

APPENDIX 2

Bret Champion
Brian Pyle Associates
48 Church Street
Reigate
Surrey

RH13 7HX

07/04/2007

Our Ref: LS/2303071143/SJ
Your Ref: BRC/sp/5021

Dear Sirs,

Ref: Arboricultural Survey at: Olive Branch, North End Road, Yapton, West
Sussex, BN18 0DU
Insured: Mr A Harding

Further to your instruction, we have completed our survey of the above property and enclose our report with invoice for your attention.

Should you require any further information, please do not hesitate to contact us.

Many thanks for your enquiry.

Yours faithfully,

Marishal Thompson & Co.

Arboricultural Appraisal Report

MT Reference:	LS/2303071143/SJ	Report Date: 03.04.2007
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Client:	Brian Pyle Associates
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Client Ref:	BRC/sp/5021
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Property: Olive Branch North End Road Yapton West Sussex BN18 0DU	Insured: Mr A Harding Local Authority: Arun District Council
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Insurance Company:	Questgates
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Claim Reference:	QGIP007700/KET/NXH
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Scope of Report:	To assess the current potential for trees to cause or contribute to damage to built structures due to clay shrinkage subsidence by the abstraction of soil moisture.
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A detailed inspection with respect to decay, defects, and hazard evaluation is not included in this report.

Consultant:	Sarah Johnston
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Quality Checked:	KES
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Marishal Thompson & Co. (Environmental) Ltd

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Arboricultural Appraisal Report

1.0 INTRODUCTION

Acting upon instructions received from Brian Pyle Associates the site was surveyed on 03/04/2007. The following is a preliminary appraisal report based on the conditions found on that day and with reference to the supporting technical information provided as identified in section 4.0. Recommendations may be subject to review following the submission of additional information relating to the investigation.

The proximity of vegetation to the property has raised concerns that the abstraction of moisture by vegetation is a contributory factor in structural damage related to clay shrinkage. We have been requested to locate and identify vegetation with a potential to influence the property and to provide recommendations on implementing a tree management programme where appropriate.

2.0 PROPERTY DETAILS

Detached	☒	Semi detached	☐	Mid Terrace	☐
End Terrace	☐	Bungalow	☐	Flat	☐
Garage	☐	Other	☐	No. of storeys	<input type="text" value="2"/>

Extensions:

Single storey extension to the rear.

Year of
Construction:

Main Building:

circa
1900

Extension(s):

Unknown

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Arboricultural Appraisal Report

3.0 **DAMAGE**

Location/history:

The damage affects the rear left hand corner of the building with damage evident to both the single storey extension and the original building. The damage was first noticed during summer 2006.

4.0 **TECHNICAL INFORMATION**

The following technical information has been provided, copies of which are held on file:

Engineers report	☐	Soils analysis	☒
Site plan	☐	Root Identification	☒
Foundations	☒	Drains survey	☒
Borehole log	☒	Crack monitoring	☐
Other:	☐		

4.1 Foundations

Site investigations revealed concrete strip foundations in both bore hole 1 and 2. Foundation depths were 770mm with a footing of 300mm in bore hole 1 and 580mm with a footing of 190mm in bore hole 2.

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Arboricultural Appraisal Report

4.2 Soils

Soil analysis showed the soil to be a low shrinkage clay exhibiting desiccation in both bore holes.

4.3 Roots

Roots were observed to a depth of 900mm USF in bore hole 1. These were identified as belonging to the Pomoideae group, that includes Apple.

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Property: Olive Branch, North End Road, Yapton, West Sussex, BN18 0DU

Client: Brian Pyle Associates

TABLE 1 **TREE DETAILS**

Tree No.	Species	Age Cat	Age Class	Approx. Height (m)	Dia. (cm)	Crown Spread (m)	Condition	Growth Potential	Dist. to Building (m)
CI	Ivy	1	Mature	4	m/s	7	Fair	Medium	0
Description	No significant recent management.								
T1	Ash (Common)	3	Early Mature	11	33	8	Fair	High	11*
Description	No significant recent management.								
TG1	Mixed Species Group	1	Early Mature	6*	m/s	8	Fair	Medium	3
Description	No significant recent management.								
TG2	Rhus	1	Semi-Mature	2	m/s	4	Fair	Low	0
Description	No significant recent management.								

