

ARBORICULTURAL ASSESSMENT REPORT

For:	Client:	Questgates
	Insurer:	AXA Commercial
Site:	Policyholder:	Mrs Patricia Redman
	Risk Address:	North Lodge, North Drive, Angmering, Littlehampton, West Sussex, BN16 4JJ
Refs:	PRI Ref:	120172
	Client Ref:	QG1S1072638
	Insurer Ref:	12140167W

Arborist Name:	Ross Lane	Date:	18/01/2019
QC:	Sue Lawson	Date:	21/01/2019



2 The Courtyards, Phoenix Square, Severalls Park, Wyncolls Road, Colchester, Essex, CO4 9PE

Tel.No: 01206 751626

Email: insurance@propertyriskinspection.co.uk

www.propertyriskinspection.co.uk



CONTENTS

1.0 INTRODUCTION & BRIEF	3
2.0 LIMITATIONS.....	3
3.0 DISCUSSION AND ANALYSIS	4
4.0 CONCLUSIONS AND RECOMMENDATIONS	5
5.0 STATUTORY CONTROLS.....	6
6.0 APPENDIX 1: TREE TABLES	7
7.0 APPENDIX 2: SITE PLAN.....	12
8.0 APPENDIX 3: SITE PHOTOGRAPHS.....	14

1.0 INTRODUCTION & BRIEF

- 1.1** Property Risk Inspection has been instructed behalf of the building insurers of the insured property. We have been advised that the insured property has suffered differential movement and damage that is considered to have been caused by trees growing adjacent to the property influencing soils beneath its foundations.
- 1.2** We have been instructed to undertake a survey of the vegetation growing adjacent to the insured property in order to provide our opinion as to whether, based on the available information, any of this vegetation is likely to be influencing soil moisture levels beneath the foundations of the property, and if so, to provide recommendations as to what tree management could be implemented to effectively prevent damage continuing.
- 1.3** The vegetation growing adjacent to the risk address has been surveyed from the ground. All distances are measured to the nearest point of the risk address unless otherwise stated.

2.0 LIMITATIONS

- 2.1** Recommendations with respect to tree management are associated with the risk address as stated on the front cover of this report and following consultation with investigating engineers. The survey of trees and any other vegetation is associated with impacts on the risk address subject of this report. Matters of tree health, structural condition, and/or the safety of vegetation under third party control are specifically excluded. Third party land owners are strongly advised to seek their own professional advice as it relates to the health and stability of trees under their control.
- 2.2** Recommendations do not take account of any necessary permission (statutory or otherwise) that must be obtained before proceeding with any tree works.
- 2.3** Recommendations do not take account of any requirements for survey or mitigation relating to European or other protected species, e.g. bird nesting or bats. Land owners must obtain their own professional advice in respect of any protected species.

3.0 DISCUSSION AND ANALYSIS

3.1 Soils, soil water and vegetation

All vegetation requires water to live, and this water is substantially accessed from the soil within which the plants' roots grow.

If the soil is classified as a clay soil, then it will hold very much more water than sands, gravels and loam soils. As plants abstract water from the clay soil, the soil volume will "shrink" and "swell" during the summer as water is first removed and then added by summer rainfall. In years in which rainfall during the summer is less than the total amount of water taken from the soil by plants, shrinkage will occur. This shrinkage may remove support from building foundations, leading to cracking in the fabric of the building.

3.2 Vegetation management

The control of trees, shrubs, and climbers, by removal or pruning as appropriate, are proven techniques that can control total soil water loss thereby minimising soil shrinkage and allowing repairs to proceed.

If vegetation management works are carried out promptly, then repairs can usually proceed very quickly and the duration and distress associated with the disruption that tree related subsidence brings can be minimised.

3.3 Third party liaison and statutory controls

Tree roots do not respect physical or property boundaries and can travel for many metres beyond the above ground "dripline" of the canopy of the vegetation.

The purpose of this report is to ascertain which vegetation is the most likely substantial and/or effective contributory cause of the damage witnessed to allow for liaison with third parties or with local administrative Councils as necessary.

