

1 ARBORICULTURAL STATEMENT

1.1 LandArb Solutions Ltd visited the site at 23 Heathermount Drive, Crowthorne, on the 3rd April 2025. 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.

1.4 The site proposals are in appendix 3.

1.5 The relevant trees were surveyed and a tree survey and protection plan produced.

Arboricultural Resource

1.6 The site relates to the front and rear gardens of the existing house.

1.7 The front garden features an Oak tree, with some small cypress bushes beneath and shrubs, and a mature Cypress tree in the lawn.

1.8 To the rear there are 3 Oak trees, set within Astro Turf lawn. Each tree has a high canopy, closely spaced, positioned in the south-eastern corner of the garden in front of the garden studio.

1.9 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

- 1.10 The Wokingham District Council online mapping (accessed 07.04.25) shows the site is not within a conservation area but the area is covered by an Area TPO, and that the Oak tree T1 to the front of the site is protected by an individual TPO, as is T5 to the rear of the site. T3 and T4 are protected by the Area TPO.



Proposals (Appendix 3)

- 1.11 The proposals are to extend the existing house to the rear, with internal re configurations, as shown on the site plan and elevation drawings.

Tree Works and Removals

- 1.12 The proposals do not require any tree removals.

Tree Protection (Appendix 2)

- 1.13 A tree survey and protection plan has been prepared.
- 1.14 The rear extension building works are located outside of any RPAs and away from retained trees. The canopy of T3 is of sufficient height that it is well clear of the rear elevation.
- 1.15 Heras barriers are considered not proportionate for the proposals, given the project is a householder application for a rear garden extension. The applicant will also have complete oversight during the build and do not want their garden damaged during construction. High visibility mesh is considered proportionate, given no vehicles or heavy machinery is required. Contractors can walk through the existing garage to bring materials and equipment to the rear. High visibility mesh will be aligned in advance of site works and remain in place until all building work has been completed. A small gap exists to the western side of the garden, to maintain access to the rear garden studio area for the applicant to continue to use.
- 1.16 The front drive is surfaced with block paving which protects the RPA of T1 from any damage. Contractors can park on the drive or the street, without impact to T1 or T2.

Overbearing Effects

- 1.17 None anticipated.

Services

No services information is available at the time of writing.

There is plenty of space to connect services internally without impacting retained trees.

General Rules

- 1.18 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.
- 1.19 The methods of construction set out above are proportionate to the proposals.
- 1.20 Provided the measures suggested are implemented, the proposals can be installed without impact to retained trees.

