



Tree Top Arborists



CAVERSHAM PLACE
RICHFIELD AVENUE
READING
RG1 8BY



CF0024

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07.07.26

(Survey conducted on 03/07/26)
(Amended for TPO application on 03/09/26)



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1. Introduction/Brief:

1.1) Client

The client for this survey is Mr. Carl Burnett acting on behalf of Omnia Property Group.

1.2) Brief

This report was commissioned to best establish the current condition of all trees within the grounds and identify any health and safety work requirements.

1.3) Scope

The scope of this work was determined by the client's brief and as such consists of a tabled report of all trees and a schedule of required work.

The trees were assessed from ground level using the VTA (Visual Tree Assessment) methodology to establish their health and condition. No further investigations such as internal or aerial were required at this stage.

1.4) Site

The site of this survey is Caversham Place, Richfield Avenue, Reading, RG1 8BY. The report will focus on all trees located within the grounds and are shown on the provided maps (appendix A1/2). The site borders Richfield Avenue to the north which is a 30mph road with a high density of traffic, to the east is a BP garage with car parking and parcel delivery/drop off along the boundary line, to the south of the site is Andolph Road which contains a mixture of residential properties and separate garages, the western boundary borders a carpark and forecourt for the Mercedes Benz garage. All borders of the site are classified as high risk due to the potential for continuous traffic and footfall flowing through the area and high-risk targets such as the car parks, houses and garages.

After discussions with Reading Council, they have provided the relevant Tree Preservation Order map (appendix A3) showing all protected trees located within the grounds, in total there are 17 trees with protection orders. This means that with few exceptions such as the removal of deadwood any work to these 17 trees would require prior approval from the council through the submission of a TPO application.

The survey consists of 17 individual trees and two groups consisting of G001 (4 trees) and G002 (6 trees). The details of the same are contained within the Tree survey table, which consists of **Ref, Species, Description, Measurements, Survey notes, Overall condition, Inspection period** and **Recommendations**.

The classification of **Age** is Young (Y), Semi-Mature (SM), Early Mature (EM), Mature (M) and Fully Mature (FM)

The Classification of **Overall Condition** is Good, Fair, Poor and Dead.

See appendices for site maps (A) and photographic portfolio (B)



2. TREE SURVEY TABLE

Ref.	TPO Ref	Species	Description	Measurements	Survey Notes	Overall Condition	Inspect Period	Recommendations
G001	T14-17	Chanticleer pear x4 (<i>Pyrus calleryana</i> 'Chanticleer')	Owned by the estate. Roadside tree. Roadside tree near house no. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road. Target # - street lights.	Height (m): 9 Crown Radius (m): 2 DBH (cm): 24 Trees: 4 Life Stage: Semi Mature Life Exp.: 40+ Years	Four trees all located in small planting pits in car parking area with very minimal rooting area and surrounded by hedging, concrete, weeds and street lights. All trees have clear stems to approximately 3m with multiple poor unions throughout all trees, but to be expected with variety of species. All crowns show signs of powdery mildew damage with necrotic leaves throughout, but currently not extensive damage caused. The north most and south most trees are within 1m of the lampposts and so all west most branches below 5m are interfering with lighting and in direct contact with post and fittings. Second south most tree has deadwood drooping down into road below 1.5m, all trees have Deadwood throughout and all trees have low laterals interfering with road and parking spaces that require lifting to 3m. Currently, there are no signs of fungal or pest damage other than the powdery mildew. Pests and Diseases: Powdery mildew	Fair	1 Year	Recommendations 1: Deadwood all trees, lift all trees over road and parking spaces to 3m and clear lighting by 1m. Timescale: 03-Oct-2026 (3 Months) Recommendations 2: Clear all stems of shrubs and weeds giving 1m clearance and apply spray treatment for powdery mildew Timescale: 03-Oct-2026 (3 Months) Long term Recommendations: Monitor for progress of powdery mildew and continue to keep adequate clearance for road and parking spaces. Timescale: 03-Jul-2029 (3 Years)
G002		Common ash x6 (<i>Fraxinus excelsior</i>)	Owned by the estate. Roadside tree. Tree in fence line. Tree in hedge. Target # - building Target # - car park. Target # - footpath. Target # - road.	Height (m): 6 Crown Radius (m): 1 Trees: 6 Life Stage: Young Life Exp.: <10 years	6 Ash trees located in-between feather edge fencing and palisade fencing behind hedgerow. Bases and lower stems to 2m not visible, two south most trees are largest with multiple weak unions at approximately 2m and with bramble climbing through lower laterals of both trees. Otherwise, trees appear to be in good health with only level one Ash dieback in crown. Rest of trees are all smaller and very unlikely to cause damage in the event of failure. Ownership will likely need to be confirmed and removal before damage to fencing happens Pests and Diseases: Ash Health Class 1 - 100%-75% remaining canopy	Fair	1 Year	Recommendations 1: No action required. Timescale: No Action Long term Recommendations: Fell trees to prevent future issues and damage to fencing Timescale: 03-Jul-2029 (3 Years)
T001	T1	Silver maple (<i>Acer saccharinum</i>)	Owned by the estate. Roadside tree. Roadside tree near house no. Target # - building Target # - car park. Target # - footpath. Target # - road. Target # - street lights.	Height (m): 13 Crown Radius (m): 5 DBH (cm): 64 Life Stage: Early Mature Life Exp.: 50+ Years	Tree in raised planting pit with mulch but requires renewing. Clear base with single stem to approximately 2m then becoming 5 scaffold limbs again splitting at approximately 3.5m into multiple secondary limbs in all directions. Lower lateral growth suppressed on east side due to proximity to nearby maple crown, lower crown has significant deadwood on south side over parking spaces from 3m to approximately 5m with further deadwood also found over footpath on north side with snapped hanging branches, also in crown on north and south sides. Lower laterals on north side beginning to droop down in close proximity to path and road, some laterals may be within 5.5m clearance required over the road. The tree shows signs of historical pruning throughout the crown but specifically there is a wound on the central west side stem which appears to have allowed	Fair	1 Year	Recommendations 1: Deadwood entire crown, reduce three overextended laterals on south side over car parking space at approximately 5m by 2m but north-east limb most back to source, reduced lower laterals on north side over road by up to 2m and lift on roadside to 5.5m and 3m over footpath. Timescale: 01-Oct-2026 (3 Months) Long term Recommendations: Remove any dislodged or heaving mulch around base and reinstate with fresh



					for decay to track back down and into the limb at approximately 3m. Masses of secondary shoot growth on interior of crown and the tree is lacking in any central dominant leader, this is likely due to historical pruning. Otherwise, the tree appears to be outwardly sound with minimal overextended laterals and no currently visible signs of pest and disease.			mulch. (Do not damage roots). Timescale: 01-Jul-2027 (1 Year)
T002	T2	Silver maple (<i>Acer saccharinum</i>)	Owned by the estate. Roadside tree. Roadside tree near house no. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road. Target # - street lights.	Height (m): 13 Crown Radius (m): 5 DBH (cm): 56 Life Stage: Early Mature Life Exp.: 50+ Years	Tree in raised planting pit with mulch but requires renewal, clear base with some minor epicormic growth on east side at approximately 0.5m. Single stemmed to approximately 2m then emerging four scaffold limbs splitting again between 3m and 5m. Lowest limbs on West side emerging at 2m growing over parking space and light, interfering with both and into nearby silver maple, interfering with crown and suppressing upper crown. North side of crown has low large lateral emerging at 2.5m growing to north over footpath and road with drooping branches interfering with both, limb poses increased risk due to being overextended and due to the species characteristics combined with the increased frequency of hot dry summers over multiple years increases the chance of summer limb drop. East portion of crown more upright with one lateral growing to the north east over entrance with multiple pieces of significant deadwood and signs of historical pruning. Central stem growing more upright with multiple pieces of deadwood throughout over both grass area and within falling distance of entrance and car park. Currently there are no visible signs of pest or disease present.	Fair	1 Year	Recommendations 1: Deadwood crown, reduce south west most low lateral by 2m away from light and car park by 2m, reduce overextended upright on south side over parking access by 2m back into crown as a form weight reduction, reduce north most low lateral emerging at approximately 2m over road by 2m and lift off of footpath by 3m and road by 5.5m. Timescale: 01-Oct-2026 (3 Months) Recommendations 2: Thin internal epicormic shoots of crown and reduce all laterals on West side interfering with nearby tree crown. Timescale: 01-Jul-2027 (1 Year) Long term Recommendations: Remove any dislodged or heaving mulch around base and reinstate with fresh mulch. (Do not damage roots). Timescale: 01-Jul-2027 (1 Year)
T003	T3	Silver maple (<i>Acer saccharinum</i>)	Owned by the estate. Roadside tree. Roadside tree near house no. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road. Target # - street lights.	Height (m): 16.5 Crown Radius (m): 6 DBH (cm): 70 Life Stage: Mature Life Exp.: 50+ Years	Base In raised planting pit with mulch which requires renewing. Clear base with minor burl on south west side at ground level. Single stem to approximately 3/4m then becoming four large scaffold limbs. Tree appears to have signs of historical pruning from 2m upwards on all sides and throughout crown. North most limb has potential occluded split at 6m on south side but requires further investigation to ensure that it is not just bark scaling characterised in this species. Additionally, same limb grows out over road and footpath with union at 5m having lateral growing and interfering with tree immediately to west. Northeast most limb growing more upright with first union at approximately 4m with smaller lateral growing to north-east out over footpath and towards street light. South-east most scaffold limb curling around to south becoming more upright with multiple laterals extending towards property but they are currently approximately 2m away but higher secondary branches are within 1m of roof. South-west most scaffold limb becomes more upright at approximately 5m with asymmetrical growth to west/south-west and is interfering with crown of nearby maple. Deadwood throughout crown over grass area, entrance road and footpath. The tree appears to be outwardly sound	Fair	1 Year	Recommendations 1: Deadwood crown, reduce away from light by 2m, reduce lowest lateral over entrance at approximately 6/7m by 2m and cut back all growth on south side of tree within 1m off building and roof by 2m. Timescale: 01-Oct-2026 (3 Months) Long term Recommendations: Remove any dislodged or heaving mulch around base and reinstate with fresh mulch. (Do not damage roots). Timescale: 01-Jul-2027 (1 Year)



