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Tree Condition Survey

Lawnwood Wargrave

July 2026



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1.0 Introduction

1.1 Guy Watson is the principal consulting Arboriculturist for Certhia Consulting Limited. He is a Chartered Forester (Arboriculture), Chartered Environmentalist, holds the Professional Diploma in Arboriculture (as awarded by the Royal Forestry Society) and is a Fellow of the Arboricultural Association.

2.0 Brief

2.1 Certhia Consulting Limited has been instructed by Mr. J. Filho, Lawnwood, Wargrave, to conduct a survey of the trees at that property.

3.0 Documents and Information Provided

3.1 Certhia Consulting Limited has not been issued with information relating to the property.

3.2 The property is within Wokingham Borough Council and is fully within the Wargrave Conservation Area. A Tree Preservation Order from 1997 affects the trees to the east of the dwelling.

4.0 Limitations

4.1 All rights of this report are reserved. No part of it may be reproduced or transmitted in any form or by any means without our express permission. This report is intended for the sole use of the addressee and in relation to this site only. It may not be sold, lent, hired out or divulged to any third party unless directly involved in the site without the express consent of Certhia Consulting Limited.

5.0 Site Visit

5.1 An unaccompanied site visit was undertaken on 7 July 2026 to inspect the trees concerned.

6.0 Survey Methodology

6.1 This report was produced following a ground level inspection only; no soil samples were taken, and this report does not consider any potential influence the trees may have on adjacent structures. Inspections were carried out following accepted industry best practice respecting the principles of Visual Tree Assessment. Internal investigations to determine decay extent were limited to basic sounding and probing only. No invasive diagnostic tools were employed.



6.2 All dimensions are measured as far as is reasonably practicable. Tree locations are shown on the accompanying plan. These are shown for identification purposes only and are an indication of location sufficient for the trees to be located.

7.0 Observations and Recommendations

7.1. The majority of trees on site are relatively young and form a “copse” to the east of the dwelling. Within this area the main drive, parking and garage is situated. There is informal use of typical domestic nature under the canopies.

7.2 Overall, the trees are in reasonable condition having been regularly inspected and managed. Their age and growing conditions contribute to this.

7.3 Trees are living organisms that create an economic whole. Every part of a tree has to contribute to successful development. The leaf bearing areas have to provide enough energy to support the other non-productive but essential parts. The leaves take water from the soil, via the roots and conductive tissues in the trunk and structural stems and branches and combine that with atmospheric carbon dioxide to create energy via photosynthesis. This provides the tree sufficient energy to grow, reproduce and defend itself. Therefore each leaf and leaf bearing structure, smaller twigs up to larger individual branches, have to produce more energy than they consume. Any of those parts that are inefficient and fall below that production level will be walled off within the structure and become dysfunctional. This is normally as a result of shading restricting efficient photosynthesis and is often seen in branches in the lower or mid crown regions, or where other trees or buildings shade parts out. It is a natural process: those dysfunctional parts die off and will fall out of the tree. These are the branches that I was shown on site by Mr. Filho.

7.4 The majority of trees require no attention; a small number simply require the normal maintenance of mature trees in a domestic setting, i.e. removal of larger deadwood and lifting where these lower branches impact the normal use of a domestic setting, over lawns, sitting areas and drives etc. None of these works affects the wider public amenity.

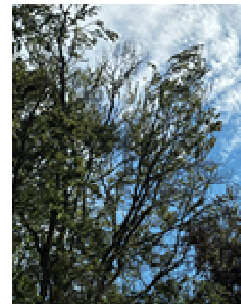
7.5 In general all the trees demonstrate reasonable vitality overall, with leaf colour, size and density being normal for species at this time of year. However, two trees, both Beech, [T17] and [T19], clearly show thinning crowns overall. This is not generally as a result of the dysfunction mentioned above but of a different issue.



7.6 Beech [T17]. This tree has been historically buried and had a rockery built around it. This has been cleared and some minor excavation has revealed a complete ring of bark dysfunction and death around the circumference of the trunk that was buried.



