



Client: Annamaria Fox

Site Address: 21 Lowfield Road
RG46NL

Date: 20/02/26

TREE REPORT

I. Author Qualifications & Experience:

Author: Raef Williams, Director of Williams Hedge & Tree Ltd

The author has over ten years of arboricultural experience, relevant qualifications to the tree report are Lantra Professional tree inspection and Land Skills Tree Inspection course. I also have NPTCCS30, CS31 and CS32, CS38, EFAW+F, Lantra (MEWPs) and Wood chippers Certificates.

II. Tree Survey Results:

The Oak tree is not protected by a Tree Preservation Order (TPO); however, it is owned by the local council, and therefore it is up to the relevant authority to maintain this tree appropriately.

This tree survey covers 1 Oak tree (*Quercus robur*) and 3 Apple trees. The survey was carried out during the early spring when the trees were not in leaf; however, the residents of No. 21 confirmed that all trees exhibited healthy foliage during the previous growing season.

A. The Oak Tree (T01)

The Oak tree (*Quercus robur*) is located to the rear of No. 21 Lowfield Road (a), approximately 2 metres from the boundary wall on a council-owned public footpath (b). This footpath reportedly has a high footfall including children from the nearby school. It is a multi-stemmed tree (g) measuring approximately 12–15 metres in height. The crown is typical for a multi-stem of this species but is asymmetric due to heavy historic pruning on the eastern side, resulting in greater spread to the west (a).



a. Oak tree from road



No fungal fruiting bodies were observed at the time of inspection. Ivy covers the trunk to a height of approximately 5 metres (b), and several historic pruning wounds are present up to approx 5 metres (e).

A metal fence is ingrown into the rear of the trunk (c). Deadwood is present throughout the canopy, some overhanging the foot path putting the general public at risk (d).

b. Damaged footpath



e. Public Footpath

The root system is lifting the footpath causing multiple cracks to appear which has resulted in a trip hazard (b). The root system is also lifting and causing cracks in the rear garden wall (f).



d. Dead wood throughout crown



c. Ingrown Metal Fence

The tree overhangs the rear garden of No. 21 by approximately 2–3 metres (f).



f. Damaged Wall



g. Multi stemmed trunk with Ivy removed

This tree has a number of historic pruning with some occluding well but others not, these are unlikely to significantly affect the longevity of the tree (e).



e. Historic pruning wounds

Conclusion and recommendations: The vitality for this Oak tree is normal however the risk to the general public from falling dead wood should be remediated. This should be done within the next 6-12 months.

As the root system has already caused damage to the wall and footpath, I recommend carrying out a crown reduction by approximately 2-3 metres to suppress the expansion of the root system to reduce the likelihood of future damage. This can also be done alongside the deadwooding, however is not as high of a priority. This should be done within the next 12-24 months.

In my professional opinion, the oak tree is situated at an adequate distance from No. 21 and the proposed extension, and therefore is unlikely to impact the building or result in damage to the tree's root system, It is also not likely to cause any damage to the existing or planned building from falling limbs or if entire sections of the multi-stem were to fail.

Crown reduction is **ONLY** suggested to prevent the root system from causing more damage to the pavement and adjacent wall. It has nothing to do with the proposed extension now and won't affect it in the future.

I only suggest this to prevent further damage to the foot path and brick wall, but it's up to the council to decide what, if any, remedial action is to be taken and on what timeframe.

Extra steps should be taken by any building contractors to prevent soil compaction from machinery or stacked materials, by the use of track pads and/or not stacking building materials within in the RPA.

Apple Tree (T02)

Apple Tree 1 is located on the north side of the garden alongside the footpath (see photographs for reference). The tree is approximately 4 metres in height with a trunk circumference of approximately 50 cm (a). The trunk is in good condition, with no visible decay and no fungal fruiting bodies observed at the time of inspection.



a. T02 Trunk



b. T02 Crown

It is located approximately 3 metres from the proposed house extension (c).

