Property Risk Inspection
LIMITED

ARBORICULTURAL ASSESSMENT REPORT



Risk Address: 34 Southwood Road, Trowbridge, BA14 7BZ

For:

Client: Sedgwick International UK
Insurer: [redacted]

Client Ref: 9536322
Insurer Ref: [redacted]

Policy holder: [redacted]

PRI Ref: 226299

Arborist: Ryan Ollman

Survey Date: 19/04/2022

QC: Margaret MacQueen

QC Date: 20/04/2022

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1.0 INTRODUCTION AND BRIEF

1.1 Property Risk Inspection has been instructed on behalf of the building insurers of the insured property. We have been advised that the insured property has suffered differential movement and damage that is considered to have been caused by trees growing adjacent to the property influencing soils beneath its foundations.

1.2 We have been instructed to undertake a survey of the vegetation growing adjacent to the insured property in order to provide our opinion as to whether, based on the available information, any of this vegetation is likely to be influencing soil moisture levels beneath the foundations of the property, and if so, to provide recommendations as to what tree management could be implemented to effectively prevent damage continuing.

1.3 The vegetation growing adjacent to the risk address has been surveyed from the ground. All distances are measured to the nearest point of the risk address unless otherwise stated.

2.0 LIMITATIONS

2.1 Recommendations with respect to tree management are associated with the risk address as stated on the front cover of this report and following consultation with investigating engineers. The survey of trees and any other vegetation is associated with impacts on the risk address subject of this report. Matters of tree health, structural condition, and/or the safety of vegetation under third party control are specifically excluded. Third party land owners are strongly advised to seek their own professional advice as it relates to the health and stability of trees under their control.

2.2 Recommendations do not take account of any necessary permission (statutory or otherwise) that must be obtained before proceeding with any tree works.

2.3 Recommendations do not take account of any requirements for survey or mitigation relating to European or other protected species, e.g. bird nesting or bats. Land owners must obtain their own professional advice in respect of any protected species.

3.0 DISCUSSION AND ANALYSIS

3.1 Soils, soil water and vegetation

All vegetation requires water to live, and this water is substantially accessed from the soil within which the plants' roots grow.

If the soil is classified as a clay soil, then it will hold very much more water than sands, gravels and loam soils. As plants abstract water from the clay soil, the soil volume will "shrink" and "swell" during the summer as water is first removed and then added by summer rainfall. In years in which rainfall during the summer is less than the total amount of water taken from the soil by plants, shrinkage will occur. This shrinkage may remove support from building foundations, leading to cracking in the fabric of the building.

3.2 Vegetation management

The control of trees, shrubs, and climbers, by removal or pruning as appropriate, are proven techniques that can control total soil water loss thereby minimising soil shrinkage and allowing repairs to proceed.

If vegetation management works are carried out promptly, then repairs can usually proceed very quickly and the duration and distress associated with the disruption that tree related subsidence brings can be minimised.

3.3 Third party liaison and statutory controls

Tree roots do not respect physical or property boundaries and can travel for many metres beyond the above ground "dripline" of the canopy of the vegetation.

The purpose of this report is to ascertain which vegetation is the most likely substantial and/or effective contributory cause of the damage witnessed to allow for liaison with third parties or with local administrative Councils as necessary.

3.4 Evidential framework

The engineer has determined on a preliminary basis the damage to the property, its location and the likely mechanism of movement, and has concluded that the building failure is related to differential subsidence damage caused as a result of the action of vegetation. Where a factual geotechnical report has been completed, this will describe the below ground foundation design, soil and geotechnical conditions, as well as any root identification where available.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Recommendations

On the basis of our findings, we have considered a practical vegetation management specification.

This specification will assist in reducing the impact of the adjacent vegetation on soil moisture levels, thereby potentially stabilising foundations of the affected area of the building.

Where felling has been proposed, this will be on the basis that the vegetation in question would not respond well to a severe reduction in leaf area that would inevitably lead to decay, the development of potential hazards, and an annual or other on-going management commitment and cost.

If pruning is recommended, the specification will be designed to allow continual ease of re-pruning with a reasonable prospect of a reduction in soil water use.

4.2 Recommended vegetation management to address the current subsidence:

Tree No:	Species	Works Required
T1	Ash	Fell and treat stump with eco plugs (broadleaved).

5.0 STATUTORY CONTROLS

Wiltshire Council has confirmed that the implicated Ash vegetation is subject to a Tree Preservation Order. But there are no Conservation Area controls.

