Project: 25_5837_02_07
Site: The Coach House, Blagrove Lane RG41 4AX
Client: Bob Ryan



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Project Number:	25_5837_02_07
Report Type:	Arboricultural Impact Assessment - 25_5837_02_07
Site Address:	The Coach House, Blagrove Lane RG41 4AX

Role:	Name:	Date:
Instructing Party	Bob Ryan	13/02/2025
Client	Bob Ryan	13/02/2025
Surveyor	Connor Harmsworth	13/02/2025
Consultant	Peter Haine	10/11/2026

Revision History		
Date:	Version number:	Summary of changes:
10/11/2026	1.0	First Review (Internal)
10/11/2026	1.0	First Issue

Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- An **arboricultural method statement** which sets out the tree protection required.
- **Appendices** highlighting tree related information including the **arboricultural data tables**
- **Appendices** including the **tree constraints plan** and **tree protection plan**

Arboricultural Impact Assessment & Method Statement

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1. Introduction & Scope:

This arboricultural assessment has been prepared in accordance with BS5837:2012, providing the necessary information for the Local Planning Authority to assess the potential impact of the proposed development on local character and amenity from a tree perspective.

The brief was to survey the tree population on-site and identify any arboricultural constraints to the proposed development. The assessment includes all trees with a stem diameter greater than 75mm measured at 1.5 metres above ground level, as required by BS5837.

Tree surveys were conducted using ground-based inspections and the Visual Tree Assessment (VTA) method. A sounding hammer was used to assess for decay where relevant, but no invasive techniques were employed at this stage. Root Protection Areas (RPAs) were calculated in line with the methodology set out in BS5837.

Key elements of the report include:

- A Tree Constraints Plan, illustrating the position of trees on the site.
- Arboricultural data tables providing information on tree species, condition, and dimensions.
- Grouping or designation of groups and woodlands where areas were uniform in species, age, or geography, as permitted under BS5837.

This report will assist the planning process by evaluating the impact of the proposed development on the existing tree stock. Section 5 includes the Arboricultural Impact Assessment, which examines constraints posed by trees both above ground (e.g., crown spread) and below ground (e.g., RPAs).

Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

Photographic Plates.



Photographic plate showing T1 (left) and T2 (right). (ROAVR, 2025)



Photographic plate showing T3 (left through to T7 (right). (ROAVR, 2025)

2. Site Conditions & Site Surroundings

2.1 The site is located on the south side of Wokingham, accessed via a private driveway off Blagrove Lane, RG41 4AX.

2.2 The site comprises a detached cottage, The Coach House, with associated hard and soft landscaping.

2.3 The site is situated within a predominantly rural locality, which contributes to its character.

2.4 A desktop assessment confirms the site is not within a Conservation Area. However, the Local Planning Authority's records indicate that three individual trees and one group of trees on-site are subject to a Tree Preservation Order (TPO). A further eight TPO-protected trees are located within 15 metres of the eastern site boundary.

2.5 All desktop assessment data was cross checked and validated on the 14/02/2025 using the web portal provided by the local planning authority.

