
ARBORICULTURAL REPORT TREE SAFETY INSPECTION

A survey of trees within the grounds of
32 Warren Road, Woodley, Reading RG5 3AR

September 2026

Report by
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32 Warren Road, Woodley, Reading RG5 3AR

SITE DETAILS	
Job Title	CAS698-Warren Road Tree Inspection, 32 Warren Road, Woodley, Reading RG5 3AR
Site Name	32 Warren Road, Woodley, Reading RG5 3AR
Status	Site visit complete
Site plan/overview	 Site overview with tree location
TPO status/Site constraints	TPO Number: 910/1997 Tree Reference: T6
Survey brief	Inspection Type: Ground-Level Visual Tree Assessment (VTA) and Risk Assessment Objective: Assess tree health, structural integrity, and potential safety risks to the neighbouring property following concerns raised by the owner. Key Focus Areas: 1. Root Zone and Stem Base: Inspect the root flare, soil plate, and lower stem for signs of active movement, decay, fungal fruiting bodies, structural dysfunction, or mechanical damage. 2. Crown Architecture and Clearance: Evaluate overall canopy structure, weight distribution, structural defects, deadwood, and physical proximity/clearance to the neighbouring boundary, garden, and structures at 32a. 3. Risk and Target Evaluation: Assess the probability of partial or total failure and the potential impact severity on targets at 32a. Determine whether remedial action is necessary to reduce risk to an acceptable level. 4. Statutory Status: TPO protection has been confirmed prior to the visit. Ensure all recommended remedial specifications conform to BS 3998:2010 and include clear justification to support the required formal TPO application or notification.

Limitations, Caveats & Scope of Assessment

1. Visual & Environmental Limitations

Ground-Level Assessment Only: All observations were made from ground level using the Visual Tree Assessment (VTA) methodology. No aerial inspections (tree climbing), internal decay detection diagnostics (e.g., PiCUS tomograph, Resistograph), or soil/root sampling were undertaken unless explicitly stated otherwise in the main report.

Visual Obstructions: Complete inspection of certain individual trees may have been restricted by structural layout, dense undergrowth, epicormic growth, ivy, or seasonal foliage. Where defects are suspected but obscured, a recommendation for re-inspection following clearance will be made.

Weather Conditions: Heavy rain, snow, mist, or high winds can impact visibility and structural assessment during a site visit.

2. Timeframe & Validity

Dynamic Nature of Trees: Trees are living organisms subject to physiological change, environmental stressors, and sudden structural failure. The findings and recommendations in this report are valid for a period of 12 months from the date of the site survey.

Severe Weather Event Clause: The structural integrity assessments provided cease to be valid following extreme or anomalous weather events, including but not limited to gales, severe storms, lightning strikes, or prolonged droughts. A post-event inspection is recommended in these instances.

3. Below-Ground & Structural Constraints

Root System Assumptions: Because root systems are hidden below ground, their distribution, health, and structural integrity can only be inferred from above-ground signs. No root tracking, excavation, or soil analysis was carried out.

Subsidence & Direct Damage: This report assesses tree condition and immediate physical encroachment. It does not constitute a structural engineering assessment, nor does it definitively diagnose or predict tree-related subsidence or heave to nearby structures.

4. Third-Party Trees

Boundary Restrictions: Third-party trees were assessed strictly from within the client's site boundary. No permission was sought or granted to enter private third-party land. Consequently, certain defects on the hidden sides of these trees may not have been visible, and dimensions (such as stem diameter) may be estimated.

5. Legal, Wildlife & Copyright Status

Wildlife Legislation: While the surveyor notes obvious signs of wildlife, this report is not an ecological survey. The client is reminded that wild birds, bats, and their habitats are legally protected under national wildlife legislation. Carrying out works that disturb nesting birds or bat roosts may constitute a criminal offense, regardless of arboricultural recommendations.

Third-Party Reliance: This report has been prepared solely for the use of the client. No liability is accepted for any third party relying on the whole or any part of this document without prior written consent from the author.

