

DUCKWORTHS  
ARBORICULTURE LTD.

# ARBORICULTURAL REPORT

## TREE CONDITION SURVEY

54 MANOR ROAD  
WOKINGHAM  
BERKSHIRE  
RG41 4AR

CLIENT: MR. & MRS. JAMISON

DECEMBER 2025  
Ref: 06861 / 2025

### REPORT BY: SARAH DUCKWORTH

DipArb(RFS), TechCert(ArborA), M. Arbor.A, BA (Hons)  
LANTRA Professional Tree Inspector

E: sarahcduckworth@hotmail.com  
M: 07810 440546



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**Prepared by:** Sarah Duckworth

**Position:** Arboricultural Consultant

**Qualifications:** DipArb(RFS),TechCert(ArborA),M. Arbor.A, BA (Hons),  
LANTRA Professional Tree Inspector

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# CONTENTS

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|     |                                     |    |
|-----|-------------------------------------|----|
| 1.  | INTRODUCTION .....                  | 4  |
| 1.1 | INSTRUCTION.....                    | 4  |
| 1.2 | INSPECTION INFORMATION.....         | 4  |
| 1.3 | QUALIFICATIONS .....                | 4  |
| 1.4 | INSURANCE.....                      | 4  |
| 2.  | STATUTORY TREE PROTECTION .....     | 5  |
| 2.1 | TREE PRESERVATION ORDERS .....      | 5  |
| 2.2 | CONSERVATION AREAS .....            | 5  |
| 3.  | GENERAL GUIDANCE.....               | 6  |
| 3.1 | TREE WORK GOOD PRACTICE.....        | 6  |
| 3.2 | PROTECTED SPECIES .....             | 6  |
| 3.3 | FUNGAL DECAY.....                   | 7  |
| 4.  | LIMITATIONS .....                   | 8  |
| 4.1 | SCOPE.....                          | 8  |
| 4.2 | CAVEATS .....                       | 8  |
| 5.  | ARBORICULTURAL INSPECTION DATA..... | 10 |
| 6.  | GALLERY.....                        | 12 |
| 7.  | SITE PLAN .....                     | 14 |

# 1. INTRODUCTION

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## 1.1 INSTRUCTION

This Arboricultural Report has been commissioned by Simon Jamison, owner / occupier of 7 Holmewood Close, Wokingham, Berkshire, RG41 4AS.

I have been asked to provide a report on the condition of one Oak Tree (T1) growing within the rear garden of neighbouring property 54 Manor Road.

This report is to specify any necessary remedial tree works to address identified hazards from the tree. I have also been asked to provide recommendations for remedial pruning to create adequate clearance to 7 Holmewood Close whilst acknowledging and respecting the tree's significance to amenity and ecology of the local area.

## 1.2 INSPECTION INFORMATION

The tree was inspected on Friday 14<sup>th</sup> November 2025.

On the day of the survey, the weather was clear. Visibility was satisfactory.

For the purposes of this survey all dimensions of the tree and its associated parts are measured using a laser measure or clinometer where possible. Where access is restricted, measurements have been visually estimated unless otherwise stated.

## 1.3 QUALIFICATIONS

Surveyor: Sarah Duckworth

- Royal Forestry Society's Professional Diploma
- Arboricultural Association's Technicians Certificate (with Distinction)
- LANTRA qualified Professional Tree Inspector
- Arboricultural Association Professional Member

## 1.4 INSURANCE

For your peace of mind, Duckworths Arboriculture Limited is insured with Hiscox Insurance:

- Public Liability £10,000,000
- Professional Indemnity £2,000,000

## 2. STATUTORY TREE PROTECTION

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### 2.1 TREE PRESERVATION ORDERS

I have confirmed on the Wokingham Borough Council's website that at the time of this report, T1 (Oak) is protected as T1 of Tree Preservation Order (ref TPO-0513-1989).

No works should be undertaken to protected trees without the prior written consent of the Local Planning Authority – exemptions apply.