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T004	T4	Silver maple (<i>Acer saccharinum</i>)	Owned by the estate. Roadside tree. Roadside tree near house no. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road. Target # - street lights.	Height (m): 18 Crown Radius (m): 5 DBH (cm): 50 Life Stage: Early Mature Life Exp.: 50+ Years	Tree in raised planting pit with mulch that requires renewing, clear base with minor epicormic growth on north, south and west sides at ground level. Single stem with signs of historical pruning on multiple sides from 2m upwards, most wounds are occluded. First Union at approximately 3m has raised flaring and is likely a tension fork with a large upright stem emerging with signs of historical pruning from 4m upwards. Lateral growth from this limb is interfering with nearby street light. Main stem progresses up to approximately 5m with u-shaped union becoming two upright limbs with west most growing with slight lean into nearby crown of maple. Some minor deadwood throughout with additional snapped hanging branches over footpaths. No visible sign of pests or disease.	Fair	1 Year	Recommendations 1: Deadwood crown, remove any hanging branches and reduce away from street light by 2m. Timescale: 01-Oct-2026 (3 Months) Long term Recommendations: Remove any dislodged or heaving mulch around base and reinstate with fresh mulch. (Do not damage roots). Timescale: 01-Jul-2027 (1 Year)
T005	T5	Silver maple (<i>Acer saccharinum</i>)	Owned by the estate. Roadside tree. Roadside tree near house no. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road. Target # - street lights.	Height (m): 18 Crown Radius (m): 10 DBH (cm): 88 Life Stage: Mature Life Exp.: 50+ Years	Tree in raised planting pit with mulch that requires reinstating. Clear base and single stem to approximately 2m, with first union which is included with early signs of splitting on south side and north side showing reactive flaring of area. Immediately after union two stems on east and west sides with additional unions at approximately 2.5m becoming five large scaffold limbs. Most limbs growing upright or predominantly to south towards building due to suppression from two maples on both east and west sides. Multiple instances of deadwood or snapped hanging branches within falling distance of footpaths, north side of the tree appears to be in good condition with no visible signs of decay, pest damage or disease, but south section of crown is in close proximity to street light and in multiple instances interfering with walls, roofs and residence balconies. Multiple instances of compression and tension forks throughout tree on main unions but reduction work from building will likely mitigate risk due to weight reduction on all south side limbs being required. Otherwise, the crown vitality is good and there are no visible signs of pest or disease damage.	Fair	1 Year	Recommendations 1: Deadwood crown and carry out a 3/4m crown reduction to appropriate growth points as a form of weight reduction on included union. Timescale: 01-Aug-2026 (1 Month) Recommendations 2: Assessment of union at 2m is required from climbing vantage point to determine if the installation of static cable bracing is required to reduce risk of catastrophic failure after the reduction of the crown. Timescale: 01-Aug-2026 (1 Month) Long term Recommendations: Remove any dislodged or heaving mulch around base and reinstate with fresh mulch. (Do not damage roots). Timescale: 01-Jul-2027 (1 Year)
T006	T6	Silver maple (<i>Acer saccharinum</i>)	Owned by the estate. Roadside tree. Roadside tree near house no. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road. Target # - street lights. Target # - inspection cover	Height (m): 17 Crown Radius (m): 12 DBH (cm): 82 Life Stage: Mature Life Exp.: 50+ Years	Tree in planting pit with surface roots on south side lifting posts in multiple places, mulch requires renewal. Clear base with epicormic growth at 1m on north-east side, single stem to approximately 2m with main union which is likely included with minor flaring on south side indicating potential dysfunction within or reactive growth to wind loading. East most stem grows to 2.5m with large union that produces large over-extended laterals growing to south-east over lighting and within 2m of building and balconies, same lateral also has weak union at 2m from source with ridging and masses of epicormic shoots emerging on topside of limb. Main stem progresses to approximately 4m with additional union becoming two limbs growing to north and east over utilities, footpath and road. West stem growing more upright to approximately 4m with multiple unions with laterals growing to north-west over footpath and road, with lowest laterals hanging below 2m over footpath and within 5.5m over road.	Fair	1 Year	Recommendations 1: Deadwood crown, reduce overextended laterals on south-west side in close proximity to light and building by up to 3m, lift over footpath to 3m and 5.5 m over road, reduce overextended laterals on north side overhanging road by up to 3m. Timescale: 01-Oct-2026 (3 Months) Recommendations 2: Install static bracing system between two main stems to reduce potential of catastrophic failure. Timescale: 01-Jul-2027 (1 Year)



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			Target # - fibre-optic box		Some signs of historic pruning in crown but majority of limbs are overextending in all directions with multiple hazards beneath, crown contains multiple instances of snapped hanging branches and significant deadwood to be removed, currently, there are no visible signs of pest or disease damage.			Long term Recommendations: Remove any dislodged or heaving mulch around base and reinstate with fresh mulch. (Do not damage roots). Timescale: 01-Jul-2027 (1 Year)
T007	T7	London plane (<i>Platanus x hispanica</i>)	Owned by the estate. Roadside tree. Roadside tree near house no. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - road. Target # - street lights. Target # - parcel collection station	Height (m): 11 Crown Radius (m): 8 DBH (cm): 144 Life Stage: Mature Life Exp.: 50+ Years	Tree in raised planting area surrounded by mulch that requires renewal. Clear base and stem to approximately 1.8m, then multiple large unions with large scaffold branches and secondary limbs growing in all directions. Signs of historical pruning from 2m upwards throughout crown with multiple large laterals having previously been reduced over footpath and towards building on south side. Multiple lateral limbs on north side are in direct contact with the street light and multiple are overhanging the road, below 5.5m. Dense vigorous growth on interior of crown is impeding inspection of upper crown due to low visibility, but some deadwood is visible and due to multiple targets being underneath all points of tree it requires removal. There are currently no visible signs of <i>Massaria</i> from the ground, but during climbing works, inspection is recommended to mitigate any potential risk.	Good	1 Year	Recommendations 1: Remove all significant deadwood, Clear street light by 2m, lift to 5.5m over roadside and inspect for potential <i>Massaria</i> in crown. Timescale: 01-Oct-2026 (3 Months) Long term Recommendations: Remove any dislodged or heaving mulch around base and reinstate with fresh mulch. (Do not damage roots). Timescale: 01-Jul-2027 (1 Year)
T008		Cherry plum "Nigra" (<i>Prunus cerasifera</i>)	Owned by the estate. Roadside tree. Roadside tree near house no. Target # - building Target # - car park. Target # - footpath. Target # - road.	Height (m): 6 Crown Radius (m): 2 DBH (cm): 26 Life Stage: Early Mature Life Exp.: <10 years	Clear base with surface roots on north and east side. Single stem to approximately 1.5m but multiple instances of cushion fungus on all sides of the tree to approximately 3m growing on deadwood, stem and limbs. Main union at 1.8m is compression fork and likely included becoming two uprights with main upright having signs of large wound from snapped branch, crown is beginning to grow into nearby plain tree with masses of shoots and deadwood throughout. Fungus: <i>Phellinus pomaceus</i> (cushion fungus)	Poor	1 Year	Fell tree. Timescale: 01-Oct-2026 (3 Months)
T009		Plum (<i>Prunus domestica</i>)	Owned by the estate. Target # - building Target # - car park. Target # - dwelling. Target # - road.	Height (m): 6 Crown Radius (m): 2 DBH (cm): 12 Life Stage: Semi Mature Life Exp.: 20+ Years	Clear base and stem until 1m with included upright limb growing on north side. Main stem progresses to 1.5m with additional upright limbs merging on west and south side. Main stem progressing upwards with lean to east over boundary fencing and service station grounds. Multiple instances of deadwood from poor historic pruning likely when fencing was installed. Crown is interfering with the crown of purple plum to north-west, there are multiple shoots within the interior of the crown causing crossing and rubbing damage. there are currently no visible signs of pest or disease.	Fair	1 Year	Remove Deadwood and thin interior crown of crossing and rubbing branches. Timescale: 01-Jul-2027 (1 Year)



