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Our Ref: J1221/R01c

Mr M Hornsby
2 Pine Grove
Havant
Hampshire



Dear Mr Hornsby,

11 August 2015

RE : 2 Pine Grove Havant - Specific Structural Inspection Report - Rear garden wall adjacent tree

Thank you for your instructions, to attend at the above address to carry out an inspection of the garden wall at the rear of 2 Pine Grove.

The purpose of this report is specifically to advise on the damaged section of garden wall adjacent to the large mature Sweet Chestnut tree in the rear garden and to provide recommendations for any further investigations required and/or suitable rebuild or repair. Only this specific short section of garden wall was inspected, no other aspects of the garden walls or property were inspected and hence this report does not constitute a general inspection of the property. Also included within the report is the affect the tree's growth has had on the wall to date, and the likely future affects.

We attended site on the morning of Tue 16th June 2015, and now report as follows.

Background

1. The rear garden (party fence) wall comprises 215mm solid brickwork construction approximately 2.5 metres high with no piers. The wall is believed to be an original old garden wall in excess of 100 years old, and predating the property itself which is more recent (1978). The wall is capped with a brick on edge coping.
2. A mature Sweet Chestnut tree approximately 10-12 metres tall (which has a TPO) is located in the corner of the garden immediately adjacent to the wall on our side, the tree has been heavily cut back/pollarded in the past. The trees growth over many years has now effectively pushed a section of the wall over, now leaning severely towards the neighbours- the wall is leaning 70mm at the top at the worst case position adjacent the tree.

Inspections

1. A site sketch plan showing the tree and garden wall is appended separately as an A4 pdf, and 3 sketch views A B & C are also appended.
2. Some typical photographs of the inspections follow:-



Typical view on rear viewing from house showing mature Sweet Chestnut with garden wall behind



Left hand corner behind tree – wall has been pushed over 70mm at top



View from neighbours side – Wall leans 70mm at top – wall is unsafe



View from our side showing wide trunk at base and full height vertical crack to right of tree (see sketch view A appended seperately)



Damage to base of wall (neighbours side)





General view on neighbours side – shows tree is in close proximity to neighbours house & rear conservatory (tree is 3.5m from corner of conservatory)



View along wall on neighbours side – shows wall leaning 70mm at top





Discussion & Recommendations

- The section of wall in question has been physically pushed over/damaged by the tree's growth, and in our opinion is now unsafe, and the areas with most damage/movement should be demolished locally without delay to make the wall safe. Remove the minimum necessary to make safe.
- The Sweet Chestnut tree has a TPO on it (TPO No 1617). By removal of the tree (assuming clay soils) there would be a potential risk of ground heave on the neighbours property in such close proximity to the tree (3.5 metres away to the corner of the neighbours conservatory). (if the decision is taken to remove the tree, we cannot be held liable for any damage to any property that may result)
- The garden wall in question is currently 2.5 metres high - current guidance on heights of garden walls recommends 215mm thick brickwork garden walls are limited to 2 - 2.2 metre safe maximum height for wind stability. The wall leans inwards slightly over the majority of its length (towards 2 Pine Grove), ie in the opposite way to the section of wall pushed by the tree - this may have been the result of wind pressures on the wall over many years, or various other possible causes. Hence we recommend consideration is given to reducing the height of the wall slightly by the removal of the top 300mm, after gaining the necessary approvals/agreements with neighbours etc.
- The trunk of the tree is currently encroaching within the zone of the wall. As shown in the above photographs the wall locally is damaged severely, leaning 70mm at the top - hence this damaged/leaning section of wall needs to be demolished - we recommend this is done without further delay to make the wall safe.
- We recommend a qualified tree surgeon advises if the trunk of the tree can be cut back locally/shaved to suit, to enable the damaged section of wall to be rebuilt on its original alignment, whilst ensuring the tree is kept alive. (We have just heard that this has just been done whilst this report was being produced and that the tree surgeon has indeed advised that it will be possible to successfully shave the tree). This tree surgeon advice needs formal approval from the local council prior to shaving the trunk.
- We recommend the wall is also rebuilt at the location of the full height vertical crack with new brickwork fully bonded in locally to make the wall good - use a lime based mortar NHL 3.5 prebagged mix, to match the existing wall. (A cement based mortar could be used but runs the risk of slight cracking at junctions with the existing etc and would probably not match aesthetically, all to be discussed/reviewed by bricklayer/builder on site). Existing bricks to be reused where possible etc.
- We also recommend the garden wall is fully repointed to make the wall good.
- The above remedials would leave the tree in place and rebuild the wall on its original alignment once again very close to the tree, hence due to the close proximity we cannot guarantee with this solution there will be no further similar problems with damage to the wall from the tree in the future. If a longer term more robust & designed solution is required, please advise and we can advise on this.
- We have been advised by Mr Hornsby that the wall is un-adopted and that there is no ownership of the wall as such - We understand this has now been confirmed by

Land Registry etc. Hence in this situation it would appear all works would need the involvement/approval/agreement of all the neighbours affected, and costs possibly shared where appropriate.