https://experience.arcgis.com/experience/d76c713282874f3da74b3e46bc473d3f/

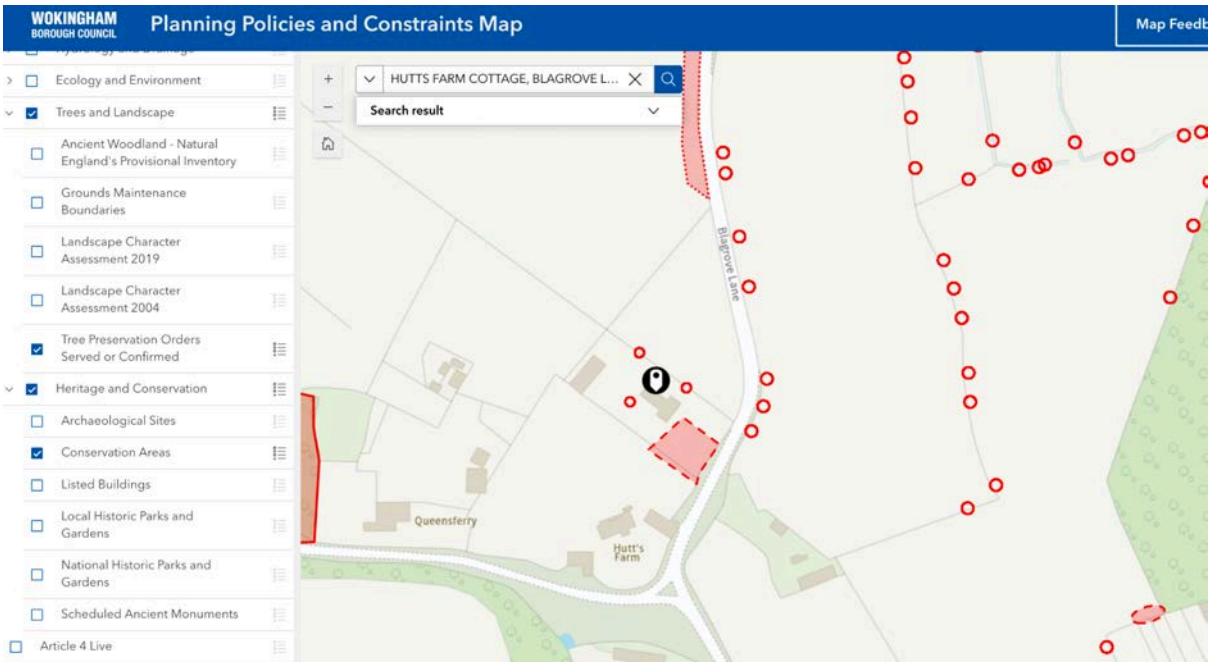


Image plate showing the desktop analysis results of the surveyed plot. (Wokingham Borough Council, 2025)

2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.

2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

https://www.legislation.gov.uk/uksi/2012/605/regulation/14/made

2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.

2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

https://www.bats.org.uk/advice/bats-and-the-law

2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

https://www.rspb.org.uk/birds-and-wildlife/wildlife-and-countryside-act

3. Drawings

3.1 Appended to this report is a tree constraints plan and a tree assessment plan.

3.2 The tree constraints plan has been produced using a topographical survey plan. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.

3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.

3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).

3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.

3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 5.

3.7 The *Tree Protection Plan (if applicable)* shows the protection measures that are to be installed during the construction phase. This plan accompanies an arboricultural method statement where applicable and commissioned.

4. Proposals

4.1 Drawing References

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 5) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
Proposed Garage Site Plans - 271B	04/11/2026	10/11/2026

4.2 Description of Proposals.

The proposals are for the construction of a new detached garage.

5. Arboricultural Impact Assessment

5.0 Tree Quality Statement:

The survey identified 42 items, comprising individual trees. No groups, hedges, or woodlands were recorded. The trees were assessed and categorised in accordance with BS5837:2012. One tree, T40, was located off-site but close enough to be a material consideration. The tree population is dominated by high and low-quality specimens. There are 18 Category A trees (high quality), 7 Category B trees (moderate quality), and 16 Category C trees (low quality). One tree, T13 (Wych Elm), was identified as Category U, being unsuitable for retention. The majority of trees (40) were categorised for their arboricultural merit (subcategory 1), with one tree noted for its cultural or conservation value (subcategory 3).

5.1 Trees for Removal

One tree, T13 (Wych Elm), has been identified as Category U and was recommended for removal irrespective of the proposed development due to its poor condition. No other trees are proposed for removal to facilitate the development.

5.2 Mitigation Planting

No mitigation planting is proposed as the development only requires the removal of one Category U tree, which does not represent a significant loss of amenity. Opportunities for new planting could be considered as part of a soft landscaping scheme.

5.3 Impacts to Tree Roots

The proposed garage footprint will be constructed outside the RPAs of all surveyed trees, some limited access within the RPA of T1 will be required for construction works.

5.4 Impact on Tree Canopies

The proposed garage is located outside the canopy spreads of all retained trees. Therefore, no pruning works will be required to facilitate its construction. There will be no direct impact on tree canopies.

5.5 Long-term Implications for Tree Canopies

The new garage is positioned sufficiently far from the retained trees to avoid future pressure for pruning due to building proximity. The development is unlikely to create excessive shading of the new structure or its associated garden space. Therefore, the long-term retention of the trees is considered compatible with the proposal.

5.6 New Surfaces

No new surfaces are proposed.

5.7 Underground Services

No new underground services are proposed.

5.8 Changes in Ground Level

No changes in ground level within or close to the RPAs of trees are proposed.

