single storey structure, clearing of gutters will not be overly costly or onerous. Hedgehog gutter guards can be installed if blocked gutters become an unacceptable nuisance.

2.9 TREE PROTECTION DURING BUILDING WORKS

Offsite trees will be protected with the retention of the existing boundary fence and gravel parking areas which will prevent compaction of the trees' rooting areas. Trees are growing offsite and the existing boundary fences will prevent any encroachment into their soft landscaped rooting areas at any time during the build.

No additional tree protection measures will be required.

2.10 CONCLUSIONS

This report demonstrates that the trees growing on and adjacent to Brooklands have been properly considered in accordance with Arboricultural and Planning best practice (BS:5837 2012 Trees in Relation to Design, Demolition and Construction').

The application is for a new garage which has been sympathetically situated and designed to keep the impact on trees to an absolute minimum.

The new structure will extend marginally into the rooting area of three offsite Oak trees and over an area which is currently compacted and used for vehicle parking.

This is a low-intensity construction of a lightweight single-storey garage which represents overall a low risk to trees. As a precaution, the garage structure will be erected onto bespoke ground screw foundations to prevent damage to tree roots and limit ground disturbance. The engineered foundations means that the new garage represents a very low risk to trees.

The Arboricultural Method Assessment which follows provides detailed information on how the trees will be protected during the proposed building works.

Provided this method statement is followed during the building work, I am satisfied the application can be undertaken without unacceptable harm to the trees growing adjacent to Brooklands and the application is therefore acceptable as it relates to trees.

3. ARBORICULTURAL METHOD STATEMENT (AMS)

3.1 INTRODUCTION

This method statement will be read, approved and agreed to by all key personnel prior to the commencement of works within the site.

WARNING: FAILURE TO FOLLOW THE ARBORICULTURAL METHOD STATEMENT ONCE APPROVED CAN CAUSE IRREPARABLE HARM TO PROTECTED TREES IN CONTRAVENTION OF THE TREE PRESERVATION ORDER AND MAY INVALIDATE YOUR PLANNING CONSENT.

3.2 SITE SUPERVISION AND MONITORING.

The schedule proposed here for site supervision and monitoring is considered reasonable and proportionate to the arboricultural issues and intensity of development within the site.

The project arboriculturist will monitor site activity during the following phases of development:

1. During piling operations for the building foundations.

A copy of the Arboricultural Method Statement and Tree Protection Plan will be available on site for reference.

In addition to the appointed Arboriculturist, there will be a designated on-site 'tree supervisor', a member of the build team who is responsible for ensuring no works are undertaken on site except in complete accordance with the approved Arboricultural Method Statement when the Arboricultural Consultant is not present.

The on-site tree supervisor will:

- Be present on site most of the time.
- Be aware of the arboricultural responsibilities relating to the protected / retained trees on site.
- Have the authority to stop any work that will, or have the potential to, cause harm to any tree.
- Be responsible for ensuring that all site personnel are aware of their responsibilities towards trees on site and the consequences of the failure to observe those responsibilities.
- Make immediate contact with the Council and/or the retained arboriculturist in the event of any related tree problems occurring whether actual or potential.
- To ensure a commitment from all parties to the healthy retention of the trees.
- These details will be passed to any contractors working on site, so that the practical aspects of the above precautions are included in their method statements, and financial provision made for these.

3.3 TREE WORKS

The following facilitative tree work will be undertaken prior to the commencement of any building works on site:

Ref:	Species	Works	Cat.
T003	Chinese Juniper	Fell and remove stump	C2

Figure 4 - Schedule for tree works

All tree works shall be undertaken in accordance with BS:3998 2010 'Tree Work Recommendations'.

Chippings arising from the tree work will not be piled around the bases of trees on or off the site. Wood and any other arisings from the tree work will not be burnt on site.

3.4 PROTECTED SPECIES

In accordance with the Wildlife and Countryside Act - 1981, Conservation - Natural Habitats -Regulations 1994 and Countryside Rights of Way Act - 2000, the property owner will consider the timing and type of tree work operations to avoid causing disturbance to any nesting or breeding birds or bat roosts that may be present within trees.

It is an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

Non-urgent major tree work involving tree removal or reduction and hedge cutting operations should not be undertaken during the bird nesting or breeding season, which is considered to be from 1 March to 31 July. However, depending on seasonal temperatures, some birds continue breeding into August and September.

