

## Arboricultural Report

Alleged Root Damage to:

Trinity Court  
Trinity Street  
Ryde  
PO33 2AU



|                 |                        |
|-----------------|------------------------|
| CLIENT:         | QuestGates             |
| MWA REF:        | TST1231201-883         |
| MWA CONSULTANT: | Mark Bisley B.Sc. Hons |
| REPORT DATE:    | 13/12/2023             |

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## Arboricultural Appraisal Report

### 1.0 Introduction

- 1.1 We are instructed by QuestGates on behalf of the owner of Trinity Court, Trinity Street, Ryde, PO33 3AU (subject property), to assess and report on alleged root damage to the front wall of the property.
- 1.2 The property was visited on 23<sup>rd</sup> November 2023.
- 1.3 It is reported that the front boundary wall of the property is bowing and concern has been raised that it may fall on to the adjacent pavement.
- 1.4 No other technical reports have been provided in relation to the damage.

### 2.0 Site Description

- 2.1 The subject property is a three storey, block of six flats.
- 2.2 The front of the site is given over to parking with some soft landscaping on the front and left boundaries which includes trees and large shrubs. There is little room to either side of the block but young trees are present to the left. A shrub bed is present to the rear.
- 2.3 The front boundary is marked by a stone wall, the left boundary by a brick wall and fences are present on the right and rear boundaries.
- 2.4 The site is slopes down gently from the rear to the front and adjacent land slopes down gently from the left to the right.
- 2.6 The British Geological survey maps of the area records the bedrock at the property as the junction of Bembridge Marls Member (calcareous mudstone and limestone) and Bembridge Limestone Formation (limestone). No superficial deposits are recorded.

### 3.0 The Damage

- 3.1 The damage relates to bulging of the front wall adjacent to T6. We also noted that the pier adjacent to T5 was also leaning with cracks where it meets the adjacent wall.

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## 4.0 Appraisal

- 4.1 T6 is growing in close proximity to the front wall and has a large amount of basal growth which is in contact with the wall. The bulge in the wall and other cracking is directly adjacent to the base of the tree and no gap was visible between the base of the tree and the wall. It is therefore highly likely that the tree is causing direct damage to the wall.
- 4.2 A similar situation exists at T5 which is at the junction of the front and left boundary walls. Again, the base of the tree is in contact with the base of the wall and cracking is present in the adjacent wall, with movement of the adjacent pier also apparent. It is therefore also highly likely that the tree is causing direct damage to the wall as it grows in this location as well.
- 4.3 Tree stems and roots increase in diameter with age through secondary thickening occupying more space within the ground over time. Where the roots come in to contact with structures (e.g. walls or paving) displacement of those structures may occur.
- 4.4 The lifting and distortion of the walls is consistent with expanding tree stems / bases exerting a direct force on the adjacent walls.
- 4.5 Based on the information gained during the site visit, it is concluded that the damage to the walls is, on the balance of probabilities, the result of direct pressure resulting from the from growth of trees T5 and T6.
- 4.6 There is insufficient room in both cases for mitigation works such as pruning, so it would either be necessary to remove the offending trees or to rebuild the walls to accommodate the trees, including room for future growth.

5.0 **Table 1** Tree Details & Recommendations

| Tree No.           | Species | Ht. (m)   | Dia. (mm) | Crown Spread (m) | Dist. to building (m) | Age Classification    | Location/Ownership   |
|--------------------|---------|---|-----------|------------------|-----------------------|-----------------------|----------------------|
| T1                 | Apple   | 2   | 10 *      | 0.5              | 3                     | Younger than Property | Risk Address         |
| Management history |         | Subject to past management/pruning - appears regularly pruned.          |           |                  |                       |                       |                      |
| Recommendation     |         | No works required.  |           |                  |                       |                       |                      |
| T2                 | Beech   | 12  | 660       | 12               | 5                     | Younger than Property | Risk Address         |
| Management history |         | Subject to periodic reduction as part of an ongoing management regime.  |           |                  |                       |                       |                      |
| Recommendation     |         | No works required.  |           |                  |                       |                       |                      |
| T3                 | Apple   | 4 *   | 180 *     | 3                | 0.5 *                 | Younger than Property | Domestic Third Party |
| Management history |         | Subject to past management/pruning - appears regularly pruned.          |           |                  |                       |                       |                      |
| Recommendation     |         | No works required.  |           |                  |                       |                       |                      |
| T4                 | Apple   | 5 *   | 250 *     | 5                | 5 *                   | Younger than Property | Domestic Third Party |
| Management history |         | Subject to past management/pruning - appears regularly pruned.          |           |                  |                       |                       |                      |
| Recommendation     |         | No works required.  |           |                  |                       |                       |                      |
| T5                 | Bay     | 4 *   | 65 Ms     | 1.5              | 0 wall                | Younger than Property | Risk Address         |
| Management history |         | Subject to past management/pruning - appears regularly pruned.          |           |                  |                       |                       |                      |
| Recommendation     |         | Remove (fell) to near ground level and treat stump to inhibit regrowth. |           |                  |                       |                       |                      |

