

ARBORICULTURAL REPORT
at
41 Knox Green
Binfield
Bracknell
Berkshire
RG42 4NZ

Client:

360 Globalnet,
on behalf of Direct Line

Client Address:

Regus House
Herald Way
Pegasus Business Park
Castle Donington
DE74 2TZ

Insured:

Mrs Alison Sinclair

Claim Number:

DLG-SN-22-004171

JCA Ref:

19110/ChC

Client Ref:

083212738

Contents

Contents	2
1. Introduction	3
1.1 Purpose of the Report	3
1.2 Terms of Reference	3
1.3 Scope of the Report	3
2. Survey Conditions and Methods	4
2.1 Date of Inspection and name of Inspector	4
2.2 Data Collection Methods	4
3. Ground Investigation, Soil & Root Analysis	5
3.1 Introduction	5
3.2 Foundation Types and Depths	5
3.3 Soil Types	6
3.4 Root Analysis	7
4. Status of the Trees	8
5. Tree Descriptions & Recommendations	8
6. Discussion	9
7. Summary of Tree Specific Recommendations	10
8. General Recommendations and Observations	11
Appendix 1: Tree Descriptions and Recommendations	13
Appendix 2: Site Plan	14
Appendix 3: Author Qualifications	15
Appendix 4: Photos	16

1. Introduction

1.1 Purpose of the Report

- 1.1.1 This arboricultural report is required by our client as part of an investigation into soil shrinkage subsidence damage at:

41 Knox Green, Binfield, Bracknell, Berkshire, RG42 4NZ.

1.2 Terms of Reference

- 1.2.1 We are instructed by **360 Globalnet** to visit the site and carry out an arboricultural survey covering all vegetation within likely influencing distance of the subject property. It has been requested that we only consider vegetation management options for the purpose of this report.
- 1.2.2 We have been supplied with details of the site investigation, which was carried out by **Drainage Repair Company**, and have included the salient points in this report. We have applied this information to our knowledge of trees and the arboricultural data we gathered on site and prescribed recommendations for current, or future action, if required.
- 1.2.3 We are to prepare our findings in a detailed report, making specific recommendations as to any arboricultural management which may be required.

1.3 Scope of the Report

- 1.3.1 The subject property is semi-detached residential property constructed circa 1975.
- 1.3.2 Damage has occurred internally to the front of the house. Please see the **360 Globalnet Engineer's Report** for full details of the current damage at the subject property.
- 1.3.3 The distance between the vegetation surveyed and the building is measured from the closest part of the property.

2. Survey Conditions and Methods

2.1 Date of Inspection and name of Inspector

2.1.1 The site was surveyed during October 2022 by **Richard Daubeny** *Level 3 Arboriculture*.

2.2 Data Collection Methods

2.2.1 The inspection was carried out at ground level using visual assessment of the tree canopy, stem and rooting area. No digging or drilling was carried out by JCA Ltd.

2.2.2 The measurements were made using instruments including clinometers for tree *HEIGHT*, diameter tapes for *STEM DIAMETER* (measured at 1.5m above ground level) and tape measures or electronic distometers for *CROWN SPREAD* and *DISTANCE TO PROPERTY*.

2.2.3 *AGE CLASS* and *LIFE EXPECTANCY* values are estimated based upon our knowledge of trees and the way they grow. No core sampling was carried out on this occasion.

2.2.4 The term *INFLUENCING DISTANCE* as used in this report is not derived from the NHBC's 'zones of influence' formula. It is merely an estimation of the potential of a tree or shrub to cause damage to the subject property after due consideration of many factors including soil characteristics, specimen size, vigour, species, likely water uptake and distance from the property.

2.2.5 '*NHBC WATER DEMAND*' (low, moderate or high) are categories originated by the National House Building Council. The concept was designed to be used as an aid for determining the correct foundation depths for new build situations where there are existing trees present.

