Arboricultural Appraisal Report

Subsidence Damage Investigation at:

19 Fox Street
Gransden
Sandy
SG19 3AA



CLIENT:	Sedgwick
CLIENT REF:	9622169
MWA REF:	SUB240118-14951
MWA CONSULTANT:	Andy Clark
REPORT DATE:	07/02/2024

SUMMARY

Statutory Controls			Mitigation (Current claim tree works)	
TPO current claim	No		Policy Holder	Yes
TPO future risk	No		Domestic 3rd Party	No
Cons. Area	Yes		Local Authority	No
Trusts schemes	No		Other	No
Local Authority: -	Huntingdonshire District Council			

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Introduction

Acting on instructions from Sedgwick, the insured property was visited on 06/02/2024 to assess the potential role of vegetation in relation to subsidence damage.

We are instructed to provide opinion on whether moisture abstraction by vegetation is a causal factor in the damage to the property and give recommendations on what vegetation management, if any, may be carried out with a view to restoring stability to the property. The scope of our assessment includes opinion relating to mitigation of future risk. Vegetation not recorded is considered not to be significant to the current damage or pose a significant risk in the foreseeable future.

This is an initial appraisal report and recommendations are made with reference to the technical reports and information currently available and may be subject to review upon receipt of additional site investigation data, monitoring, engineering opinion or other information.

This report does not include a detailed assessment of tree condition or safety. Where indications of poor condition or health in accessible trees are observed, this will be indicated within the report. Assessment of the condition and safety of third-party trees is excluded and third-party owners are advised to seek their own advice on tree health and stability of trees under their control.

Property Description

The property comprises a 2-storey detached house built in the 1700s. The property has been extended to the rear on numerous occasions with the most recent added in 2005. There is an outbuilding to the left of the property which was constructed in 1991 and a detached garage to the right which was built in 1973.

External areas comprise gardens to the front, rear and sides.

The site is generally level with no adverse topographical features.

Damage Description & History

Damage relates to the front right-hand sections of the building.

The property was the subject of a prior claim for subsidence damage in 2018, with damage affecting the rear right-hand section of the pre-1950s addition. The claim resulted in removal of vegetation at the rear followed by crack repairs. For a more detailed synopsis of the damage please refer to the building surveyor's/engineer's technical report.

Site Investigations

Site investigations were carried out by Auger on 29/11/2023, when a single trial pit was hand excavated to reveal the foundations, with a borehole sunk through the base of the trial pit to determine subsoil conditions. Please refer to the Site Investigation report for full details.

Discussion

Opinion and recommendations in this report are made on the understanding that Sedgwick have identified clay shrinkage subsidence as a cause of building movement and damage.

Site investigations and soil test results have confirmed a plastic clay subsoil susceptible to undergoing volumetric change in relation to changes in soil moisture.

Roots were observed below foundation depth in TP/BH1 and recovered samples have been positively identified (using anatomical analysis) as *Rosoideae* spp.; the origins of which will be the nearby Roses of SG1 group close to the TP/BH1 location.

Irrespective of the identification of recovered root samples, our survey has identified vegetation within influencing distance of the building/area of movement with a current potential to affect soil volumes below foundation level, the most significant of which in relation to the current damage are the Silver Maples recorded as TG1. The Roses of SG1 as well as the Laburnum and Box of TG2 group along the front boundary will also likely exert a localised contributory influence.

Based on the technical reports currently available, engineering opinion and our own site assessment we conclude there is damage consistent with shrinkage of the clay subsoil related to moisture abstraction by vegetation.

If an arboricultural solution is to be implemented to mitigate the influence of the implicated trees/vegetation we recommend that the Silver Maples TG1 are removed, combined with pruning of the roses within SG1 and rermoval of the Laburnum and Box of TG2 (see Table 1). Other vegetation recorded presents a potential future risk to building stability and management is therefore recommended (see Table 2). Recommended tree works may however be subject to change upon receipt of additional information.

