



ALLARBORICULTURE

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ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

BS 5837:2012

On behalf of:

Mr and Mrs
Thornton

Site address:

62 London Road,
Twyford, RG10 9EY

Prepared by:

KC

Report reference:

AAAIA62LO

Report date:

8th September 2026

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1.0 Instruction

All Arboriculture has been instructed by Mr and Mrs Thornton to undertake a tree survey in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations, and to produce an Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan. The instruction was received on 30th July 2026. The tree survey was carried out on 5th August 2026.

2.0 Statement of purpose

The purpose of this report is to provide local planning authorities with sufficient arboricultural information to consider the effect of the proposed development on nearby trees, and to demonstrate that trees have been carefully considered throughout the development process.

The report includes an arboricultural method statement that describes how work will be undertaken to provide adequate protection of retained trees.

3.0 Associated documents and drawings

This report should be read in conjunction with the following documents and drawings:

1. 2547-S004-P5-Parking Provision
2. British Standards Institute - BS5837:2012 Trees in relation to design, demolition and construction – Recommendations
3. Tree Protection Plan – AATPP62LO

4.0 Site description

The site is located within a suburban residential area characterised by semi-detached and detached dwellings with established garden vegetation within Twyford. The proposal is for a rear first floor extension and loft conversion with 2 no. dormers, a porch extension, fenestration alterations to the front and side elevations and a new pitched roof to the existing garage. The site falls under the jurisdiction of Wokingham Borough Council. T1 Oak (*Quercus robur*) and T2 Yew (*Taxus baccata*) are protected under Tree Preservation Order TPO-0231-1983.

5.0 Vegetation description

The site is influenced by two mature Category B trees. The Tree Protection Plan identifies the position of the relevant trees, their categorisation and the extent of their Root Protection Areas in relation to the proposed layout. Site-specific tree protection measures and working methods are set out within this report to ensure the retained trees are not detrimentally affected during construction.

6.0 Arboricultural impact assessment

Table 1: Summary of impacts

Tree removal	None
Facilitation pruning	T2
Demolition within RPA	None
New surfacing within RPA	T1, T2
New structures within RPA	None

Building construction in relation to tree roots: No tree removal is required to facilitate the proposed development. The proposed first floor extension, loft conversion and new pitched roof to the existing garage are located over existing building footprints and will not require new excavation within the RPAs of retained trees.

A pathway and patio are proposed along the south of the building within the RPAs of T1 and T2. These areas will be constructed using a no-dig, permeable and load-spreading system installed above the existing ground. No excavation, soil stripping or reduction of existing ground levels will take place within the RPAs. Full installation details are provided within the Arboricultural Method Statement.

No details of any proposed soft landscaping have been provided at this stage. The known landscaping works comprise the proposed pathway and patio. The arboricultural implications of these works and the required no-dig construction methodology are addressed within this report.

Building construction in relation to tree crowns: Facilitation pruning is required to T2 to provide adequate clearance and prevent accidental damage to low hanging branches during construction. This will comprise a crown lift to the north aspect to provide 3m clearance above ground level. The works are minor in extent and are not expected to result in any significant adverse impact on the long-term health, structure or visual amenity of the tree.

Tree root and canopy protection: The RPA (Root protection area) of the retained trees should be protected during the development phase with site specific protection to ensure heavy machinery is not operated, or materials stored within the rooting area. This can be detrimental to the trees, causing soil compaction and root die back. The protection of the RPA and canopy spread is detailed in the Arboricultural Method Statement below.

Materials delivery, storage and handling: Materials should not be handled or stored within the RPAs of retained trees; the load exerted can result in soil compaction and leachate from spills can be toxic to trees.

Surface drains, soakaways and services: It is important that services, surface drains and soakaways avoid the RPAs of retained trees as roots can be damaged during trench excavations.

7.0 Arboricultural method statement

Implementation and phasing of the proposed development: Prior to any building work commencing on site, a meeting will be held with the tree consultant and site manager present. During the meeting details regarding the location of tree protection will be discussed and a time to reconvene in order to assess the tree protection will be agreed.