3. Ground Investigation, Soil & Root Analysis

3.1 Introduction

- 3.1.1 Trees influence soil conditions, and in some soil types root activity can create a soil moisture deficit (S.M.D.), which means that the amount of water being used by the tree and by natural evaporation has exceeded the amount of water entering the ground through precipitation or other means. This deficit can lead to soil shrinkage which in turn can cause a building to move, particularly if its foundations are shallow. The result is *SUBSIDENCE*.
- 3.1.2 The soil's *PLASTICITY INDEX*, *PLASTIC LIMIT*, *MOISTURE CONTENT* and the likely water uptake of the tree/trees in question are key factors in determining whether shrinkage has occurred.
- 3.1.3 On shrinkable soils, damage to buildings can also occur as a result of tree removal. In such cases, re-hydration of the soil beyond that which would ordinarily occur prior to the removal of vegetation can cause an upwards movement of the ground which is known as *HEAVE*. Trees should not, therefore, be removed without due consideration of likely effects.
- 3.1.4 The ground investigation and root analysis at this site have been carried out by others. Results of these investigations are briefly summarised below.

3.2 Foundation Types and Depths

- 3.2.1 Please refer to the site plan at **Appendix 2** for an indication of the trial pit/borehole location.
- 3.2.2 **Trial pit/borehole 1** revealed a concrete foundation at a maximum depth of 800mm below ground level.

3.3 Soil Types

3.3.1 Trial Pit/Borehole 1:

- The soils *plasticity index* ranged from 15% to 31%.
- *Moisture contents* within the soil samples ranged from 14% to 25%.
- The *plastic limit* of the soils ranged from 15% to 21%.
- The *liquid limit* of the soils ranged from 30% to 52%.

These results indicate that the clay soil found within **Trial Pit/Borehole 1** is of low to medium shrinkability and that the soil is desiccated between the depths of 1-1.5m.

3.4 Root Analysis



Richardson's Botanical Identifications

Root identification
Vegetation surveys
Tree/Building investigations
Plant taxonomy

The Drainage Repair Company
Suite 15, Leatherline House
71 Narrow Lane
AYLESTONE
Leicester LE2 8NA

25/07/2022

Dr Ian B K Richardson
BSc, MSc, PhD, MRSB, FLS
James Richardson
BSc (Hons. Biology)

Enterprise House
49-51 Whiteknights Road
Reading
RG6 7BB

Web: www.botanical.net

Your ref: **Root ID**

Our ref: **83/7811**

Dear Lisa

41 Knox Green, Binfield RG42 4NZ

The samples you sent in relation to the above on 14/07/2022 have been examined. Their structures were referable as follows:

TP1, 0.8-2.0m		
2 no.	Examined root: FRAXINUS (Ash).	Dead*.
6 no.	Examined root: the family SALICACEAE (Salix (Willows) and Populus (Poplars)).	Dead*.
3 no.	Sections of either twig, stem or sucker only - NOT roots. Although examined in our laboratory, they were not identifiable.	
17 no.	Unfortunately all with insufficient cells for identification.	

Click here for more information: [FRAXINUS](#) [SALICACEAE](#)

I trust this is of help. Please call us if you have any queries; our Invoice is enclosed.

Yours sincerely

Dr Ian B K Richardson

* Based mainly on the Iodine test for starch. Starch is present in some cells of a living woody root, but is more or less rapidly broken down by soil micro-organisms on death of the root, sometimes before decay is evident. This result need not reflect the state of the parent tree.

** Try out our web site on www.botanical.net **

Identified with no information on vegetation, on or off site.

Report commissioned by



Address: **41 KNOX GREEN, BINFIELD, BRACKNELL, RG42 4NZ**

4. Status of the Trees

- 4.1 A Tree Preservation Order (TPO) and Conservation Area check was made in September 2022 with **Bracknell Forest Council**.
- 4.2 We are informed that the property is situated within an Area Tree Preservation Order (TPO) and that **T5** (Ash) is protected by an individual TPO.
- 4.3 Before any tree works are undertaken to protected trees, written consent from the Local Authority must first be obtained. An application for tree works form must therefore be completed and submitted to the Local Authority outlining all the proposed works along with a suitable justification. A waiting period of eight weeks is then required.
- 4.4 *No work must be done to protected trees until permission has been granted.*

5. Tree Descriptions & Recommendations

- 5.1 Descriptions of the surveyed vegetation and all recommended work are detailed in the tables at **Appendix 1**.
- 5.2 Please refer to the site plan at **Appendix 2** for the locations of the vegetation surveyed and all the relevant site features.