Consideration has been given to pruning alone as a means of mitigating vegetation influence, however in this case, this is not considered to offer a viable long-term solution due to the species characteristics, size and proximity of the responsible vegetation to the area of damage.

Replacement planting may be considered subject to species choice and planting location.

Table 1 **Current Claim** - Tree Details & Recommendations

Tree No.	Species	Ht (m)	Dia (mm)	Crown Spread (m)	Dist. to building (m)	Age Classification	Ownership
TG1	Silver Maple [x2]	18.5	530	16.0	13.9	Older than extension(s)	Policy Holder
Management history		No significant past management noted.					
Recommendation		Remove (fell) both to near ground level and treat stumps to inhibit regrowth.					
TG2	Mixed spp. group of mostly Laburnum, Box, Privet, Viburnum, Lilac and Cotoneaster	4.5	110 Ms *	4.5	3.0	Younger than Property	Policy Holder
Management history		Subject to past management/pruning - previously crown reduced.					
Recommendation		Remove (fell) Box and Laburnum to near ground level and treat stumps to inhibit regrowth. Maintain remainder broadly at no larger than current dimensions by periodic pruning.					
SG1	Rose with herbaceous understorey	2.0	20	1.5	0.3	Younger than Property	Policy Holder
Management history		Subject to past management/pruning - appears regularly pruned.					
Recommendation		Hard-prune Roses back to 0.5m high and re-prune thereafter on a biennial cycle to maintain at broadly reduced dimensions.					

Ms: multi-stemmed * Estimated or approximate value

Table 2 **Future Risk** - Tree Details & Recommendations

Tree No.	Species	Ht (m)	Dia (mm)	Crown Spread (m)	Dist. to building (m)	Age Classification	Ownership
T1	Hawthorn	8.5	210 Ms *	6.0	14.7	Older than extension(s)	Policy Holder
Management history		No significant recent management noted.					
Recommendation		Maintain broadly at no larger than current dimensions by periodic pruning.					
T2	Damson	9.0	450 Ms *	11.0	10.0	Older than extension(s)	Policy Holder
Management history		No significant recent management noted.					
Recommendation		Maintain broadly at no larger than current dimensions by periodic pruning.					
T3	Ash	14.5 *	480	13.5	7.0	Older than extension(s)	Policy Holder
Management history		No significant past management noted. Approx. 1.0m to outbuilding.					
Recommendation		Remove (fell) to near ground level and treat stump to inhibit regrowth.					
TG3	Group of Hawthorn [x2] with understorey of Viburnum, Lilac, Lonicera and Cotoneaster	Up to 7.5	70 - 270	7.0	2.5	Older than extension(s)	Policy Holder
Management history		No significant recent management noted. 0.4m to outbuilding.					
Recommendation		Maintain broadly at no larger than current dimensions by periodic pruning.					
SG2	Mixed spp. group of mostly Philadelphus, Viburnum, Saltbush, Box and Rose	2.5	20	2.5	0.1	Younger than Property	Policy Holder
Management history		No significant recent management noted.					
Recommendation		Maintain broadly at no larger than current dimensions by periodic pruning.					