The tree has been annually pruned for many years and managed as a productive fruit tree by the previous and current owners (b).



C. T02

Recommendation: No arboricultural works are required at this time, other than routine annual maintenance pruning. The tree is relatively small and fair enough away from the proposed extension that damage to the root system would be minimal. However steps should be taken to prevent soil compaction from machinery or stacked materials within the RPA.

Apple T03

Apple Tree 2 is located on the north side of the garden, approximately 4 metres from Apple Tree 1 and adjacent to the footpath (see photographs for reference). The tree is approximately 4 metres in height with a trunk circumference of approximately 40cm(a).

The trunk is in good condition, however with a noticeable basal swelling at ground level consistent with grafting at the sapling stage (b). No decay or fungal fruiting bodies were observed at the time of inspection.



a. T03



The tree has been regularly pruned and maintained as a production tree by the previous and current owners. A metal support stake is present adjacent to the trunk; however, this is not considered significant to the assessment (a). The tree is located approximately 3 metres from the proposed house extension.

b. T03 Trunk

Recommendation: No arboricultural works are required at this time, other than routine annual maintenance pruning. The tree is relatively small and fair enough away from the proposed extension that damage to the root system would be minimal. However steps should be taken to prevent soil compaction from machinery or stacked materials within the RPA.

Apple T04

Apple Tree 3 is located on the north-west side of the garden, approximately 1 metre from Apple Tree 2 and adjacent to the footpath (see photographs for reference). The tree is approximately 3.5 metres in height and is leaning at an angle of approximately 45 degrees.

The cause of the lean is unknown; however, the tree appears to have partially fallen previously and is currently supported by a wooden stake (a). A basic stability check was undertaken, and no visible root movement was observed at ground level.



a. T04 Trunk



The trunk has an approximate circumference of 40 cm and is in good condition, with basal swelling consistent with grafting and some exposed root structure. No decay or fungal fruiting bodies were observed at the time of inspection. The tree has been regularly pruned and managed as a production fruit tree. It is located approximately 3 metres from the proposed house extension.

Recommendation: Heavily prune extended branches to reduce loading and minimise the risk of structural failure. The tree is relatively small and far enough away from the proposed extension that damage to the root system would be minimal. However steps should be taken to prevent soil compaction from machinery or stacked materials within the RPA.

All of the above trees are considered very unlikely to be adversely affected by the proposed house extension, as they are located at a sufficient distance for foundation works to result in minimal impact on their root systems. Furthermore, the trees are unlikely to have any detrimental effect on the proposed foundations, as apple tree root systems are typically shallow and non-aggressive in nature.

Tree Protection Plan

Root Protection Area (RPA)

In accordance with British Standard BS 5837:2012 – Trees in Relation to Design, Demolition and Construction, a Root Protection Area (RPA) has been calculated for the Oak tree (*Quercus robur*) and the three apple trees to ensure the protection of the tree's root system during any construction or ground-disturbing activities. The RPA represents the minimum area around a tree deemed to contain sufficient roots and soil volume to maintain the tree's health and stability.

RPA Calculation

The Oak tree is a multi-stemmed. For the purpose of this assessment, the combined stem diameter has been used to calculate the RPA in line with BS 5837 guidance.

Species: Oak (*Quercus robur*)

- Estimated stem diameter (combined): approx. 70–80 cm
- RPA radius: approx. 9 metres from the center of the multi stem.

Species: Apple (*Malus* spp.) Variety, unknown.

- Stem diameters: approx. 15–20 cm
- RPA radius: approx. 2 metres from the center of each trunk.

The RPA should be shown on all site plans and construction drawings as a Tree Protection Area (TPA).

Tree Protection Plan and Method Statement

To safeguard the Oak tree and the apple trees during any proposed construction works, the following Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS) must be implemented in full.