6. Discussion

- 6.1 We have been informed by our client that the damage observed at the property is due to clay shrinkage caused by vegetation.
- 6.2 Based on this information, having made a detailed survey of the site and having given due consideration to the other information supplied, we are satisfied that in this case some subsidence damage has occurred as a result of drying shrinkage caused by vegetation within influencing distance of the property.
- 6.3 We consider the vegetation identified as **T1** and **T5** to be contributing to the damage observed at the subject property. We have therefore recommended that these two trees be removed to ground level and that the stumps are treated to prevent regrowth.
- 6.4 In addition to the above, we have also advised the removal of **S2** due to its close proximity to the house and to prevent future issues. The stump will need treating/grinding out to prevent regrowth.
- 6.5 We consider the vegetation identified as **G3**, **T4** and **G7** to be of possible future concern to the subject property, if left unmanaged. We have therefore recommended that these items of vegetation be maintained at their current size over the forthcoming years. These works are only recommended as a precaution and are not considered a priority to resolve the damage observed at the subject property.
- 6.6 We have summarised all our tree specific recommendations in **Section 7** and made general recommendations in **Section 8**. The effect of these recommendations should be to prevent further damage by reducing the moisture uptake close to the problem areas.

7. Summary of Tree Specific Recommendations

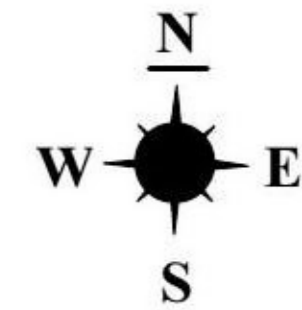
Item	Species	Recommended Action	Location/ Ownership	Planning Restriction
T1	Weeping Willow	Remove to ground level and treat the stump to prevent regrowth.	No. 42 Knox Green	Yes - TPO
S2	Buddleja	Remove to ground level and treat the stump to prevent regrowth.	Subject Property	None
G3	Mixed Shrubs	Maintain at current size over the forthcoming years.	Subject Property	None
T4	Snowy Mespilus	Maintain at current size over the forthcoming years.	Subject Property	Possibly TPO
T5	Common Ash	Remove to ground level and treat the stump to prevent regrowth.	Subject Property	Yes - TPO
G6	Mixed Shrubs	Maintain at current size over the forthcoming years.	Subject Property	None
G7	Mixed Trees	Maintain at current size over the forthcoming years.	Subject Property	Possibly TPO

8. General Recommendations and Observations

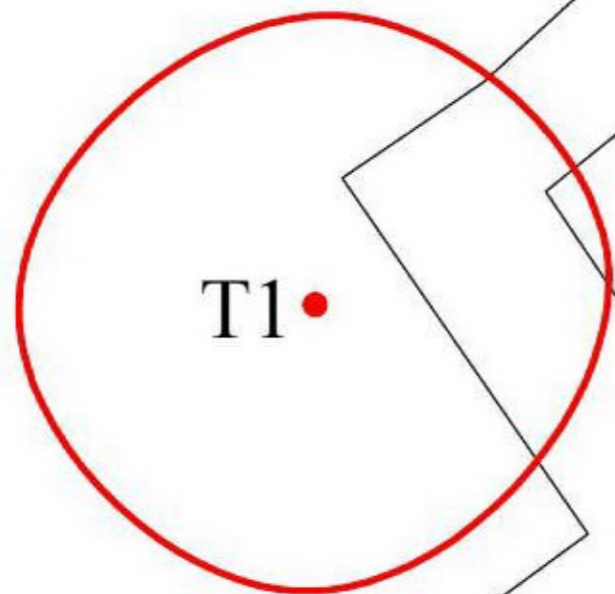
- 8.1 This report is based upon a visual inspection. JCA Limited shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- 8.2 All tree work must be carried out to BS 3998: 2010 - '*Recommendations for Tree Work*'.
- 8.3 Any tree work should be carried out by qualified, experienced and skilled arboricultural contractors covered by adequate *public liability and employers liability insurance*. Any defects seen by a contractor or the employer that were not apparent to the consultant must be brought to the consultant's attention immediately.
- 8.4 The influence of trees on the soil and on buildings may change as they grow, as climate varies or as other changes occur in the local environment. It is therefore advisable to have trees inspected by JCA Limited annually.
- 8.5 That the project engineer considers all possible solutions which may not involve vegetation works, if there is a wider public or ecological interest in retaining the trees influencing the property.
- 8.6 The property and the damage should be monitored by the project engineer on a regular basis after the recommended tree works are complete.
- 8.7 If, after the works have been carried out, there is little improvement, this may mean that the situation cannot be rectified by arboricultural means alone. If this point is reached the situation must be reassessed in conjunction with other experts.
- 8.8 No liability can be accepted by the consultant in respect of the trees unless the recommendations of this report are carried out under their supervision and within their timescale.
- 8.9 That the project engineer considers the possibility of heave.

