



ARTEMIS TREE SERVICES



Site

Four Corners,
Upper Warren Avenue,
Caversham,
Reading,
RG4 7EB

Prepared for

Ashburton Ltd

Prepared by

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FdSc Arb, DipHE Arb Level 5

06th March 2026

Walk-Over Tree Survey WOS-37749

Artemis Tree Services Ltd

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1. Brief

- 1.1 Artemis Tree Services Ltd has been instructed by Ashburton Ltd to undertake a walk-over tree survey at Four Corners.
- 1.2 During the walk-over tree survey, all trees are inspected but only details of trees that require remedial work are recorded.
- 1.3 The tree survey is primarily concerned with the structural and physiological condition and safety of the trees surveyed.
- 1.4 Recommended management actions are provided for any issues identified by the tree survey.

2. Report limitations

- 2.1 Climbing inspections have not been carried out as part of the preliminary survey. If the preliminary inspection identifies a need for further investigation of specific trees, this will be detailed within our recommendations.
- 2.2 Conclusions and recommendations relate to the condition of the site and tree at the time of the inspection only. Comments valid for a period of 1-year from the date of this report. Within this period, trees should be inspected for damage following storms or other severe weather events.
- 2.3 Trees are dynamic, living organisms and can never be entirely free of risk. The forces of nature dictate a failure rate, even among intact trees with no apparent defects. The recommendations in this report cannot guarantee the elimination of all risk.
- 2.4 The survey and report does not include risk assessment of trees in relation to subsidence.
- 2.5 The tree survey includes trees located within the property only. I did not have access to third-party property.

3. Methodology of Survey

- 3.1 I carried out the tree condition survey from ground level using the Visual Tree Assessment method (Mattheck,c and Breloer,H, 1994), using basic inspection tools (mallet, probe, and binoculars).
- 3.2 For the purposes of this report, tree heights and stem diameter measurements are estimated using a Haglofs digital clinometer and a laser distance measurement device.

4. Documents provided

- 4.1 A tree location plan with trees recorded in the walk-over survey has been included in Appendix 2 of this report.

5. Introduction

5.1 Qualifications

- 5.1.1 I hold an FdSc in Arboriculture from Northampton University and Level 5 HE Diploma in Arboriculture from Moulton College. I also hold Lantra Professional Tree Inspection (PTI) certification.

5.2 Site visit

- 5.2.1 I visited the site on the 6th of March 2026 to undertake the Walk-Over Tree Survey. The weather was overcast with intermittent light rain showers.

5.3 Site Description

- 5.3.1 The property is a private residence covering around 2 acres. The trees are predominantly located towards the boundaries and an informal woodland type area to the south.

6. Findings and Recommendations

- 6.1 Appendix 1 contains the findings and recommendations for the trees surveyed. A key for the table information can be found at the end of the survey schedule.

- 6.2 Summary of recommended work

Priority		No. of Trees/Groups
U	Within 2 weeks	-
A	Within 3 months	7x
B	Within 1 year	13x
C	Within 2 years	5x

7. Re-inspection frequency

- 7.1 I recommend that all trees recorded in this report are re-inspected every two years unless specified otherwise within the tree survey schedule, appendix 1.
- 7.2 In the period between programmed surveys, trees should be inspected for damage following storms or other severe weather events.
- 7.3 Many of the Ash trees on site are showing signs of stress or potential Ash dieback. These should be monitored with regular visual inspections.

8. Trees Subject to Statutory Controls

- 8.1 Reading Council's online services show the presence of trees protected by Tree Preservation Orders (TPO) at the time of publication.

9. Arboricultural Standards

- 9.1 All tree works recommended in this report should be carried out in accordance with: *British Standard BS 3998:2010. Tree Work – Recommendations* and undertaken by a suitably qualified contracting company (preferably approved by the Arboricultural Association).

Appendix 1

Tree tag no.	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
T1	Cedar (<i>Cedrus atlantica</i>)	18	94	18	EM	G	F	Historically crown lifted with typical wound wood development and no visible decay of exposed sapwood at pruning points. Wound at 1.7m to E from historic limb failure appears to be due to included/weak union. Included union starting to form at 6m between main stem and larger diameter limb, though low target area under crown (lawn). Minor deadwood in crown, typical of species. Species prone to branch/limb failures due to growth form and end weighted branches.	Sympathetically reduce crown by up to 1.5m all round, targeting longer, end-weighted growth and pruning to suitable growth points. To reduce wind sail and likelihood of further branch failures.	C	24
T2	Cypress (<i>Cupressus</i> sp.)	5	15	2	Y	G	F	Ivy starting to engulf tree. Becoming top heavy and leaning towards lawn.	Sever and clear a 1m section of Ivy from the circumference of the stem.	A	24
T3	Cypress (<i>Cupressus</i> sp.)	8	21	2	Y	G	F	Lower stem appears sparse, likely due to competition. Low limb at 0.3m to S is dead. Low target area.	Remove low dead limb (secondary stem).	B	24