3.4 Evidential framework

The engineer has determined on a preliminary basis the damage to the property, its location and the likely mechanism of movement, and has concluded that the building failure is related to differential subsidence damage caused as a result of the action of vegetation.

Where a factual geotechnical report has been completed, this will describe the below ground foundation design, soil and geotechnical conditions, as well as any root identification where available.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Recommendations

On the basis of our findings, we have considered a practical vegetation management specification.

This specification will assist in reducing the impact of the adjacent vegetation on soil moisture levels, thereby potentially stabilising foundations of the affected area of the building.

Where felling has been proposed, this will be on the basis that the vegetation in question would not respond well to a severe reduction in leaf area that would inevitably lead to decay, the development of potential hazards, and an annual or other on-going management commitment and cost.

If pruning is recommended, the specification will be designed to allow continual ease of re-pruning with a reasonable prospect of a reduction in soil water use.

4.2 Recommended vegetation management to address the current subsidence:

Tree No:	Species	Works Required
TG1	Mixed species group	Fell and treat stumps. X8 trees
STG1	Unknown	Treat stumps.
T1	Pittosporum	Fell and treat stump.
T2	Oak	Fell and treat stump.
T3	Oak	Fell and treat stump.
H1	Mixed species hedge	Fell and treat stumps. Approx 14m in length for removal.
TG2	Mixed species group	Fell and treat stumps.
S2	Blackthorn	Fell and treat stump.
TG3	Mixed species group	Fell and treat stumps. X20 trees for removal approx (including occasional scrub growth), providing a 9m clearance from the rear left corner of the property.

5.0 STATUTORY CONTROLS

Arun District Council has confirmed that none of the implicated vegetation is subject to a Tree Preservation Order or Conservation Area controls.

In relation to s96(6) of the Highway's Act 1980, we understand that the implicated highway trees are under the ownership and control of West Sussex Council.

6.0 APPENDIX 1: TREE TABLES

Tree No	Common Name	Age Class	Condition	Height (m)	Crown Spread (m)	Stem diam. (mm)	Dist to bldg. (m)	Roots Implicated	Pruning history	Recommendation	Tree work constraints	Notes	Owner address	Owner
H1	Mixed species hedge	Early Mature	Fair	2.2	0.50	50*	0.8	Y	Subject to recent management.	Fell and treat stumps. Approx 14m in length for removal.		Species include Hawthorn and Blackthorn	District Land Registry search required	UKN
SG1	Mixed species shrubs	Mature	Fair	4.8	4	70*	9	N	Subject to recent management.	No work required.		Species include Viburnum, Eleagnus	North Lodge, North Drive, Angmering, Littlehampton, West Sussex BN16 4JJ	PH
SG2	Mixed species shrubs	Semi-Mature	Fair	0.8	0.50	35*	1.9	N	Subject to recent management.	No work required.		Species include Cypress, Heather	North Lodge, North Drive, Angmering, Littlehampton, West Sussex BN16 4JJ	PH