Appendices

Tree Ref.	Age Common Name <i>Botanical Name</i>	Height (m)	Stem Diameter (cm)	Canopy Spread (m)	Owner / Occupier Observations	Condition	Distance to Property (m)	NHBC Water Demand	Life Expectancy (yrs)	Within Potential Influencing Distance	Root Identification Match	Contributing to Damage	Vegetation Management Option
T 1	Mature Weeping Willow <i>Salix babylonica</i>	9	60	7	Third Party - No. 42 Knox Green Situated in the front garden of a neighbouring property opposite the road. Reduced in 2020. Considered to be older than the property.	FAIR	12.5	HIGH	40+	Yes	Yes	Likely	Remove to ground level and treat the stump to prevent regrowth.
S 2	Mature Buddleja <i>Buddleja sp.</i>	2.5	<10	3	Policy Holder Situated adjacent to the subject dwelling. Future issue if retained. Considered to be younger than the property.	FAIR	1.3	NO DATA	10+	Yes	No	Potentially	Remove to ground level and treat the stump to prevent regrowth.
G 3	Mature Mixed Shrubs	4	<10	See Plan	Policy Holder Species include Berberis, Honeysuckle and Lilac. Situated in the garden of the subject property.	FAIR	2.7	NO DATA	10+	Yes	No	No	Maintain at current size over the forthcoming years.
T 4	Mature Snowy Mespilus <i>Amelanchier lamarckii</i>	3.5	20	3	Policy Holder Situated in the garden of the subject property.	FAIR	4.4	NO DATA	10+	Yes	No	No	Maintain at current size over the forthcoming years.
T 5	Mature Common Ash <i>Fraxinus excelsior</i>	19	70	16	Policy Holder Situated in the garden of the subject property. Considered to be older than the property.	FAIR	12.5	MOD	20+	Yes	Yes	Likely	Remove to ground level and treat the stump to prevent regrowth.
G 6	Mature Mixed Shrubs	2	<10	See Plan	Policy Holder Situated in the garden of the subject property.	FAIR	4.5	NO DATA	10+	Yes	No	No	Maintain at current size over the forthcoming years.
G 7	Mature Mixed Trees	To 13	Avg. 35	See Plan	Policy Holder Four trees situated in the rear garden of the subject property. Species include Horse Chestnut, Yew, Apple and Rowan. Not inspected in detail due to proximity to damaged area.	FAIR	7.5+	MOD	20+	Yes	No	No	Maintain at current size over the forthcoming years.