Appendix 1

Tree tag no.	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
T4 (0159)	Oak (<i>Quercus robur</i>)	15	37	9	Y	G	F	Minor deadwood in crown, typical of species. 2x wounds with visible decay at 2m to N probed to around 15cm horizontally. Wound at 2.5m to S almost occluded, decay appears localised to sapwood. All show typical wound wood development. Heavy crown bias to NE due to competition from adjacent trees.	Reduce height to around 8m (retaining as much of the lower growth as possible) to reduce end weight acting on areas of decay within stem.	B	24
T5 (0184)	Oak (<i>Quercus robur</i>)	17	39	12	EM	G	P	Poor tapered form with heavily end weighted leaning stem due to competition for light and suppression from larger trees.	Remove as close to trees current ground level as possible, leaving the stump in the ground.	C	24
T6 (0191)	Oak (<i>Quercus robur</i>)	19	61	18	EM	G	F	Long end weighted limb extending N over lawn area.	Remove long end weighted limb over lawn at around 6m to N.	C	24
T7	Pine (<i>Pinus nigra</i>)	16	65	12	EM	F	F	Upper crown appears a little sparse, possible stress response to recent hot, dry summer. Deadwood in lower crown likely due to competition for light. Minor deadwood scattered on ground under crown. Possible active nest at 12m to SE.	Remove major deadwood over 40mm diameter and/or over 1m length. Monitor with regular (annual) inspections for decline.	B	12
T8 (0200)	Ash (<i>Fraxinus excelsior</i>)	17	45	10	EM	F	F	Reactive growth on upper side of branches and major/minor deadwood throughout crown indicates tree is under stress.	Remove major deadwood over 40mm diameter and/or over 1m length. Monitor with regular (annual) inspections for decline.	B	12

Appendix 1

Tree tag no.	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
T9 (0190)	Ash (<i>Fraxinus excelsior</i>)	17	53	12	EM	F	F	Reactive growth on upper side of branches and major/minor deadwood throughout crown indicates tree is under stress. Historic wound from branch loss at 1.5m to S shows typical wound wood development.	Remove major deadwood over 40mm diameter and/or over 1m length. Monitor with regular (annual) inspections for decline.	B	12
T10	Silver Birch (<i>Betula pendula</i>)	15	47	9	EM	F	F	Leader previously removed at 9m with fungal fruiting body visible at wound (likely Fomitopsis betulina). Broken fallen branches on ground under crown. Apical dieback of branch tips with minor deadwood scattered throughout crown. Poorly healed wounds at base, 1m and 2m to N have localised decay, each probed horizontally to around 5-7cm.	Monitor with regular (annual) inspections for decline.	B	12
T11 (0195)	Ash (<i>Fraxinus excelsior</i>)	12	35	8	Y	D	P	Dead standing tree within target of western boundary/footpath.	Remove as close to trees current ground level as possible, leaving the stump in the ground. Stack arisings within woodland area as habitat.	A	
G12	Ash (<i>Fraxinus excelsior</i>)	17	30 to 40	10	EM	F	F	4x trees towards western boundary. Minor deadwood and reactive growth in crowns, appear to be under stress.	Monitor with regular (annual) inspections for decline.	B	12

Appendix 1

Tree tag no.	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
T13 (0192)	Ash (<i>Fraxinus excelsior</i>)	15	29	8	Y	P	F	Major deadwood and dieback of crown, appears to be in decline. Within target of public footpath to W.	Remove as close to trees current ground level as possible, leaving the stump in the ground.	A	
T14 (0168)	Ash (<i>Fraxinus excelsior</i>)	17	56	10	EM	G	F	Larger dead branch extending to N.	Remove major deadwood over 40mm diameter and/or over 1m length	B	24
T15 (0142)	Ash (<i>Fraxinus excelsior</i>)	18	51	12	EM	F	F	Major deadwood in crown over low use/target area. Multiple fallen senescent fungal fruiting bodies under crown (<i>Inonotus hispidus</i>). Woodpecker holes at around 7m on main stem indicate likely area of decay. Fungi known to cause sudden fracture of wood, tree within potential falling distance of road to S.	Pollard at around 7m to reduce target area while retaining habitat features.	A	24
T16	Ash (<i>Fraxinus excelsior</i>)	8	40	0	EM	D	P	Dead standing stem directly NE of T15. Low use/target area.	Remove as close to trees current ground level as possible, leaving the stump in the ground.	B	
T17 (0119)	Beech (<i>Fagus sylvatica</i>)	17	59	12	EM	F	F	Major deadwood in crown and dieback of central leader. Possibly in decline. Upper stem obscured by dead ivy.	Remove major deadwood over 40mm diameter and/or over 1m length. Monitor with regular (annual) inspections for decline.	B	12