6.0 APPENDIX 1: TREE TABLES

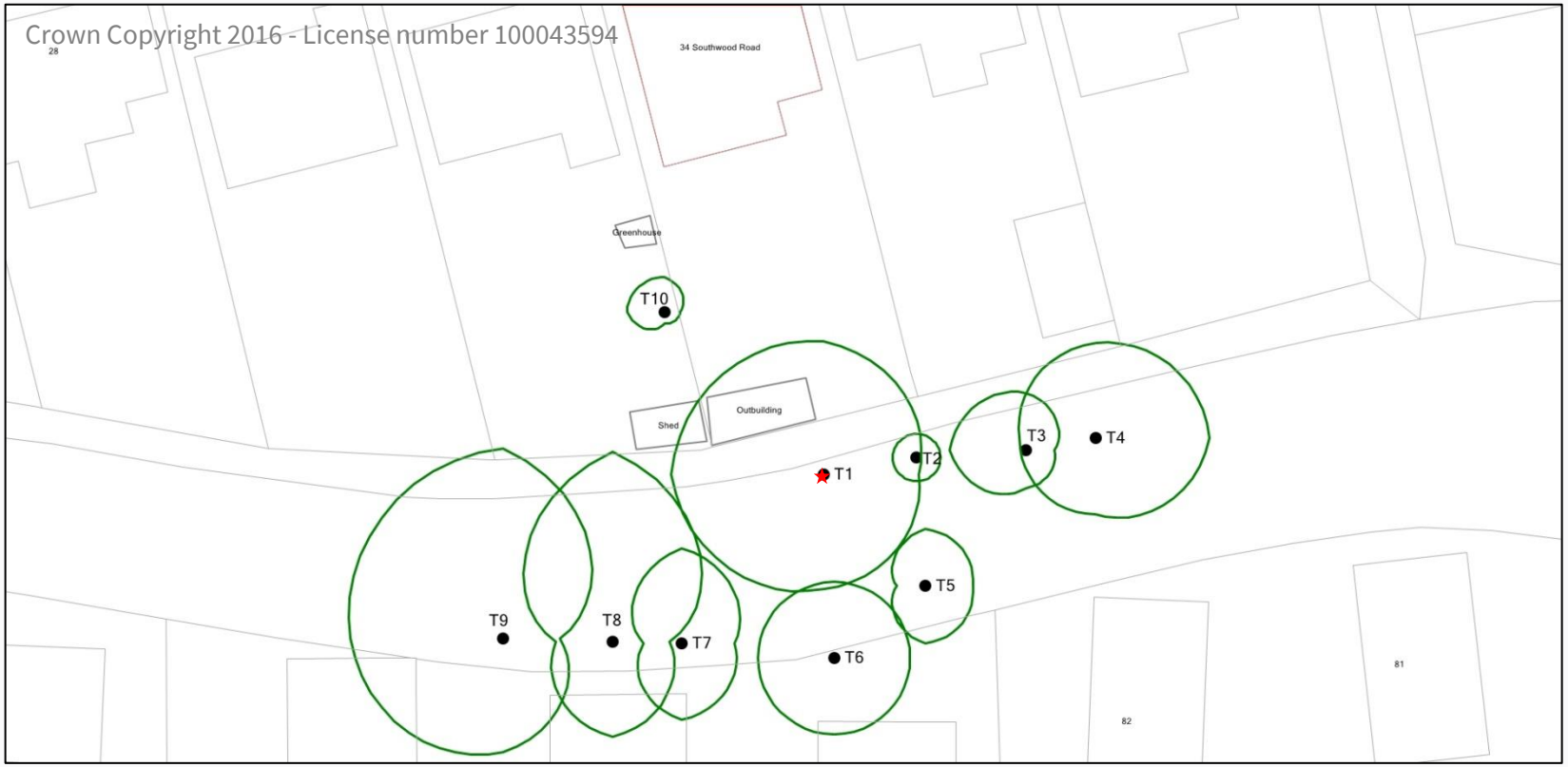
Tree No	Common Name	Age Class	Condition	Height (m)	Crown Spread (m)	Stem diam. (mm)	Dist to bldg. (m)	Roots Implicated	Pruning history	Recommendation	Tree work constraints	Notes	Owner address	Owner
T1	Ash	Over Mature	Fair	22*	13*	1200*	18.2*	Y	Subject to past management. No significant recent management.	Fell and treat stump with eco plugs (broadleaved).	Restricted access. Obstructions sheds/greenhouses.	TPO tree.	Redlane Sites Limited	C3P
T2	Hawthorn	Early Mature	Fair	3*	2.50*	50*	18.5*	N	Subject to past management. No significant recent management.	No work required.	Restricted access.	Located in a TPO area.	Redlane Sites Limited	C3P
T3	Oak	Early Mature	Fair	12*	5.25*	270*	19*	N	No significant past tree works.	No work required.	Restricted access. Obstructions sheds/greenhouses.	TPO tree. Main stem covered in Ivy.	Redlane Sites Limited	C3P

Tree No	Common Name	Age Class	Condition	Height (m)	Crown Spread (m)	Stem diam. (mm)	Dist to bldg. (m)	Roots Implicated	Pruning history	Recommendation	Tree work constraints	Notes	Owner address	Owner
T4	Ash	Mature	Fair	20*	9.5*	470*	20*	N	Subject to past management. No significant recent management.	No work required.	Restricted access. Obstructions sheds/greenhouses.	TPO tree.	Redlane Sites Limited	C3P
T5	Ash	Mature	Fair	17*	5.0*	300*	22.5*	N	Subject to past management. No significant recent management.	No work required.	Restricted access. Obstructions Neighbouring bungalow.	TPO tree. 2 stems with an approximate DBH of 470mm and 260mm	Redlane Sites Limited	C3P
T6	Oak	Mature	Fair	17*	8*	500*	24*	N	Subject to past management. No significant recent management.	No work required.	Restricted access. Obstructions Neighbouring bungalow.	TPO tree.	Redlane Sites Limited	C3P

