# ARBORICULTURAL REPORT

FOR

## 7 Broadmeadows Lane, Waterlooville, Hampshire



HAVANT BOROUGH COUNCIL
15 NOV 2010
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**Report Prepared by**
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**October 2010**

**Paul Collis** and Associates

Chartered Forester and Arboricultural Consultant

# ARBORICULTURAL REPORT

## For Trees on Land at No.7 Broadmeadows Lane, Waterlooville, Hants, PO7 8QL

### 1. INSTRUCTION.

1.1 This report was commissioned on 13 October 2010 by Studio 5 architects Ltd, on behalf of Mr. and Mrs. David MacWilliams, the owners of the above property, and was subsequently confirmed by them and re-defined by Mr. MacWilliams on site an Friday 22 October 2010.

### 2. SCOPE

2.1. The residents of this property are particularly concerned about two trees which have grown in what is now the small rear garden of this residential property from a time before the housing estate was constructed. These trees, and one other in an adjoining property, dominate the garden and cause substantial shading and appear to be involved in deformation of the ground surface and extensive damage resulting from it.

2.2. This property is situated beside the main thoroughfare of Tempest Avenue on the outskirts of Waterlooville which is within the Borough of Havant. On 28th September 1984 the local authority, Havant Borough Council, put in place Tree Preservation Order Number 1185 in order to protect the worthwhile trees as development was being planned for this residential estate of which this property now is part. That order took the form of some individually numbered trees and several tree groups: This property stands within group G2. Since that time the composition of trees in the locality has altered considerably and in this case the three trees described appear to be the only remaining trees from that original group.

2.3. This report will take the form and style of presentation recommended in British Standard Guideline BS 5837 (2005) "Trees in Relation to Construction - Recommendations".

2.4. I am a Chartered Forester and I am fully qualified in both forestry and arboriculture. I am a Fellow of both the Institute of Chartered Foresters and the Arboricultural Association; I am therefore qualified to advice on all tree matters. This does not extend to structural considerations however for which I have no expertise. Notwithstanding that limitation I am experienced in dealing with tree matters and their interaction with built property.

### 3. TREE SURVEY

3.1. I visited the site on Friday 22 October 2010.

3.2. As described above I found a total of three oak trees, *Quercus robur,* influencing this property: two, identified as A and B, are situated within the rear garden of number 7 Broadmeadows Lane and one other, identified as X, stands within the adjacent garden of number 6 Broadmeadows Lane.

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3.3. No below ground examination was made but the heavy consistency of the clay soils was readily apparent. The British Geological Survey of this area records most of the Waterlooville area as 'U', being "undifferentiated urban", however, this residential area lies just outside of that and the underlying material is described as: Wickham 4 Series, being drift over Tertiary clay. Given the exaggerated movement that is evident around the site this subsoil appears to have a high plasticity index

3.4. Despite the disclaimer at 2.4 above I saw clear evidence of ground movement and damage to both hard surfaces and light structures – the worst aspects of this being cracked and misaligned garden walls that in places no longer butt up against the house walls, where they were originally constructed, and have moved 'out of true'. Luckily, the main property appears to be free of damage – not surprisingly, for I am told, the house was built upon a foundation with eight metre piles.

3.5. The three trees (forming two groups) are described in the Tree Survey Schedule attached in which their overall dimensions are listed and any faults or problems described and where suitable work is recommended to mitigate any of the problems described. The trees are illustrated on the cover of this report and in the two pages of photographs. The position of each tree can be determined from the Sketch Plan attached where an indication of crown spread is also shown.

## 4. ARBORICULTURAL IMPACT ASSESSMENT and TREE CONSTRAINTS

4.1. The two trees at the rear of number 7 Broadmeadows Lane are not of outstanding value for the general public who may be either walking past or driving along Tempest Avenue or from within the estate itself, and the photographs reproduced here on the cover of this report and within illustrate this well. I make this claim because the main tree feature which dominates both the aspects cited grows close by in the rear garden of number 6 Broadmeadows Lane. I have called this tree 'tree X'.