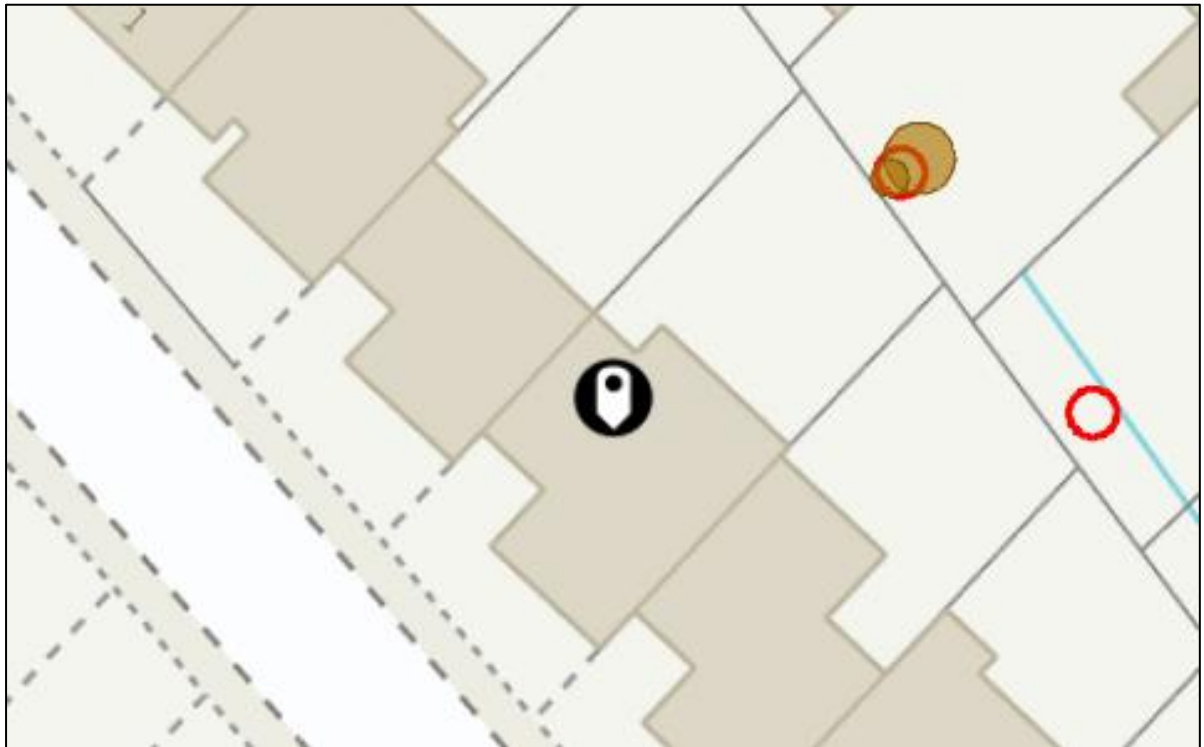


Figure 1 – Wokingham Borough Council TPO Map

### 2.2 CONSERVATION AREAS

54 Manor Road is not within a Conservation Area.

## 3. GENERAL GUIDANCE

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### 3.1 TREE WORK GOOD PRACTICE

Tree works should be undertaken in accordance with BS:3998 2010 'Tree Work Recommendations'.

Climbing spikes cause significant damage to tree bark and should not be used to climb trees unless the tree is to be felled.

To limit the harm to deciduous trees, pruning work on live trees (aside from trees to be felled) should be undertaken between November and January (during the period of dormancy) or in the summer months (July and August) avoiding periods of drought. No tree pruning work is advisable during the period immediately before or after leaf break (February to June) when the trees' energy reserves are most depleted.

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

When undertaking tree work, you are advised to use a properly qualified and experienced company who carry Public and Products Liability Insurance with a minimum of £2,000,000 cover and the relevant Employers Liability Insurance. A List of approved contractors is available from the Arboricultural Association – [www.trees.org.uk](http://www.trees.org.uk).

### 3.2 PROTECTED SPECIES

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

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. Tree work where birds are nesting is highly likely to damage nests or cause them to be deserted.

### 3.3 FUNGAL DECAY

Trees can be colonised by decay-causing fungal pathogens which degrade wood above ground or around the roots or base of the tree. As some fungi fruit only annually, their presence may not always be apparent in a seasonal tree survey. Tree owners are therefore advised to monitor the ground where trees may be rooting.

Any fungal growths around any tree should be photographed and forwarded to a professional arborist for identification. The fungus growth should be left in situ to mature (for identification purposes).

## 4. LIMITATIONS

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### 4.1 SCOPE

T1 (Oak) has been looked at in detail using the 'Diagnosis of Ill Health in trees' and Inspecting Trees for Signs of Decay' methodologies described by R.G. Strouts and T.G. Winter<sup>1</sup>.

My visual assessment is a non-invasive method of examining the health and structural condition of a tree. Non-invasive inspection equipment (plastic-headed mallet and metal probe) were used to make an assessment of the structural integrity at the base and trunk of the tree where the visual inspection identified the need. The lower trunk of the tree was tapped with a plastic-headed mallet to check for acoustic indication of internal decay. The differing sound intonation can often reveal some types of decay or hollow trunks.

The report is to identify visible defects on the tree and to specify any necessary remedial tree works which may be required to address identified hazards from the tree whilst acknowledging and respecting its significance to the local area.

The report refers to the condition of tree(s) and an assessment of the site on the days the evaluation was undertaken. The tree was assessed from the gardens of 7 Holmewood Close and 54 Manor Road only.

### 4.2 CAVEATS

The extent of the survey was limited to a visual inspection of 1x Oak tree as viewed from ground level only.

This report is not a structural report, and it does not consider the structural integrity of the property and its use as such is invalid.

It is the client's responsibility to ensure that this report covers all areas under the brief of the tree inspection and refer any concerns regarding this matter back to the Arboricultural Consultant.

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.

