



Connick Tree Care



Connick Tree Consultants

Specialist in Arboricultural Assessment

ARBORICULTURAL REPORT (*Insurance and mortgage appraisal*)

OUR REFERENCE	140573/PRO
CLIENT	Mr Tree
SITE	8 Cudas Close, Epsom, Surrey KT19 0QF
REPORT BY	Mr Paul Roberts
DATE	19 th December 2016
DATE OF INSPECTION	16 th December 2016

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1. INTRODUCTION

1.1 INSTRUCTION

Connick Tree Consultants were instructed by Mr Tree to carry out a tree survey and report on the tree related risk to the property of 8 Cudas Close, Epsom, Surrey, KT19 0QF

A site visit was undertaken on the 19th July 2016 by the author of this report; Mr P. Roberts who is a qualified arboriculturist. The weather at the time of inspection was sunny with good visibility.

1.2 LIMITATIONS AND USE OF COPYRIGHT

All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means without our written permission. Its contents and format are for the exclusive use of the person, firm or company to whom it is addressed (and that of any other person, firm or company whose interest was disclosed to us prior to its preparation). It may not be sold, lent out or divulged to any third party not directly involved in this situation without the written consent of Connick Tree Care.

The scope of this report relates to a non-invasive appraisal of the trees within influencing distance of 8 Cudas Close, Epsom, Surrey, KT19 0QF and their potential impact on built structures from direct and indirect action. This report contains my opinions and recommendations which may be subject to review upon receipt of additional information not currently available. The inspection was undertaken from ground level.

We have not been provided with any technical reports or information as to the structural condition of the property or drainage system. We have not been made aware of any current structural problems with the property. If you, or your advisers, have at your disposal any information to suggest that the property is or has been suffering from any structural defects, we would ask that this information is released to us for consideration. We understand that there is no current structural damage to the property related to the direct or indirect influence of trees or other vegetation. We have not undertaken any excavations, nor inspected drains.

Trees are living organisms whose health and condition can change rapidly. This report will be invalidated if there are any changes to the site as it stands at present, e.g. building of extensions, excavation works, importing of soils, extreme weather events etc. The health, condition and safety of trees should be checked on a regular basis, and conclusions and recommendations included within this report are made in relation to the condition of the trees at the time of inspection.

The appearance of any building defect should always be investigated promptly. If vegetation is implicated, then early removal of relevant trees may stabilize the situation at little cost. Always contact a qualified structural engineer and arboriculturist before considering tree removal. This is because the tree may not be the cause of the problem and its removal may constitute a "heave" risk.



1.3 TREE RELATED DAMAGE

The potential damage to buildings and light structures caused by trees can be broadly categorised into two forms:

Direct action: which includes the damage caused by falling branches or whole trees, the result of direct pressures exerted on structures by the radial growth of tree roots and by direct contact with stems and branches if in close proximity to built structures.

Indirect action: which is the damage associated with the abstraction of moisture by tree or other vegetation from the soil below the foundations. This process may lead to the shrinkage of the soil which can result in movement of the foundation and structural instability.

2. SITE AND PROPERTY DESCRIPTION

The site is located at 8 Cudas Close, Epsom, Surrey KT19 0QF and comprises of a 4-bedroom two storey detached residential property, with a small garden and driveway to the front and larger garden to the rear. The windows to the front of the property are of a bay type with some recent re-pointing noted within the lower bay windows supporting brick work.

The four trees which are the subject of this report are located within the rear garden of number 8, the front garden of number 9 Cudas Close and the grounds of Cuddington Community Primary School.

The site was found to be level with no adverse topographical features.

The inspections were carried out from ground level using the Visual Tree Assessment (VTA) method (Mattheck, C and Breloer, H, 1994) examining the external features of each individual tree. All measurements, proportions and assessments of age are approximate, except where stated.

3. SUPPORTING DOCUMENTS

We have not been supplied with any supporting documents:



4. SOILS

No on site soil analysis was undertaken. Reference has been made to the British Geological Survey maps for an indicative guide to underlying soil characteristics. The online BGS1:50,000 scale map for the area indicates that the property is located on the London Clay Formation - Clay and Silt.

The London clay formation is a plastic clay subsoil of high volume change potential (NHBC Classification) and as such susceptible to undergoing volumetric change in relation to changes in soil moisture.

No information into the overlaying superficial deposits were available.

5. DISCUSSION

On completion of the site visit and ground level visual tree assessment (VTA) of the trees within the property, it appears that the trees are in a good to fair condition with the majority having no risk of immediate failure.

The mature oak tree identified as T1 and located within the front garden of the neighbouring property of number 9 Cudas Close, was noted to have a multiple major dead branches throughout the crown, of which some overhang the subject property of number 8 Cudas Close.

The water demand category for the trees surveyed is identified where given within Table 1 below, this categorisation is in reference to the data supplied within NHBC Chapter 4.2 Building near trees.

Table 1 - Identifying the water demand of trees surveyed

Tree No.	Species	Water demand	Mature height
A T1 & T4	English Oak (<i>Quercus robur</i>)	High	20
T2	Pear (<i>Pyrus communis</i>)	Moderate	12
c T3	Apple (<i>Malus spp</i>)	Moderate	12

Considerable amount of data has been collected over the years in relation to tree roots and damage to building. This data which combines the original findings of the Kew Tree Root Survey and that collected of tree roots which had been reported as the cause or contributed to the damage of buildings is summarised in the book Tree Roots and Buildings (D. Cutler and B. Richardson, 1989). Table 2 below shows the data for all species included within the book.