4.2. Although all three trees are reasonably sound the two trees, A and B, grow in positions where they would inevitably come into conflict with the owners reasonable use and enjoyment of the property; that is once their growth enlarged and their roots extended to physically meet and damage ancillary parts of the property. Almost all *other* trees covered by the original Order appear to have been removed or replaced, presumably for the same reasons. Notwithstanding that, a reasonable mix of built property and arboricultural interest now exists in the general surrounding area.

4.3. Tree A, is an interesting remnant from times past as it now comprises four medium-sized stems, which grow from one old stump. In my opinion the group of stems, taken as one feature, constitutes a pleasing asset to this small garden (which is just ten by fifteen metres in extent) even though it is out of scale and castes a significant amount of shade. That is to say that the present level of shading is significant but is acceptable if one presupposes that it will remain the same size indefinitely – if the four stems were allowed to grow back to the original stature of this forest sized-tree life within the house would be almost untenable. It is of course feasible to maintain the group at roughly the same size by careful tree surgery and it is important that the local authority accepts this in principle to reassure the owners who have to live beneath it. Some crown reduction appears to have taken place before and directions in the Tree Schedule should be followed in the years ahead, namely: crown reduction and limited thinning should be carried out every three to four years to maintain the present crown size.

4.4. Tree B may at one time have been an attractive feature in itself but there is no question that it is now slowly being enveloped by the larger tree next door (which I have described as tree X). The photographs well illustrate the respective sizes of the two main tree crowns (as well as the third, tree A) showing that the crown of tree X is magnificent and a fine feature in the local landscape whereas tree B is almost lost against and beneath it it. I therefore propose that tree B is taken out in its entirety and its roots ground out, assuming of course that tree X will remain protected. Hopefully a great deal of the damage caused by the roots of tree B will be mitigated by this.

4.5. Both trees A and B cast shade across the garden in differing ways, which of course varies with the seasons and time of day. The potential control and restriction of shading by tree A is described above and more sky light would be forthcoming with the removal of tree B. In addition it would be possible to achieve more light coming through into this garden beneath the SW side of the larger tree X. I have shown by use of an annotated photograph how, with the removal of just three minor lower branches on that tree, the crown could be lifted adequately on that SW side to achieve that. The owner of this property believes that the owner of tree X is likely to support this proposal.

4.6. Only fully professional and competent tree workers should be employed to carry out the work directed here and all or any tree work must follow the directions of the latest version of British Standard 3998 Recommendations for Tree work.



**Paul Collis, F ICFor, F Arbor A, Chartered Forester**

**25 October 2010**

Publications cited:

1. British Standard Guideline BS 5837 (2005) "Trees in Relation to Construction - Recommendations"

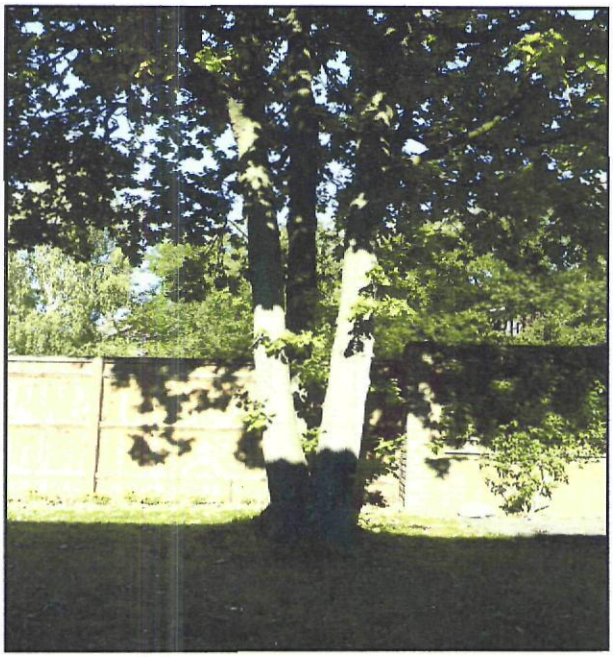
2. British Standard Guideline BS 3998 "Recommendations for Tree Work"