The survey looks for defects which may make the failure of all or part of the tree foreseeable. The report then makes recommendations for remedial works which would reduce the probability of failure where the hazard presented poses an unacceptable risk to persons or property. The report is valid for normal weather conditions only. Healthy trees or parts of healthy trees may fail in normal weather situations, although the risk increases with storm conditions and, as the consequences of such weather events are unforeseeable, Sarah Duckworth (trading as Duckworth's Arboriculture Limited) cannot be held liable for any such failures.

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<sup>1</sup> R.G Strouts & T.G. Winter, 'Diagnosis of Ill Health in Trees' Published for the Office of the Deputy Prime Minister, under license from the Controller of her Majesty's Stationery Office, Crown Copyright 1994.

Trees are dynamic living organisms subject to change, whose health and condition can be subject to significant change influenced by internal and external factors. The assessment, conclusions and recommendations from the report are based on the condition of the tree and surrounding ground conditions at the time of my visit. If the condition of the tree evidently changes or where tree(s) are subject to development or ground works within their rooting areas or extreme weather conditions, further inspection may be required.

This report is valid for two years from the survey date. Further inspection is recommended prior to 14<sup>th</sup> November 2027.

Trees can never be guaranteed 100% safe. Regular inspections by competent and / or suitably qualified arboriculturists will help identify potential problems before they become acute.



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## 5. ARBORICULTURAL INSPECTION DATA

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|                |              |         |     |                                               |                                 |       |        |        |
|----------------|--------------|---------|-----|-----------------------------------------------|---------------------------------|-------|--------|--------|
| Tree Ownership |              |         |     | Site Address                                  |                                 |       |        |        |
|                |              |         |     | 54 Manor Road, Wokingham, Berkshire, RG41 4AR |                                 |       |        |        |
| Tree Number    |              | T1      |     | Tree Species                                  | Oak<br>( <i>Quercus Robur</i> ) |       | Age    | Mature |
| Diameter:      | 1200mm @1.5m | Height: | 20m | Canopy spread                                 | N: 10.5m                        | E: 9m | S: 11m | W: 11m |

**SITUATION:** A large, mature Oak growing in the rear garden of 54 Manor Road close to the boundary with 7 Holmewood Close. The ground around the tree base is mostly lawn and shrubs with lightweight garden buildings. The soft landscaped areas where the tree is rooting are compacted by regular resident footfall.

#### BASE & TRUNK:

Northeast to southwest half of trunk largely inaccessible and obscured by dense bramble, ivy and boundary fence – not inspected in detail.

On the northwest side around 25% of the lower trunk is accessible in which area the base is clear, bark intact. No fungal fruiting bodies evident, sound intonation even and satisfactory, no audible decay. Small cavities between roots cannot be probed to any significant degree. Broad healthy buttress roots. Woody protrusion on lower trunk – not significant.

There are several pruning cuts on the south side of the trunk and branches which are partially and fully occluded.

**CANOPY:** T1 (Oak) has a very broad canopy which grows over 6 adjacent residential gardens to varying degrees. Much of useable garden space of 7 Holmewood Close is under the canopy of the tree.

Southwest side of canopy over 7 Holmewood close has previously been reduced with 2- 3m regrowth on previous reduction points now growing out over the rear of the dwelling.

Large branches from 3.5m on north, south & east side of crown. Forks are obscured by dense ivy growth. Several dog-legged low branches from previous pruning work.

Extended low branch on east side of crown towards 56 Manor Road lacks vitality and there is some apical dieback towards the branch tips.

Irregular foliage density- slightly more sparse in upper crown. Upper canopy lacks vigour. Minor deadwood – mostly twigs throughout crown.

2.5m canopy clearance on southeast side over neighbouring shed. 4m over 54 Manor Road.

#### DISCUSSION:

T1 (Oak) is a large mature tree surrounded by short residential gardens. The tree has a broad low crown which covers much of the useable garden space of 54 Manor Road and 7 Holmewood Close. Dead twigs and irregular canopy density suggest some physiological stress therefore remedial pruning works should be limited to the minimum required to create adequate clearance to the property to avoid unnecessary harm to the tree.

#### Recommended Tree Works:

- 1) Remove deadwood over 1m long and 50mm diameter.
- 2) Reduce tips of extended branches on south side of canopy over 7 Holmewood Close by 2.5- 3m back to previous reduction points to create minimum reasonable clearance to the rear elevation of the property.
- 3) Crown lift around the crown, pruning secondary and tertiary branches as required to create 4m canopy clearance above ground level.
- 4) Reduce declining tips of low declining branch on east side of crown growing towards 56 Manor Road by 2-3m back to more vigorous growth to reduce exposure.
- 5) Sever ivy around base and clear passage through dense vegetation to allow inspection / monitoring of base & lower trunk.

Priority

Within 6 months

Re-inspection due

24 Months

Date

14<sup>th</sup> November 2025

## 6. GALLERY

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Photo 1 – Canopy of T1 (Oak) in relation to 7 Holmewood Close



Photo 2 – Canopy of T1 (Oak) in relation to 54 Manor Road



Photo 3 – Accessible area of tree base



Photo 4 – Distance view of tree – note declining branch tips in upper crown.

## 7. SITE PLAN