Table 2 - Identifying the recorded distances of damage to buildings (D. Cutler and B Richardson. 1989) of trees surveyed.

Species	Max. Tree-to-damage distance (m)	Distance within which 90% of damage cases were found (m)	Distance within which 75% of damage cases were found (m)
English Oak (<i>Quercus robur</i>)	30	18	13
Pear (<i>Pyrus communis</i>)	10	8	6
Apple (<i>Malus spp</i>)	10	8	6

As previously mentioned within the report for indirect damage to occur to properties the soil in which the foundations are laid upon must be capable of undergoing volumetric change. Although we have not carried out any excavations to confirm soil characteristics, we have undertaken a desktop study using the online 1: 50,000 British Geological Survey map which shows the property is located upon the London Clay Formation - Clay and Silt.

This clay soil type and the proximity of the trees to the property, particularly those of a high water demand do indicate there is a potential for tree related subsidence, caused by the abstraction of moisture from the soil to occur. However, the close proximity of trees to buildings located on clay soils is not a precursor to damage occurring and at present no damage to the main property has been made known to us.

The recent re-pointing to the supporting brickwork below the lower front bay window, may have resulted from numerous factors and without any further investigations its exact cause cannot be determined.

6. CONCLUSION AND RECOMMENDATIONS

The trees within the site and the school grounds are in a good physiological and structural condition showing no signs of ill health or significant structural defects that may affect the subject property. However, the adjacent Oak tree identified as T1, is in a fair physiological and structural condition with major deadwood present over the subject property. As such there is the potential for personal injury or property damage from falling deadwood. As this tree is located within the property of number 9 Cudas Close the legal obligation to ensure the tree does not pose a hazard would fall upon its own at not that of the subject property.

Although deadwood is present in the crown of T1, in terms of direct damage from full tree failure there is a low risk to the property.

Although the current risk of direct damage to the property from tree failure has been assessed as low, it is recommended that, if any visible defects such as loss of canopy, major deadwood or fungal fruiting bodies are observed by the occupiers then the owners of the tree are informed so they can seek professional advice tree and ensure that those responsible for the tree meet their duty of care requirements.

The findings of our site visit and currently the lack of any visible signs of damage to the main building, indicates that the main section of the property is currently not being affected by the trees on our adjacent to the site. However, as the house is within the zone of influence of trees T1, T2 and T4, if any damage does occur, this should be reported at the earliest opportunity to your insurer.

Further to the removal of deadwood in tree T1, works to reduce the extent of its crown has been recommended, this is primarily made due reason so of sound arboricultural management to prevent future failure and it is recommended these are completed within the time frames specified in the tree survey schedule attached as appendix I.

Work to reduce continue to manage the crowns of T2 and T3 have also been recommended for reasons of sound arboricultural management.

7. SITE PHOTOGRAPH'S

Photograph 1; Showing tree T1



Photograph 3; Showing recent re-pointing in baby window.



Photograph 12; Identifying some of the historic pruning wounds circled in red, within tree T1.



Photograph 4; Showing tree T4 to rear of site.





APPENDIX I

TREE SURVEY SCHEDULE

Connick Tree Care

Tree Survey

Site: 8 Cudas Close, Epsom, Surrey KT19 0QF
Client: Mr J.Tree
Date: 16th December 2016

Tree No.	Species	Age Class	Height (m)	Crown spread (m)	Overall Physiological condition	Overall Structural condition	Location	Observations/Comments	Recommendation	Priority	Water demand	Mature height
T1	English Oak (<i>Quercus robur</i>)	2	17	19	Fair	Fair	Located in front garden of neighbouring property of number 9 Cudas Close, 3.5m from south east corner of property.	Tree overhangs the residential property and driveway of number 8. Historic pruning wounds present within crown suggesting previous crown reduction works. Major deadwood through crown of which some overhangs number 8's property and driveway.	Remove deadwood.	3 months	High	20
									Reduce crown by up to 4m in spread and 2m in height.	12 months		
T2	Pear (<i>Pyrus communis</i>)	1	5	4	Good	Good	Located in rear garden of subject property, 5m from rear elevation.	Multi-stemmed specimen from 1m with evidence of continues management, suggestion the tree is managed for fruit production. Re-growth up to 2m in length.	Continue to manage crown on a regular regime.	12 months	Moderate	12
T3	Apple (<i>Malus spp</i>)	1	6	6	Good	Good	Located in rear garden of subject property, 11m from rear elevation.	dual stemmed specimen with evidence of continues management, suggestion the tree is managed for fruit production. Re-growth up to 2m in length.	Continue to manage crown on a regular regime.	12 months	Moderate	10
T4	English Oak (<i>Quercus robur</i>)	2	16	19	Good	Good	Located in the grounds of Cuddington Community Primary School, 23m from north east corner of property.	Tree could not be fully assessed due to location within third party land. Unmanaged specimen which forms screening.	Maintain tree at its current dimensions.	-	High	20

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



APPENDIX II TREE LOCATION PLAN

