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LAWRENCE TATTERSALL
CHARTERED SURVEYORS
VALUATION SURVEYORS AND BUILDING SURVEYORS

date: 05 March 2015

Mrs. G. Bradford
174 Doncaster Road
Darfield
Barnsley
S73 9JF

PROPERTY SURVEYORS
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Dear Mrs. Bradford,

Advice upon mature tree at 174 Doncaster Road and damage to property.

Following my visit to your home this week I write to confirm my observations and the advice given verbally.

The property is a two-storey, semi-detached dwelling, being the left-hand of the pair. It is understood to have been built in 1933. There have, since then, been various extensions and additions to the original building.

In the front garden there is a mature copper beech tree. That is understood to have been planted not long after the original construction of the house. It will therefore be in excess of 80 years old. That is only around one third of a normal life expectancy for that

The height of the tree is approximately 16 metres. The girth of the bole is 2.6 metres, measured at a height of around 400 mm. above ground level. From those dimensions it appears that this specimen has not yet reached full maturity.

The centre of the bole is located 1.18 metres from your front boundary wall, 1.3 metres from your left-hand side boundary wall, and just over 5 metres from the front wall of your house. The root system should be expected to extend beneath at least the front half of your house, and perhaps to the original rear elevation. Therefore all of the original house is within the "danger zone" with respect to foundation damage caused by the root system.

I noted that there has in recent years been extensive disturbance of brick pavings to the front driveway and side path. The pattern of that disturbance is clearly indicative of tree root damage.

I also noted substantial cracking in your side boundary wall and the dwarf wall surrounding the planting bed within which the tree stands.

In addition, you pointed out to me a number of minor cracks that you have noted within your house and garage. The severity of those cracks was found to be slight and there is not presently any need for substantial repair. It is probable that there has been some contribution to that cracking from the tree root system. Unless action is taken in the near future, you should anticipate that further damage may occur.



Fellow

CIARB

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The only realistic means of avoiding further damage would be to remove the tree, including any stump. I understand that it is subject to a Tree Preservation Order. Consequently, its removal cannot be taken lightly. In my opinion there is, however, no realistic alternative.

As discussed, I would recommend that repair work to the paving and walls be left for at least one year following removal of the tree.

I trust that this is sufficient for your immediate needs but if you have any queries please do not hesitate to contact me. Meanwhile, I shall arrange for a fee account to be issued shortly.

Yours sincerely,



Anthony J. Kay
DipBS, PGDipArb, FRICS, FCIArb, FAE, FCABE, CBuildE
Chartered Building Surveyor
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