Survey/inspection record	
Project number	CAS698-Warren Road Tree Inspection
Site Name	32 Warren Road, Woodley, Reading RG5 3AR
Date of Survey/Inspection	September 15, 2026
Survey by	David Soffe
Level of survey	Individual Tree Inspection/s
Weather conditions at time of survey	Dry and overcast
Site specific Risk Assessment	
Hazards	Lone working
Those affected	Employees
Existing control measures	Use of MyTeamSafe lone working app as per Lone Working Policy
Any H&S or Safeguarding issues?	No H&S or Safeguarding issues
Survey Results	
Survey/Inspection summary	Crown Structure and Spatial Constraints: 1. Weight Bias: The tree exhibits a pronounced asymmetrical canopy with a strong weight bias to the north, extending directly over the front of the neighbouring property. 2. Historic Pruning: Evidence of major historical management, including the past removal of a large structural limb. 3. Building Proximity: Vigorous new extension growth is currently within approximately 1.0 metre of the adjacent roof line, creating an immediate clearance constraint. Basal and Root Zone Defects: 4. Restricted Adaptive Development: Adaptive wood development is visibly restricted on the southern aspect of the stem base. 5. Basal Cavity: A large cavity is present on the southern face at ground level. Active decay was not detected during initial probing/sounding, but the void reduces solid sound wood volume. 6. Girdling Root: A girdling root is present across the tension side of the base, restricting primary root flare development and compromising root anchorage where tensile strength is most critical. Biomechanical Instability and Active Movement: 7. Active Displacement: There is clear, physical evidence of progressive stem movement to the north. The lean and displacement are actively pushing an adjacent fence post and boundary panel significantly out of alignment. 8. Anchorage Compromise: The observed movement at the base is directly attributable to insufficient structural support on the tension side, caused by the combination of restricted adaptive growth, the basal cavity, and the girdling root failing to resist the northern leverage load. Arboricultural Summary and Risk Assessment The combination of a heavy northern crown bias, recent canopy extension toward the neighbouring structure, and severe structural/root defects on the tension side (south) presents a risk of failure. The physical displacement of the boundary fence confirms that the root plate/stem base is actively moving under load.

TREE INSPECTION RECORDS

T01 , Robinia (TPO ref T6)

Site Name	32 Warren Road, Woodley, Reading RG5 3AR
Ownership	Onsite tree
Inspection by	David Soffe
Date of Survey/Inspection	September 15, 2026
Level of survey	Full inspection (all features visible)
Individual, Group or Hedgerow	Individual
Species	Robinia
Tree tag present	No
Age of Tree/Group	Mature
Height (m)	12
Number of stems/trees in group	1
Diameter at breast height (mm)	560
General Condition	Poor/Deteriorating
Observations/Condition notes	Weight bias to north over front of neighbouring property. Large limb removed historically. New growth circa. 1m from roof. Adaptive growth restricted on south side base. Large cavity (no decay detected) on south at base. Girdling root on tension side of base. Visible evidence of stem movement to north pushing fence post and panel significantly out of line. Movement at base due to insufficient support on tension side.
Any actionable defects?	Yes
Defects to be remediated	Movement at base due to insufficient support on tension side. Early encroachment to 32a.
Tree works required	Reduce tree by 30% (3-4m) to reduce load and sail weight at base. Prune to give minimum 2m clearance from building.
Priority of works	Work within 3 months
Useful life expectancy (years)	10-20
Re-inspection period (months)	12

Photos for T01, Robinia



T01 - Overview of tree (Garden of 32)



T01 - Overview of tree (Front of 32a)



T01 - Cavity at base restricting adaptive growth on tension side



T01 - Visible evidence of stem movement



T01 - Moving stem visibly pushing fence out of line



T01 - Cavity at base (no decay detected)



T01 - Girdling root at tension side of base



T01 - Visible damage to fence and post

APPENDIX A - Site plan with location of trees requiring works

