



ALL ARBORICULTURE

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ARBORICULTURAL REPORT FOR THE PURPOSES OF A HOUSE PURCHASE

On behalf of:

Adam Austin
Greenacres
The Common
Surlingham
Norwich
NR14 7AP

Prepared by:

Kristian Chesterman
Bsc (Hons)

Report Reference:

AAHRGREE

Report Date:

7th February 2023

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1.0 Summary

Following an instruction from Adam Austin I have surveyed 2 trees for the purposes of a house purchase. Additional vegetation was also inspected but posed no risk due to species water demand, size and distance.

The subsidence and heave risk factors associated with T1 and T2 are **negligible**.
The potential for seasonal nuisance arising from T1 and T2 is considered **acceptable**.

All trees should be inspected and if required maintained regularly. This should be carried out in the next 12 - 24 months and then again every 2-3 years.
Tree work should be carried out by competent, trained and insured arboriculturists in accordance with BS3998:2010.

2.0 Background

2.1 Instruction:

I have been instructed by Adam Austin to conduct an arboricultural survey and report for the purposes of a house purchase on a property on 1 Chilean Pine and 1 Lawsons cypress next to Greenacres, The Common, Surlingham, Norwich, NR14 7AP.

The initial enquiry was received on 8th February 2023. Inspection took place on 10th February 2023.

2.2 Techniques used:

Visual Tree Assessment (VTA; Lonsdale, 1999).
Desk-based enquiries: TPO / CA status, geological survey, mapping.

2.3 Limitations:

The contents are intended for the sole use of the client and lender only. No liability is accepted for their use by any other parties to advance an argument or claim (including legal or financial) without prior consent.

No liability is accepted for defects hidden from view by vegetation or other obstacles to access.

Formal assessment of topography, drainage, service conduits, soil conditions and the like are outside the scope of this report.

Other specialist arboricultural surveys (e.g. root collar examination or sonic tomography) have not been made and are beyond the scope of this report. Specific laboratory investigations of soil properties (plasticity index, moisture content, suction pressure) have not been made and are beyond the scope of this report. Specific information relating to the foundation construction and any history of subsidence (and its remediation) was not available.

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Since specific information relating to the building and its subsidence history has not been made available, all comments are based on the assumption that no subsidence or damage consistent with soil movement has occurred to date. This report will be deemed to be invalid if a history of such damage has not been made known to the surveyor.

It is understood that any risks associated with these limitations are accepted by the clients.

2.4 Weather conditions:

Sunny, wind force 2-4

2.5 Access conditions:

Access was unhindered.

2.6 Validity:

Plants are biological organisms and change with time. As such, no tree can be declared absolutely safe. Above ground risk assessment remains valid for twelve months from the date of inspection, or until a major storm is experienced, after which time a new inspection is required.

Subsidence risk assessment is valid for a period of five years provided that no significant changes to vegetation, hard surfaces, buildings, drainage and garden topography are made. This report shall be deemed invalid should there be any changes of this type.

2.7 Background information:

Tree Preservation Order and Conservation Area status was not checked.

3.0 Results:

3.1 Situation:

Building description: Brick under tile.

Building orientation: Frontage faces South.

Garden orientation: Garden surrounding.

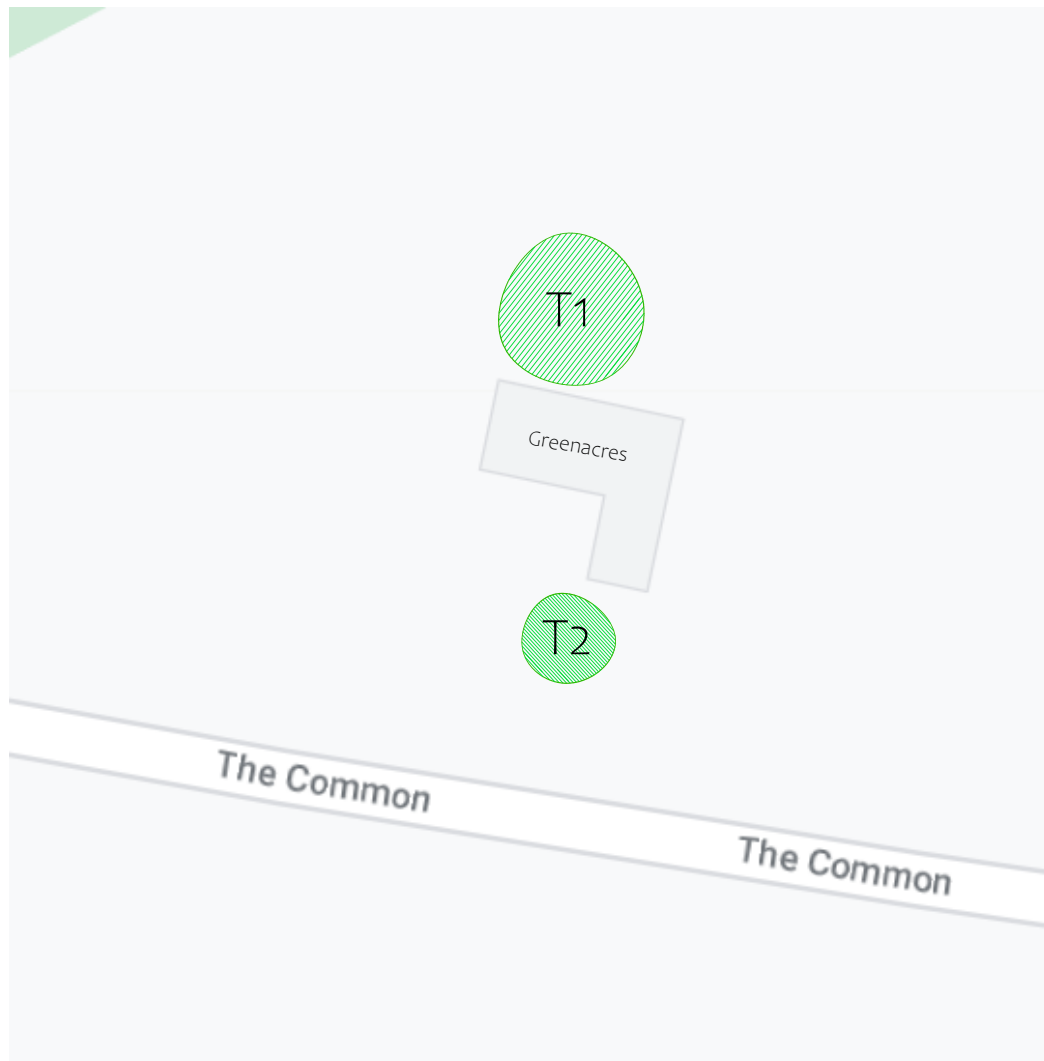
Foundation type: Unknown. Assumed to be concrete strip 1.5m deep. No damage consistent with subsidence reported by current occupier.