I trust the above is sufficient for your needs, but if there are any queries please do not hesitate to contact me.

Yours sincerely,

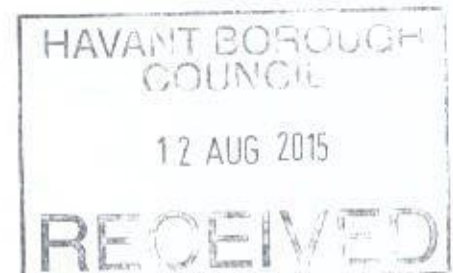
P J Davies

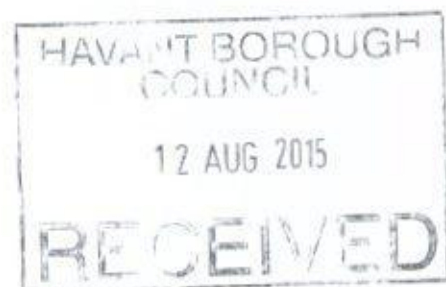
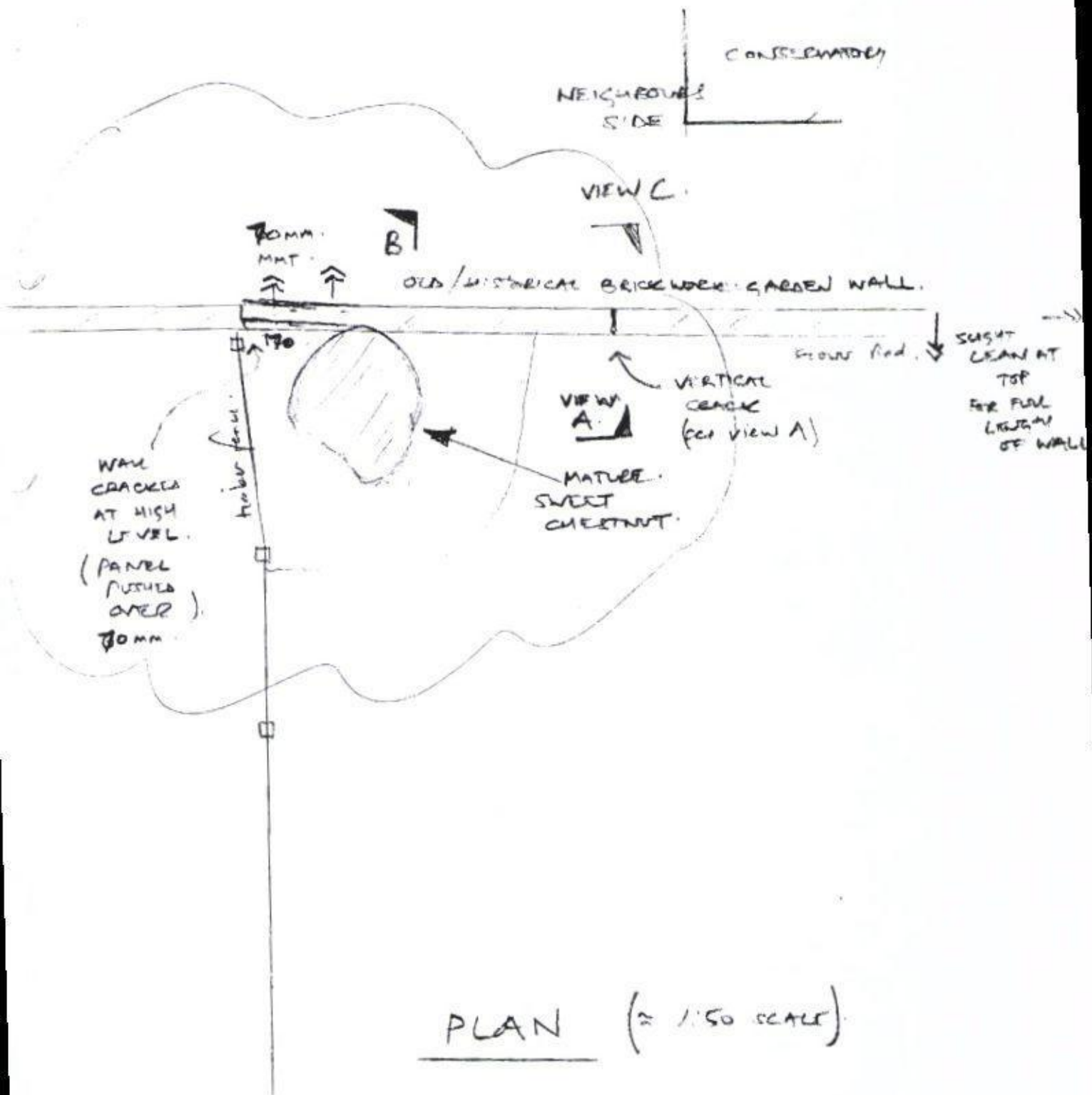
Peter Davies B.Eng., C.Eng., MStructE.