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T010	T8	London plane (<i>Platanus x hispanica</i>)	Owned by the estate. Target # - building Target # - dwelling. Target # - garden space. Target # - street lights.	Height (m): 10.9 Crown Radius (m): 4 DBH (cm): 39 Life Stage: Semi Mature Life Exp.: 50+ Years	Clear base with large surface root to north. Clear stem to approximately 2m with first laterals to north and west, full crown break at approximately 3.5m with full open crown in all directions. Multiple instances of laterals interfering with building on west side, deadwood throughout with some low lying on the south side. Upper crown has minor lean to east. Foliage has signs of damage from <i>Phyllonorycter platani</i> (Leaf miner) but currently not excessive damage. No visible signs of <i>Massaria</i> from the ground but would recommend inspection during routine works to assess due to location. Pests and Diseases: <i>Phyllonorycter platani</i> (Leaf miner)	Good	1 Year	Remove deadwood, cut back from building by 2m to suitable growth points and inspect for signs of <i>Massaria</i> Timescale: 03-Jan-2027 (6 Months)
T011	T9	Silver maple (<i>Acer saccharinum</i>)	Owned by the estate. Target # - building Target # - car park. Target # - footpath. Target # - playground. Target # - road.	Height (m): 16 Crown Radius (m): 12 DBH (cm): 81 Life Stage: Mature Life Exp.: 50+ Years	Some surface roots present predominantly on east side, base has masses of epicormic growth on all sides, preventing detailed inspection of area but appears to currently be clear of fruiting bodies, main stem progresses up with additional epicormic growth at approximately 1.8 m on west side and first large lateral at 2m on east side, this limb extends east to south-east approximately 12m and over the boundary line where it is in contact with the fence and garages in multiple places. The east most lateral from this union has an old pruning wound on the underside at approximately 1m from source with signs of decay on stub, which is likely tracking back into the stem causing dysfunction with the area having a large bulge of reaction growth. This limb additionally has a hazard beam located on the first lateral emerging on the south side growing towards fencing approximately 1m from source at approximately 7m and also a snapped hanging branch from higher in the crown. These laterals and the lower portion of the stem are all covered in masses of epicormic growth, likely indicating dysfunction in the area or the presence of significant stress such as drought or fungal colonisation, which means that these limbs pose a significant risk to both the fence, garage and residence in the grass area due to the potential likelihood of failure. There is evidence of multiple (at least three) large snap-outs within the crown, two on the south side (4m/7m) and one on the north side (10m) which resulted in damage to a vent on the south side of the building. The north most central stem has a cavity from a pruning wound at approximately 4m with potential hollowing, decay and fungal colonisation. The main stem progresses up to 5m with additional unions, the two north most branches have previously been heavily pruned at approximately 8-10m but the sites of pruning appear to have created further hazards, with poor attachments points, decay and poor occlusion, it is also the site of the large snap-out which caused damage to a vent on the building. Additionally, multiple laterals are on the roof, wall and downpipe for the building. The entire tree has masses of epicormic growth and there appears to be dieback of the crown specifically in the tips of the upper branches and a portion of the south-east crown at approximately 9m, this has resulted in deadwood being present in most locations, the tree appears to be in decline and poses significant risk if left in current	Poor	1 Year	Recommendations 1: Crown reduce by 4 to 5 m to appropriate growth points and remove all additional hazards such as snapped, hanging branches, deadwood and hazard beams. Timescale: 03-Aug-2026 (1 Month) Long term Recommendations: Monitor for continued decline. Timescale: 03-Jul-2029 (3 Years)



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					state. The combination of these issues could indicate the presence of fungal colonisation such as Verticillium wilt (<i>Verticillium albo-atrum</i>) which infects the tree through the roots and causes vascular dysfunction resulting in sporadic dieback of the crown. These issues could also be caused by drought from the recent hot summers and lack of rainfall or a combination of multiple stressors.			
T012	T10	Silver maple (<i>Acer saccharinum</i>)	Owned by the estate. Target # - building Target # - car park. Target # - playground.	Height (m): 17 Crown Radius (m): 8 DBH (cm): 66 Life Stage: Mature Life Exp.: 50+ Years	Minor surface roots on each side and minor flared buttresses on south side, with clear base and stem to approximately 2m with first limb emerging which is large lateral extending approximately 8m to south over fence and garages, with multiple instances of branches interfering with roof and a snapped hanging branch in-between the fence and garages. South-east side of same union is old historic pruning wound with good levels of reaction wood, west side is another secondary lateral but much smaller in size extending for 1m before another union becoming two laterals growing south-west over fence and garage again interfering with the roof with some significant deadwood. Main stem progresses 2.5m then with multiple unions becoming three upright stems, the union between the two central stems is a compression fork and likely included, the smaller more central stem progresses up to approximately 4m with significant deadwood in centre and then lateral growth, growing diagonally southwards over boundary line. West most stem has minor lean to west for approximately 2m then becoming more upright with branches to both north and south sides, but does contain multiple significant pieces of deadwood. North most large scaffold limb grows to approximately 7m with large union becoming two more uprights with the north most having a significant lean to the north towards the building and likely is applying additional strain to the poor union at 2m, in the event catastrophic failure at union the limb would fail down onto building and roof. Overall, crown has good vitality with deadwood likely being a result of shading. There are no visible signs of pest or disease damage currently.	Fair	1 Year	Recommendations 1: Remove snapped hanging branch over boundary line. Timescale: 03-Jul-2026 (Urgent) Recommendations 2: Deadwood crown and reduce large laterals on south side by up to 3m to appropriate growth points. Timescale: 03-Oct-2026 (3 Months) Long term Recommendations: Investigate condition of union and consider the installation of bracing systems. Timescale: 03-Jul-2027 (1 Year)



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T013	T11	Silver maple (<i>Acer saccharinum</i>)	Owned by the estate. Target # - building Target # - car park. Target # - playground.	Height (m): 17 Crown Radius (m): 10 DBH (cm): 69 Life Stage: Mature Life Exp.: 50+ Years	Surface roots in all directions but predominantly to north of stem with large flared buttresses on all corners. Single stem progressing up to approximately 3m with large significant deadwood on west side of stem extending diagonally backwards to the south-west over grass area approximately 5m in length. Main stem progressing to approximately 4m with main union which is likely included, with ridge running down to 3.5m on north west side, emerging stems grow to 4.5m before additional unions with 5 scaffold limbs and multiple secondary laterals emerging. North most scaffold limb has significant deadwood at approximately 5m growing diagonally to north over grass area, limb continues with lean to north with multiple laterals within 1m of roof of building. Signs of historical pruning throughout, but most recent pruning has resulted in a tear at approximately 5.5m on west side over grass area with remaining large lateral drooping down to approximately 3m over grass area. South most scaffold limbs have lean to south over boundary line with significant deadwood at 6m over grass. Lowest west most lateral is extremely overextended approximately 11m in length and growing through the nearby maple crown and has a high potential for failure over grass area. Potential for decay pocket in central stem at 5m from old pruning wound requires inspection during work, multiple snapped hanging limbs within the centre of the crown at approximately 6m. No visible signs of pest or disease damage and the crown has vigorous healthy growth and foliage.	Fair	1 Year	Recommendations 1: Deadwood, remove hanging branches, reduce large lateral from building by 2m, reduce large west laterals by 5m to union, reduce south most limb over boundary line by 2m (all to appropriate growth points). Timescale: 03-Oct-2026 (3 Months) Long term Recommendations: Installation of bracing system to reduce weight on included union. Timescale: 03-Jul-2028 (2 Years)
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T014	T12	Silver maple (<i>Acer saccharinum</i>)	Owned by the estate. Target # - building Target # - dwelling. Target # - playground.	Height (m): 19 Crown Radius (m): 10 DBH (cm): 89 Life Stage: Mature Life Exp.: 50+ Years	Exposed surface roots in all directions. Clear base with minor epicormic growth on south-west side from ground level to 0.5m with wide flared buttresses on all sides. Single stem to approximately 2.5m then becoming four large scaffold limbs emerging with one main upright stem. South-west most stem curling up with lean to south over boundary line with signs of historical pruning of large lateral at approximately 5m with 30cm stub left, then proceeds up to approximately 8m then splitting into a multitude of large laterals extending diagonally out over boundary line. Central south stem emerges and grows approximately to 3m with large historical pruning wound and stub left now has mass of epicormic growth. The remaining stem from pruned union grows with lean to south-east, growing diagonally over boundary line and gardens with multiple structures below and large over-extended laterals emerging throughout the length of the limb. East most lateral grows with significant lean to south-east growing diagonally over boundary line, garden and garages with multiple low-lying limbs interfering with fencing and neighbouring property, signs of historic snap-out on limb present. Main central upright grows to approximately 3.5m with large significant dead wood overhanging grass area. Stem continuing to approximately 6m then splitting into five large limbs, two upright and three laterals. Lateral limbs growing to north and drooping heavily down into the area which increases the potential for failure. North most is extending into crown of nearby tree and tangled in branches. Main upright leader has significant lean to north over grass area, currently there are no visible signs of pest or disease damage but due to the form of the tree there is a significant increased risk of limb failure with multiple high-risk targets below.	Fair	1 Year	Reduce all large laterals by 3-4m to suitable growth points and remove all significant deadwood. Timescale: 03-Oct-2026 (3 Months)
T015	T13	Silver maple (<i>Acer saccharinum</i>)	Owned by the estate. Target # - building Target # - dwelling. Target # - footpath.	Height (m): 19 Crown Radius (m): 10 DBH (cm): 107 Life Stage: Mature Life Exp.: 50+ Years	Large surface roots in all directions with flared buttresses on all sides and minor epicormic growth on east side at 0.2m, otherwise a clear base. Single stem with minor damage on north side from sign being nailed into tree at approximately 1m with additional metal in stem present through bark wound. Main stem growing to approximately 2m then a multitude of large scaffold limbs emerging all from singular point in all directions, with multiple compression forks and likely inclusions. Approximately 11 main large limbs emerging with further large laterals and secondary limbs, there are signs of historical pruning throughout crown and significant deadwood throughout. The north side of the tree is significantly smaller in spread due to proximity to building but the south side has a multitude of over-extended laterals growing over the boundary line and garden, all require pruning to remove excessive weight and mitigate danger of snapping which is significant concern for this species. South-east most scaffold limb emerging at 2m has area of bark discolouration at union, potentially indicating inclusion and is a likely candidate for installation of bracing, but all laterals on this limb overhang neighbouring property and require reductions.	Fair	1 Year	Recommendations 1: A reduction of all overextended lateral limbs by 2-3m focusing on but not limited to the south side overhanging the boundary line due to increased risk of failure. Cut back from the property by 2m. Timescale: 03-Aug-2026 (1 Month) Recommendations 2: Installation of cable bracing on highlighted south side lateral limb Timescale: 03-Jul-2027 (1 Year)