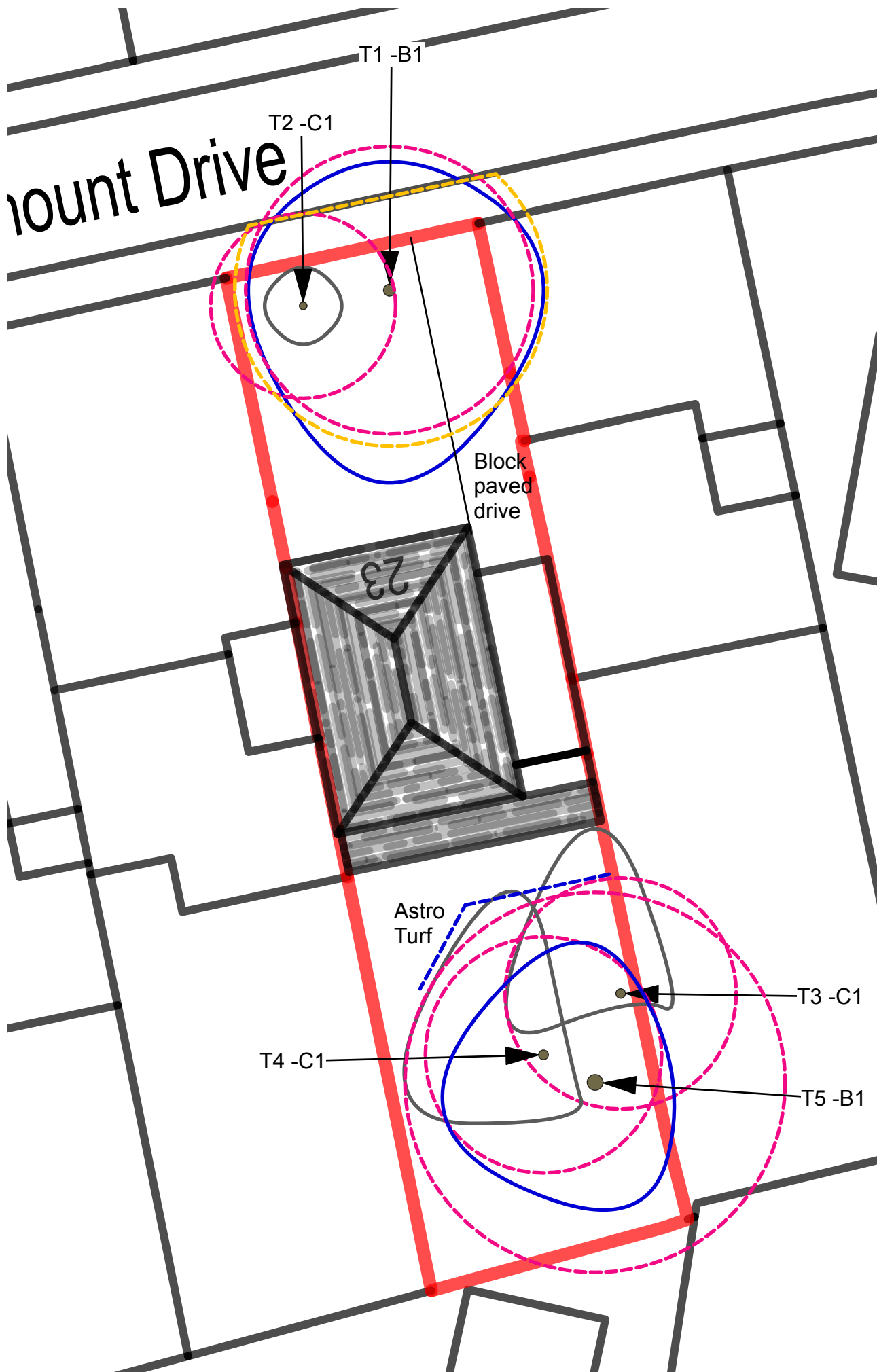
APPENDIX 1: TREE SURVEY SCHEDULE

Ref no.	Species	Ht. (m)	Stem					Crown Spread (m)								Life stage	ULE	Physiological Condition	Structural Condition	General notes	Management Recommendations
			Stem Count	Stem dia. (mm)	RPA radius	RPA area		Category Grading	N	E	S	W	Ht. 1st Br. (m)	Est.	1st Br. Direction						
T1	Oak	13.0	1	470	5.6	100	B1	5.0	6.0	7.5	5.5	N/A		3.0	M	20+	Fair	Fair	Lower canopy pruned, slight lean east, minor deadwood.	None at time of survey.	
T2	Cypress	5.0	1	300	3.6	41	C1	1.5	1.5	1.5	1.5	N/A		0.0	M	10+	Fair	Fair	Typical of age and species. Looks like top taken out, disfigured form in top of canopy.	None at time of survey.	
T3	Oak	14.0	1	375	4.5	64	C1	6.5	2.0	0.5	4.5	N/A		7.0	M	20+	Fair	Fair	Suppressed to south, high canopy, adventitious growth, canopy pruned, small canopy, minor deadwood.	None at time of survey.	
T4	Oak	13.0	1	380	4.6	65	C1	6.5	1.0	2.5	5.5	N/A		3.0	M	20+	Fair	Fair	Suppressed to south, canopy bent over and leaning north, lower canopy pruned , minor deadwood.	None at time of survey.	
T5	Oak	18.0	1	620	7.4	174	B1	5.5	3.0	5.0	6.0	N/A		3.0	M	20+	Fair	Fair	Minor deadwood, adventitious growth, high canopy. Canopy reduced.	None at time of survey.	