Appendix 1

Tree tag no.	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
T18	Pine (<i>Pinus sylvestris</i>)	16	35	4	EM	D	P	Dead standing tree within target of road to S. limited access due to undergrowth (Holly).	Remove as close to trees current ground level as possible, leaving the stump in the ground.	A	
T19	Beech (<i>Fagus sylvatica</i>)	18	52	12	EM	G	F	Broken hanging branch at 7m to NE. Crown lifted over road and phone lines. Wound at 3m to S have some visible localised decay and typical wound wood development.	Remove broken hung up branch.	A	24
G20	Ash (<i>Fraxinus excelsior</i>)	15		7	EM	P	F	2x trees adjacent to roadside. Base of stems obscured by ivy. Dense reactive growth and deadwood formation. Possible Ash dieback and in terminal decline.	Remove as close to trees current ground level as possible, leaving the stump in the ground.	A	
T21	Wild Cherry (<i>Prunus avium</i>)	6	21	0	EM	D	P	Dead standing stem, leans to NE.	Remove as close to trees current ground level as possible, leaving the stump in the ground.	B	
T22	Beech (<i>Fagus sylvatica</i>)	19	80	16	M	G	F	Some deadwood in lower crown over lower use/target area, typical of species.	Remove major deadwood over 40mm diameter and/or over 1m length	B	24
T23	Wild Cherry (<i>Prunus avium</i>)	17	32, 34	10	EM	G	F	Long, end weighted limbs over lawn to S becoming pendulous.	Reduce 2x long low limbs back by around 2.5m	C	24

Appendix 1

Tree tag no.	Species	Height (m)	Stem diameter (cm)	Crown Spread (m)	Age class	Physiological condition	Structural condition	Observations	Recommended management actions	Priority	Re-inspect (months)
T24	Cedar (<i>Cedrus atlantica</i>)	21	95	18	EM	G	F	Previously crown lifted with typical wound wood development at older wounds. Wound at top of main central leader visible on N side though not possible to clearly assess from ground level.	Climber to inspect wound at top of central leader on N side for excessive decay or cracks and provide further management recommendations if required.	B	24
T25	Cedar (<i>Cedrus atlantica</i>)	20	97	24	EM	G	F	Historic wound on S side of stem at 4m from large diameter limb failure. Broken hung up branch in centre of crown at 6m. Branches becoming long and end weighted. Mature specimens prone to branch drop. Minor deadwood in crown, typical of species. Possible wound on upper side of branch 14m to N, approx. 3m from centre of canopy.	Sympathetically reduce crown by up to 1.5m all round, targeting longer, end-weighted growth and pruning to suitable growth points. To reduce wind sail and likelihood of further branch failures. Remove broken hung up branch.	C	24

Appendix 1

Key for column information

Height – Approximate tree height in metres

Stem Diameter – Approximate stem diameter in centimetres measured at 1.5m above ground level.

Age Class – Relative to species, as below

NP-Newly Planted (trees within 3-years of being planted)

Y-Young (first third of life, height and growth)

EM-Early Mature (second third of life, height and growth)

M-Mature (last third of life, ultimate height yet still increasing in girth)

OM-Over Mature/ancient (older than last third of life and tree starting to decline/retrench in height and girth starting to reduce. An old example of that species)

V-Veteran (trees of interest biologically, aesthetically, or culturally in their ancient stage of life relative to others of same species)

Physiological condition

Good - Tree in a healthy condition with no significant problems

Fair - Tree generally in good health with some problems that can be remediated

Poor - Tree in poor health with significant problems that can't be remediated

Dead - Tree without sufficient live material to sustain life

Structural condition

Good - Tree in a safe condition with no significant defects

Fair - Tree in a safe condition at present but with defects or with significant defects that can be remediated