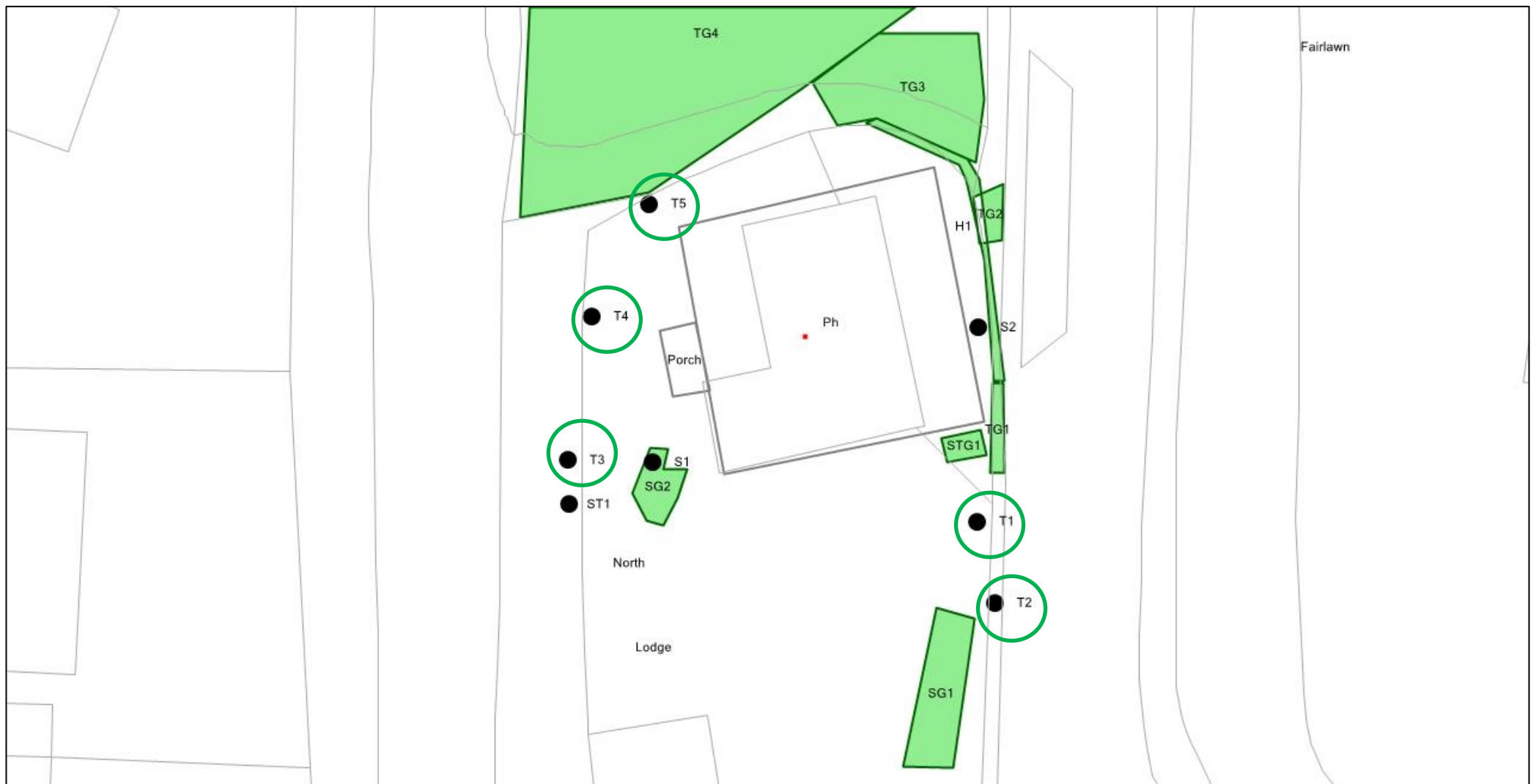
Tree No	Common Name	Age Class	Condition	Height (m)	Crown Spread (m)	Stem diam. (mm)	Dist to bldg. (m)	Roots Implicated	Pruning history	Recommendation	Tree work constraints	Notes	Owner address	Owner
STG1	Unknown	Mature	DDDD	0.3	0	110*	0.3	N	Subject to past management. Felled.	Treat stumps			North Lodge, North Drive, Angmering, Littlehampton, West Sussex BN16 4JJ	PH
S1	Cypress	Semi-Mature	Fair	1.4	0.6	30*	3	Y	Subject to recent management.	No work required.		Minor tree despite identification of roots. Not near to area of damage.	North Lodge, North Drive, Angmering, Littlehampton, West Sussex BN16 4JJ	PH
S2	Blackthorn	Mature	Fair	2.5	0.6	50	0.3	Y	Subject to past management.	Fell and treat stump.			North Lodge, North Drive, Angmering, Littlehampton, West Sussex BN16 4JJ	PH
ST1	Oak stump	Mature	Fair	0	0	900*	8.3	N	Felled since 2012. Fungal bodies present on stump. Turkey tail fungus	No work required.			District Land Registry search required	UKN
T1	Pittosporum	Mature	Fair	6.3	7.0	240	4.4	N	Subject to past management.	Fell and treat stump.		Unidentified spp roots found underside foundations during Site Investigations.	North Lodge, North Drive, Angmering, Littlehampton, West Sussex BN16 4JJ	PH