APPENDIX 2: TREE SURVEY AND 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
-  High Visibility Mesh



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

Revision	Description	Date
-	First issue	4/4/25

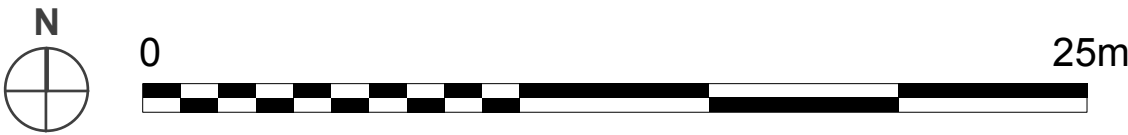
LANDARB SOLUTIONS

Project:
23 Heathermount Drive, Crowthorne

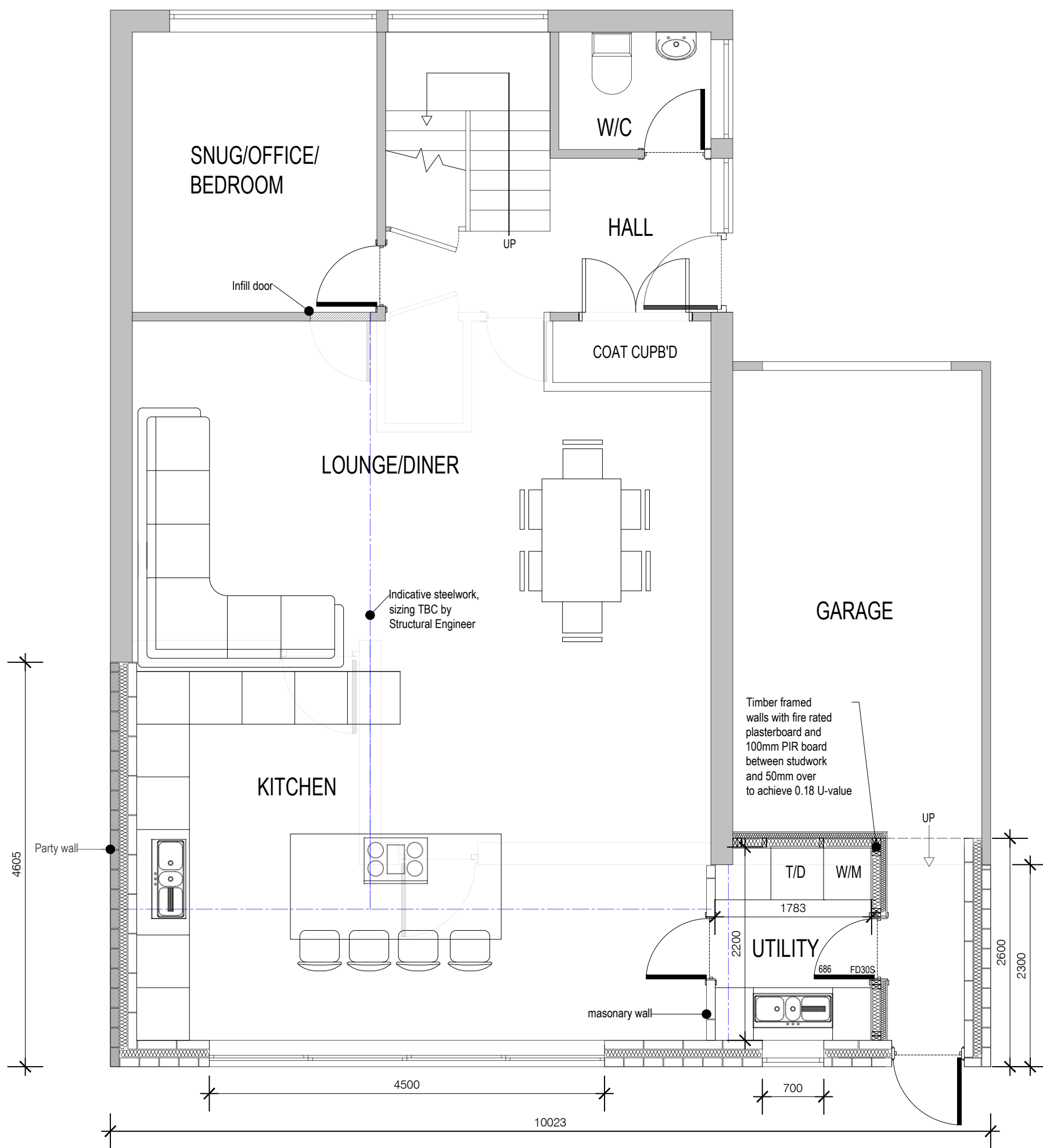
Description:
Tree Survey and Protection Plan