All wild birds, their young, their eggs and active nests are protected under law. It is an offence to damage a nest intentionally while it is in use or being built and hedge cutting is highly likely to damage nests or cause them to be deserted.

3.5 TREE PROTECTION MEASURES

All storage and preparation of materials will be on existing parking areas and away from the identified root protection areas of trees as shown on the Tree Protection Plan.

Particular care will be taken in the planning of deliveries if they require wide or tall loads and plants with booms, rigs or counterweights which can cause serious and permanent damage to trees making their safe retention impossible.

Tree roots are particularly vulnerable within the soft landscaped highway verges. The verges beyond the property boundary are therefore designated as Construction Exclusion Zones and are to be isolated from all activity during the building installation and fitting out.

THERE WILL BE NO STORAGE, PARKING, VEHICLE MOVEMENT OR PEDESTRIAN ACTIVITY, TEMPORARY OR OTHERWISE, WITHIN SOFT LANDSCAPED AREAS WHERE TREES MAY BE ROOTING AT ANY TIME DURING THE COURSE OF THE BUILD.

3.6 FOUNDATIONS

The new garage will be positioned within an area of the trees' root protection areas which is currently covered in gravel and used for parking. As a porous structure, tree roots may be present under this surface. The new garage will therefore be erected onto specialist foundations installed under an Arboricultural Watching Brief.

The applicant is advised that a 'Watching Brief' cannot be fulfilled retrospectively or on completion of the development. Therefore, failure to comply with the requirements of this document during the course of the building works may invalidate the planning consent.

Gravel within the garage area will be scraped back by hand or using the toothless bucket of a long-armed excavator working from outside of the trees' root protection areas.

The appointed Arboricultural Consultant is to attend site during the installation of ground screws to monitor for tree roots and to be on hand in case of unforeseen Arboricultural issues.

Foundations will be bespoke and designed to minimise the impact on the trees and ensure tree roots can continue to thrive under the garage on completion of the building installation.

Ground screw positions will be probed to 400mm to ensure no major roots are present. Ground screws will be drilled into the ground with a pedestrian operated electric drill accessed via protected ground only.

Where woody roots are identified within the exposed soil, the foundation design will have the flexibility for the position of the ground screw to be adjusted and moved to avoid the larger roots (over 50mm diameter).

A reinforced concrete slab will be laid above ground to form the garage floor and this will be above a DPM plastic sheet to prevent the potentially toxic leachate from curing concrete coming into contact with tree roots.

3.7 SERVICES

An electrical conduit to the garage can be routed along the southern edge of the access driveway and outside of the root protection areas of all trees.

If at any point this route is found not to be viable then a revised plan will be drawn up in consultation with the Arboricultural Consultant and submitted Wokingham Borough Council for approval.

3.8 UNFORESEEN CIRCUMSTANCES

In the event of unforeseen circumstances whereby it is not possible to work in accordance with the Arboricultural Method Statement then advice should be sought immediately from a qualified Arboriculturist.

THERE SHALL BE NO DEVIATION FROM THIS METHOD STATEMENT WITHOUT CONSULTATION WITH A QUALIFIED ARBORICULTURIST AND / OR THE WRITTEN CONSENT OF THE LOCAL PLANNING AUTHORITY.

APPENDICES

- A. Documentation
- B. Contacts
- C. Qualifications

APPENDIX A - DOCUMENTATION

Attached as separate pdf document:

Pre-planning Tree Survey:

- Ref: **BROOKLANDS BS5837 SURVEY 06639 2025**

Tree Constraints Plan:

- Ref: **BROOKLANDS TPP 06639 2025**

Tree Protection Plan:

- Ref: **BROOKLANDS TPP 06639 2025**

APPENDIX B - CONTACTS

Arboricultural Consultant

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APPENDIX C - QUALIFICATIONS

This Arboricultural report has been prepared by Sarah Duckworth, Independent Arboricultural Consultant, trading as Duckworth's Arboriculture Limited.

I have over 20 years' experience working in the field of Arboriculture and for the past 16 years I have worked as a Local Authority Tree Officer both directly and independently providing contracted support. Since 2010 I have worked as a private consultant carrying out a range of Arboricultural Reports and Assessments for private clients.

I hold the Royal Forestry Society's Professional Diploma (Level 6) for which I received the Lockhart Garrett Award. I also hold the Arboricultural Association's Technicians Certificate (with Distinction).

I am a LANTRA qualified Professional Tree Inspector and a Professional Member of the Arboricultural Association.