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T016		Silver birch (<i>Betula pendula</i>)	Owned by the estate. Target # - building Target # - car park. Target # - dwelling. Target # - footpath. Target # - playground.	Height (m): 7 Crown Radius (m): 2 DBH (cm): 17 Life Stage: Semi Mature Life Exp.: 50+ Years	Clear base and stem with first branch at approximately 1.8m on south-west side growing diagonally over boundary line. Some minor damage to stem but has not broken bark/cambium, potentially from a cat. Multiple lateral branches interfering with footpath, fence and neighbouring property, currently minor but require pruning. Some minor deadwood throughout the crown but tree currently appears to be outwardly sound.	Good	1 Year	Lift to 3m over footpath, fence and cutback from neighbouring structures by 1m. Timescale: 03-Jul-2027 (1 Year)
T017		Silver birch (<i>Betula pendula</i>)	Owned by the estate. Target # - building Target # - car park. Target # - footpath.	Height (m): 4 Crown Radius (m): 2 DBH (cm): 14 Life Stage: Semi Mature Life Exp.: 10+ Years	Clear base and stem with first branch at 1.5m on west side becoming co-dominant due to heavy suppression of crown from neighbouring Goat Willow. Main uprights are heavily suppressed and so have lean to north over footpath with multiple branches under 2m. Deadwood throughout crown but no other visible signs of pest or disease damage.	Fair	1 Year	Lift to 3m over path and halo prune Willow and ivy to allow for full crown development. Timescale: 03-Jan-2027 (6 Months)

3. CONCLUSION

The survey of Caversham Place assessed a total of 27 trees, with the overall physiological and structural condition of the tree stock classified predominantly as 'Fair'. The site features a mature population, prominently composed of Silver maples (*Acer saccharinum*) and London planes (*Platanus x hispanica*), alongside other mixed broadleaf species of Silver Birch (*Betula pendula*), Ash (*Fraxinus excelsior*), Pear (*Pyrus calleryana* 'Chanticleer'), Purple plum (*Prunus cerasifera* 'Nigra') and Common Plum (*Prunus domestica*).

A recurring theme across the site is the lack of historical maintenance with minimal pruning being evident on multiple of the mature trees and the pruning work that has been undertaken has resulted in structural defects or additional hazards being created. This is evident with the multiple instances of trees being in close proximity to or below the statutory clearance required for public footpaths and highways being 2.75m and 5.5m respectively. Also, the large quantity of branches in close proximity to or already interfering with the apartment building walls, balconies, downpipe, garages, fences, parking bays, street lights, grass play area and neighbouring property.

Furthermore, all of the mature Silver maples on site exhibit numerous overextended lateral limbs. Unfortunately, one of the main characteristics of this species is their higher propensity for limb failure due to the brittle nature of their wood which is only exacerbated by the length and increased end-weight of these lateral branches. In the event of this happening to any of the Silver maples on site, the result is extremely likely to be the impact with one of the multiple targets below, including public footpaths, roads, parking spaces, and buildings. This is already evident given the multiple historic limb failures and two current failures onto fences and neighbouring garages, witnessed whilst surveying the site (B.17/21). This risk carries significant danger throughout the site but especially along the northern boundary with Richfield Road, whereby any limb loss will likely impact the road and/or public footpath and due to the density of traffic and footfall through the area, there is an increased chance of serious injury or fatality. In addition to this, there is significant deadwood throughout most trees on site, again also present over high-target areas. Due to the high-risk nature of the site, proactive remedial works in accordance with BS 3998:2010 (Tree Work – Recommendations) will be necessary to mitigate the risk of injury or damage due to falling deadwood or limb failure.

Also during the survey, several pests, diseases, and fungal pathogens were identified. While some are superficial and require only monitoring, others are actively contributing to physiological decline and require more immediate attention.

- **Powdery Mildew:** Identified within the *Pyrus calleryana* 'Chanticleer' group (G001). This fungal disease appears as a white, powdery coating on the foliage, leading to necrotic leaves. Currently, the damage is not extensive and does not heavily impact the overall vitality of the group, though the trees' restricted rooting environment in the parking area may be compounding their stress levels and as such spraying to control the issue is recommended.
- **Ash Dieback (*Hymenoscyphus fraxineus*):** Present in group (G002). The infected Ash trees have been assessed as level 1, which means that they are retaining 75%–100% of their crown. While their vitality currently remains good, the presence of weak structural unions and nearby fencing warrants ongoing monitoring to track the decline and likely future removal.
- **Cushion Fungus (*Phellinus pomaceus*):** Multiple fruiting bodies were identified on the stem, limbs and deadwood of the Purple plum (T008). *Phellinus pomaceus* is a white rot decay fungus that specifically targets *Prunus* species, degrading the lignin and cellulose within the wood. Its extensive presence up to 3m on the stem indicates significant internal dysfunction and decay, the result of this will likely be the death and failure of the tree into the nearby fencing and so removal has been recommended.
- **London Plane Leaf Miner (*Phyllonorycter platani*):** Foliage damage was noted on a London plane, *Platanus x hispanica* (T010). The larvae of this moth mine into the leaves to feed, causing visible blistering. The infestation is currently minor and purely aesthetic damage, having no significant impact on the tree's overall physiological health. (Note: While *Massaria* (*Splanchnonema platani*) was not visible from the ground on the site's London planes, aerial inspections during routine pruning are highly recommended due to the dense canopies and high-risk targets below).
- **Suspected Verticillium Wilt (*Verticillium albo-atrum*) / Drought Stress:** A mature Silver maple (T011) is displaying severe signs of vascular dysfunction, characterised by sporadic crown dieback, limb failure and masses of epicormic growth extending from the base up through the lower limbs. These symptoms are strong indicators of a vascular wilt disease such as *Verticillium*, which invades the xylem via the root system and blocks water transport. Whether driven purely by fungal colonisation, or compounded by successive drought years, or a combination of multiple stressors, the tree is evidently in decline and poses an increased risk of failure over the adjacent garages, boundary lines and grass play area.

The tree stock at Caversham Place is at a point in its life cycle whereby proactive, structural management is critical. The high concentration of targets within the immediate area of all trees on site dictates a stringent proactive approach to try to mitigate these hazards. It is recommended that the prioritised schedule of works be implemented—focusing initially on hazard mitigation, the reduction of overextended limbs to alleviate stress on co-dominant unions, and the establishment of statutory clearances over the highway. All remedial pruning should be executed to BS 3998:2010 standards, prioritising end-weight reduction over generalised crown reduction to preserve the trees' photosynthetic capacity while actively mitigating biomechanical risk.

4. RECOMMENDATIONS

The following recommendations provide an overview of the required remedial work for the trees at Caversham Place. Specific, tree-by-tree recommendations, dimensions, and timelines are detailed in the accompanying Schedule of Works and the Tree Survey Table found above. All recommended arboricultural operations must be carried out by suitably qualified, competent, and fully insured arboricultural contractors in accordance with BS 3998:2010 (Tree Work – Recommendations).