Soil type: River Terrace Deposits - Sand and gravel.

Underlying geology: Crag Group - Sand and gravel.

Damage: None observed. Current occupier states none experienced during tenure.

3.2 Site plan:



Plan showing location of surveyed trees and vegetation at Greenacres, The Common, Surlingham, Norwich, NR14 7AP

3.3 Tree assessment:

Tree or shrub number – T1
Common name – Chilean Pine
Scientific name – Araucaria araucana
Tree height – 16m
Distance from house – 3m
Age Class – Early mature
Estimated life span – 40 years +
Vigor – Good
Growth potential – Medium
Vitality – Good
Subsidence Risk Factor – Negligible
Other relevant threats – None

3.4 Subsidence risk:

Water demand class: Pine – Moderate (NHBC 4.2) – **Medium risk.**
Tree to building distance in 50% of subsidence cases involving Pine: ≤ 6 m
(Mercer, Reeves & O’Callaghan 2011) – **Low risk.**
Assumed house foundations are sufficient. (Recommended depth 1.3m, NHBC 4.2)
– **Risk reduced.**
Approximate age of tree: 30 years (Non native species, amenity planting similar to that elsewhere in town). Tree may abstract water sufficient to cause subsoil shrinkage past post-construction levels especially in particularly hot or dry years but unlikely given absence of damage – **No risk.**
No damage present – **Risk reduced.**
House subsidence risk factor: **Negligible.**
Heave risk factor if tree removed: **Negligible** (type of movement: Recovery)

3.5 Other risks:

Direct damage to foundations: **None**
Seasonal and other nuisance: **None**

3.3 Tree assessment:

Tree or shrub number – T2
Common name – Lawsons Cypress
Scientific name – *Prunus laurocerasus*
Tree height – 9m
Distance from house – 4m
Age Class – Early Mature
Estimated life span – 40 years +
Vigor – Fair
Growth potential – Medium
Vitality – Fair
Subsidence Risk Factor – Negligible
Other relevant threats – None

3.4 Subsidence risk:

Water demand class: Cypress – High (NHBC 4.2) – **High risk.**
Tree to building distance in 50% of subsidence cases involving Cypress: ≤ 6 m
(Mercer, Reeves & O’Callaghan 2011) – **Moderate risk.**
Assumed house foundations are sufficient. (Recommended depth 1.3m, NHBC 4.2)
– **Risk reduced.**
Approximate age of tree: 10 years (Non native species, amenity planting similar to that elsewhere in town). Tree may abstract water sufficient to cause subsoil shrinkage past post-construction levels especially in particularly hot or dry years but unlikely given absence of damage – **No risk.**
No damage present – **Risk reduced.**
House subsidence risk factor: **Negligible.**
Heave risk factor if tree removed: **Negligible** (type of movement: Recovery)

3.5 Other risks:

Direct damage to foundations: **None**

Seasonal and other nuisance: **None**

4.0 Conclusions & Recommendations:

4.1 Risks associated with T1 and T2

The subsidence and heave risk factors associated with these trees are **negligible**.

4.2 Non-urgent actions:

4.3 General points:

5.0 Authors qualifications and experience:

Level 6 BSC (Hons) in Arboriculture	2014
Technicians Certificate in Arboriculture (Merit)	2012
Arboricultural Consultant (AllArboriculture)	2015 – present
Arborist and Owner (Chesterman Tree Care)	2006 – 2014

Continuing Professional Development:

Tree Risk and Climate Change Seminar (MTOA)	2022
Getting to Grips with Subsidence (Arb Association)	2019
Picus – Advanced Assessment Day – Sorbus	2019
Risk Management Training (Arb Association)	2019
Assessment of Tree Forks (Arb Association)	2018
Trees People and the Built Environment (ICF)	2016
Mortgage Report Writing – Tree Life Training	2016