Tree protection barriers: Protective fencing must be installed prior to the commencement of any development activity and will be retained in the positions shown on the tree protection plan (AATPP62LO). The fencing will be to the BS 5837:2012 'Trees in relation to design, demolition and construction – recommendations' (section 6.2) i.e. preformed galvanised steel mesh panels ('Heras' or similar) facings on a driven braced scaffold pole framework. It will be retained at the locations shown until construction is completed. It may be moved or removed only with notice to and consent from the local planning authority.

Ground protection: To be installed for pedestrian access, construction activity and scaffolding within the RPAs of retained trees. A geotextile membrane will be laid over the existing ground and covered with a minimum 100mm depth of compressible material such as woodchip. Proprietary interlocking load-spreading panels suitable for the anticipated construction and scaffold loads will then be installed above to provide a stable working surface and prevent compaction of the underlying soil. Scaffolding will be erected from suitable base plates and sole boards positioned above the ground protection. No scaffold poles, supports or fixings will be driven into the ground within the RPA and no excavation or disturbance of the underlying soil will be permitted. The ground protection will remain in place for the duration of the construction and scaffolding works.

Special surfacing - Installation of new pathway and patio: The proposed pathway and patio within the RPAs of T1 and T2 will be installed using a no-dig construction method. Existing ground levels will be retained and no excavation or soil stripping will take place within the RPAs. A geotextile separation layer will be laid directly over the existing ground. A proprietary three-dimensional cellular confinement system will then be installed above and filled with clean angular stone containing no fines. A permeable wearing surface will be installed above in accordance with the manufacturer's specification. Edge restraints will be installed using low-impact methods and no continuous concrete kerbs or strip foundations will be formed within the RPAs. Any roots encountered during installation will be retained and protected. Roots greater than 25mm diameter will not be severed without prior advice from the project arboricultural consultant. Works within the RPAs will be undertaken under arboricultural supervision.

Storage and handling of materials: The site has sufficient space for materials to be stored and handled outside the RPAs of retained trees as shown on the Tree Protection Plan. No materials, spoil, plant or waste will be stored within an RPA. Cement, mortar, concrete or other potentially harmful materials will be mixed on an impermeable surface outside the RPAs.

Contractors parking: There is sufficient space within the site for contractor parking. All vehicles will be parked outside the RPAs and tree protection areas. No parking or vehicle loading will take place on unprotected ground within an RPA.

Welfare facilities: Toilets and hand washing facilities shall be made available within the property and there is space for temporary facilities.

Surface drains, soakaways and services: No details of new service runs have been provided at this stage. It is anticipated that existing services will be utilised where possible. New services, drains and soakaways should be routed outside the RPAs of retained trees. Where this is not possible, suitable trenchless or low-impact installation methods will be used to avoid significant root damage. These may include micro-tunnelling, directional drilling, pipe ramming, impact moling or hand excavation where appropriate. Common service ducts should be used where possible to minimise disturbance. Further guidance is provided within the NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees, Volume 4.

Supervision: Arboricultural supervision will be undertaken by the project arboricultural consultant at key stages of the development. This will include inspection following the installation of tree protection measures to confirm compliance with the approved Tree Protection Plan and supervision during all works within or adjacent to Root Protection Areas including pathway and patio.

A watching brief will be maintained during operations within Root Protection Areas to ensure that works are carried out in accordance with this method statement and that no unauthorised incursions or damage to retained trees occurs. The site manager will notify the arboricultural consultant in advance of all relevant stages to allow inspections to be undertaken and recorded.

Tree works: No tree removal is required to facilitate the proposed development. Facilitation pruning is required to T2 Yew (*Taxus baccata*) and will comprise a crown lift to the north aspect to provide 3m clearance above ground level. The pruning is minor in extent and will be undertaken in accordance with BS3998:2010 Tree Work – Recommendations.