High-Priority:

Several trees present an elevated risk of failure due to significant structural defects or advanced physiological decline. Immediate to short-term works are required:

- Felling of T008 is required due to the fungal colonisation of *Phellinus pomaceus*. This has likely caused structural degradation which will likely cause tree death and/or failure; as such it is recommended to fell to ground level to remove the risk.
- Crown reductions: T011 is exhibiting signs of physiological decline—displaying symptoms consistent with vascular wilt or acute drought stress, combined with high-risk structural faults such as hazard beams, therefore it is recommended that a crown reduction (4–5m) be carried out to mitigate the immediate risk of structural failure over nearby targets.
- Removal of suspended hazards: T012, T004, T011 and T013 all have snapped, hanging branches identified over boundary lines, footpaths, and structures, these must be prioritised for removal. This is particularly urgent for T012, which features a suspended hazard directly over a boundary line. Routine deadwood removal is also prescribed for the majority of the mature trees (T001–T007, T010, T014).

Statutory Clearances & Infrastructure Mitigation

Given the high-target nature of the site, routine maintenance is required to ensure the tree stock does not conflict with infrastructure or public access/right of ways:

- Highways and pedestrian clearances (G001, T001, T002, T006, T007, T016, T017): General crown lifting is required across these trees to establish and maintain statutory clearances of 5.5m over carriageways and 2.75m over public footpaths.
- Utilities and structural clearance (G001, T002, T003, T004, T005, T006, T007, T010, T013, T015, T016): Specific limb reductions are required to remove direct physical contact with, or obstruction of, street lighting, residential balconies, roofs, and parking bays.

Structural Canopy Management

The site's dominant species (*Acer saccharinum*) require a proactive approach to their innate biomechanical risk:

- End-weight reductions of T001, T002, T005, T006, T012, T013, T014 and T015, extensive lateral reductions are required on heavily overextended scaffold limbs. This end-weight pruning is critical to alleviate lever-arm stress on compromised, co-dominant unions (compression forks/included bark) and to minimise the risk of summer branch drop over high-value targets.
- Cable bracing of T005, T006, T012, T013, T015. For high-value mature specimens where structural unions are compromised but the tree remains functionally viable, aerial inspections and the subsequent installation of static cable bracing systems are heavily recommended to prevent catastrophic union failure.

Pathological Management & Cultural Improvements

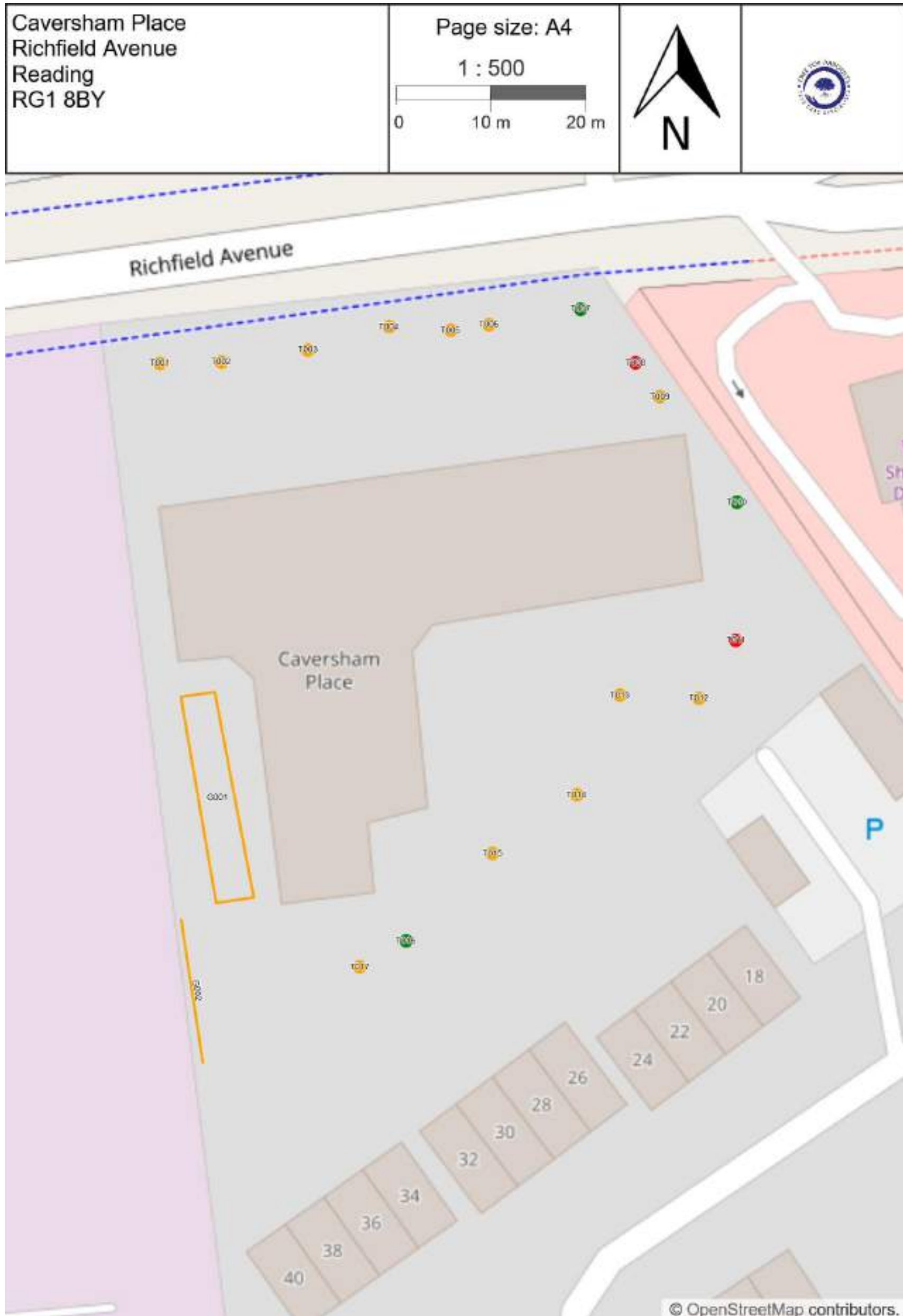
To ensure the long-term health of the retained tree stock, proactive health monitoring and remedial works are necessary, for example:

- Inspections and treatments of T007, T010, G001, G002 for various disease control and mitigation. While no ground-level symptoms were visible, the dense canopies and high-risk targets beneath the mature London planes (T007, T010) dictate that aerial inspections for *Massaria* (*Splanchnonema platani*) must be integrated into all routine climbing works. Furthermore, the progression of early-stage Ash dieback (*Hymenoscyphus fraxineus*) in G002 must be monitored during subsequent survey cycles, and fungicidal spray treatments are advised for the Powdery mildew affecting G001.
- Root zone amelioration is recommended for T001, T002, T003, T004, T005, T006, T007, with the depleted mulch layers within the raised planting pits across the site should be carefully reinstated with fresh, organic mulch. This will drastically improve soil moisture retention and microbial activity, helping to alleviate the severe drought stress impacting the trees, provided extreme care is taken not to mechanically damage the superficial root systems.

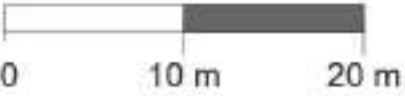
Alongside the above, it is imperative that regular homeowner/staff inspections be continued at least every quarter, to ensure that all trees remain safe and that any changes in their structure or crown health are noticed and documented. That regular professional checks/surveys continue at a minimum of the above recommended basis, to try and mitigate any potential danger to staff, residents or the public.

Full details for all trees are contained in the above survey results table.

5. APPENDICES: A – SITE MAPS

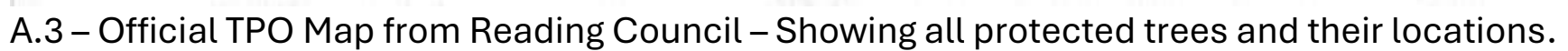


A.1 – Site Map – Showing all tree positions

Caversham Place Richfield Avenue Reading RG1 8BY	Page size: A4 1 : 500 	 N	
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A.2 – Google aerial map – Showing all tree positions



5. APPENDICES: B – SITE PHOTOS



B.1 – T001 image highlighting significant deadwood over parking bay.



