

ARBORICULTURAL SURVEY REPORT

SITE: 7 STATION ROAD, TWYFORD, READING, RG10 9NS
REPORT DATE: 11 MARCH 2022
REFERENCE: 84/1691/3/11/2022
ON BEHALF OF: ALASTAIR BROOKER ANB GROUND CARE LTD.
AUTHOR: Mark Harrison, BSc(Hons), MarborA, NDarb



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1. INSTRUCTION

- 1.1 This tree survey and report was commissioned by Alastair Brooker on behalf of the property owner to carry out a level 2 ground level visual tree assessment (VTA) and report on the health and safety and potential impacts of trees at 7 Station Road, Twyford, Reading, RG10 9NS for insurance purposes.
- 1.2 The site was visited on 1st March 2022.

2. DOCUMENTS AND INFORMATION PROVIDED

- 2.1. The site address was provided and a digital map purchased under license © Crown Copyright and database rights 2018 OS number 100047474 to illustrate the position and approximate size of the trees inspected.
- 2.2. The site is 7 Station Road, Twyford, Reading, RG10 9NS at co-ordinates 51°28'36.7"N 0°51'54.5"W within the administrative area of Wokingham Borough Council.

3. TERMS OF REFERENCE

- 4.1. To assess their condition by way of a level 2 - basic assessment (see assessment level at appendix 2) of the health and safety of trees under the ownership of 7 Station Road, Twyford, Reading, RG10 9NS in line with present industry best practice by way of a 360° ground level inspection, assessment and examination of external features only — described as the 'Visual Tree Assessment' (Mattheck and Breloer, 1994 and Tree Hazard Assessment (Lonsdale, 1999).
- 3.1. To provide management recommendations in accordance with current industry guidelines where necessary to reduce any unacceptable risk to life and property they may pose based on their health and condition at the time they were inspected and the type and frequency of site use as estimated on the day the trees were inspected and information provided.
- 3.2. To identify trees within influencing distance of the property.
- 3.3. To assess the potential for future growth.
- 3.4. To provide a preliminary assessment of the potential soil/vegetation relationship based on British Geological Survey (BSG). A detailed plasticity assessment is not within the remit of this report and should be provided by the appropriate competent

professionals.

4. SCOPE AND LIMITATIONS OF REPORT

- 4.2. This survey and report are concerned with arboricultural aspects only and report on the health and safety of the trees based on their external physiological and structural condition and information provided.
- 4.3. Trees subject to Tree Preservation Orders (TPO) or situated within a conservation area are afforded statutory protection. Formal written consent is required from Wokingham Borough Council for any trees covered by a TPO prior to any non-exempted work being undertaken. The council will require notification of works to trees within conservation areas. It is strongly suggested that if unknown, written confirmation from Wokingham Borough Council is sought formally establishing the legal status of the trees prior to any non-exempted works being undertaken.
- 4.4. Where protected trees have been highlighted for works to be undertaken within 8 weeks the standard process may take too long to address the risks. What is known as a five day notice may be used to bypass the assessment period for those trees which are imminently dangerous. Harrison Arboriculture Ltd. do not deal with applications by default. This report may be provided as supporting evidence to the local planning authority, however where not included in the quotation, a specific commission is required if you wish Harrison Arboriculture Ltd. to submit an application.
- 4.5. No tissue samples were taken
- 4.6. Internal investigations were not carried out.
- 4.7. No soil samples were taken or soil analyses carried out.

The site lies on a bedrock transition described by the BGS 1:50 000 scale bedrock geology viewer (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>) as Lambeth Group - Clay, Silt And Sand on which the site sits but is very close to Seaford Chalk Formation And Newhaven Chalk Formation with superficial deposits of Sand And Gravel. The Lambeth group is described as having the potential for volumetric change due to water absorption or removal but is lithologically variable (Entwisle *et al.*, 2013)