Tree planting: No replacement or mitigation tree planting is required as no trees are proposed for removal.

Sequencing of works

1. Facilitation pruning to T2 comprising a crown lift to the north aspect to provide 3m clearance above ground level.
2. Installation of Tree Protection as shown on the TPP.
3. Arboricultural consultant to check tree protection at this stage.
4. Main construction phase.
5. Remove tree protection when all construction activity has ended.
6. Carry out landscaping works (if required).
7. Completion.

Contacts

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APPENDIX 1 - Tree Schedule



Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground (m)	Life stage	General observations	BS 5837 cat	Root protection area (m)
1	Oak <i>Quercus robur</i>	22	118	7	7	3	Mature	Previously reduced. Co-dominant. Deadwood present.	B	14.1
				8	10					
2	Yew <i>Taxus baccata</i>	9	61	5	4	2	Mature	Basal decay present. Co-dominant with included bark union.	B	7.3
				4	5					

APPENDIX 1 - Tree Schedule

Survey Key

Diameter (cm)

Stem diameter in centimetres measured at 1.5m above ground level. Where the stem is divided below 1.5m, measurement is taken as directed by BS:5837

Annex C. RPA - Root Protection Area

RPA circle radius is determined from Annex D of BS:5837. R- Radius

A – Area

Branch Spread (m)

Radial crown spread in metres, measured for each of the four cardinal points of the compass from the centre of the trunk.

N E
W S

Low branches

Height above ground in metres of the lowest branch and use of the 4 cardinal points of the compass.

Age class

(NP) Newly planted – a tree within 3 years after planting

(Y) Young – a tree within its first one third of life expectancy

(EM) Early Mature – a tree within its second third of life expectancy

(M) Mature – a tree in its final one third of life expectancy

(OM) Over Mature – a tree having reached its maximum life span and is declining in health and size due to old age

(V) Veteran – a tree in the second or mature stage of its life and has important wildlife and habitat features including; hollowing or associated decay fungi, holes, wounds and large dead branches.

(A) Ancient – a tree in the ancient or third and final stage of their life that is of interest biologically, aesthetically or culturally because of its age, size and condition

Physiological Condition

GOOD – a tree in a healthy condition with no significant problems

FAIR – a tree generally in good health with some problems that can be remediated POOR – a tree in poor health with significant problems that can't be remediated DEAD – a tree without sufficient live material to sustain life

Structural Condition

An assessment of the structural/safe condition of the tree categorised into:

GOOD – a tree in a safe condition with no significant defects

FAIR – a tree in a safe condition at present but with defects or with significant defects that can be remediated POOR – a tree with significant defects that can't be remediated.

EC - Estimated remaining contribution in years (based on the species and its current condition)

<10 Up to 10 years

10+ 10 years or more

20+ 20 years or more

40+ 40 years or more

Category (Tree quality assessment)

Category U – Tree in poor condition that cannot realistically be retained for longer

than 10 years Category A – Trees of high quality

Category B – Trees of moderate quality

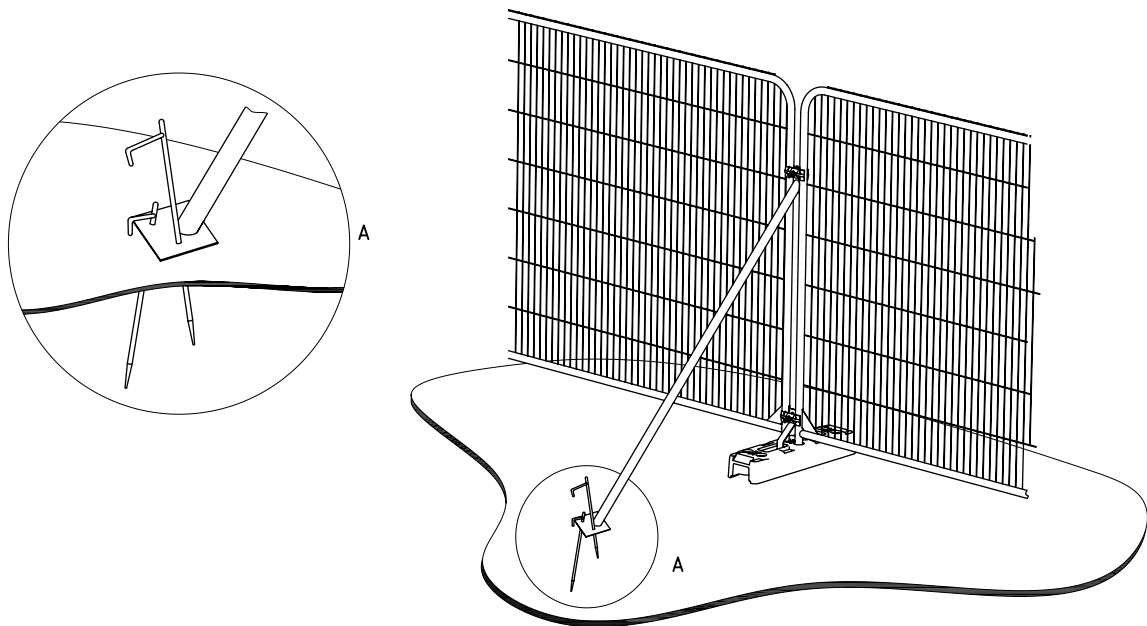
Category C – Trees of low quality

APPENDIX 2 – Protective fencing

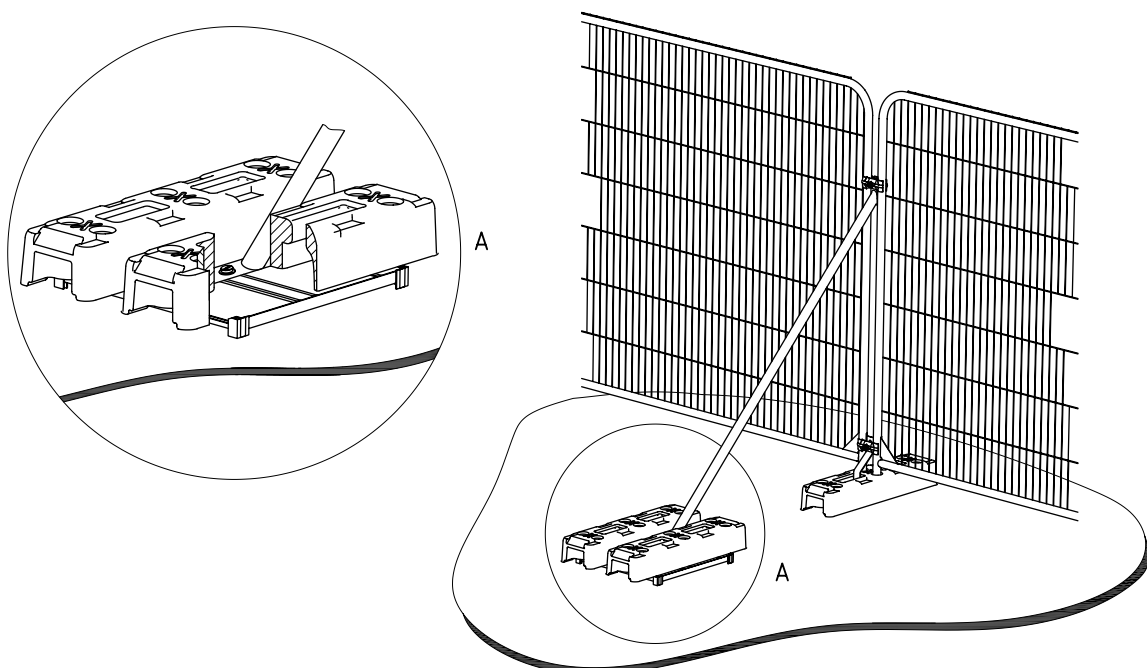
Protective fencing should be erected before any construction commences on site. It should also be in position to protect important trees prior to demolition.

Protective fencing should stay in position until all construction activity has finished.

‘Fencing should be established at the minimum distance set out in British Standard 5837:2012 *‘Trees in relation to design, demolition and construction - Recommendations’*. Excavations should not encroach into the fence position and it is appropriate to keep at least 0.5m between the fence and any changes in level.



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray

APPENDIX 2 – Ground Protection

Where temporary ground protection is required within the RPA of a retained tree, the existing ground will remain undisturbed. A geotextile membrane will be laid over the existing ground and covered with a minimum 100mm depth of compressible material such as woodchip. Proprietary interlocking load-spreading panels suitable for the anticipated construction loads will then be installed above to provide a stable working surface and prevent compaction of the underlying soil.

Where scaffolding is required within an RPA it will be erected from suitable base plates and sole boards positioned above the ground protection. No scaffold poles, supports or fixings will be driven into the ground within an RPA. No excavation or disturbance of the underlying soil will be permitted. The ground protection will remain in place until all relevant construction and scaffolding activity has been completed.

APPENDIX3–Tree Protection Plan

Tree Protection Areas - Construction Exclusion Zones

INSTALLING PROTECTION Protective barriers and ground protection (as approved), must be installed before any materials or machinery are brought onto the site and before the commencement of any demolition, general site clearance, ground or construction works of any description.

RETENTION OF PROTECTION All protective measures must remain fully intact, vertical (in the case of barriers), in their approved locations, from the outset of the development and maintained, at all times, until all works have been completed on site, including any earthworks and associated soft landscaping works. Any approved phasing of protective measures must be fully observed and complied with.

RESTRICTIONS Tree Protection Areas/ Construction Exclusion Zones are to remain completely undisturbed for the duration of all development works. No construction activity of any description including but not limited to the following must occur within these areas at any time.