Poor - Tree with significant defects that can't be remediated

Priority – Advised time frame for management recommendations to be undertaken from publication date of this report (for tree work only)

Priority		
	U	Within 2 weeks (urgent) Where possible, the hazard should be fenced off until work can be carried out.
	A	Within 3 months
	B	Within 1 year
	C	Within 2 years

Re-inspect – Advised re-inspection frequency

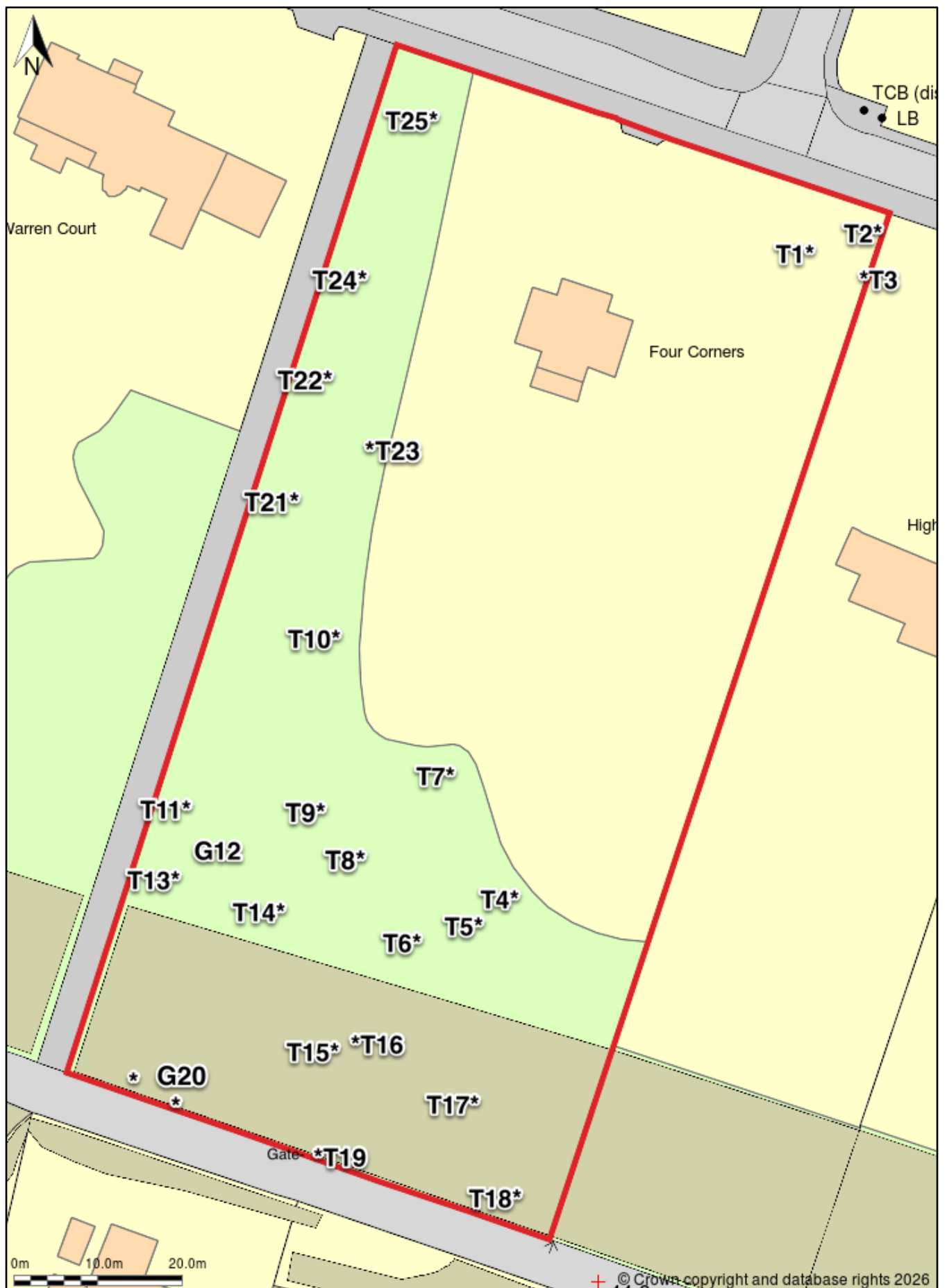
Deadwood classification

Minor deadwood – Below 40mm in diameter or less than 1m in length

Major deadwood – Over 40mm in diameter and 1m in length

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Ordnance Survey
Licensed Data



Document record

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