It was not possible to excavate down to the original buttress flare. The tree has attempted to respond to that with a small number of new roots being produced above the dysfunction. One is dysfunctional and plays no part in maintaining vascular process. The few roots that are functional cannot support the needs of the tree and there is an obvious decline in vitality throughout the crown. The lower, dysfunctional area of the tree shows the typical mottling and colonisation of the trunk of *Armillaria* (Honey Fungus). The main fork at 4.0m is of narrow formation with only minor adaptive growth developing. The main sections of the crown have a minor skyline developing as the leverage on those sections begins to allow them to subside. The tree does not have the spare energy to manage that load. This tree is in major irreversible decline. The tree, due to group crown dynamics, is of asymmetric form with the crown developed directly over the office building. As the tree inevitably continues to decline the ability to remove it safely over the building, and gardens, will become increasingly difficult. It is my firm opinion that this tree must be removed relatively quickly to manage safety for all.



7.7 Beech [T19]. This tree has a reduced vitality with thinning leaf density and the leaves being smaller and a distinctly lighter green than normal. This tree has small bark wounds on the lower trunk that are typical of historic vehicle impact events but are of no wider importance. It is likely that this tree is reacting to recent climate issues in conjunction with minor changes in its immediate vicinity (i.e. the closure of an existing access and associated construction-related activity of the extension to the north). The extension itself will not have caused any impact, but contractors' vehicles and movements may well have increased compaction on the existing drive over and above that normally experienced. The tree may well respond to its new environment and, given normal weather patterns, vitality will improve. However, this tree must be subject to further reconsideration in 2 years time.



7.8 The results of the inspection has been recorded on an Excel spread sheet to facilitate independent filtering and searching; and plotted onto a base plan. They are presented electronically via e-mail to be read in conjunction with this report.

7.9 Work priorities have been suggested as being relatively quick, due to the owners' concerns, site use and condition, *but* will require the approval by the LPA, Wokingham Borough Council.

8.0 Conclusion

8.1 The works identified in the Schedule, separately provided as Excel spreadsheets, should be carried out as detailed to maintain a reasonable level of risk.

8.2 All the trees should be inspected on a regular basis. Due to the generally young nature of the trees and cognisant of the fact that they are regularly managed, it is recommended that this can be in two years time - providing the *current* works recommended are carried out.

9.0 Other Considerations

9.1 Statutory Controls

9.1.1 The trees of Lawnswood are protected by virtue of being within the Conservation Area of Wargrave, and, more specifically with the eastern section, the copse, being subject to a Tree Preservation Order. All works therefore to the trees must be subject to either a notification or application process prior to carrying out any works.

9.1.2 Under the Wildlife and Countryside Act 1981 and the Countryside and Rights of Way Act 2000, birds' nests are protected and should not be disturbed. Bats and their roosts, whether occupied or not, are also protected. It is an offence to carry out any works that may harm nesting birds or cause them to desert their nests; or disturb bats or their roosts.

9.1.3 It is outside the scope of this report to consider these issues in any detail, and you are advised to carry out necessary investigations prior to carrying out any works.



Lawnswood Wargrave Tree Schedule

As below and provided electronically as an Excel spreadsheet.