Tree No	Common Name	Age Class	Condition	Height (m)	Crown Spread (m)	Stem diam. (mm)	Dist to bldg. (m)	Roots Implicated	Pruning history	Recommendation	Tree work constraints	Notes	Owner address	Owner
T7	Oak	Mature	Fair	17*	6.9*	530*	24*	N	Subject to past management. No significant recent management.	No work required.	Restricted access. Obstructions sheds/greenhouses/neighbouring properties.	TPO tree.	Redlane Sites Limited	C3P
T8	Ash	Mature	Fair	18*	10.5*	560*	25*	N	Subject to past management. No significant recent management.	No work required.	Restricted access. Obstructions sheds/greenhouses/neighbouring properties.	TPO tree.	Redlane Sites Limited	C3P
T9	Oak	Mature	Fair	18*	13.5*	630*	26*	N	Subject to past management. No significant recent management.	No work required.	Restricted access. Obstructions sheds/greenhouses/neighbouring properties.	TPO tree.	Redlane Sites Limited	C3P
T10	Cherry	Mature	Fair	3	2.6*	130*	7.8	N	Subject to past management.	No work required.	Access through side/rear gate. Obstructions sheds/greenhouses.		32 Southwood Road Trowbridge BA14 7BZ	P3P

* Value is estimated

7.0 APPENDIX 2: SITE PLAN



Location: 34 Southwood Road, Trowbridge, BA14 7BZ

Job Ref: 226299

Survey Date: 19/04/2022 – NTS

By Property Risk Inspection - Insurance Services

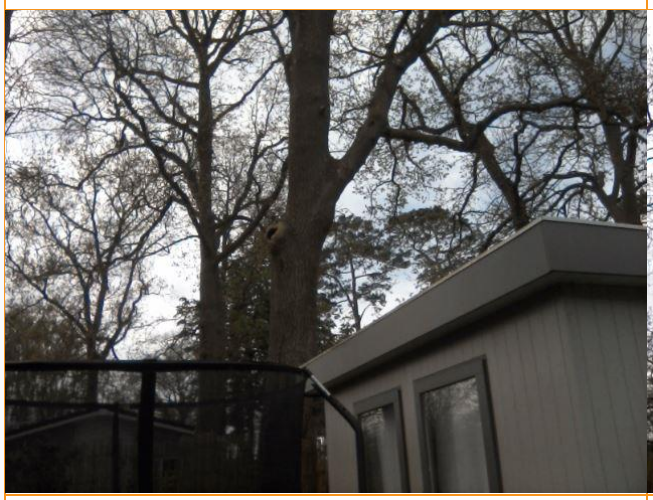
8.0 APPENDIX 3: SITE PHOTOGRAPHS



Front Elevation



T1 - Ash



T1 - Ash



T1 - Ash



T1 - Ash



T2 - Hawthorn



T2 - Hawthorn



T3 - Oak



T3 - Oak



T3 - Oak



T4 - Ash



T4 - Ash



T4 - Ash



T4 - Ash



T5 - Ash



T5 - Ash



T5 - Ash



T6 - Oak



T6 - Oak



T6 - Oak



T6 - Oak



T7 - Oak



T7 - Oak



T7 - Oak



T7 - Oak



T8 - Ash



T8 - Ash



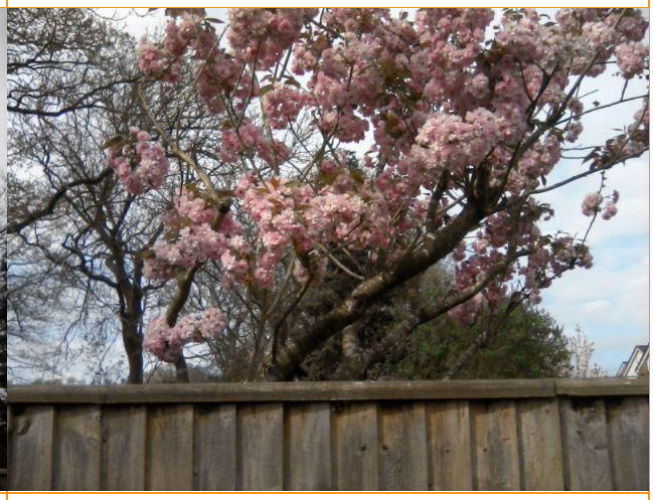
T8 - Ash



T8 - Ash



T9 - Oak

	
T9 - Oak	T9 - Oak
	
T9 - Oak	T10 - Cherry
	
T10 - Cherry	T10 - Cherry

Property Risk Inspection

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