



**Fulford-Dobson Associates Ltd**  
ARBORICULTURAL CONSULTANCY

## TREE HAZARD SURVEY

32a Garden Cottage  
Warren Road  
Woodley  
Berkshire  
RG5 3AR

July 2025

**Fulford-Dobson Associates Ltd**

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|                    |                                                                                                |
|--------------------|------------------------------------------------------------------------------------------------|
| <b>Our ref</b>     | FDA1461                                                                                        |
| <b>Client</b>      | Stewart Perkes                                                                                 |
| <b>Survey date</b> | 24.07.25                                                                                       |
| <b>Issue date</b>  | 29.07.25                                                                                       |
| <b>Author</b>      | Jasper Fulford-Dobson FArborA, CEnv<br>Registered Consultant of the Arboricultural Association |



## **1. Introduction**

### **1.1 Instruction and project brief**

I have been instructed by Stewart Perkes to carry out a tree hazard survey at 32a Garden Cottage and to make recommendations for work as may be considered essential to mitigate concerns for safety, legal nuisance, general conflict and/or the continued preservation of the trees.

### **1.2 Methodology**

I visited the property on the 24<sup>th</sup> of July 2025 in fair weather with good visibility. My inspection was from ground level and of a visual nature with the aid of a nylon sounding hammer, steel probe and monocular. All tree dimensions were estimated.

### **1.3 Limitations**

The copyright of this document resides with Fulford-Dobson Associates Ltd unless assigned in writing by the company. It is for the sole use of the named client and relates only to the defined scope, survey area and trees therein.

Trees are living organisms subject to continual change by a host of biotic and abiotic factors. This report is based on the condition of the subject trees at the time of my inspection and its authority ceases when any site conditions change or pruning or other works unspecified in the report are carried out to, or affecting, the subject tree(s), whichever is the sooner.

The statements made in this report do not take account of the effects of vandalism or accident, whether physical, chemical or fire. I cannot therefore accept any liability in connection with these factors, nor where prescribed work is not carried out in a correct and professional manner in accordance with current good practice.

### **1.4 The author**

I am a Fellow and Registered Consultant of the Arboricultural Association and a Chartered Environmentalist with over 32 years' experience of working with trees and wooded landscapes. I hold the Arboricultural Association's Technician's Certificate, National Diploma in Arboriculture, Bond Solon (Cardiff University) Expert Witness certificate and the LANTRA Professional Tree Inspection certificate. My experience includes fifteen years working as English Heritage's appointed tree and woodland inspector (Eastern, London and Southern regions), over four years as a local government officer and seven years in commercial tree surgery and woodland management contracting.