5.9 Soil Compaction

There is a high risk of soil compaction within the RPAs of numerous trees due to construction traffic, material storage, and general site activities. Robust tree protection fencing and ground protection boarding must be installed prior to commencement as specified in the attached AMS.

5.10 Demolition Works

No demolition works are proposed.

5.11 Hazardous Materials

The storage and mixing of cement, fuel, and other potentially hazardous materials must occur in a designated area outside of all Root Protection Areas and on an impermeable surface, to prevent soil contamination.

5.12 Site Set-Up

The site compound, including staff welfare facilities, material storage, and parking, must be located outside the Root Protection Areas of all retained trees. The precise location should be agreed with the project arboriculturist and marked on the Tree Protection Plan.

5.13 Boundary Treatments

No new boundary treatments are proposed.

5.14 Summary

The proposed detached garage, as shown on drawing Proposed Garage Site Plans - 271B, is located outside the Root Protection Areas and canopy spreads of all surveyed trees. No tree removals or canopy pruning are required to facilitate the development. T13 (Wych Elm), a Category U tree, is recommended for removal irrespective of the proposals due to its poor condition. The layout is considered compatible with the long-term retention of the remaining trees.

The principal arboricultural risk arises from construction access and associated site activities, including limited access within the RPA of T1. Tree protection fencing and suitable temporary ground protection must be installed before construction commences and maintained for the duration of the works, in accordance with the Arboricultural Method Statement and Tree Protection Plan. Site facilities, material storage and the handling of potentially hazardous substances must be kept outside retained trees' RPAs. Subject to implementation of these measures, the proposals are considered acceptable from an arboricultural perspective, with no significant adverse impact on retained trees anticipated.

6. Arboricultural Method Statement

6.1 Scope and sequence

This method statement applies to the detached garage shown on Proposed Garage Site Plans - 271B and must be read with Section 5 and the Tree Protection Plan. Before site mobilisation, the site manager and project arboriculturist shall agree the working area, access route, protective fencing and ground protection. These arrangements shall be recorded on the Tree Protection Plan and the workforce briefed before construction starts.

6.2 Tree works

No tree removal or pruning is required to facilitate the garage. Removal of T13 (Wych Elm) was recommended independently of the development, as set out in Section 5.1. Any such work shall be undertaken by a competent arboricultural contractor following the consent and ecological checks identified in Section 2, without damaging retained trees.

6.3 Protective fencing

Before deliveries, material storage or construction, robust, securely braced tree protection fencing shall be installed in the agreed positions to exclude construction activities from retained trees' RPAs, except for the protected access area at T1. Fencing shall carry clear exclusion-zone signs and remain in place throughout construction. No access, storage, excavation or changes in ground level shall occur within fenced areas. Fencing shall not be moved without prior agreement from the project arboriculturist.

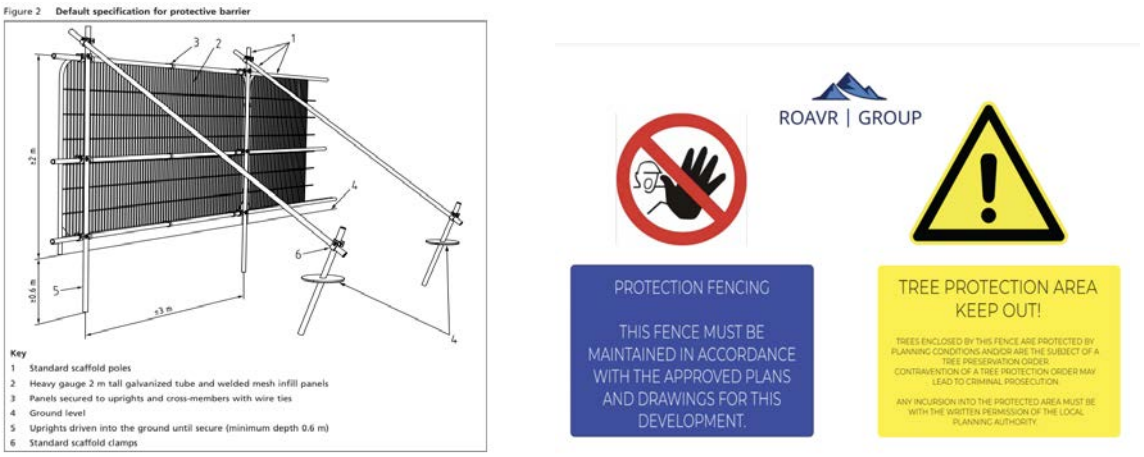


Image plates showing tree protection fencing and signage.