Tree Protection Fencing

- **Protective fencing shall be erected prior to any site clearance, demolition or construction works.**
- Fencing shall be positioned at the edge of the calculated RPA wherever practicable.

Fencing specification:

Weldmesh panels (e.g. Heras panels).
Minimum height: 2.0 metres.
Panels securely fixed to a scaffold framework.

- Fencing shall be clearly signed:
"TREE PROTECTION AREA – KEEP OUT"
- **The fencing must remain in place and intact for the duration of the works and shall NOT be moved without written approval from a qualified arboriculturist.**

Restrictions Within the Root Protection Area

Within the RPA, the following activities are strictly prohibited:

- Storage of building materials, spoil, chemicals or fuel
- Parking of vehicles and machinery
- Soil excavation, trenching or grading
- Moving of vehicles and machinery UNLESS they are on the ground protection mats.
- Changes to soil levels
- Installation of services without arboricultural supervision
- No fires should be lit within or adjacent to the RPA.

Construction Access:

Amendment date: 05/06/26

Given the logistics involved in laying down ground protection through the RPA, I recommend that the rear entrance of the garden is not used during the construction process. Only the front gate should be utilised, therefore eliminating any need for ground protection within the RPA.

During visit number 4 to 21 Lowfield Road. Myself, the property owner and contracted builder agreed that only the front entrance will be used for all building operations.

Excavation and Foundations Near the RPA

- Any excavation within or adjacent to the RPA shall be carried out using hand-digging or air-spade techniques only.
- Exposed roots greater than 25 mm diameter shall be retained and protected.
- Roots shall not be cut without arboricultural approval.

If roots must be severed, cuts shall be made cleanly using sharp tools and immediately covered to prevent desiccation.

Service Runs and Drainage

- New service routes should be directed outside the RPA wherever possible.
- Where services must pass through the RPA, they should be:

Installed using trenchless methods (e.g. moling).

Supervised by a qualified arboriculturist.

Arboricultural Supervision

An arboriculturist should be appointed to:

- Inspect the installation of tree protection fencing
- Supervise any works within or adjacent to the RPA
- Provide written confirmation of compliance if required by the Local Planning Authority

Post-Construction

- Once all construction works are complete, protective fencing may be removed.
- Any damaged ground within the RPA shall be carefully decompacted and reinstated with appropriate topsoil.

Ongoing tree management should follow recommendations set out elsewhere in this report and comply with BS 3998:2010 – Tree Work Recommendations.

Survey Methodology and Limitations of Report:

The trees were surveyed from the ground using 'Visual Tree Assessment' (VTA) methodology. VTA is appropriate and is endorsed by industry guidance. It is used by arboriculturists to evaluate the structural integrity of a tree, relying on observation of the tree's biomechanics and physiological features. Measurements were obtained using a laser distometer, loggers tape and a sounding hammer. Where this is not practical, measurements are estimated. Shrubs and insignificant trees may have been omitted from the survey. This tree report is an observational survey and should not be accepted as a detailed tree safety inspection report. However, tree related hazards are recorded and commented upon as observed, yet no guarantee can be given as to the absolute safety or otherwise of any individual tree. All recommended tree work must be to BS 3998:2010 - 'Tree Work: Recommendations'.

Explanation of Tree Descriptions:

HEIGHT of the tree is an approximate measurement from the stem base to the top of the crown in metres.

STEM DIAMETER is measured at 1.5 metres above ground level. Where the tree is multi-stemmed at this point the diameter is measured close to ground level or else a combined stem diameter is calculated.

CROWN SPREAD is measured at its widest from the tip of the branch to the opposing branch tip.

AGE CLASS of the tree is described as young, semi-mature, early-mature, mature, or over-mature.