No. 42
Knox Green



Knox Green

No. 40

TP/BH1

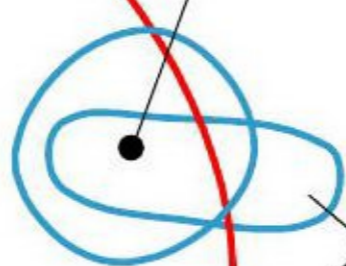


No. 41

S2



T4

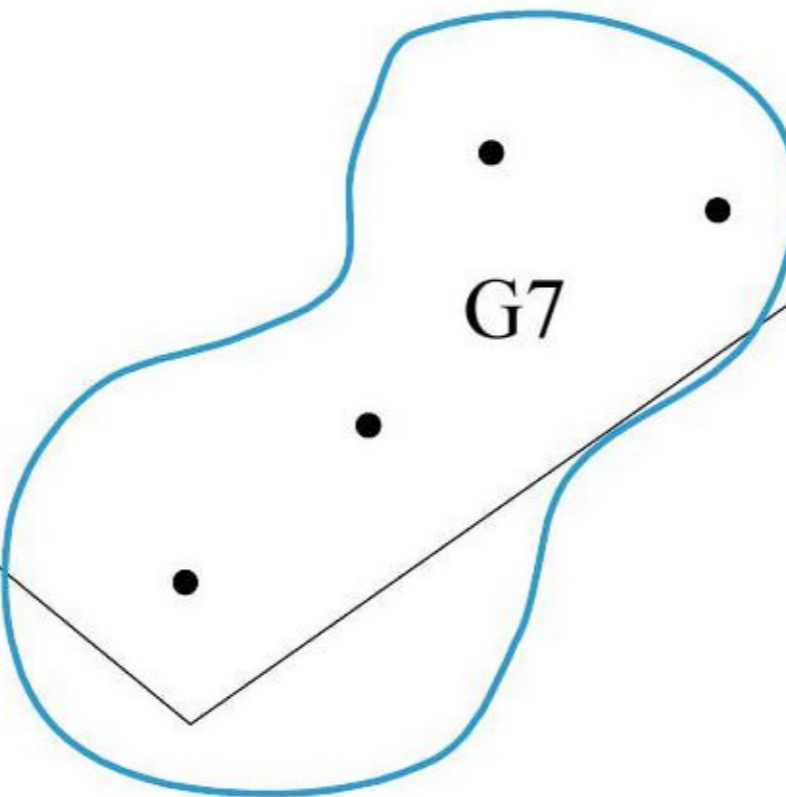


G3

T5

G6

G7



Appendix 2: Site Plan

ADDRESS: 41 Knox Green, Binfield,
Bracknell, Berkshire, RG42 4NZ.
JCA REF: 19110/ChC

NOT TO SCALE

PAPER SIZE: A4

SURVEYED BY: RD

DRAWN BY: CC

APPROVED BY: DK

	CANOPY OF TREE/SHRUB/GROUP TO BE RETAINED. NO ACTION REQUIRED
	CANOPY OF TREE/SHRUB/GROUP TO BE RETAINED. CURRENT OR FUTURE MANAGEMENT REQUIRED
	CANOPY OF TREE/SHRUB/GROUP TO BE REMOVED
	STEM OF TREE/SHRUB TO BE RETAINED
	STEM OF TREE/SHRUB TO BE REMOVED
	OUTLINE OF SUBJECT PROPERTY
	APPROXIMATE LOCATION OF THE DAMAGE
	BOREHOLE/TRIAL PIT LOCATION

JCA Limited

Arboricultural & Forestry Consultants

Appendix 3: Author Qualifications

Principal Consultant and Managing Director

Jonathan Cocking *F.R.E.S., Tech. Cert. (Arbor.A), PDipArb (RFS) FArborA CBiol MSB. MICFor.* Jonathan is a Registered Consultant and Fellow of the Arboricultural Association and sits on its Professional Committee. He has 31 years' experience in the Arboricultural profession and served for eight years as Senior Arboriculturist with a large local authority before establishing JCA in 1997. Jonathan has since developed JCA's portfolio of services and its extensive client base. He is a Chartered Biologist, a Chartered Arboriculturist and an Expert Witness with much experience of litigation work.

Technical Director

Toby Thwaites *BSc (Hons), HND (Arboriculture), MArborA.* Toby joined JCA in 1998 after graduating in Ecology at the University of Huddersfield and has since graduated in Arboriculture at the University of Central Lancashire. A former JCA team leader and Consulting Arboriculturist, Toby is now Technical Director and oversees all office and on-site activities at JCA and is on hand to offer technical support and advice.

Operations Director

Charles Cocking *FdSc (Arboriculture), MArborA.* Charles joined JCA in January 2014 having previously worked for the company on a part time basis during 2013. Charles obtained his Foundation Degree in Arboriculture at Askham Bryan College, York, and is a Professional Member of the Arboricultural Association. Charles now oversees all internal operations for the company.

Consulting Staff: Arboriculture

Andrew Bussey. Andrew started working in consultancy at JCA in 2006 having spent 12 years working as an arborist for various private companies before joining a Local Authority forestry team. He has various NPTC qualifications, is QTRA qualified and is a LANTRA Accredited Professional Tree Inspector.