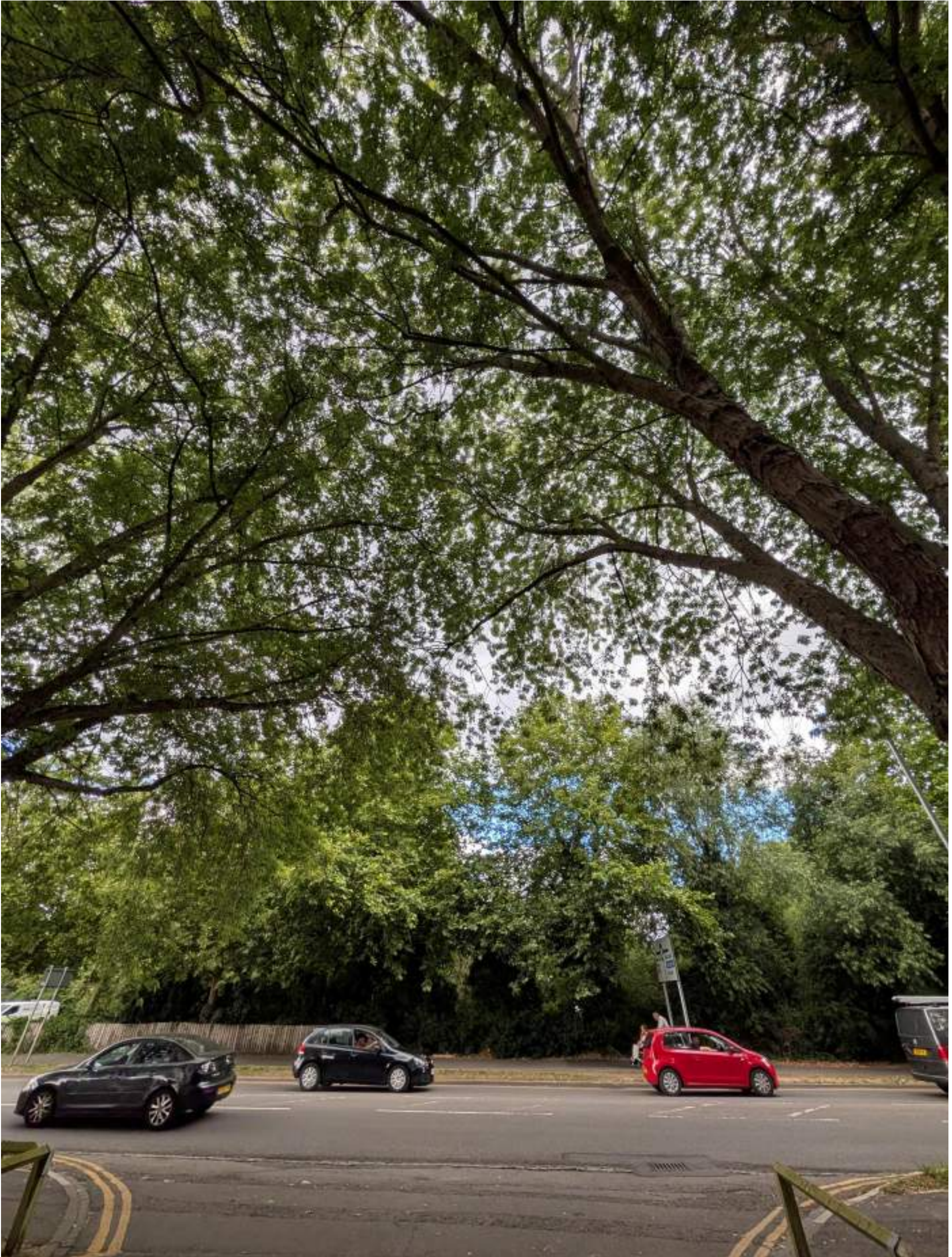
B.2 – T001 Highlighting area of dysfunction on top side of west scaffold limb.



B.3 – T002 highlighting low limbs over entrance and interfering with lighting.



B.4 – T002 Showing overextended limbs over footpath and road.



B.5 – T002/3 showing large laterals over entrance, footpath and road.



B.6/7 – T003/7 highlighting interference with street lighting.



B.8/9 – T004/5 Showing proximity of limbs to building and balconies.



B.10 – T005 Highlighting included union



B.11 – T006 Highlighting included union and also showing damage to planting pit.



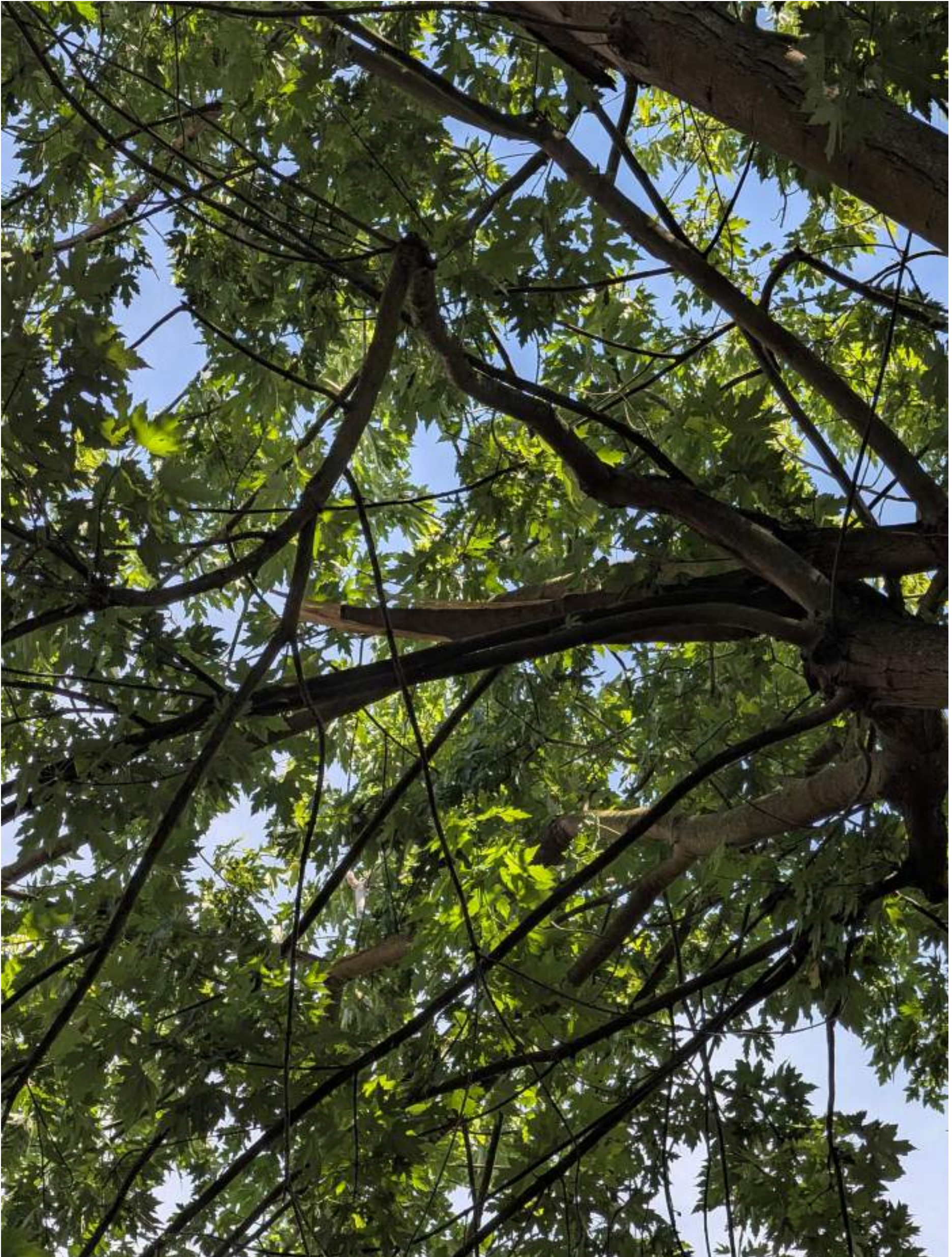
B.12 – T006 showing overextended lateral growing to south-east.