Age Category	Definition
1	Younger than property
2	Older than property
3	Significantly older than property

Age Class	Definition
Y	Young
S/M	Semi-Mature
E/M	Early-Mature
M	Mature
O/M	Over-Mature

M/S : multi-stemmed

* : estimated measurement

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Arboricultural Appraisal Report

5.0 **OPINION**

Technical Synopsis:

5.1 Recommendations are based on the observation that the insured property is founded upon shrinkable clay and the assumption that the current damage is attributable to clay shrinkage subsidence.

5.2 TG1, TG2 and C1 are considered significant to the current damage and removal/management is considered an appropriate arboricultural solution.

5.3 Recommendations for T1 have been made as it is considered to represent a future risk.

5.4 Soil analysis results confirm the potential for volumetric change which may be exacerbated by the influence of vegetation.

5.5 The root identification confirms the potential for trees/shrubs to influence soil moisture and potentially soil volumes in proximity to the foundations.

5.6 Recommendations for tree management are detailed fully in table 2.

Is vegetation likely to be a contributory factor in the current damage?	Yes	No	See Above
			x
Which vegetation is significant to the current damage?	C1, TG1, TG2		See Above
Is vegetation management likely to contribute to the future stability of the property?	Yes	No	See Above
			x
Which vegetation represents a future risk to the property? (Not associated with the current damage)	T1		See Above
Is replacement planting considered appropriate?	Yes	No	See Above
		x	
Does the potential of ground heave need to be assessed by Consulting Engineers before management recommendations are implemented?	Yes	No	See Above
		x	
Will implementation of the management recommendations result in significant amenity loss?	Yes	No	See Above
		x	
Would DNA profiling be of assistance in this case ?	Yes	No	See Above
		x	

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Arboricultural Appraisal Report

6.0 **LIMITATIONS**

This report is intended as a preliminary appraisal of vegetation influence on the property and assumes that engineers suspect, have confirmed or believe there is a future risk of damage related to clay shrinkage subsidence.

Recommendations for remedial tree works and future management are made to meet the primary objective of assisting in the restoration of stability to the property. In achieving this, it should be appreciated that recommendations may in some cases be contrary to best Arboricultural practice for tree pruning/management and is a necessary compromise between competing objectives.

Any connection between the structural damage to the property and trees will require the clear identification of shrinkable clay soils below foundation depths.

The presence of Tree Preservation Orders (•) or Conservation Area status must be determined prior to any tree works being implemented.

6.1 Statutory Protection

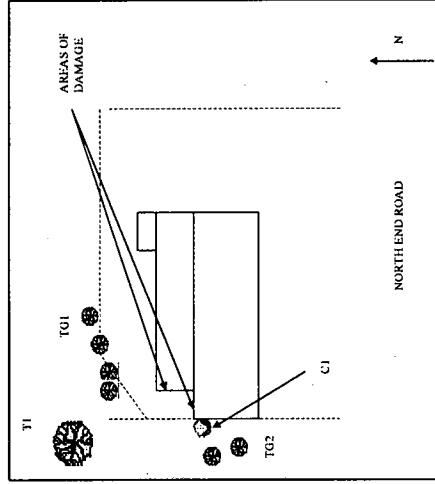
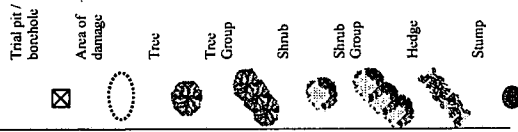
Does Statutory Tree Protection Apply?					
Yes		No		Statutory Search in Progress	x

Where trees are covered by TPO / Conservation Area protection, and the Local Planning Authority refuse permission to undertake works, Marishal Thompson & Co. (Environmental) Ltd are able to undertake Appeal action in accordance with the Department of Transport, Local Government and the Regions regulations. Further discussions with the LPA and / or Appeals can often result in original refusals to undertake work being changed.

Photographic Record



SITE PLAN



Please note that this plan is not to scale
OS Licence No. 100043218

MT Ref:	Marishal Thompson & Co. (Environmental) Ltd Bank Chambers, 29 High Street, Ewell, Epsom, Surrey, KT17 1SB Tel: 08702 416180 Fax: 01670 787336 Email: office@marishalthompson.co.uk	Client: Brian Pyle Associates	Title: Olive Branch
	LS/2303071143/SJ	Drawn by: Scale: NTS	Date: 07/04/2007

Note: Boundaries Assumed as Indicated