Jeremy Salt
5 Berry Moor Cottages
Thurgoland
Pinfold Lane
Barnsley
S75 4RY

23rd September 2011

JCA Ref: 10359/PH

Dear Mr Salt

Arboricultural Report for Mortgage Purposes at: 5 Berry Moor Cottages, Thurgoland, Pinfold Lane, Silkstone Common, South Yorkshire, S75 4RY.

As instructed, we have now visited the above site and surveyed trees growing within influencing distance of the property.

1. Scope of the Survey

1.1 The trees have been assessed with regard to:

- The structural integrity of the property.
- The property's light structures, i.e. walls, patios.
- Health and safety.

1.2 Our survey of the trees, the soils and any other factors, is of a preliminary nature. We have **not** taken soil/root samples for analysis and the trees were not climbed, but inspected from ground level.

1.3 We have no information as to the structural integrity of either the main structure of the property or its drainage system. Drainage/water supply systems, if damaged, can allow roots to penetrate. If the drainage system is sound, roots have little capacity to access or damage them. A drainage expert can give more advice.

1.4 Any doubt as to the structural condition of the property would require the advice of a structural engineer. The appearance of any building defect should always be investigated promptly. If vegetation is implicated then often effective early removal or pruning will stabilise the situation at little cost. Always contact a qualified structural engineer or arboricultural consultant before considering tree removal.

1.5 If you, the customer, or your advisors, have at your disposal any information to suggest that the property has suffered or is suffering from any structural defect, we would ask that you release the information to us. All other relevant data is presented within this report together with any recommendations for further analysis, as appropriate.

2. The Property

2.1 The property is a stone, end terrace cottage, 1 of 5 dwellings. The property has gardens to the front, side and rear which contain a variety of trees and shrubs, which are numbered **T1** to **T10**. Their locations are shown on the attached plan.

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3. The Vegetation

TREE 1 (T1)

Sycamore. *Acer pseudoplatanus. (Aceraceae).*

Age Class	Height (m)	Diameter at 1.5m (cm)	Spread (m)	Condition	Distance to property (m)	Future growth potential (yrs)
Early-mature	12	Est. 45	9	Fair	9	20-40

Limited inspection due to being situated on adjacent land to the rear of the property and being covered in Ivy.

This tree is single-stemmed and vertical with a slightly unbalanced crown. Multiple pruning wounds were noted up the stem due to crown lifting. No major visible defects were observed.

This tree has the potential to get much larger in the future, however, at present it is of acceptable size and distance from the property.

Recommendation: *No action required.*

TREE 2 (T2)

Lawson Cypress. *Chaemaecyparis lawsoniana. (Cupressaceae).*

Age Class	Height (m)	Diameter at 1.5m (cm)	Spread (m)	Condition	Distance to property (m)	Future growth potential (yrs)
Early-mature	8	Est. <25	4	Good	Est. 11	40+

Limited inspection due to being situated on adjacent land to the rear of the property.

This tree is single-stemmed and vertical with a balanced crown. It is estimated to be 11m from the subject property.

This tree has the potential to get much larger in the future, however, at present it is of acceptable size and distance from the property.

Recommendation: *No action required.*

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TREE 3 (T3)

Sycamore. *Acer pseudoplatanus. (Aceraceae).*

Age Class	Height (m)	Diameter at 1.5m (cm)	Spread (m)	Condition	Distance to property (m)	Future growth potential (yrs)
Early-mature	12	Est. 50	11	Good	Est. 13	40+

Limited inspection due to being situated on adjacent land to the rear of the property.

This tree is single-stemmed and vertical with a slightly unbalanced crown. Occasional pruning wounds were observed within the crown, this is due to crown thinning.

This tree has the potential to get much larger in the future, however, at present it is of acceptable size and distance from the property.

Recommendation: *No action required.*

TREE 4 (T4)

Common Ash. *Fraxinus excelsior. (Oleaceae).*

Age Class	Height (m)	Diameter at 1.5m (cm)	Spread (m)	Condition	Distance to property (m)	Future growth potential (yrs)
Early-mature	13	Est. 50	12	Good	Est. 19	40+

Limited inspection due to being situated on adjacent land to the rear of the property.

This tree is single-stemmed with a slight lean and a balanced crown. The occasional pruning wounds were observed within the crown, this is due to crown thinning.

This tree has the potential to get much larger in the future, however, at present it is of acceptable size and distance from the property.

Recommendation: *No action required.*

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HEDGE 5 (H5)

Privet. *Ligustrum ovalifolium. (Oleaceae).*

Age Class	Height (m)	Diameter at 1.5m (cm)	Spread (m)	Condition	Distance to property (m)	Future growth potential (yrs)
Semi-mature	2	<10	See plan	Good	7	20-40

A well maintained group of shrubs forming a linear planting. No major visible defects were observed.

This shrub is not considered to be a future threat to the property.

Recommendation: *Maintain at current height and spread.*

TREE 6 (T6)

Elder. *Sambucus nigra. (Adoxaceae).*

Age Class	Height (m)	Diameter at 1.5m (cm)	Spread (m)	Condition	Distance to property (m)	Future growth potential (yrs)
Semi-mature	To 4.5	Est. 10	See plan	Good	0.5	10-20

Limited inspection due to its location behind a shed next to the wall of the property.

This tree is single-stemmed and vertical with a one-sided crown and is situated 0.5m from the property. There was no evidence of previous pruning.