PHYSIOLOGICAL CONDITION is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

STRUCTURAL CONDITION is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

COLOUR CODING: Trees that have been deemed as healthy and safe are highlighted in green. Trees that have been deemed as either healthy or safe but NOT both are highlighted in orange. Trees that have been deemed as dangerous and require action to be taken immediately have been marked in red and pictures of those trees have been attached at the end of the report. A map has also been created detailing the locations of all the trees listed in the report.

Legal:

Due to the large potential penalties for illegally carrying out work on protected trees, before authorising any tree work a check should be made with the Local Planning Authority to see if the trees are covered by a Tree Preservation Order or if they are within a Conservation Area (unless such works are approved by planning permission). If either applies, then statutory permission is required before any works can take place. When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance. All tree work should be carried out according to British Standard 3998:2010 Tree Work - Recommendations.

Disclaimer and Limitation of Liability:

This report is based on a visual, ground-level inspection using Visual Tree Assessment (VTA) techniques. No invasive testing or climbing inspections were carried out.

Observations are limited to what was visible at the time of inspection, and no guarantee is given, expressed or implied, regarding the absolute safety, stability, or long-term condition of any tree mentioned in this report.

Recommendations contained here in are based on best professional judgement at the time of inspection. Conditions may change due to environmental factors, hidden decay, or structural defects not visible during the survey.

The information contained in this report is valid for twelve (12) months from the inspection date.

Williams Hedge & Tree Ltd shall not be held liable for any loss, damage, or injury resulting from reliance on this report beyond its scope or period of validity.

Table:

Tree No	T01	T02	T03	T04
Tree Species	Oak Tree	Apple Tree 1	Apple Tree 2	Apple Tree 3
Height (m)	Approx 12-15m	Approx 4m	Approx 4m	Approx 3m
Crown Spread	Approx 10m	2m	2m	1.5m
Trunk Circumference at 1.5m	Multi Stem Approx 2.5m	Approx 50 cm	Approx 40 cm	Approx 40 cm
Age Class	Semi-Mature	Semi-Mature	Semi-Mature	Semi-Mature
Crown	75%-100%	75%-100%	75%-100%	75%-100%
Structural Condition	Good	Good	Good	Fair
General Health	Good	Good	Good	Good
Comments	The trunk is in good condition, with no visible decay and no fungal fruiting bodies observed at the time of inspection. Ivy covers the trunk to a height of approximately 5 metres, and several historic pruning wounds are present. A metal fence is ingrown into the rear of the trunk. Deadwood is present throughout the canopy.	The trunk is in good condition, with no visible decay and no fungal fruiting bodies observed at the time of inspection. The tree has been annually pruned for many years and managed as a productive fruit tree by the previous owner. It is located approximately 3 metres from the proposed house extension.	The trunk is in good condition, with a noticeable bulge at ground level consistent with grafting at the sapling stage. No decay or fungal fruiting bodies were observed at the time of inspection. The tree has been annually pruned for many years and managed as a productive fruit tree by the previous owner.	The tree is leaning at an angle of approximately 45 degrees to the East. The cause of the lean is unknown; however, the tree appears to have partially fallen previously and is currently supported by a wooden stake. A basic stability check was undertaken, and no visible root movement was observed at ground level, suggesting that the root system has reestablished the tree. The trunk has basal swelling consistent with grafting and some exposed root structure. No decay or fungal fruiting bodies were observed at the time of inspection. The tree has been regularly pruned and managed as a production fruit tree. It is located approximately 3 metres from the proposed house extension.
Recommendation	Reduce tree height by 2-3 metres and remove deadwood to reduce the risk to pedestrians using the adjacent footpath.	No arboricultural works are required at this time, other than routine annual maintenance pruning.	No arboricultural works are required at this time, other than routine annual maintenance pruning.	Heavily prune extended branches to reduce loading and minimise the risk of structural failure.
Timescale for recommended work	6-12 Months	Fruit tree annual pruning	Fruit tree annual pruning	Fruit tree annual pruning

Sketch Map of inspected trees:

