FP/147/11/T.

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27 July 2010

(ATTACHEMENT)

Mr. C. Moy,
12 Limmer Lane,
Felpham,
BOGNOR REGIS,
West Sussex.
PO22 7EJ

KEH/sep/4333

Dear Mr. Moy,

re: **Tree Root Damage to Boundary Walls and Foul Drainage - 12 Limmer Lane, Felpham.**

Further to our recent meetings at the above site and following your instructions, we have carried out a detailed measured survey of the ground floor area to the front of your property showing the location of the Ash tree positioned in the north-east corner and its relationship to boundary walls and underground foul drainage system. Photographs have also been taken showing the Ash tree, boundary walls and cracked areas of walling.

I now report to you hereunder my findings, comments and recommendations and these should be read in conjunction with drawing nos. 4333/1-3 inclusive, copies of which are attached herewith.

Site Inspection

Following my preliminary site inspection and advice given that a drainage report on the existing foul drainage should be obtained. This is now in your possession and confirms that the drains are affected by the root ingress from the Ash tree which has caused blockage of the pipework. Repair work should be carried out in accordance with the drainage report recommendations.

The Ash tree is approximately 600mm in diameter and 15M in height with a canopy spread covering Limmer Lane and your garden area up to the eaves position of your main property.

Considerable root bulging was observed at the bottom of the tree and the resulting root spread in this area has caused cracking and out of alignment of the existing boundary wall in cracked positions marked 1 to 4 on the drawing. The low level section of boundary wall fronting Limmer Lane has considerable lean towards Limmer Lane.

Conclusion

The cracking and damage which has been caused to the boundary walls and the underground foul drainage system in undoubtedly due to the root spread of the Ash tree in its continuous search for water. This causes considerable expansion and contraction of the ground in this area which is ultimately the cause of the damaged areas.

The existing Ash tree is protected by a TPO, any work therefore in the lopping, trimming, reducing in height or complete removal of the tree would have to require local authority consent to any work carried out. This work should be carried out by qualified tree surgeons and a further report on its condition may be required.

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Recommendations

It is considered that if the tree remains in place it will continue to cause further damage which could result in the front walling dislodging into Limmer Lane. In addition, the tree roots' search for water could spread and effect the foundations to your main property resulting in cracking and failure to the existing foundations and walling.

It is considered therefore that the tree may have come to the end of its effective life period and should be removed in its entirety allowing the existing boundary walls to be suitably repaired. Repairs to the underground foul drainage should also be implemented in accordance with the drainage report received.

Alternatively, an application can be made to lop, trim or reduce the tree in height, but this is not likely to affect the tree root growth and in some instances this is increased due to the search for water to reinstate the damaged areas.

As a protective semi solution a tree root barrier could be constructed between the tree roots and the drainage system at and agreed location.

In any event, local authority approval will be required and in applying for same I suggest a copy of this report and the drainage survey report be forwarded with your application.

I would further advise that your building insurance company be advised of the situation as you may be entitled to a claim for some of the cost of the work involved.

I trust that the above report and drawings will be of assistance and whilst writing enclose herewith my fee account in respect of our services, all as agreed.

Yours sincerely

[redacted]

K.E. HILTON

Enc's.