This tree is likely to get considerably larger and outgrow this position; as such it would be prudent to remove this tree now to avoid any future damage.

Recommendation: *Fell to ground level and poison stump to prevent re-growth.*

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TREE 7 (T7)

Sycamore. *Acer pseudoplatanus. (Aceraceae).*

Age Class	Height (m)	Diameter at 1.5m (cm)	Spread (m)	Condition	Distance to property (m)	Future growth potential (yrs)
Mature	To 18	96	12	Fair	3	40+

This tree is single stemmed with a slight lean (away from the property) and slightly unbalanced crown and is situated 3m from the subject property.

This tree is covered by a Tree Preservation Order: **No 9/1974.** This site is not within a Conservation area.

This tree appears to be relatively healthy, however several areas of significant basal decay were observed with additional major cavities and fungal fruiting bodies to the stem and crown of the tree. This tree also has bat roost potential.

The fungi observed were likely to be either *Inonotus hispidus (Shaggy polypore) or Polyporous squamosus (Dryads saddle)* these fungi both cause a White rot and have the potential to cause brittle fractures within trees.

This tree is clearly within influencing distance of the subject property and is a moderate water demanding species according to NHBC guidelines. However due to the age of the tree and property, and lack of previous subsidence damage, it is unlikely to cause problems in the future, though this cannot be ruled out entirely.

Due to its spatial relationship with the house and evidence of serious decay in between the buttress roots and within the stem of this tree, it would be prudent to carry out further investigations before seeking permission regarding to the retention or removal of the tree, this would help to determine the extent of the tree works required.

It was also noted that the adjacent paving slabs are being lifted by roots, and it is likely that the roots from this tree are the main contributor to this lifting.

Recommendation: *Pollard to 6m and re-inspect annually. Fell to ground level and poison stump to prevent re-growth.*

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SHRUB 8 (S8)

Mixed species. *Cotoneaster, Weigela, Fuschia and Pyracantha spp.*

Age Class	Height (m)	Diameter at 1.5m (cm)	Spread (m)	Condition	Distance to property (m)	Future growth potential (yrs)
Young	*2*	*<10*	*0.5*	*Good*	*0-4m See plan*	*10-20*

A reasonably well maintained group of young shrubs.

No major visible defects were observed.

These shrubs are not considered to be a future threat to the property.

Recommendation: *Maintain at current height and spread.*

HEDGE 9 (H9)

Privet. *Ligustrum ovalifolium. (Oleaceae).*

Age Class	Height (m)	Diameter at 1.5m (cm)	Spread (m)	Condition	Distance to property (m)	Future growth potential (yrs)
Semi-mature	2.5	<10	2m	Good	10.5	20-40

A well maintained group of shrubs forming a linear planting.

No major visible defects were observed.

This shrub is not considered to be a future threat to the property.

Recommendation: *Maintain at current height and spread.*

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TREE 10 (T10)

Ornamental Cherry. *Prunus spp. (Roseaceae).*

Age Class	Height (m)	Diameter at 1.5m (cm)	Spread (m)	Condition	Distance to property (m)	Future growth potential (yrs)
Early-mature	10	36	8	Good	20+	20-40

A healthy tree, single-stemmed and vertical with a balanced crown.

No evidence of previous pruning was observed.

No major visible defects were observed.

Due to its distance from the property this tree is not considered to be a threat.

Recommendation: *No action required.*

5. Recommendations for Tree Works

5.1 Our recommendations for individual trees are summarised below. Category 1 recommendations have been made for structural/safety reasons. Category 2 works are of a cosmetic or general nature only.

CATEGORY 1:
Tree 6: *Fell to ground level and poison stump to prevent re-growth.*
Tree 7: *Pollard to 6m and re-inspect annually or fell to ground level and poison stump to prevent re-growth. (LPA dependant)*

CATEGORY 2:
Tree 1: *No action required.*
Tree 2: *No action required.*
Tree 3: *No action required.*
Tree 4: *No action required.*
Tree 5: *Maintain at current height and spread.*
Tree 8: *Maintain at current height and spread.*
Tree 9: *Maintain at current height and spread.*
Tree 10: *No action required.*

Avoid climbers such as Ivy around the property unless in tubs.

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5.2 Due to the large potential penalties for illegally carrying out work to protected trees, before authorising any tree works, you should contact your Local Planning Authority to check if the trees are covered by a Tree Preservation Order or if they are within a Conservation Area. If either applies, then statutory permission is required before any works can take place. We are able to arrange these checks and to organise and supervise professional contractors on your behalf.

5.3 When appointing a tree surgeon, please use only properly qualified and experienced companies and check that they carry adequate Public Liability and Employer's Liability Insurance. All tree work should be carried out according to British Standard 3998: 2010 – *recommendations for tree work.* JCA can supply names of such companies should you require.

5.4 A list of suitable tree species for gardens is available upon request. Please send a stamped addressed envelope.

6. Conclusions

6.1 At the present time, and so long as Category 1 tree works are undertaken, there are no arboricultural reasons why a mortgage or insurance cover should be refused on this property.

If we can be of further assistance in arranging the recommended works, or should you require further information, please do not hesitate to contact us.

Yours sincerely

Phil Humeniuk FdSc (Arboriculture), MicFor.

On behalf of:-

Jonathan P Cocking. F.R.E.S., P.Dip. Arboriculture (RFS), F Arbor A, C.Biol., M.I.Biol., Registered Consultant of the Arboricultural Association.

23rd September 2011

For and on behalf of JCA Ltd.

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