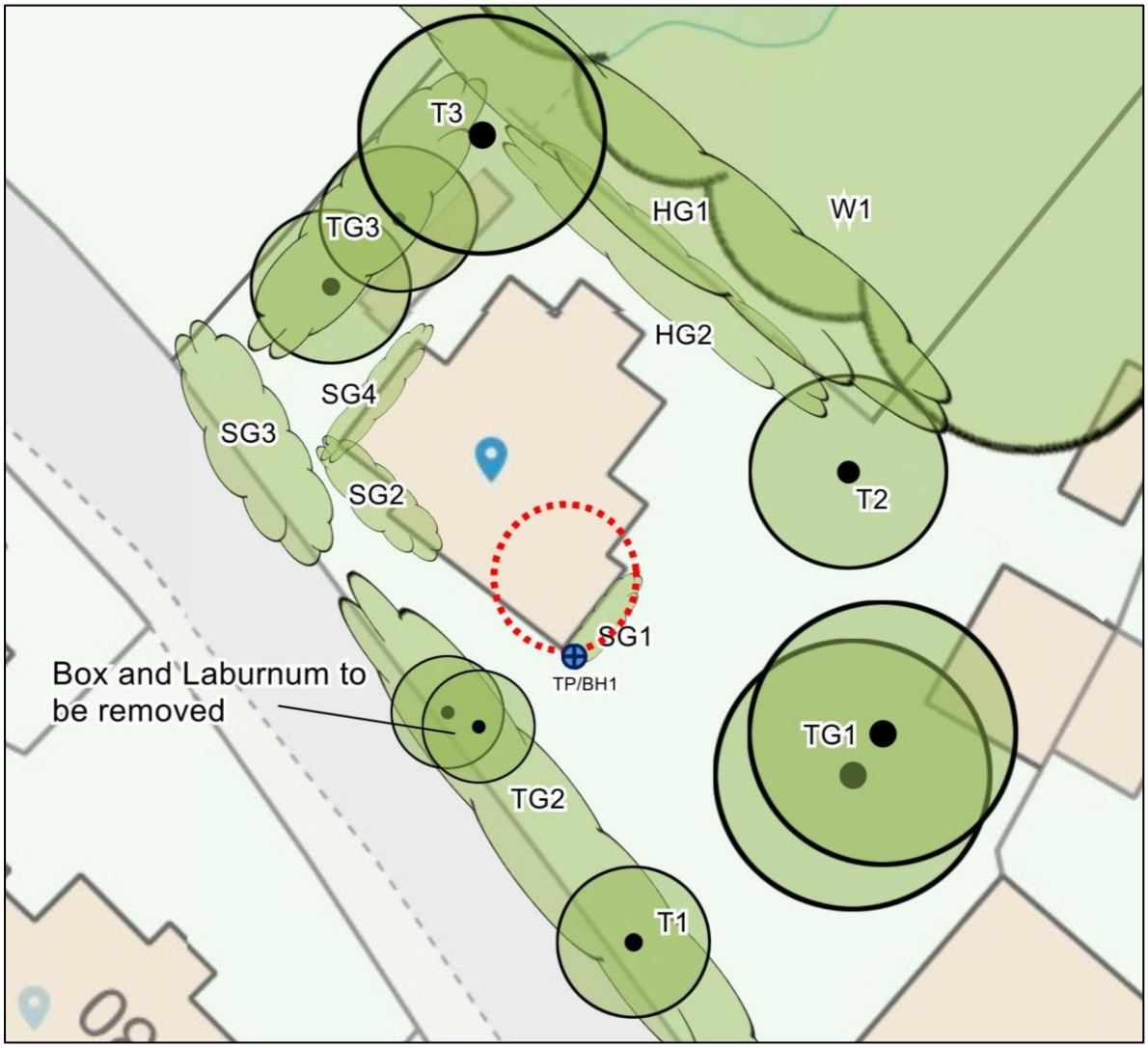
Ms: multi-stemmed * Estimated or approximate value

Table 2 **Future Risk** - Tree Details & Recommendations Contd.