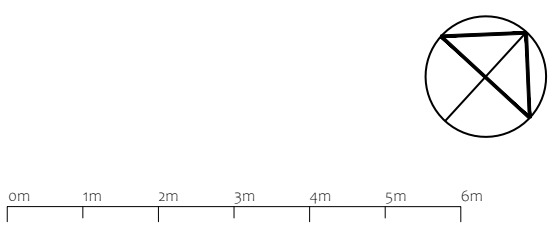
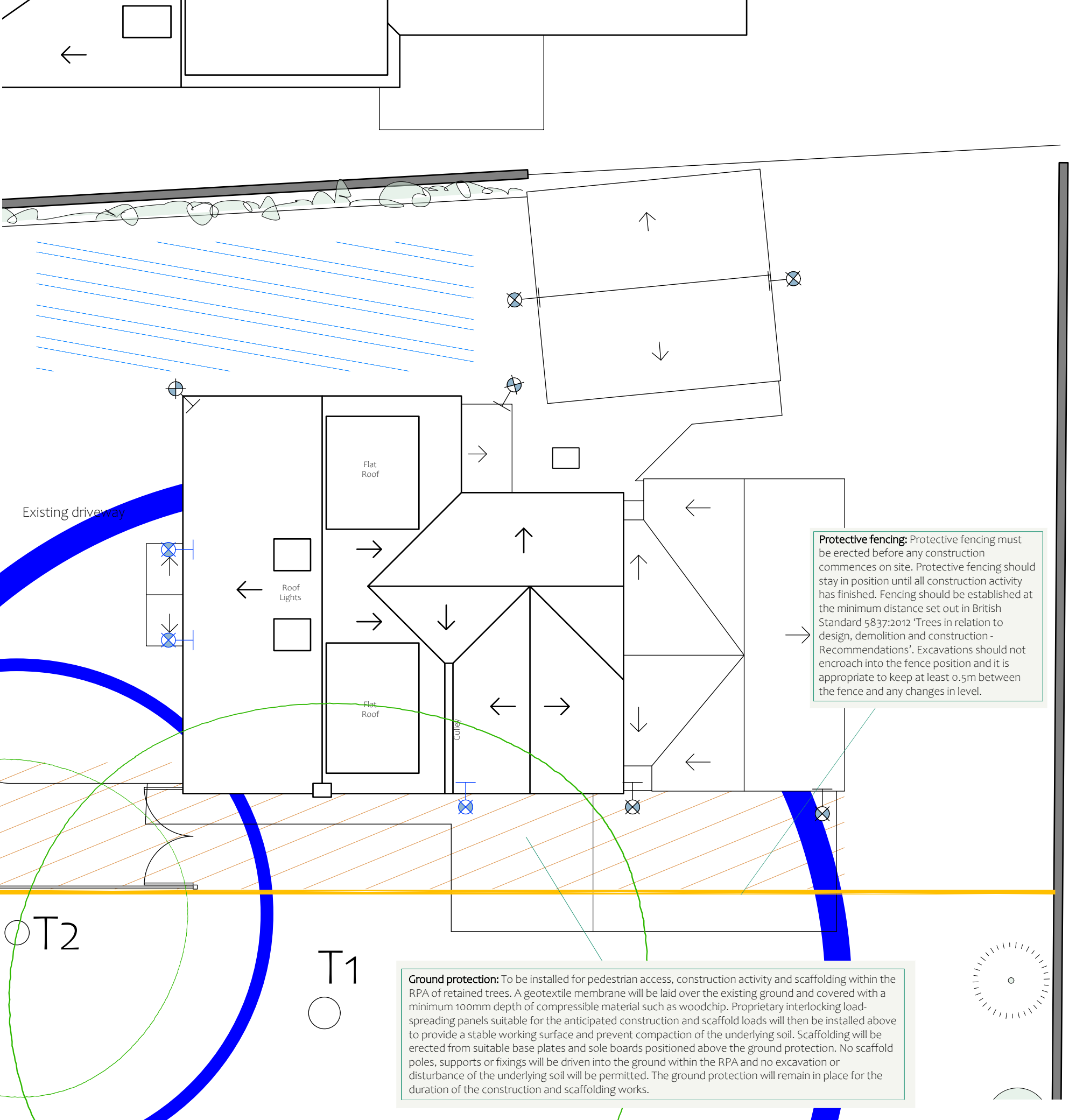
- No excavation of any description.
- No storage, disposal of soil, rubble or materials of any other description.
- No alterations to existing levels or ground conditions.
- No vehicular access, parking or use of any tracked or wheeled machinery of any description.
- No tree works, without the written consent of the Council's Tree Service.
- No erection of temporary structures of any description.
- No fires.
- No storage disposal handling or use of any Chemicals including cement washings.
- No fixtures or fittings of any description security lighting, signage etc shall be attached to any part of a tree.

No fires shall be light within 10 metres of the canopies of any tree or spread of any hedge.

No chemicals, fuel, liquids/waste residues of any other description to be stored or disposed of within close proximity to or drained towards/ into protection areas.

PROTECTION AREA SIGNAGE All weather notices as below or similar to be fixed to protective barriers at regular intervals (maximum spacing 5m) throughout site and maintained until completion of all development works





 RPA for Cat A* tree

 RPA for Cat B* tree

 RPA for Cat C* tree

 RPA for Cat U* tree

 Tree canopy

 Heras fencing

 Ground protection

 Storage

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BS8 4TJ


ALLARBORICULTURE

Client: Mr and Mrs Thornton

Consultant: Kristian Chesterman

Site: 62 London Road,
Twyford, RG10 9EY

Title: Tree Protection Plan

Scale at A3:	Date:	Document Ref.
1:100	08/09/2026	AATPP62LO

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Protective fencing: Protective fencing must be erected before any construction commences on site. Protective fencing should stay in position until all construction activity has finished. Fencing should be established at the minimum distance set out in British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'. Excavations should not encroach into the fence position and it is appropriate to keep at least 0.5m between the fence and any changes in level.