Emily Wilde *FdSc (Arboriculture).* Emily joined JCA having previously worked for various private tree surgery and consultancy companies over the past 8 years. She initially obtained a ND in Forestry & Arboriculture, followed by a FdSc in Arboriculture at Askham Bryan College, York. Emily has various NPTC certificates and is QTRA qualified.

Mick Eltringham *ND (Forestry).* Mick joined JCA after spending 12 years working in the industry for various private companies in the north and south of England. He has also spent the last five years working as a consultant for two canopy research projects in the Amazon Rainforest, working with Oxford University and the University of Arizona. He has various NPTC Qualifications.

Dan Kemp *FdSc (Arboriculture).* Dan joined JCA with nearly 30 years' experience in arboriculture. He worked as a London Tree Officer for 12 years and in several arboricultural and horticultural management posts, specialising particularly in tree risk assessments and tree related subsidence.

Ryan Bateman *BSc (Hons), FdSc (Arboriculture), TechArborA.* Ryan joined JCA in 2020 after working as a Lecturer on the Foundation Degree in Arboriculture at Askham Bryan College in York. Ryan has both practical skills, NPTC qualifications and theoretical knowledge and owned his own contracting business prior to, and whilst working as a lecturer.

Luke Wickham *FdSc (Arboriculture and Urban Forestry).* Luke joined JCA in 2021 after obtaining his Foundation Degree in Arboriculture and Urban Forestry at Askham Bryan College. Having previously worked within the industry for the past 4 years, running his own small business and sub-contracting for local firms, Luke brings a sound knowledge and understanding of the practical and academic sides of the industry.

Matt Large *DipArb L4 (ABC) TechArborA.* Matt is based in Northampton and assists JCA by undertaking surveys in the south of the country. He has been involved in the arboricultural sector since 1996 and obtained a Level 4 Diploma in Arboriculture in 2011. Matt is a LANTRA Accredited Professional Tree Inspector.

Jonnie Setterfield *BSc (Hons) MArborA. / Richard Daubeny* *Level 3 Arboriculture / Peter Wilkins* *BA (Hons) MArborA MIEnvSc.* Jonnie, Richard and Peter are based in the south-east of the UK and assist JCA by undertaking surveys in the south of the country.

Administrative Staff

Catherine Cocking Accounts Manager.
Kelly Saunders Accounts Assistant.

Lorraine Spink Administrative Assistant.
Lisa Beedham Marketing Manager.

Appendix 4: Photos



Photo 1: Showing T1 (Weeping Willow)



Photo 2: Showing T5 (Common Ash)



Photo 3: Showing S2 (Buddleja)

We hope that this report provides all the necessary information, but should any further advice be needed please do not hesitate to contact the author.

The contents of this report are true to the best of our knowledge and belief.

Signed



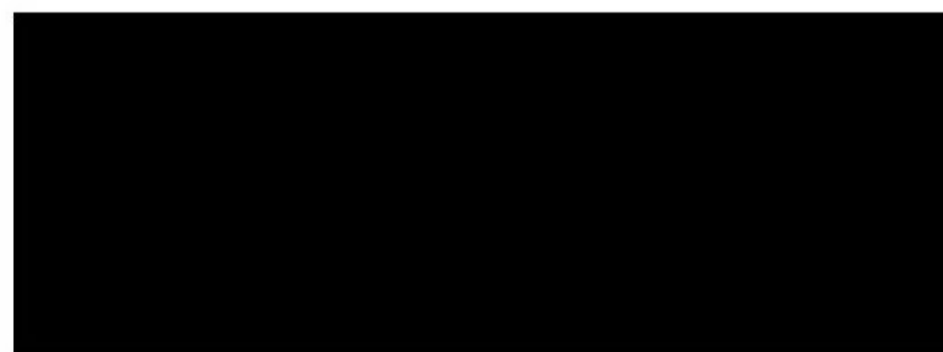
.....
Charles Cocking *FdSc (Arboriculture) MA ArborA.*

13th October 2022

For and on behalf of **JCA Ltd**

Registered Office

**Unit 80
Bowers Mill
Branch Road
Barkisland
Halifax
HX4 0AD**



www.jcaac.com

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- Great Crested Newt eDNA Sampling
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- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes

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- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)

HEAD QUARTERS:

Unit 80 Bowers Mill,
Branch Road,
Barkisland,
Halifax, HX4 0AD.



Website: www.jcaac.com

