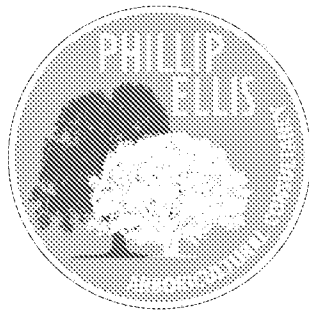




ARBORICULTURAL REPORT IN RELATION TO TREES NEAR BUILDINGS

PREPARED BY: Phillip J. Ellis Tech Arbor A. MI Hort

REF: PJE/170/2014

CLIENT: Mrs M. Plesniak

Location: The Mead, 7 Rife Way, Felpham, Bognor Regis, West Sussex, PO22 7BN.

INSPECTION DATE: 10th April 2014

SURVEYED BY: Phillip J. Ellis MI Hort, Tech Arbor A

INSTRUCTIONS RECEIVED: To prepare an arboricultural report on one tree and apply to the planning authority to have tree removed and replaced.

Documents Supplied: File covering correspondence and previous application to remove tree

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"Elstead", 61 Alinora Avenue, Goring by Sea, Worthing, West Sussex, BN12 1LR.



1.0 Scope of report

- 1.1 The report is concerned with the arboricultural aspects of one tree a Blue Atlas Cedar found in the front garden of the property. The owner Mrs. M. Plesniak and neighbour would like to have the tree removed and replaced with a more suitable species as it is now too large and the property is showing signs of structural damage that could be attributable to the tree. A previous application to remove the tree in March 2001 was refused by Arun District Council. On appeal, however the Government inspector did make recommendations and one was to remove the tree.
- 1.2 The site inspection was carried out on the by P. J. Ellis on the 10th of April 2014. Weather conditions were dry and sunny.
- 1.3 Any observations made with regard to the condition of built structures are from a layperson's view. Comments and advice in this report are only from an arboricultural perspective not as a building surveyor or structural engineer.

2.0 The Site



Google view of site showing tree position

- 2.1 The site is in a residential area, a level site and there are a number of mature trees in the adjoining properties sufficient to over a pleasant visual environment. At the rear of the property is the rife a small river draining the farmland to the north east of Bognor Regis.
- 2.2 Soil type has been identified in the report by the British Geographical Survey as raised marine deposits of clay, silt and sand and the bedrock is sand silt and clay. Soil type will have limited properties in terms of shrinkage.

3.00 The Tree

- 3.1 The subject tree is a Blue Cedar located in the front garden of the property between road and house. The tree is in fair condition with only one branch and lighter branches on the south side damaged from the storms of last winter. The tree has previously been crown lifted and crown reduced to keep it within its confines. A number of previous pruning wounds were seen that are occluding adequately. There is some deadwood in the crown that could be removed to prevent falling off in time to prevent damage to life, limb and property. At the time of inspection tree had recently lost needles (leaves), likely seasonal loss before onset of summer growth. Subject tree has not produce seed cones for two or three years that might be a clue to its health. There is a highway street light immediately under canopy of the tree that prevents illumination of the street adequately. Running through the crown are three telephone lines. Pigeons roost in the tree that defecates onto the ground creating a health hazard. Has the Potential to grow larger and the root system is now considered to be starting to cause damage to structures. Root systems of cedars are relatively shallow and are responsible for lifting structures including walls. Subject tree has received management in the past with the crown reduced of tree previously. This species has potential to influence the house foundations by roots causing heave indicated by cracks in the brickwork. It also casts a heavy shadow over the house cutting out light at the front from midday especially in the winter.
- 3.2 I did find damage to the house in terms of cracks at the front and rear that could be attributable to tree roots causing heave of the soil, lifting foundations. Given the age of tree this quite likely but specialist investigation may help confirmation.
- 3.3 The tree is subject to a Tree Preservation Order confirmed by Arun District Council BR/5/1963. A TPO prevents the tree being cut down, topping or lopping without applying for permission from the local planning authority.

3.4 Tree details:

Species: Blue Cedar (*Cedrus libani atlantica "Glauca"*)

Height: 17.5 metres

Stem diameter: 730mm

Crown break at 3.5 metres

Crown radius (metres): North 7.4
East 9.2
South 5.5
West 6.6

Distance from House: 8.7 metres

The late Alan Mitchell dendrologist to the Forestry Commission described the species in his book "Decorative Trees for town and country" as requiring space for its broad crown. In its current situation it has run out of space and is shading out adjoining trees that will have difficulty in developing further. Magnificent specimens can be observed in parkland settings i.e. the Goodwood estate near Chichester.

- 3.5 The J. P. Tupper surveyors report dated 31st July 2001 attached as Appendix B suggests that the foundation depth of house is inadequate by today's standards. They also indicate that there are a number of cases locally where subsidence has occurred when underpinning was required. I observed a number of cracks in the brickwork that could be attributable to the tree.