Status:
For Planning

Scale: 1:200 @A3	Drawn I Checked DP MP	Date: 04/04/2025
Job Number: LAS 917	Drawing Number: 01	Revision: -



APPENDIX 3: SITE LAYOUT AND ELEVATIONS



Ground Floor

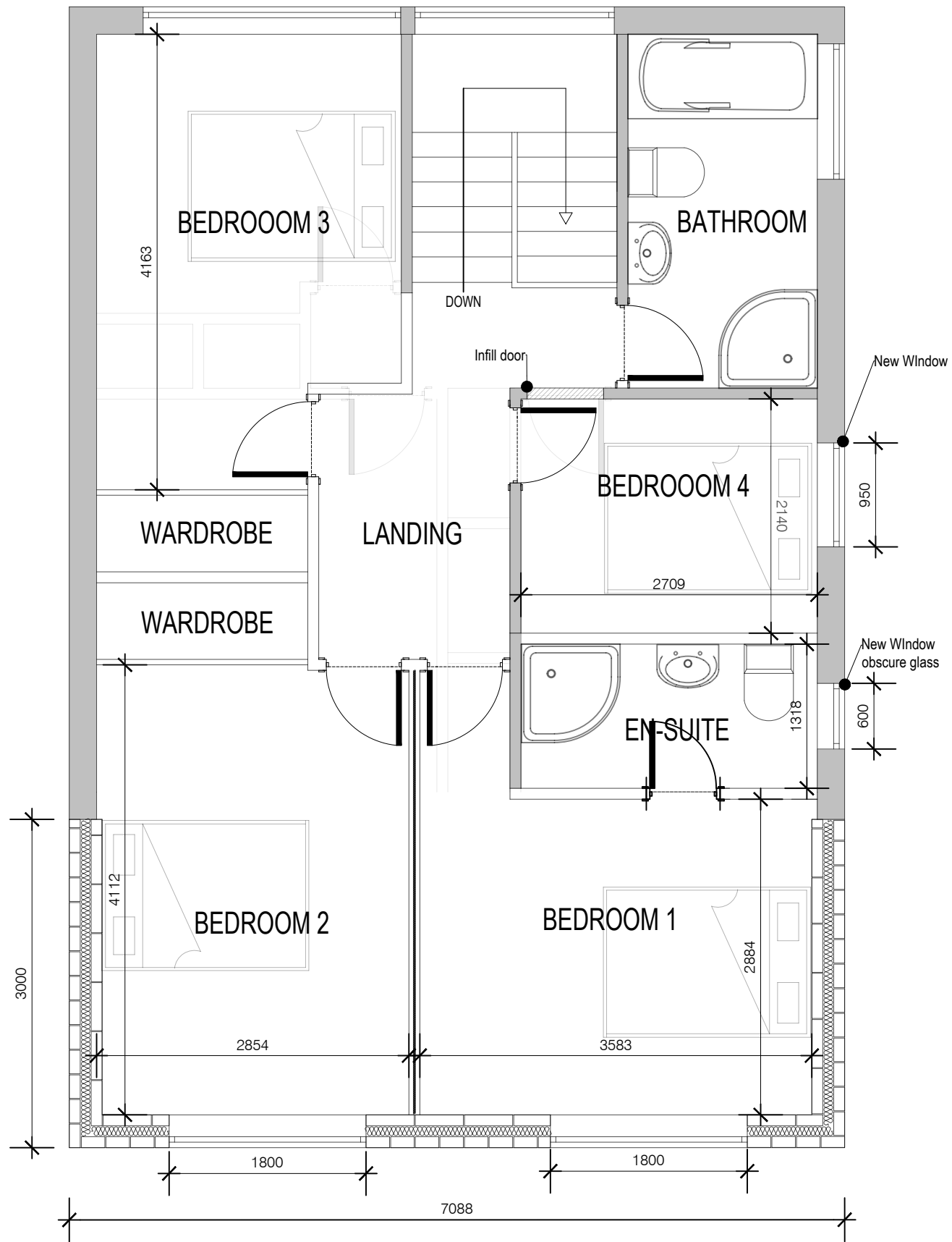


CLIENT Sorin Irinel Kosferenc
PROJECT 23 Heathermount Drive
RG45 6HJ
DRAWING Proposed Ground Floor Plan
STATUS Planning