Lawnswood: Tree Schedule

No.	Species	Heights [m]	Age Class	Physiology	Comments	Works	Priority (months)
T1	Sycamore (<i>Acer pseudoplatanus</i>)	12	Semi-mature	Normal	Suppressed understorey tree. Twin stem from 0.5m with subservient stem remaining in lower canopy.	No work required	
T2	European Larch (<i>Larix decidua</i>)	18	Mature	Normal	Historic upper crown branch failure. Significant woundwood developed. Habitat hole in wound. Leading stem historically lost with lateral reverted to upright. Limited leverage.	No work required	
T3	Beech (<i>Fagus sylvatica</i>)	21	Early mature	Normal	Historic basal stem wound with significant woundwood developed. Secondary leader developing dominance in upper crown.	No work required	
T4	Yew (<i>Taxus baccata</i>)	9	Semi-mature	Normal	Understorey tree.	No work required	
T5	Beech (<i>Fagus sylvatica</i>)	20	Early mature	Normal	Dominant tree in canopy. Typical form. Normal vitality.	No work required	
T6	Beech (<i>Fagus sylvatica</i>)	18	Early mature	Normal	Dominant tree in canopy. Typical form. Normal vitality. Isolated moderate deadwood in lower /mid canopy up to 4m long over seating.	Remove deadwood greater than 25mm diameter	3
T7	Sycamore (<i>Acer pseudoplatanus</i>)	18	Early mature	Normal	Minor historic canker strips on lower trunk, recovered and not significant. Isolated moderate deadwood in mid crown.	Remove deadwood greater than 25mm diameter	3
T8-10	Yew (<i>Taxus baccata</i>)	7	Semi-mature	Normal	Young understorey trees.	No work required	
T11	Beech (<i>Fagus sylvatica</i>)	19	Early mature	Normal	Dominant tree. Minor <i>Cryptococcus fagisuga</i> , Felted Beech coccus, on lower stem. Normal vitality.	No work required	
T12	Beech (<i>Fagus sylvatica</i>)	19	Early mature	Normal	Dominant tree in canopy. Typical form. Normal vitality.	No work required	
T13	Beech (<i>Fagus sylvatica</i>)	19	Early mature	Normal	Dominant tree in canopy. Typical form. Normal vitality. Stranded wire embedded in trunk at 1.2m. One limb at 4.0m west drooping low over garden.	Remove low drooping limb at 4.0m W to main stem	3



No.	Species	Heights [m]	Age Class	Physiology	Comments	Works	Priority (months)
T14	Beech (<i>Fagus sylvatica</i>)	19	Early mature	Normal	Young tree with good potential. Minor historic basal damage recovering well.	No work required	
T15	Sycamore (<i>Acer pseudoplatanus</i>)	14	Mature	Normal	Dominant tree. Normal form. Normal vitality.	No work required	
T16	Beech (<i>Fagus sylvatica</i>)	19	Mature	Normal	Dominant tree. Normal form. Slight decline in vitality in upper crown. Minor epicormic on trunk at 3.0m. Isolated moderate deadwood in lower mid crown.	Remove deadwood greater than 25mm diameter	3
T17	Beech (<i>Fagus sylvatica</i>)	22	Mature	Normal	Historically buried with clear dysfunction and mottling on inner dead bark typical of <i>Armillaria</i> colonisation. Isolated new upper rooting developed but not sufficient to maintain vitality. One root east dysfunctional. Main fork at 4.0m narrow formation minor adaptive growth developing east. Minor evidence of crown separation in upper crown. Major irreversible decline in vitality. Tree directly over office building	Fell to ground level	3
T18	Beech (<i>Fagus sylvatica</i>)	18	Early mature	Normal	Dominant tree. Historic major branch removal at 5.0m NW with minor dysfunction below. Minor epicormic growth on lower trunk below normal branching.	Remove epicormic growth	3
T19	Beech (<i>Fagus sylvatica</i>)	19	Early mature	Normal	Dominant tree. Minor historic bark wounds. Thinning canopy with small leaves of low density throughout.	No work required	
T20	Beech (<i>Fagus sylvatica</i>)	19	Early mature	Normal	Dominant tree. Cracking and slightly discoloured bark on buttress west typical of historic soil mounding. No change in hammer tone and bark not loose. Vitality normal. Isolated moderate deadwood in lower crown.	Remove deadwood greater than 25mm diameter	3
T21	Beech (<i>Fagus sylvatica</i>)	20	Early mature	Normal	Understorey tree with potential to become dominant tree. Minor deadwood lower crown typical of shading. Branches low over drive impacting larger delivery vehicles e.g.	Lift to provide 5.5m clearance above ground level	3



No.	Species	Heights [m]	Age Class	Physiology	Comments	Works	Priority (months)
T22	Yew (<i>Taxus baccata</i>)	9	Early mature	Normal	Understorey tree with potential.	No work required	
T23	Beech (<i>Fagus sylvatica</i>)	20	Mature	Normal	Dominant tree. Lower stem with fluting typical of historic wounding now fully occluded and functional. Isolated moderate deadwood mid crown over road.	Remove deadwood greater than 25mm diameter	3
T24	Beech (<i>Fagus sylvatica</i>)	20	Mature	Normal	Dominant tree. Isolated moderate deadwood lower crown.	Remove deadwood greater than 25mm diameter	3



Tree Locations





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JOB TITLE

DRG. TITLE

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