Photographs



Fig 1 View of subject tree taken from road



Fig 2 view of tree from garden



Fig 3 Showing crack in brickwork inside garage.

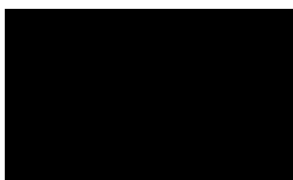


Fig 4 showing cracks in wall at rear of house

4.00 Recommendations

- 4.1 As the tree has got larger since application to fell in 2001 now outgrown its current position and removal is the preferred option by the owner and neighbour rather than prune every few years. If removal is permitted a replacement of a more suitable species would be planted during the next planting season of a deciduous species. Also the adjoining deciduous trees would benefit and be able to develop. Suitable garden species to replace with could be from the following: Birch, Crab apple, Cherry, Foxglove tree, Handkerchief tree, Mountain ash, Pride of India and Whitebeam.
- 4.2 The inspector at the appeal to remove tree in 2001 did recommend removal for reason of size see appendix A. Why this was not acted on at the time I am not clear but had a more suitable tree been planted then it would now be established.

Signed:



Phillip Ellis MI Hort, Tech Arbor A
Date: 6th May 2014

Appendix A

Government inspector's recommendations Dr Frank Hope (taken from his report)

CONCLUSIONS.

13. The Cedar is a healthy tree which dominates the front garden of the property. It does have a high visual amenity to the locality, but it will continue to grow for the foreseeable future, and will eventually become a very large specimen. It has simply outgrown its position, and if retained will require regular pruning to keep it under control. **Now would be an ideal opportunity to remove the tree from the site.**
14. If the tree is removed it would be appropriate to replant with a suitable species, so as to maintain the tree cover of the area. A suitable species would be Silver Birch, and an acceptable size would be a 12cm to 14cm standard.
15. If the tree is retained on site, then it is recommended that the lowest three branches be removed, and that the overall crown is reduced by approximately 30%. The pruning should follow British Standard 3998, 1989, "Recommendations for Tree Work". It should be appreciated that the vigour of the tree indicates that the pruning would have to be repeated every three to five years to keep the tree under control.

Dr. Frank Hope, Dip.Arb (RFS), M.Hort. M.Phil., PhD, M.Arbor.A

5th August 2001.

Appendix B surveyors report

Recorded
Our Ref: ADH/ER/02018
Date: 31st July 2001

J.P. Tupper Associates

Chartered Surveyors

20 SLEWBY ROAD, BOGNOR REGIS, SUSSEX, PO21 1EU

Surveyors, Valuers & Professional Consultants

J. P. Tupper, M.A. (Cantab) F.R.I.C.S. A.C.I.A.M. (R.E.V.)

Mrs Pleasnik
The Mend
Rife Way
Felpham
Bognor Regis

2 copies sent to
Councils Office 4/8/01
1. for
1. for Bognor Council

Dear Mrs Pleasnik

Re: The Mend, Rife Way

Further to my inspection of the 31st July 2001 I can comment as follows.

There is a mature tree within your front garden, which I understand to be a cedar, which is currently between 10-12 meters high.

The tree is approximately 7 meters from the main walls of the front elevation of your property. Excavations carried out at a point adjacent to the front elevation wall confirms that the foundations to the property are 450mm deep.

The exposed excavations revealed the soil conditions to be clay which are showing signs of desiccation and evidence of fine root matter was found within the trench.

The lawn and paved area around and adjacent to the base of the tree is visibly distorted which I would assume is as a result of tree root action.

The NHBC Standards, Chapter 4.2 Building Near Trees, class the cedar as a moderate water demand coniferous tree that may grow to a height of 20 meters. Current NHBC requirements would require a foundation depth of between 750mm and 1 meter dependant on the shrinkability of the load bearing clay. Low shrinkability clay would require a depth of 750mm medium shrinkage clay 900mm and high shrinkage clay 1 meter.

Therefore under any soil type condition the current foundation depth is inadequate by today's standards.



Members of Building Preservation Establishment Advisory Service

Terms of Appointment with Office of Professional Charges of the
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M&T Page No. 105/2000/02

ADK/ER/1208
31st July 2001

It should also be borne in mind that properties in the surrounding area have been subject to subsidence and it has been found necessary to underpin these properties. It is also possible that your property has been built off made ground which may be more susceptible to foundation movement due to water extraction.

Therefore given the possible unknown nature of the ground conditions and history of subsidence in the area combined with the tree in close proximity to the building and shallow foundations there is a significant risk of foundation movement to your property as a result of water extraction from the ground by the cedar tree roots. This risk will increase as the tree matures and if we experience a particularly dry summer, in the future, then the risk will be further increased.

You should ensure that you carry adequate buildings insurance in the event that this tree causes foundation damage to your property. An Insurance Company may require notification of such risks before providing insurance cover and this may affect your insurance premium.

I hope the above is clear but should you have any queries please do not hesitate in contacting me.

Yours sincerely



A. D. Knowles