Ms: multi-stemmed \* Estimated or approximate value

**Table 1** Tree Details & Recommendations cont'd

| Tree No.           | Species  | Ht. (m)   | Dia. (mm) | Crown Spread (m) | Dist. to building (m) | Age Classification    | Location/Ownership |
|--------------------|----------|---|-----------|------------------|-----------------------|-----------------------|--------------------|
| T6                 | Lime     | 13  | 475 Ms *  | 10               | 0 wall                | Younger than Property | Subject Property   |
| Management history |          | No significant recent management noted. Extensive basal growth.         |           |                  |                       |                       |                    |
| Recommendation     |          | Remove (fell) to near ground level and treat stump to inhibit regrowth. |           |                  |                       |                       |                    |
| T7                 | Bay      | 6   | 120 Ms    | 4                | 2                     | Younger than Property | Subject Property   |
| Management history |          | No significant recent management noted. Extensive basal growth.         |           |                  |                       |                       |                    |
| Recommendation     |          | No works required.  |           |                  |                       |                       |                    |
| T8                 | Sycamore | 9 *   | 160 *     | 4 *              | 6                     | Younger than Property | Third Party        |
| Management history |          | Subject to past management/pruning - appears regularly pruned.          |           |                  |                       |                       |                    |
| Recommendation     |          | No works required.  |           |                  |                       |                       |                    |
| TG1                | Bay      | 2   | 20 *      | 1                | 0 wall                | Younger than Property | Subject Property   |
| Management history |          | Subject to past management/pruning - appears regularly pruned.          |           |                  |                       |                       |                    |
| Recommendation     |          | Do not allow to exceed current dimensions.                              |           |                  |                       |                       |                    |
| TG2                | Bay      | 8.5   | 250 Ms *  | 8 *              | 2.5 *                 | Younger than Property | Third Party        |
| Management history |          | No significant recent management noted.                                 |           |                  |                       |                       |                    |
| Recommendation     |          | No works required.  |           |                  |                       |                       |                    |

Ms: multi-stemmed \* Estimated or approximate value

**Table 1** Tree Details & Recommendations cont'd

| Tree No.           | Species                      | Ht. (m)  | Dia. (mm) | Crown Spread (m) | Dist. to building (m) | Age Classification    | Location/Ownership |
|--------------------|------------------------------|--|-----------|------------------|-----------------------|-----------------------|--------------------|
| S1                 | Buddleia                     | 3  | 60 Ms     | 3                | 5.5                   | Younger than Property | Subject Property   |
| Management history |                              | Subject to past management/pruning - appears regularly pruned. |           |                  |                       |                       |                    |
| Recommendation     |                              | No works required.   |           |                  |                       |                       |                    |
| G1                 | Leycesteria, Bay, Pyracantha | 2  | 10 - 110  | 2                | 2.5                   | Younger than Property | Subject Property   |
| Management history |                              | Recently reduced/pruned.                                       |           |                  |                       |                       |                    |
| Recommendation     |                              | No works required.   |           |                  |                       |                       |                    |

Ms: multi-stemmed \* Estimated or approximate value

## 7.0 SITE PLAN



Plan not to scale – Indicative only

## 8.0 IMAGES



View of front boundary



View of pier adjacent to T5





View of base of T5



View of base of T6



View of damage adjacent to T6



View of bugle adjacent to base of T6