6.4 Access within the RPA of T1

Access within T1's RPA shall be confined to the minimum agreed working strip. Before use, temporary ground protection shall be installed over the existing ground without excavation or soil stripping. The system shall spread the anticipated loads and prevent soil compaction; its specification and extent shall be agreed with the project arboriculturist before installation. Pedestrian boarding shall not be used for vehicles or plant unless designed for those loads. Protection shall remain continuous and serviceable throughout use, with no traffic on adjacent unprotected ground.



Image plate showing synthetic ground protection boards

6.5 Construction and site management

Garage excavations shall remain outside all retained trees' RPAs. No new service trenches, surfacing or level changes within RPAs are authorised by this method statement. Welfare facilities, parking and material storage shall be outside RPAs. Cement mixing, refuelling and storage of fuels or chemicals shall take place outside RPAs on an impermeable surface, with measures to contain spills and washout. Plant and deliveries shall maintain clearance from stems and branches.

6.6 Checks and unexpected impacts

The site manager shall check fencing and ground protection regularly and arrange prompt repairs. If roots, tree damage or a need to depart from the agreed arrangements are encountered, work in the affected area shall stop and the project arboriculturist shall be consulted before it resumes. Roots shall not be cut without arboricultural advice.

6.7 Completion

Following completion of construction and removal of plant and surplus materials, fencing and ground protection shall be carefully removed without trafficking unprotected soil within RPAs. Any necessary ground reinstatement near retained trees shall be agreed with the project arboriculturist.

7. Limitations

7.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.

7.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.

7.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.

7.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.

7.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.

7.6 For references and further information regarding tree survey process visit: https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/

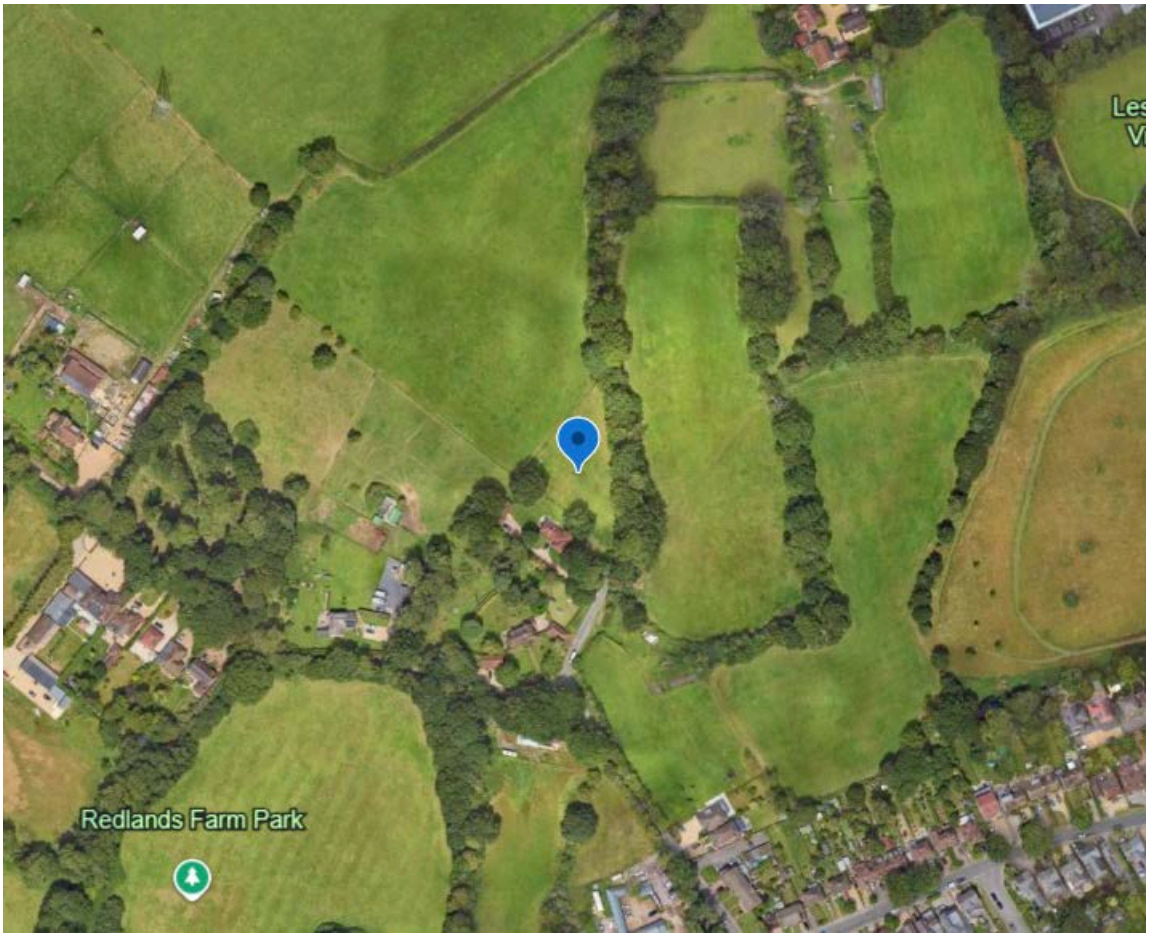
Should you require any further information, please do not hesitate to contact us at any time.