| TREE SURVEY SCHEDULE - Property: 7 Broadmeadows Lane, Waterlooville, Hants, PO7 8QL | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **CLIENT: Mr. & Mrs. David MacWilliams** | | | | | | | Crown Radius | | | | Inspectors: P. Collis Date: |
| **No.** | **TPO** | **Species** | **Age** | **category** | **Height** | **BHD** | **N** | **S** | **E** | **W** | **Comments** |
| A | √ | English oak | M/A | B | 10.5 | 27 | 5.0 | 4.7 | 4.8 | 5.0 | now, a small remnant, comprising four stems, of a very old tree |
| | | | | | | 23 | | | | | (remaining stump diameter is approximately 1.5m diameter). |
| | | | | | | 25 | | | | | The four small stems are in reasonable condition and appear to |
| | | | | | | 12 | | | | | be stable. However, these are capable of growing much larger. |
| | | | | | | | | | | | It would be sensible to keep the overall crown(s) at the present |
| | | | | | | | | | | | size which must inevitably involve regular crown pruning as: |
| | | | | | | | | | | | reduction and shaping and a limited thinning every 3-4 years. |
| B | √ | English oak | M/A | R | 10(e) | 45(e) | 5.3 | 4.6 | 4.1 | 2.0 | This mid-sized tree is subordinate to the larger tree 'X' in the |
| | | | | | | | | | | | neighbouring garden; it is completely overtopped by that tree |
| | | | | | | | | | | | and its crown reduced completely on that one (W) side and is |
| | | | | | | | | | | | now lop-sided. In addition a small roadside tree, a Norway |
| | | | | | | | | | | | maple has been planted against its N side. |
| | | | | | | | | | | | It would be reasonable to remove it completely and there now is |
| | | | | | | | | | | | no sensible room for a replacement. |
| X | √ | English oak | M | A | 13(e) | 70(e) | 6.0 | 6.0 | 6.0 | 6.0 | The larger tree of two linked crowns and a good landscape |
| | | | | | | | | | | | feature. Has a symmetrical crown and is, luckily, far enough |
| | | | | | | | | | | | removed from the house (No.6). However, crown casts heavy |
| | | | | | | | | | | | shade in the afternoon on the garden of No.7. This shading |
| | | | | | | | | | | | could be alleviated by a small crown thinning operation: |
| | | | | | | | | | | | - removing just three lower branches on the South side. |
| | | | | | | | | | | | |

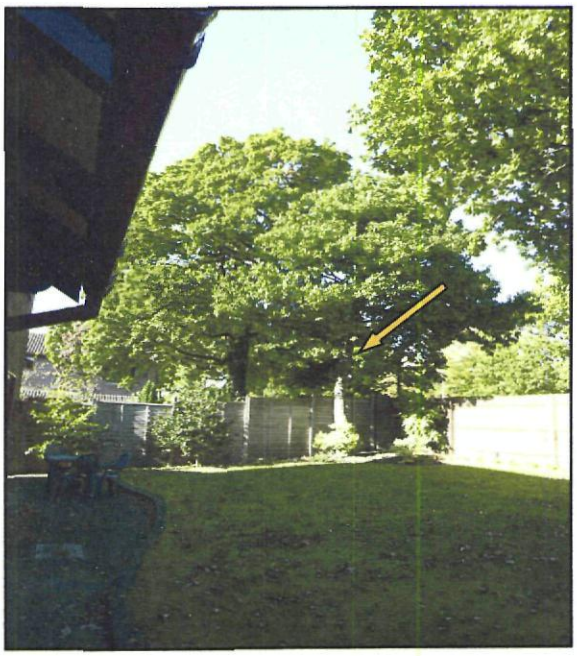
| **Categories as per BS 5837:2005 (4.3.1.)** | **Category** | **Mapped** | **Details (See Number & location on Site Plan)** |
|---|---|---|---|
| high quality and value | **A** | light green | Age as: Y - young, M/A - mid-aged, M - mature, O/M - overmature, D - dead |
| moderate quality and value | **B** | mid blue | Height, measured in metres, using LaserAce rangefinder. M/S - multi-stemmed |
| low quality - could be retained | **C** | grey | Stem diameter (BHD), measured in centimetres at 1.5m from ground |
| trees for removal | **R** | dark red | Radius, in metres, measured to limit of crown - figures marked (e) are estimated |