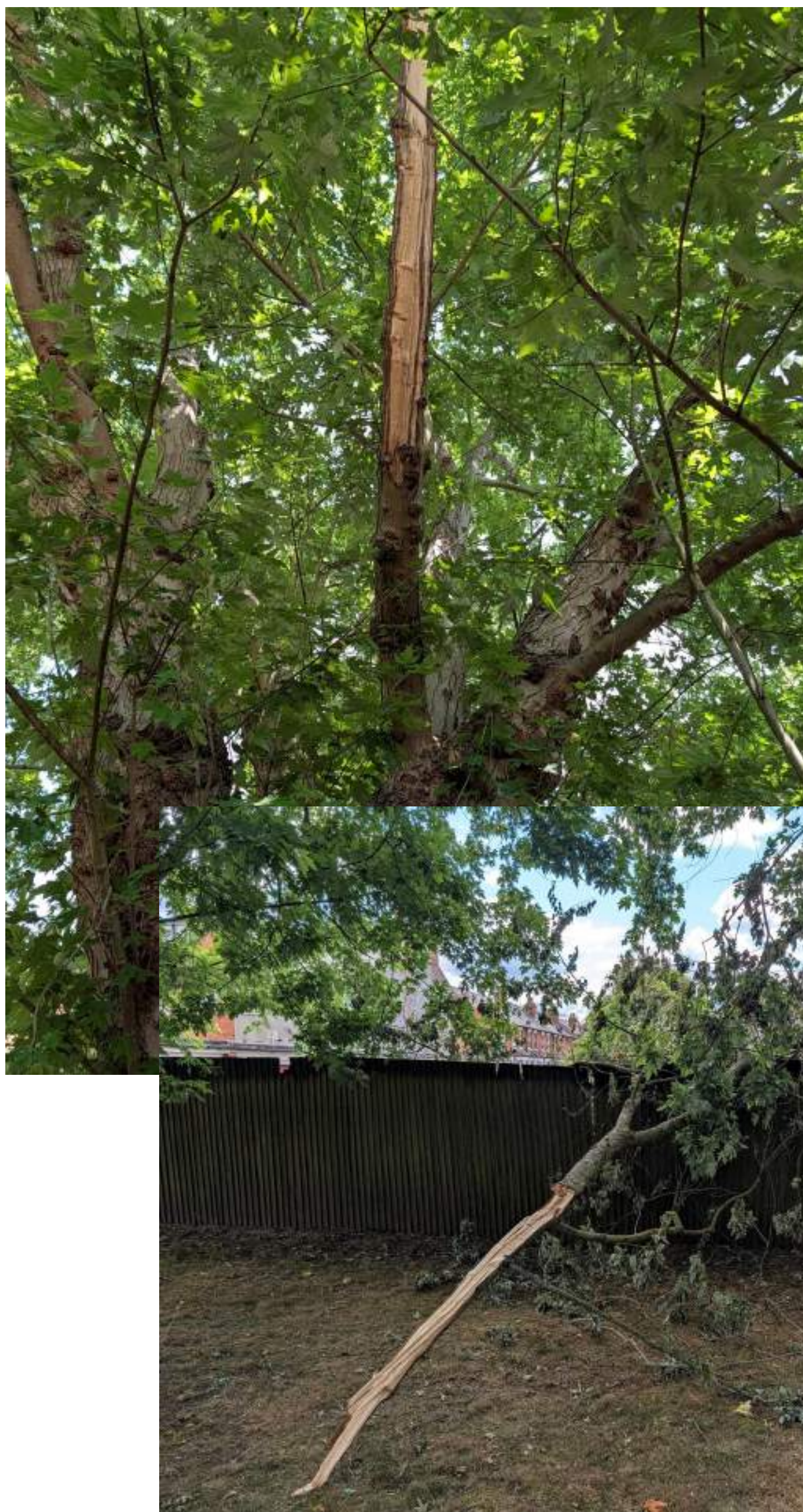
B.13 – T008 Showing multiple fungal brackets.



B.14 – T011 showing masses of epicormic growth on lower stem and limbs and highlighted cavity in stem.



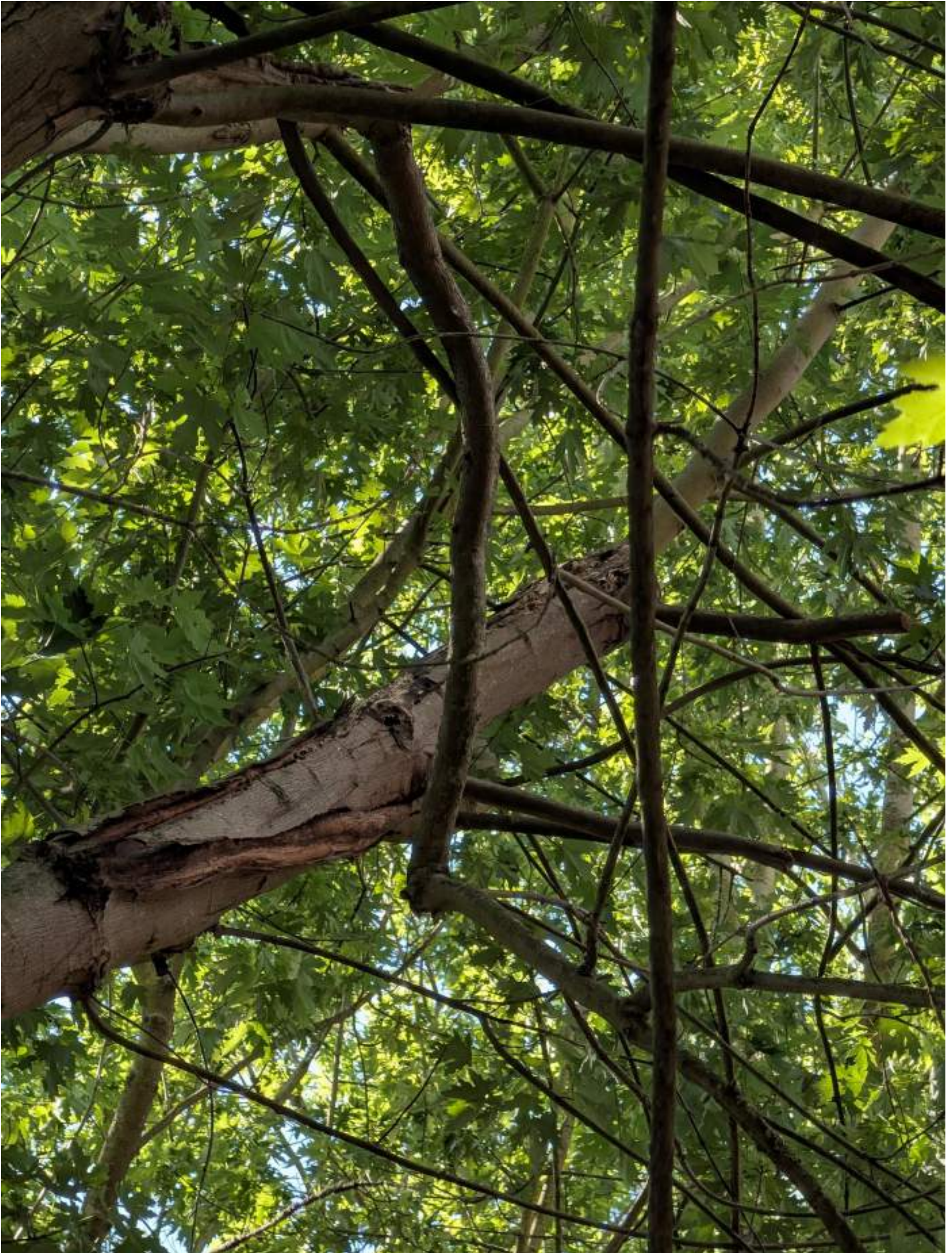
B.15 – T011 showing poor historical pruning site and failed limb.



B.16/17 – T011 showing previously failed limb.



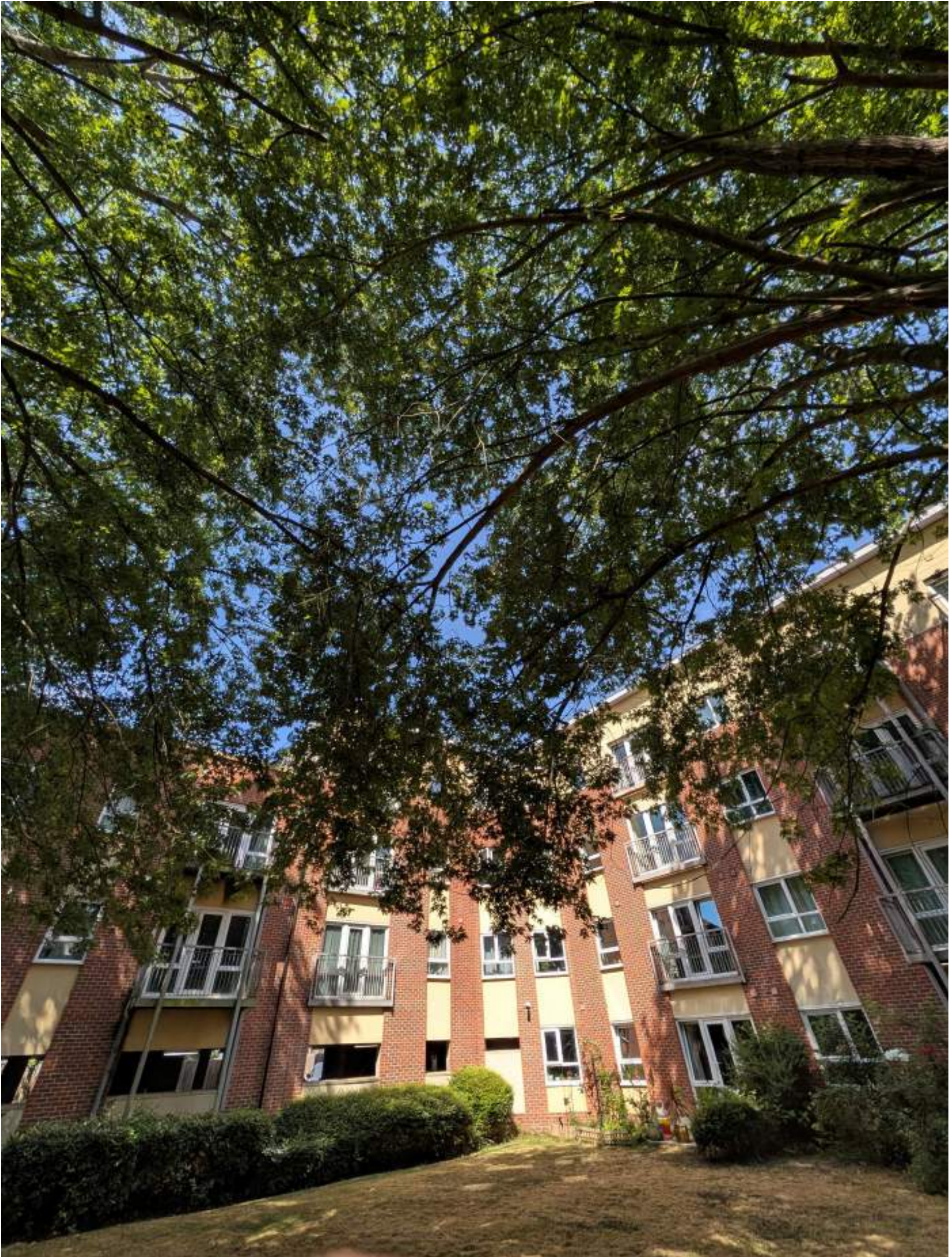
B.18/19 – T011 showing dieback of crown.