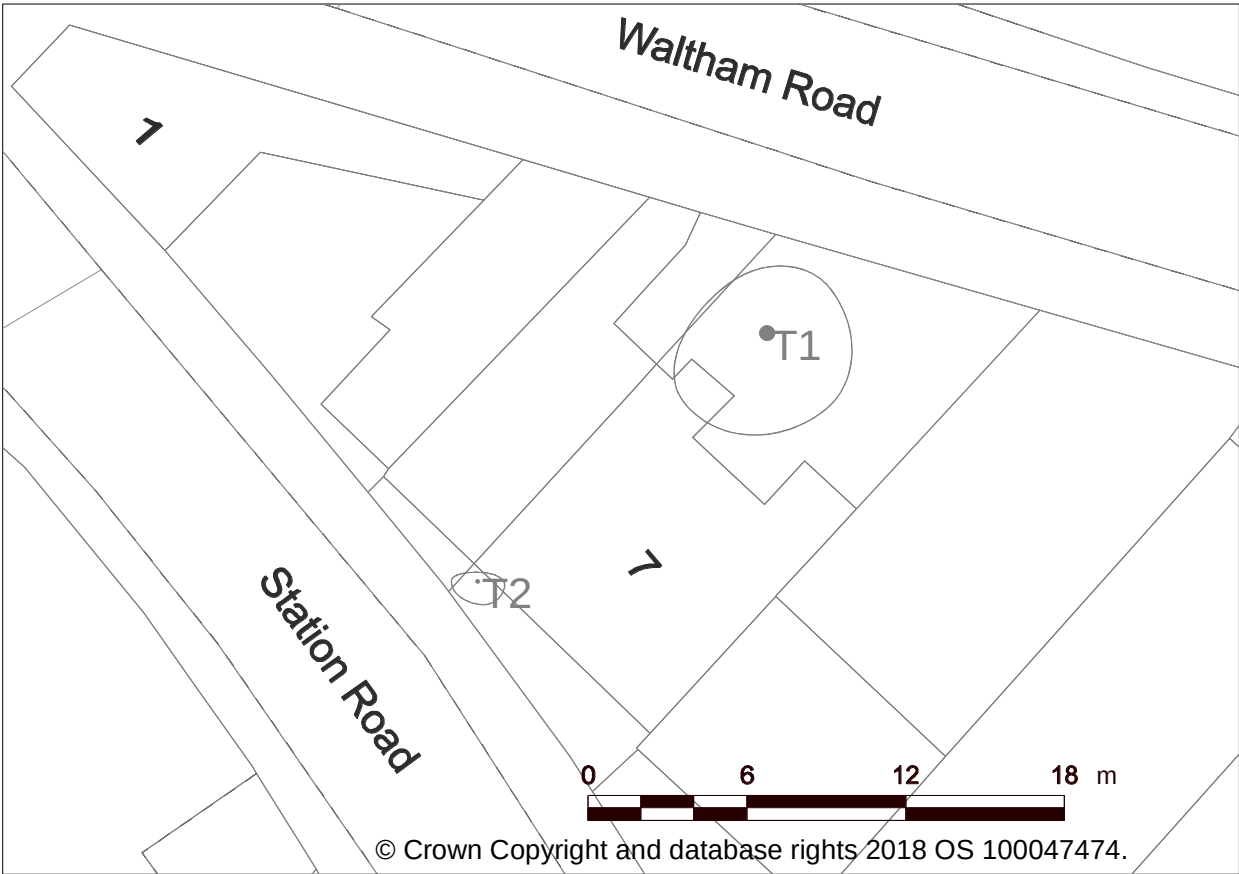
- 3.5. If a detailed localised soil assessment is required it should be provided by the appropriate competent professionals.

- 4.8. No root collar excavations have been made.
- 4.9. Consideration should be given to the timing of the proposed tree works to avoid the active growing period of trees. Tree work should ideally be carried out during the dormant period from November through to February and then again from June to August.
- 4.10. Although considered and wildlife habitat potential highlighted, no specific wildlife assessment has been carried out. It should be noted that The Wildlife and Countryside Act 1981, as amended by the Countryside Rights of Way Act 2000 and Conservation - Natural Habitats -Regulations 1994 provides statutory protection to birds, bats and other species that inhabit trees.
- 4.11. The official bird nesting season runs from 1st March through to the 31st July (Natural England) depending on weather conditions, consideration must also be given to the potential for nesting birds.
- 4.12. Because trees are dynamic, living organisms, changes in their environments will influence their health and safety. This report deals with what was visible at the time of inspection. It cannot account for extreme weather conditions or subsequent mechanical damage.