Paul Collis - 05/11/2010

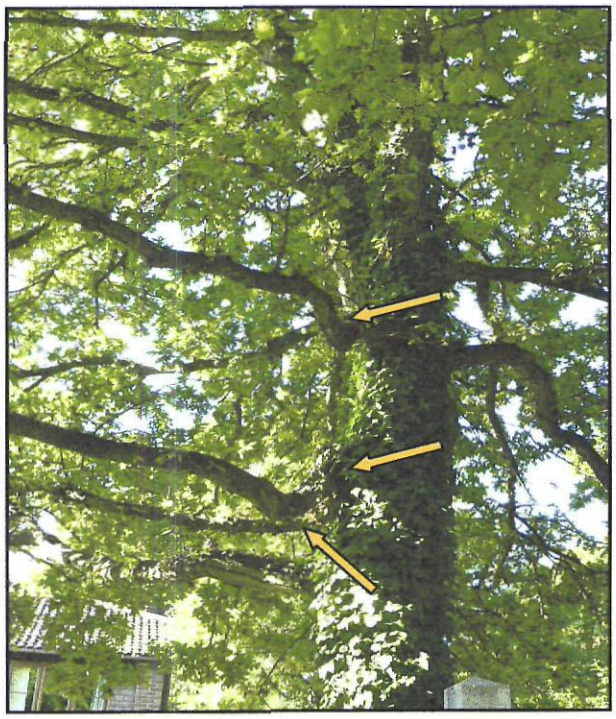
## No. 7 Broadmeadows Lane, Waterlooville, Hants —Tree Features 22.10.2010



Tree A (N) from house & boundary fence beyond



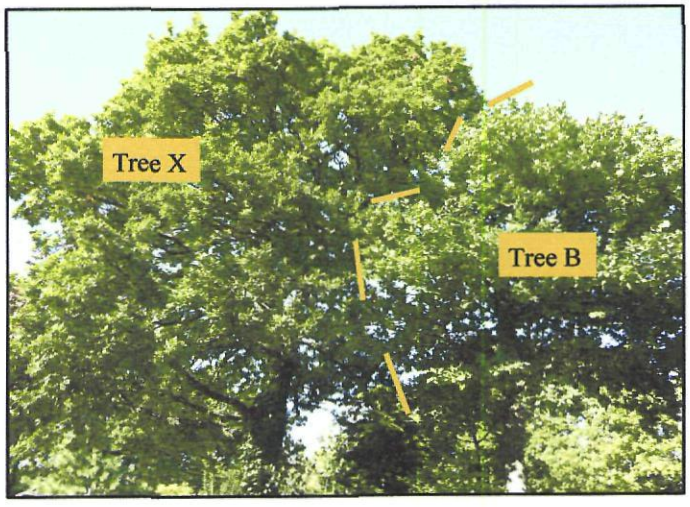
Tree B from house—showing boundary fences