Peter Haine
Principal Arboricultural Consultant

Peter Haine

Prepared by: Peter Haine
Checked by: Connor Harmsworth

Appendix 1 – Site Location



(Google Earth, 2025)

Appendix 2 – Arboricultural Data Tables

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
1	Quercus robur (Common Oak)	M	840	15(3.5)	10	10	10	10	Good	40+	None	None	None	319.25	A1
2	Quercus robur (Common Oak)	M	630	13(3.5)	9	9	5	7	Good	40+	None	None	None	179.58	A1
3	Quercus robur (Common Oak)	M	200,210	13(4)	1.5	1.5	5	5	Good	20+	Stem divides at ground level.	None	None	38.05	B1
4	Quercus robur (Common Oak)	M	620	16(3.5)	9	5	8	3	Good	40+	None	None	None	173.92	A1
5	Quercus robur (Common Oak)	M	500	15(3.5)	4.5	5	4	2	Good	40+	None	None	None	113.11	A1
6	Quercus robur (Common Oak)	M	240	15(3.5)	2	4	4	4	Good	40+	None	None	None	26.06	A1
7	Aesculus hippocastanum (Horse Chestnut)	M	210,250	13(3.5)	4	4	4	4	Good	20+	None	Dumper tracks through RPA on the North West, exposing roots.	None	48.04	B1
8	Quercus robur (Common Oak)	M	350	15(3.5)	3	3	4	4	Good	40+	None	None	None	55.42	A1
9	Quercus robur (Common Oak)	M	500	15(3.5)	2	7	7	7	Good	40+	None	None	None	113.11	A1
10	Ulmus glabra (Wych Elm)	SM	150	4.5(1)	1.5	2	2	1.5	Fair	10+	None	None	None	10.18	C1
11	Ulmus glabra (Wych Elm)	SM	80,77	4.5(1)	2	1.5	1.5	2	Fair	10+	None	None	None	5.56	C1
12	Ulmus glabra (Wych Elm)	SM	100	4.5(1)	1.5	2	2	1.5	Fair	10+	None	None	None	4.52	C1
13	Ulmus glabra (Wych Elm)	SM	110	4.5(1)	1.5	2	2	1.5	Poor	<10	Low vitality. Declining. Dieback in crown. Low bud/leaf density. Broken branches in crown.	None	None	5.47	U
14	Ulmus glabra (Wych Elm)	M	180	7(1)	3.5	3.5	3.5	3.5	Fair	10+	None	None	None	14.66	C1
15	Quercus robur (Common Oak)	M	650	13(3.5)	5	5	8	8	Good	40+	Ivy on tree. Broken branches in crown.	None	None	191.16	A1
16	Quercus robur (Common Oak)	M	300	8(2)	5.5	1	5.5	5.5	Good	20+	Leaning South. Ivy on tree.	None	None	40.72	B1
17	Quercus robur (Common Oak)	M	1300	19(4)	10	13.5	13.5	13.5	Good	40+	Ivy on tree. Broken branches in crown.	None	None	706.95	A1
18	Quercus robur (Common Oak)	M	1200	19(4)	13	13	8	13	Good	40+	Ivy on tree. Broken branches in crown.	None	None	651.53	A1
19	Quercus robur (Common Oak)	M	850	16(4)	11	11	8	11	Good	40+	Ivy on tree. Broken branches in crown.	None	None	326.89	A1
20	Fraxinus excelsior (Ash)	M	400,180,80,120	15(7)	5	5	5	5	Good	20+	Ivy on tree. Unable to inspect stem due to Ivy. Stem divides at ground level.	None	None	96.43	B1
21	Quercus robur (Common Oak)	M	900	16(4)	13	13	13	13	Good	40+	Ivy on tree. Broken branches in crown.	None	None	366.48	A1
22	Quercus robur (Common Oak)	M	190	8(2)	3.5	3.5	3.5	3.5	Good	20+	Tree located within raised bed.	None	None	16.33	B1
23	Corylus avellana (Hazel)	EM	100,80,75,77,120,130,75,80,88,90,95,98,150,185	5(1.5)	4	4	4	4	Fair	10+	Cavity on stem. Stem divides at ground level.	None	None	73.6	C1
24	Crataegus monogyna (Hawthorn)	M	160,80,130	5(2.5)	3	1	3	3	Fair	10+	Ivy on tree. Unable to inspect stem due to Ivy.	None	None	22.06	C1
25	Corylus avellana (Hazel)	EM	100,80,75,77,120,75,80,88,90,95	5(1.5)	4	4	2	4	Fair	10+	Stem divides at ground level.	None	None	35.9	C1