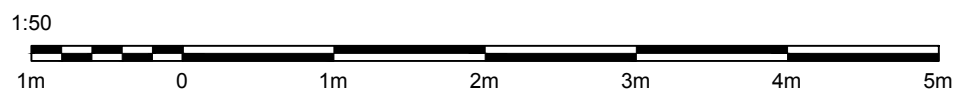
SCALE 1:100 @ A3
DRAWN TH CHECKED PH
NO 0029 - 002
DATE March 2025
REV

REV	COMMENTS	DATE

THIS DRAWING MUST NOT BE SCALED UNLESS ISSUED FOR PLANNING PURPOSES.
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First Floor



CLIENT Sorin Irinel Kosferenc
PROJECT 23 Heathermount Drive
RG45 6HJ
DRAWING Proposed First Floor Plan
STATUS Planning

SCALE 1:100 @ A3
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DATE March 2025
REV

REV	COMMENTS	DATE

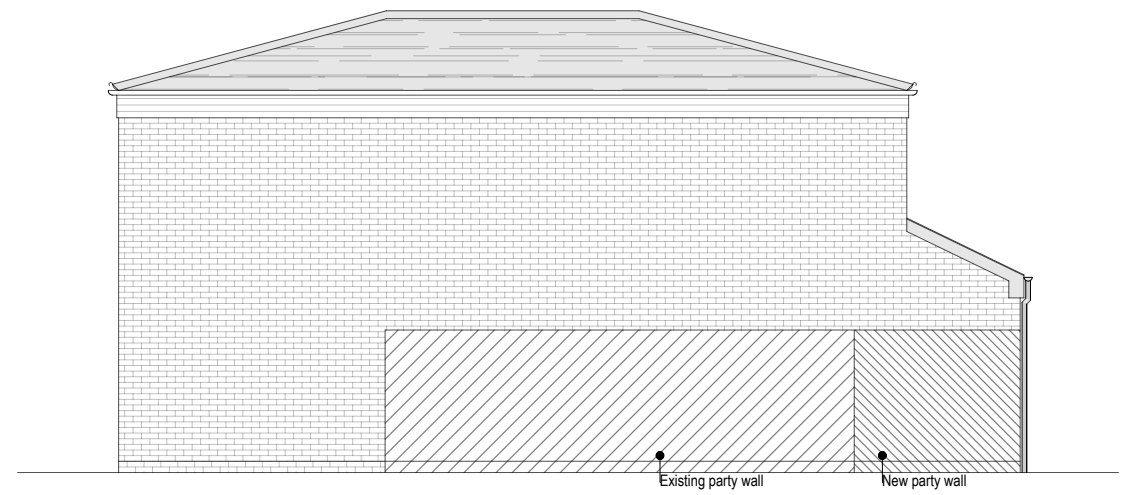
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Rear Elevation (S)



Side Elevation (E)

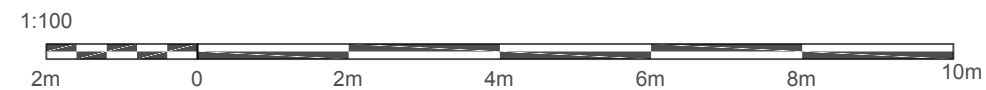


Side Elevation (W)



CLIENT Sorin Irinel Kosferenc
PROJECT 23 Heathermount Drive
 RG45 6HJ
DRAWING Proposed Elevations
STATUS Planning

SCALE 1:100 @ A3
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NO 0029 - 004
DATE March 2025
REV



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REV	COMMENTS	DATE