## 2. Key to the survey schedule

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |  |             |  |            |  |              |  |                 |  |             |  |             |  |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--|-------------|--|------------|--|--------------|--|-----------------|--|-------------|--|-------------|--|
| <b>Measurements</b>                       | <p><b>Height</b> is estimated or measured with a clinometer or laser device (accurate to +/- 1-2m).</p> <p><b>Crown radius</b> is estimated by pacing out and accurate to within approximately +/- 1m.</p> <p><b>DBH</b> ("diameter at breast height") is the trunk diameter measured at 1.5m above ground level - estimated or measured with a special diameter tape.</p> <p><b>Life stage</b> is listed as one of the following: - young, semi-mature, early-mature, mature, late-mature, (veteran*), ancient.</p> <p>*All ancient trees are veteran trees, but not all veteran trees are ancient. A veteran tree may not be very old, but it has decay features, such as branch death and hollowing. These features contribute to its biodiversity, cultural and heritage value (ref. National Planning Policy Framework).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                   |  |             |  |            |  |              |  |                 |  |             |  |             |  |
| <b>Condition</b>                          | Closely related to physiological health & vigour and categorised as: - Good, Fair, Poor, Declining, Dead.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                   |  |             |  |            |  |              |  |                 |  |             |  |             |  |
| <b>Survey notes</b>                       | Only relevant notes are taken in relation to significant disease, actionable defects, hazards, legal nuisance, significant conflict or reasons for future monitoring, risk control and/or tree work. No notes are made if there are no concerns.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |  |             |  |            |  |              |  |                 |  |             |  |             |  |
| <b>THREAT Category</b>                    | <p>Categories of risk, as calculated using <i>Tree Hazard - risk evaluation and treatment system</i> (THREATS) are listed as follows: -</p> <table border="1"> <tr> <td>1 (insignificant)</td> <td></td> </tr> <tr> <td>2 (minimal)</td> <td></td> </tr> <tr> <td>3 (slight)</td> <td></td> </tr> <tr> <td>4 (moderate)</td> <td></td> </tr> <tr> <td>5 (significant)</td> <td></td> </tr> <tr> <td>6 (serious)</td> <td></td> </tr> <tr> <td>7 (extreme)</td> <td></td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1 (insignificant) |  | 2 (minimal) |  | 3 (slight) |  | 4 (moderate) |  | 5 (significant) |  | 6 (serious) |  | 7 (extreme) |  |
| 1 (insignificant)                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |  |             |  |            |  |              |  |                 |  |             |  |             |  |
| 2 (minimal)                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |  |             |  |            |  |              |  |                 |  |             |  |             |  |
| 3 (slight)                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |  |             |  |            |  |              |  |                 |  |             |  |             |  |
| 4 (moderate)                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |  |             |  |            |  |              |  |                 |  |             |  |             |  |
| 5 (significant)                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |  |             |  |            |  |              |  |                 |  |             |  |             |  |
| 6 (serious)                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |  |             |  |            |  |              |  |                 |  |             |  |             |  |
| 7 (extreme)                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |  |             |  |            |  |              |  |                 |  |             |  |             |  |
| <b>Control measures (&amp; timescale)</b> | <p>Tree surgery work or other action is generally only recommended to address the following: -</p> <ul style="list-style-type: none"> <li>Significant actionable defects/hazards (public safety).</li> <li>Legal nuisance such as low branches obstructing public highways or pavements and branches or roots damaging structures/buildings.</li> <li>Significant conflict such as trees causing excessive shade to rooms on the northern aspect of residential buildings.</li> <li>To improve the long-term health of the tree(s) where disease control warrants or is advised under law.</li> </ul> <p>Recommendations given are generally the minimum required to reduce the risk of failure of the defective part of the subject tree or to manage the nuisance or conflict. Where this might leave the tree visually unbalanced further work may be suggested to respect visual amenity and natural form. Where hazards have been identified in relatively unremarkable and low value trees, felling may be suggested as a more pragmatic and cost-effective solution than pruning. All recommendations will give due regard to the tree's values and benefits in the widest sense and ensure that the overall cost of the work is proportionate to the concern and where appropriate, in accordance with British Standard 3998 <i>Tree work – recommendations</i>.</p> <p>Timescales are generally driven by <i>THREATS</i>.</p> |                   |  |             |  |            |  |              |  |                 |  |             |  |             |  |

### **3. The survey schedule (includes recommendations)**

## Tree Survey Schedule

Client: Stewart Perkes  
 Site: 32a Garden Cottage Woodley  
 Inspection date: 24-Jul-2025



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| Ref. | Common            | Measurements                                                                                                           | Overall Condition | Survey Notes                                                                                                                                                                                                                                                                                                                                                                                                          | Risk Category     | Recommendations 1                                                                                                                                                                                                                                                                                                | Timescale | Photo                                                                                 |
|------|-------------------|------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------|
| G001 | Lawson cypress x3 | Height (m): 7.5<br>Crown Radius (m): 2<br>DBH (cm): 20<br>Trees: 3<br>Life Stage: Early Mature<br>Life Exp.: 20+ Years | Fair              | Topped at 7-8m.                                                                                                                                                                                                                                                                                                                                                                                                       | 1 (insignificant) | No action at this time.                                                                                                                                                                                                                                                                                          | No Action |    |
| T001 | Pedunculate oak   | Height (m): 23<br>Crown Radius (m): 5<br>DBH (cm): 50<br>Life Stage: Mature<br>Life Exp.: <10 years                    | Poor              | Two co-dominant stems from a tight bark-included union at 0.4m. Western stem exhibits significantly compromised vigour and 85% dieback. Foliage/canopy on the eastern stem appears to be slightly thinning with some epicormic flushing on the main stems mid-crown height. There is an old open basal trunk wound on the eastern stem that extends into a moderate but relatively well contained area of wood decay. | 3 (slight)        | Section fell the western stem. Reduce the height of the remaining eastern stem by 20% ( i.e. by 3.5m +/- 0.5m and back to suitable growth points). Final post-pruning height to be no less than 19m. Then tip-reduce the remaining lateral branches by 1m (+/- 0.5m) and remove all deadwood over 50mm diameter. | 6 Months  |    |
| T002 | Pedunculate oak   | Height (m): 18<br>Crown Radius (m): 7<br>DBH (cm): 45<br>Life Stage: Mature<br>Life Exp.: 40+ Years                    | Fair              | Old basal trunk wound, exposed wood is case-hardened with good surrounding callus formation, any decay or hollowing is seemingly well contained and not considered significant at this time.                                                                                                                                                                                                                          | 2 (minimal)       | Lightly prune the long lateral branch on the NE side that grows out over the shared driveway to ensure 5.5m height clearance. Best achieved by reducing the branch's length from 6.5m to 5.5m (+/- 0.5m with a final pruning cut of 75mm diameter). Remove deadwood over 50mm diameter.                          | 6 Months  |    |
| T003 | Pedunculate oak   | Height (m): 23<br>Crown Radius (m): 5<br>DBH (cm): 48<br>Life Stage: Mature<br>Life Exp.: 40+ Years                    | Fair              | Two stems from a basal union. The smaller less dominant stem arches out over neighbouring shrubs.                                                                                                                                                                                                                                                                                                                     | 2 (minimal)       | Remove deadwood over 50mm diameter.                                                                                                                                                                                                                                                                              | 6 Months  |   |
| T004 | Pedunculate oak   | Height (m): 18.5<br>Crown Radius (m): 7.5<br>DBH (cm): 50<br>Life Stage: Mature<br>Life Exp.: 40+ Years                | Fair              | Some moderate sized deadwood over the adjacent pogoda.                                                                                                                                                                                                                                                                                                                                                                | 2 (minimal)       | Remove deadwood over 50mm diameter.                                                                                                                                                                                                                                                                              | 6 Months  |  |