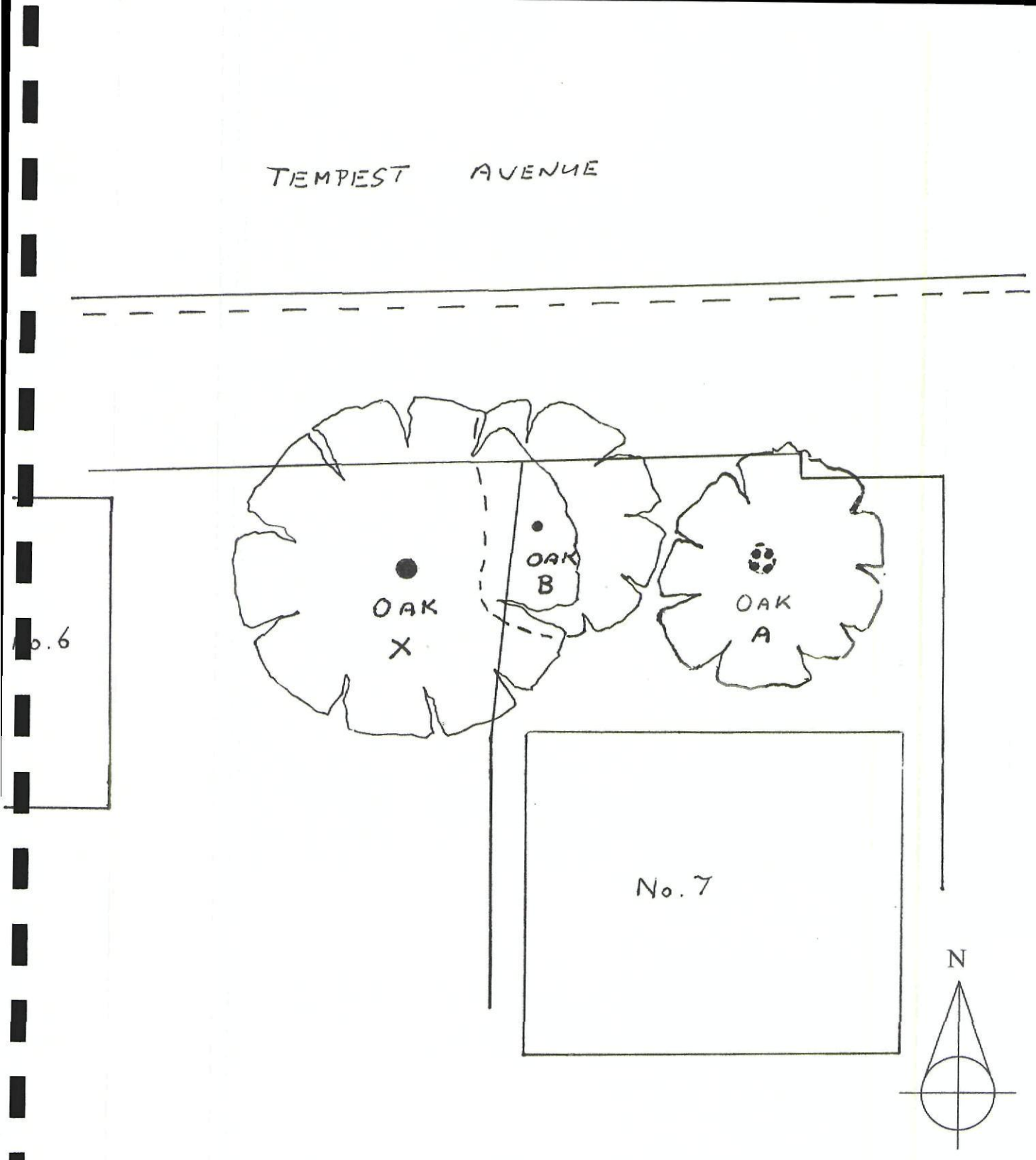
Detail of stem 'X'
showing branches (arrowed) for removal




View (SW) from Tempest Avenue showing crowns (arrowed) of 7 Broadeadows Lane trees




View (NW) from frontage of Broadmeadows Lane-showing relative sizes of crowns 'B' & 'X'




7 BROADMEADOWS LANE, WATERLOOVILLE, HANTS, PO7

Plan to Accompany Arboricultural Report

To show the locations of those trees described

Approximate Scale: 1:200

Paul Collis & Associates—25 October 2010