Tree No	Common Name	Age Class	Condition	Height (m)	Crown Spread (m)	Stem diam. (mm)	Dist to bldg. (m)	Roots Implicated	Pruning history	Recommendation	Tree work constraints	Notes	Owner address	Owner
T2	Oak	Mature	Fair	8.5*	6	280*	9.2*	N	No significant recent management.	Fell and treat stump.			District Land Registry search required	UKN
T3	Oak	Mature	Fair	15	8	680	6.6	Y	Subject to recent management.	Fell and treat stump.		Oak roots have been identified from below the foundation at the front right corner of the property.	District Land Registry search required	UKN
T4	Cherry	Early Mature	Fair	6	3.0	150	5	N	Subject to recent management.	No work required.			North Lodge, North Drive, Angmering, Littlehampton, West Sussex BN16 4JJ	PH
T5	Yew	Mature	Fair	4.7	5.0	580	2.1	N	Subject to recent management. Heavily reduced	No work required			North Lodge, North Drive, Angmering, Littlehampton, West Sussex BN16 4JJ	PH
TG1	Mixed species group	Early Mature	Fair	9.5*	3.0	135	1.3	Y	Subject to past management. Mainly Ash species, but Horse Chestnut also present in group.	Fell and treat stumps. X8 trees	Adjacent to highway - traffic management required.		District Land Registry search required	UKN

Tree No	Common Name	Age Class	Condition	Height (m)	Crown Spread (m)	Stem diam. (mm)	Dist to bldg. (m)	Roots Implicated	Pruning history	Recommendation	Tree work constraints	Notes	Owner address	Owner
									Group falls behind fence boundary on to apparent Local Authority land.					
TG2	Mixed species group	Early Mature	Fair	9*	3.50	120*	2.2	Y	No significant recent management.	Fell and treat stumps.		Species include Cherry, Maple.	District Land Registry search required	UKN
TG3	Mixed species group	Early Mature	Fair	12*	5.0	120*	2.6	Y	No significant recent management.	Fell and treat stumps. X20 trees for removal approx (including occasional scrub growth), providing a 9m clearance from the rear left corner of the property.		Species include Maple, Oak	District Land Registry search required	UKN
TG4	Mixed species group	Mature	Fair	20*	9.0	500*	10*	N	Subject to past management.	No work required.		Species include Oak, Pine, Lime	District Land Registry search required	UKN

* Value is estimated

7.0 APPENDIX 2: SITE PLAN



Location: North Lodge, North Drive, Angmering, Littlehampton, West Sussex, BN16 4JJ

Job Ref: 120172

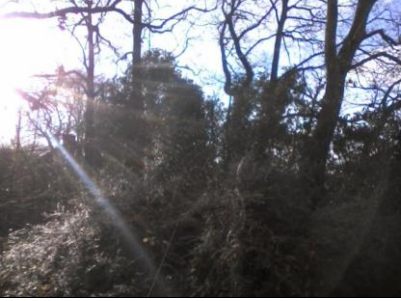
Survey Date: 18/01/2019 - NTS

By Property Risk Inspection - Insurance Services

Crown copyright 2016. License number 100043594

8.0 APPENDIX 3: SITE PHOTOGRAPHS

	
TG1 - Mixed species group	STG1 - Unknown
	
T1 - Pittosporum	T2 - Oak
	
SG1 - Mixed species shrubs	SG2 - Mixed species shrubs
	
S1 - Cypress	T3 - Oak
	
ST1 - Unknown	T4 - Cherry

	
T5 - Yew	H1 - Mixed species hedge
	
H1 - Mixed species hedge	TG2 - Mixed species group
	
S2 - Blackthorn	TG3 - Mixed species group
	
TG4 - Mixed species group	



Property Risk Inspection

L I M I T E D

**Property Risk Inspection
Insurance Services
2 The Courtyards
Phoenix Square
Wyncolls Road
Colchester
Essex CO4 9PE**

01206 752539

insurance@propertyriskinspection.co.uk

www.propertyriskinspection.co.uk



Property Services



Insurance Services



Planning Services



Consumer Services



Data Services