| Ref. | Common          | Measurements                                                                                              | Overall Condition | Survey Notes                                                                                                                                                                                                                                                           | Risk Category     | Recommendations 1                                                                                                                                         | Timescale | Photo                                                                               |
|------|-----------------|-----------------------------------------------------------------------------------------------------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------|
| T005 | Pedunculate oak | Height (m): 18<br>Crown Radius (m): 5<br>DBH (cm): 35<br>Life Stage: Early Mature<br>Life Exp.: 40+ Years | Fair              | Inclines naturally towards south with crown arching out over house. Branches within approx 1m of roof tiles - not a significant hazard at this time.                                                                                                                   | 2 (minimal)       | Expect to schedule work within 3-5 years.                                                                                                                 | No Action |  |
| T006 | Common ash      | Height (m): 13<br>Crown Radius (m): 3<br>DBH (cm): 27<br>Life Stage: Semi Mature<br>Life Exp.: 20+ Years  | Fair              | Close grown to conifers (G001) and arching out over neighbours garage. Not really the right tree in the right place and while it is not a problem at the moment, it will need future periodic maintenance as it matures to prevent conflict with surrounding land use. | 1 (insignificant) | Consider removing before it gets much bigger.                                                                                                             | 1-3 years |  |
| T007 | False acacia    | Height (m): 15<br>Crown Radius (m): 7<br>DBH (cm): 45<br>Life Stage: Mature<br>Life Exp.: 20+ Years       | Fair              | Off site, but leaning out over house, garage & driveway. Visually the crown and foliage appears normal. However, I am unable to inspect trunk base so the tree's structural condition and risk category is yet to be confirmed.                                        | TBC               | Advise the owner that a close-up visual inspection of this tree's trunk base should be carried out as soon as possible (if they haven't already done so). | 1 Month   |  |

**Notes: -**

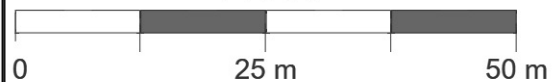
- a) The recommended work in the above survey table is generally the minimum required to reduce the risk of failure of the defective part of the subject tree(s) or to remove an immediate nuisance or conflict. Where this might leave the tree visually unbalanced, further work may be suggested to address this.
- b) I have been made aware that some of the subject trees are protected by a Tree Preservation Order. A protected tree work application must therefore be submitted to the local planning authority and their consent granted before doing any work to the protected trees. Your appointed tree surgeons will want to do their own pre-start checks regarding the legal status of the trees.
- c) None of the recommended work is likely to disturb any protected wildlife, however pre-start wildlife assessments (most notably for nesting birds and/or bats) will also be required by your tree surgeons to comply with current legislation and the standing advice from Natural England.
- d) Prudent landscape husbandry involves sustainable preservation and conservation principles. In the case of trees and wooded landscapes, this means looking ahead many years into the future to ensure continuity and succession of canopy cover and its associated biodiversity and wildlife habitat. Therefore where trees are felled, replacement planting should be undertaken with appropriate numbers, species and in suitable locations (“the right trees in the right places”).
- e) The trees should be visually checked by the owner after storms (Force 9+) and/or after prolonged periods of drought, heavy rain and snow fall. Reports of concerns from residents, neighbours and/or members of the public are an important element of routine checks and should be acted upon. In addition to routine checks/inspections the trees should be formally surveyed by a qualified, competent and suitably insured arboriculturist every three years.

#### **4. Tree location plan**

Tree location plan (hazard survey FDA1461)  
32a Garden Cottage  
Warren Road  
Woodley  
RG5 3AR

Page size: A4

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