Tree No.	Species	Ht (m)	Dia (mm)	Crown Spread (m)	Dist. to building (m)	Age Classification	Ownership
SG3	Mixed spp. group of mostly Holly, Philadelphus, Lilac, Viburnum, Hebe and Privet	3.0	90 Ms	3.0	2.1	Younger than Property	Policy Holder
Management history		No significant recent management noted.					
Recommendation		Maintain broadly at no larger than current dimensions by periodic pruning.					
SG4	Cotoneaster group	1.5	10	4.5	0.1	Younger than Property	Policy Holder
Management history		Subject to past management/pruning - appears regularly trimmed.					
Recommendation		Remove (fell) to near ground level and treat stump to inhibit regrowth.					
HG1	Mixed spp. hedgerow of mostly Cypress, Spruce, Elm and Damson	12.0 *	Up to 200	Up to 9.0	6.5	Older than extension(s)	Third Party 9 Fox Street SG19 3AA
Management history		No significant past management noted.					
Recommendation		Maintain broadly at no larger than current dimensions by periodic pruning.					
HG2	Mixed spp. hedgerow of mostly Beech, Hawthorn, Lonicera and Hazel	6.0	Up to 130 Ms *	Up to 5.0	4.0	Older than extension(s)	Policy Holder
Management history		Subject to past management/pruning - appears regularly trimmed and topped at varying heights between 1.5m and 3.0m.					
Recommendation		Maintain broadly at no larger than current dimensions by periodic pruning.					
W1	Mixed spp. woodland of mostly Ash, Elm, Holm Oak and Yew	20.0	Up to 750	Up to 19.0	13.0 *	Older than extension(s)	Joint Policy Holder and/or Third Party 9 Fox Street SG19 3AA
Management history		No significant past management noted. Appears to be jointly owned – fence line boundaries do not match site plan.					
Recommendation		No works required at present (subject to review if movement persists).					

Ms: multi-stemmed * Estimated or approximate value

Site Plan



Tree/vegetation locations are indicative

Approximate areas of damage

Images



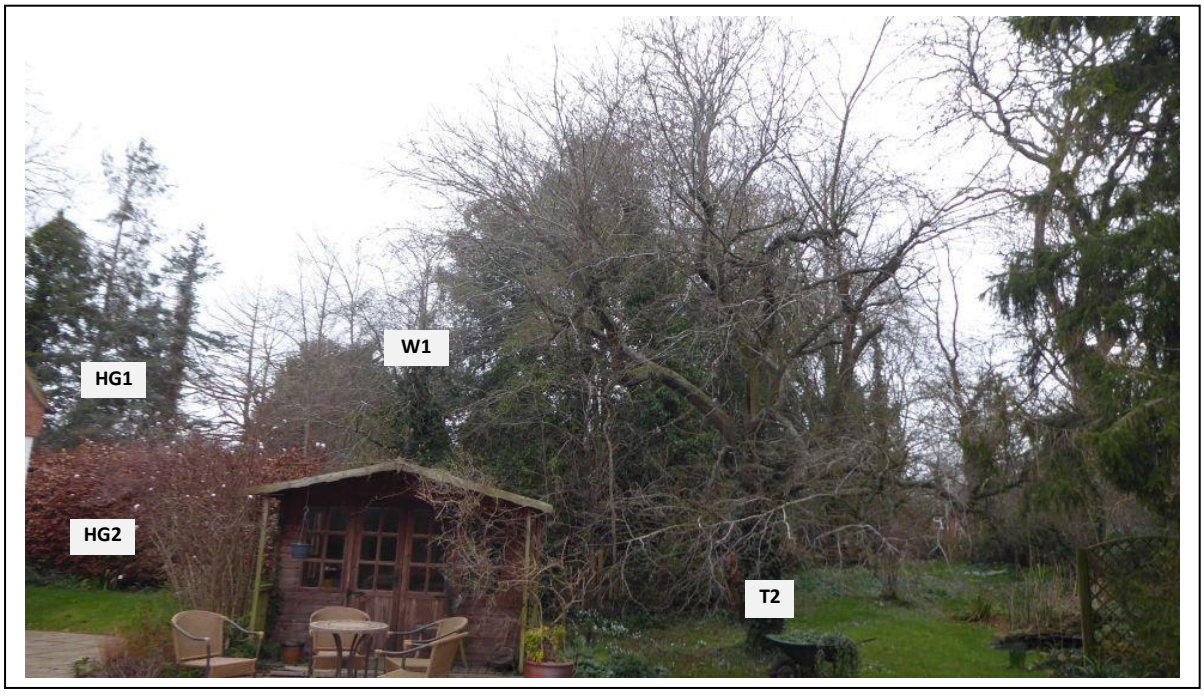
View from front of TG1 Silver Maple group



View of TG2 group to property frontage



View of SG1 shrub group



View of T2 Damson with HG1 and HG2 hedgerows to left of frame and W1 woodland beyond