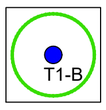
26	Corylus avellana (Hazel)	EM	100,80,75,77,120,75,80,88,90,95	5(1.5)	4	4	4	4	Fair	10+	Stem divides at ground level.	None	None	35.9	C1
27	Corylus avellana (Hazel)	EM	100,80,75,77,120,75,80,88,90,95	5(1.5)	4	4	4	4	Fair	10+	Stem divides at ground level.	None	None	35.9	C1
28	Corylus avellana (Hazel)	SM	100,80,75,77,120,75,80,88,90,95	5(1.5)	2.5	2.5	2.5	2.5	Fair	10+	Stem divides at ground level.	None	None	35.9	C1
29	Quercus robur (Common Oak)	M	850	16(4)	11	11	11	11	Good	40+	Ivy on tree. Broken branches in crown.	None	None	326.89	A1
30	Quercus robur (Common Oak)	M	190	8(2)	2.5	2.5	2.5	2.5	Good	20+	Tree located within raised bed.	None	None	16.33	B1
31	Crataegus monogyna (Hawthorn)	M	160,130,130	5(2.5)	3.5	2	3.5	3.5	Fair	10+	Ivy on tree. Unable to inspect stem due to Ivy.	None	None	26.97	C1
32	Corylus avellana (Hazel)	EM	80,120,130,150,90,100,110	7(1.5)	4	3	4	4	Fair	10+	Stem divides at ground level.	None	None	40.95	C1
33	Corylus avellana (Hazel)	EM	80,120,130,150,90,100,110	7(1.5)	4	3	3	4	Fair	10+	Stem divides at ground level.	None	None	40.95	C1
34	Corylus avellana (Hazel)	SM	100,80,75,77,120,75,80,88,90,95	5(1.5)	2.5	2.5	2.5	2.5	Fair	10+	Stem divides at ground level.	None	None	35.9	C1
35	Quercus robur (Common Oak)	M	200	10(1.5)	2.5	3.5	3.5	3.5	Good	40+	None	None	None	18.1	A1
36	Quercus robur (Common Oak)	M	230	10(1.5)	3.5	3.5	2.5	3.5	Good	40+	None	None	None	23.93	A1
37	Corylus avellana (Hazel)	SM	100,80,75,77,120,75,80,88,90,95	5(1.5)	2.5	2.5	2.5	2.5	Fair	10+	Stem divides at ground level.	None	None	35.9	C1
38	Quercus robur (Common Oak)	M	850	16(4)	11	7	11	11	Good	40+	Ivy on tree. Broken branches in crown.	None	None	326.89	A1
39	Quercus robur (Common Oak)	M	650	16(4)	10	10	10	5	Good	40+	Ivy on tree. Broken branches in crown.	None	None	191.16	A1
1	Prunus laurocerasus (Cherry Laurel)	Y	50	3(0.5)	1	1	1	1	Fair	10+	None	None	None	1.13	C3
40	Prunus avium (Wild Cherry)	M	250	9(2)	4.5	4.5	4.5	4.5	Good	20+	None	Off site.	None	28.28	B1
41	Quercus robur (Common Oak)	M	360	12(3.5)	5	5	5	5	Good	40+	None	None	None	58.64	A1