B.20 – T011 previously pruned limb now decaying with area of dysfunction below.



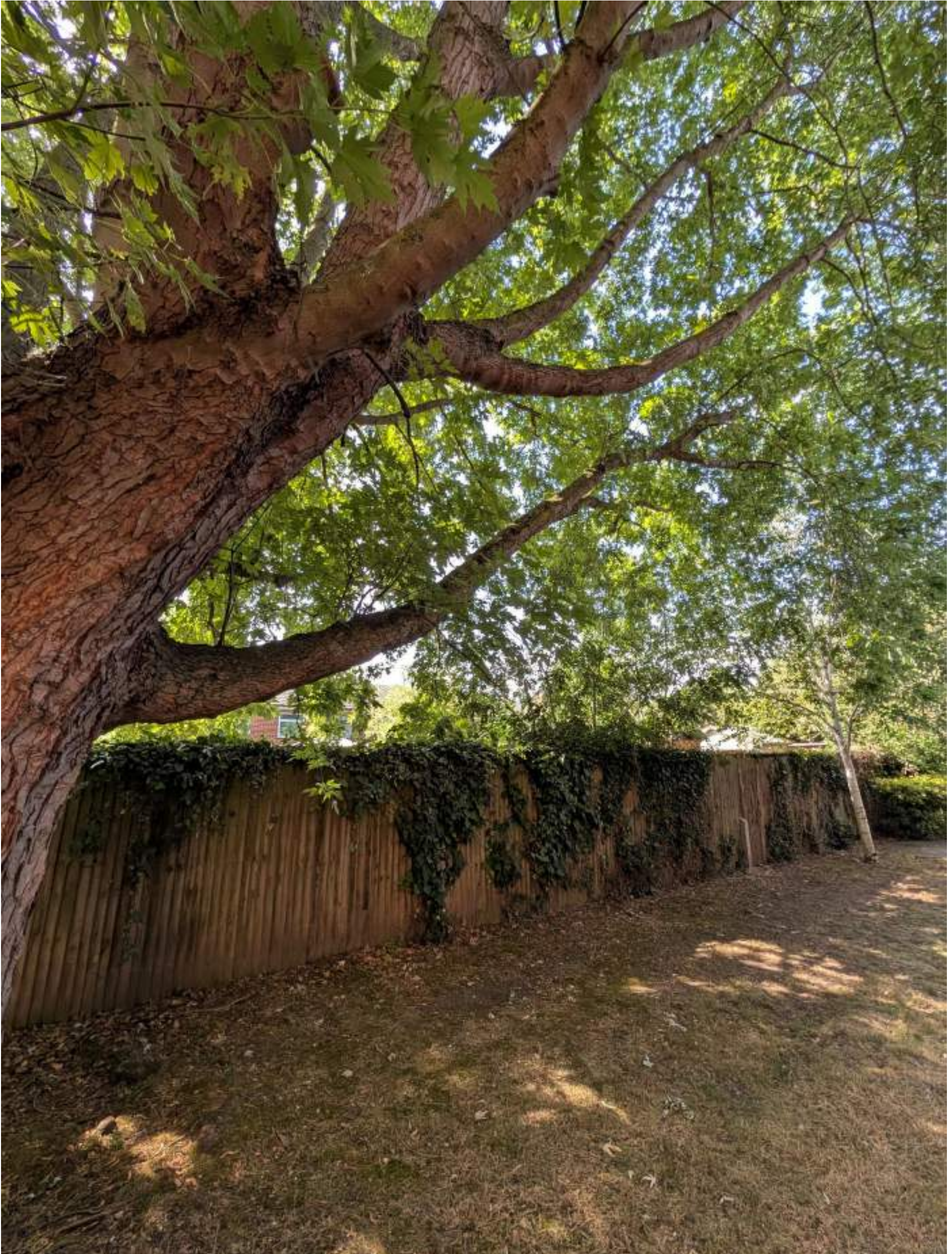
B.21 – T012 showing multiple limbs interfering with building and highlighted snapped hanging branch.



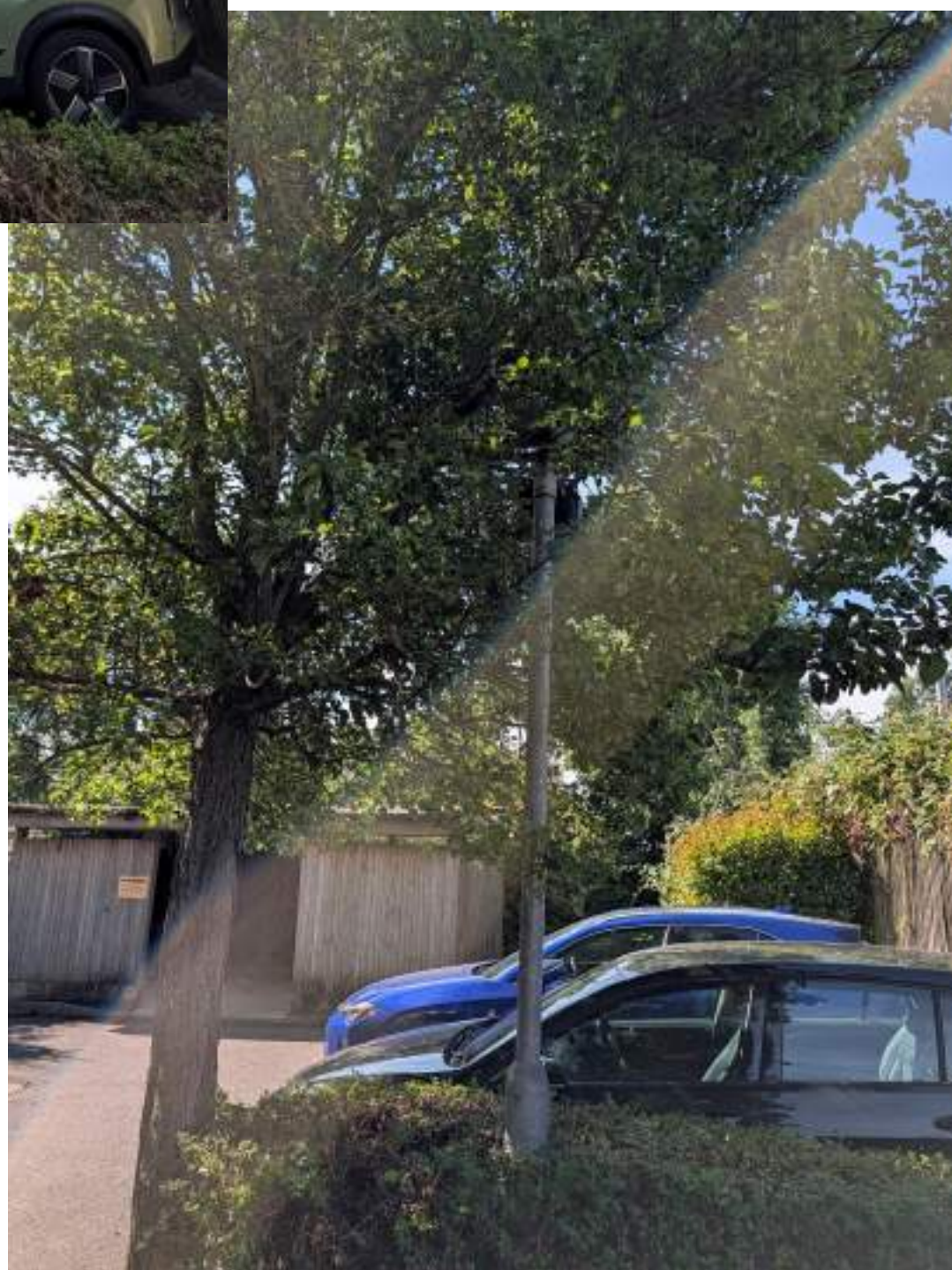
B.22 – T013/15 showing large laterals from both trees growing into each other, limb from T013 is over 10m in length.



B.23/24 – T014 large laterals overhanging boundary line and highlighted previously failed limb from same laterals.



B.25 – T015 showing overextended laterals growing over boundary and grass area towards footpath.



B26/27- G001 showing crowns engulfing carpark lighting.



B28- G001 showing powdery mildew.