5. SURVEY METHOD

- 5.1. Tree heights were estimated visually.
- 5.2. Tree canopies are rarely so defined that exact sizes can be provided. The approximate crown radii were measured using Leico Disto Laser Measure and estimated where access or visibility was hindered and provided as a guide to the size and shape of the canopy. Canopy measurements have been omitted from the tree schedule but can be provided on request.
- 5.3. The diameter at breast height (trunk measurement taken at 1.5 m above ground level) was taken using a diameter tape.

6. SITE PLAN



ASSESSMENT

TREE SCHEDULE

Site: 7 STATION ROAD, TWYFORD, READING, RG10 9NS

Date: 1 March 2022

Tree no.	Species	Age	Diameter / mm (no. of stems)	Height / m	Occupancy (Usage)	Condition		Life Exp	Site Features	Comments	Recommendations
						Physiological	Structural				
T1	Fraxinus excelsior (Ash)	Mature	580 (1)	10	Moderate	Fair	Fair	3+ (10+)	Building within falling distance. Parking within canopy spread/falling distance. Wall/fence within canopy spread.	Previously crown reduced on several occasions - regrowth now ~ 2m in length and around 30mm diameter. Likely to have some decay at old pruning points but good 'knuckles' with no visible issues which impact the underlying area. No above ground external signs of decay or damage. Paving slabs/brick setts around the stem base have been displaced by root growth. The tree is within influencing distance of the boundary wall and building. Previous management (periodic crown reduction to remove regrowth) provides a measure of control over potential water extraction by the tree. For this reason in addition to the regrowth arising from adventitious buds just beneath the bark which have a higher likelihood of failure compared to branches formed a the tree grows it is recommended that the previous management is continued as a minimum.	Remove regrowth back to previous pruning points every 3 - 5 years
T2	Taxus baccata Fastigiata (Yew)	Semi Mature	150 (1)	5	Moderate	Good	Good	3+ (10+)	Building within falling distance. Footpath/access within falling distance. Wall/fence within canopy spread.	No significant defects noted.	No work required

Signed

Mark Harrison

11/03/2022



APPENDIX 1 – PHOTOGRAPHS





APPENDIX 1 – Qualifications and Experience

Brief qualifications and experience of Mark Harrison

After having gained a national diploma in arboriculture from Merrist Wood Agricultural College in 1986 Mark has been employed by various Borough and District councils having been awarded the post of arboricultural officer. I have also provided officer support and consultation services to further councils as well as private companies and individuals.

Mark is a professional member of the Arboricultural Association, Consulting Arborists Society and the International Society of Arboriculture as well as an associate member of the Institute of Chartered Foresters.

My qualifications include:

BSc (Hons) (Natural Science) (Environmental Science)

OND Arboriculture

VALID Tree risk – Benefit Assessment

International Society of Arboriculture Tree Risk Assessment Qualification

Professional Tree Inspection (Lantra)

Professional Tree Valuation (Lantra)

Bats in Trees

Bats and Fiberscopes.

Bat Awareness (Surveying to BS 8596 Surveying for Bats and Trees in Woodland. Guide).



APPENDIX 2 - INSPECTION LEVELS

Level 1: Limited Visual Assessment

The Level 1 assessments provide a visual assessment from a specified perspective of an individual or population of trees near specified targets. A limited visual assessment typically focuses on identifying trees with an *imminent* and/or *probable* likelihood of failure identifying obvious defects or specified conditions. Limited visual assessments are the fastest but least thorough means of assessment and are intended primarily for large populations of trees.

Level 2: Basic Assessment

A Level 2 or basic assessment is a detailed visual inspection of a tree and surrounding site. A basic assessment includes complete inspection of the tree from ground level using of simple measuring tools and those specified in the Scope of Work to gain additional information about the tree or defects. Basic is the standard assessment performed by arborists in response to a client's request for tree risk assessment.

Level 3: Advanced Assessment

Advanced assessments are performed to provide detailed information about specific tree parts, defects, targets, or site conditions. They are usually conducted in conjunction with or after a basic assessment if the tree risk assessor needs additional information and the client approves the additional service. Specialized equipment, data collection and analysis, and/or expertise are usually required for advanced assessments and are therefore generally more time intensive and expensive.

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