Key to Arboricultural Data Tables

Tree Number	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Species	Tree species Fagus sylvatica; Quercus robur - Latin names.
Age Class	The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran
Height (Crown Height)	Height of the tree in metres. (Height of the crown above ground level in metres)
Number of Stems	Number of clear stems above 1.5 metres
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread (N, S, E, W)	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Life Expectancy	Estimated safe, usable life expectancy.
Physical Description	Details of tree type, quality, location etc
Comments	Any comments or remarks recorded by the surveyor
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
RPA offset from stem	Radius of the root protection area measured in metres
Category Rating	Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations: A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. C – Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm U – Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation

Appendix 3 – Arboricultural Plans

Key



Trees
Showing Canopy extents, category colour and tag number (with category).

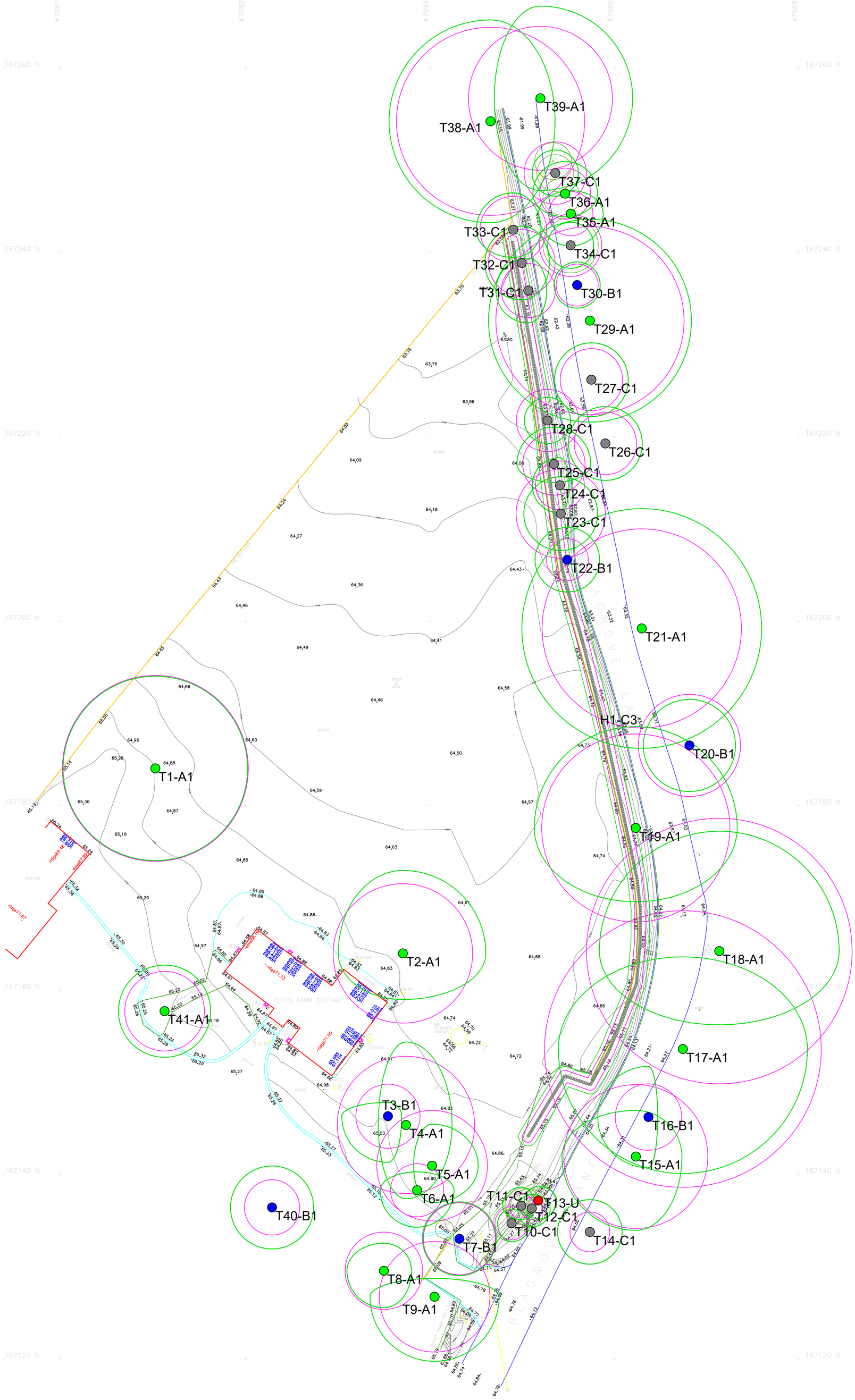
Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.

Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area



ROAVR | GROUP
ROAVR Group, Marr House
Beechwood Business Park, Inverness, IV2 3BW
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Drawing Title	Scale/Sheet	Date		
Tree Constraints Plan	1:250 @ A1	14/02/2025		
Client: Bob Ryan	Drawing No: 25_5837_02_07	Rev: 1	Drawn By: PH	Chked By: MH
Site/Project: Hutts Farm Cottage, Blagrove lane RG41 4AX				

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind Is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
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N
1:250
0 5 10m

Key

Trees
Showing Canopy extents, category colour and tag number (with category).

Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.

Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area

Notes

Proposed The Coachouse Blagrove Lane WOKINGHAM Berks Mr R Ryan

SITE PLANS

As shown at A3 October 2025

Job 2718

A

Paul Edwards Architects

SITE PLAN 1:500

T1-A1
T2-A1
T3-B1
T4-A1
T5-A1
T6-A1
T7-B1
T8-A1
T9-A1
T10-A1
T11-C1
T12-C1
T13-U
T14-C1
T15-A1
T16-B1
T17-A1
T18-A1
T20-B1
T21-A1
T22-B1
T23-C1
T24-C1
T25-C1
T26-C1
T27-C1
T28-C1
T29-A1
T30-B1
T31-C1
T32-C1
T33-C1
T34-C1
T35-A1
T36-A1
T37-C1
T38-A1
T39-A1
T40-B1
T41-A1
H1-C3

ROAVR | GROUP ROAVR Group, Marr House Beechwood Business Park, Inverness, IV2 3BW www.roavr-group.co.uk support@roavr-group.co.uk 01463 667302	Drawing Title: **Tree Assessment Plan**	Scale/Sheet: 1:250 @ A1	Date: 04/11/2026		
	Client: Bob Ryan	Drawing No: 25_5837_02_07	Rev: 7	Drawn By: AC	Chked By: MH
	Site/Project: Hutts Farm Cottage, Blagrove lane RG41 4AX	**General Notes** Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements. Depictions of tree canopies are based on measurements taken to four cardinal compass points. No liability of any kind Is accepted for any omissions or inaccuracies in respect of this plan. The original of this drawing was produced in colour; a monochrome copy should not be relied upon. All rights reserved.			

N

1:250
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BS 5837:2012 Root Protection Area

Tree Protective Fencing

Tree Protective Box

Construction Exclusion Zone

Ground Protection/ Restricted Activity Zone

T1-A1
T2-A1
T3-B1
T4-A1
T5-A1
T6-A1
T7-B1
T8-A1
T9-A1
T10-C1
T11-C1
T12-C1
T13-U
T14-C1
T15-A1
T16-B1
T17-A1
T18-A1
T19-A1
T20-B1
T21-A1
T22-B1
T23-C1
T24-C1
T25-C1
T26-C1
T27-C1
T28-C1
T29-A1
T30-B1
T31-C1
T32-C1
T33-C1
T34-C1
T35-A1
T36-A1
T37-C1
T38-A1
T39-A1
T40-B1
T41-A1
H1-C3
10.1m

Proposed
The Coach House
Blagrove Lane
WOKINGHAM
Berks
Mr R Ryan
SITE PLANS
As shown at A3 October 2026
Job 2718
Dwg: 05
A
Paul Edwards Architect

PLAN 1:500

ROAVR | GROUP ROAVR Group, Marr House Beechwood Business Park, Inverness, IV2 3BW www.roavr-group.co.uk support@roavr-group.co.uk 01463 667302	Drawing Title **Tree Protection Plan**	Scale/Sheet 1:250 @ A1	Date 10/11/2026		
	Client Bob Ryan	Drawing No 25_5837_02_07	Rev 5	Drawn By PH	Chked By MH
	Site/Project Hutts Farm Cottage, Blagrove lane RG41 4AX	**General Notes** Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements. Depictions of tree canopies are based on measurements taken to four cardinal compass points. No liability of any kind Is accepted for any omissions or inaccuracies in respect of this plan. The original of this drawing was produced in colour; a monochrome copy should not be relied upon. All rights reserved.			

N
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