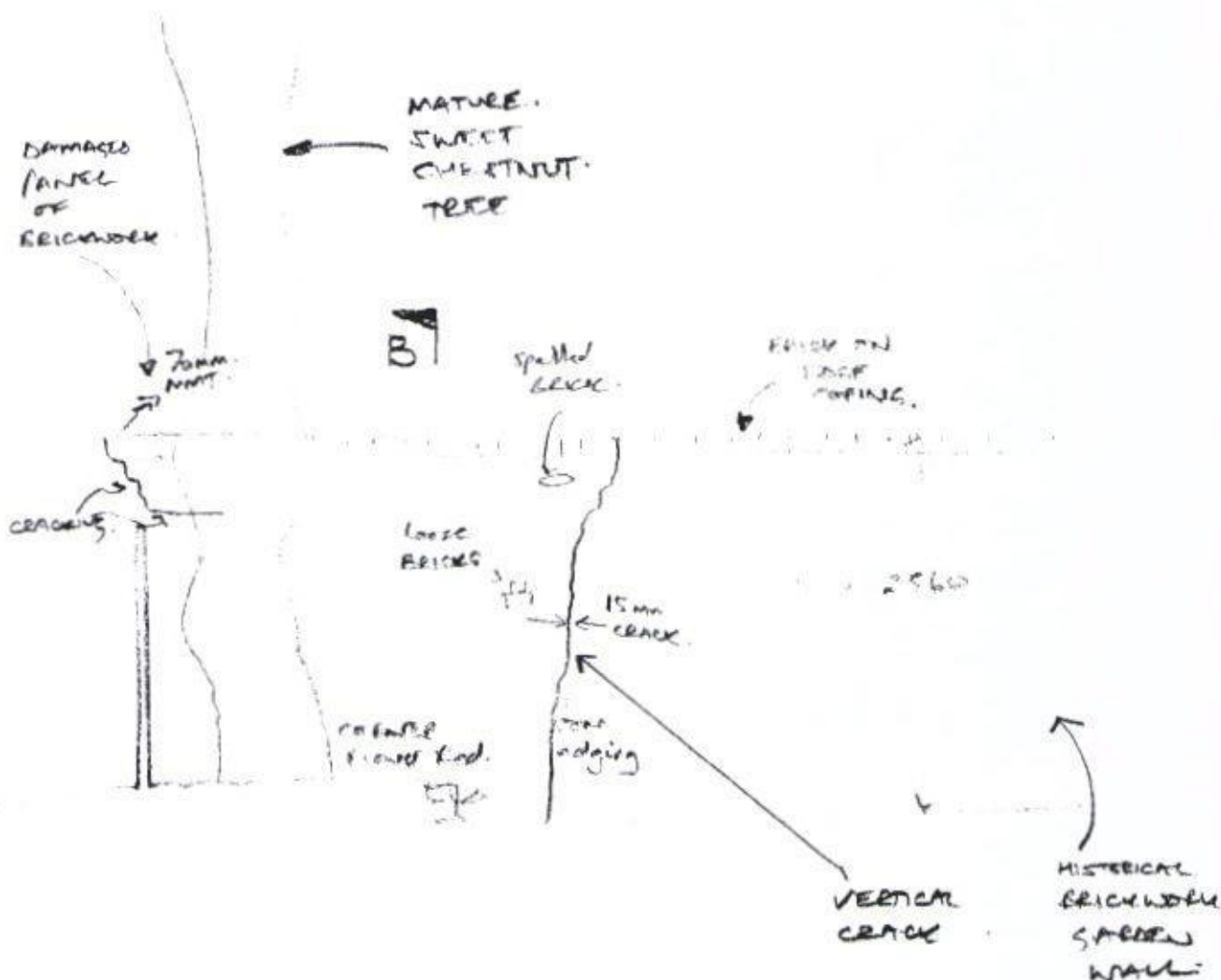
P J Davies Associates Ltd

+ encs Site sketch plan and views A B & C

CAVEATS This report is confidential and expressly for the benefit of our Client Mr M Hornsby and should not be used by any third party. We accept no liability for losses suffered by a third party as a result of reliance on this report. Our liability is also limited to a total amount equal to ten times the fee rendered.

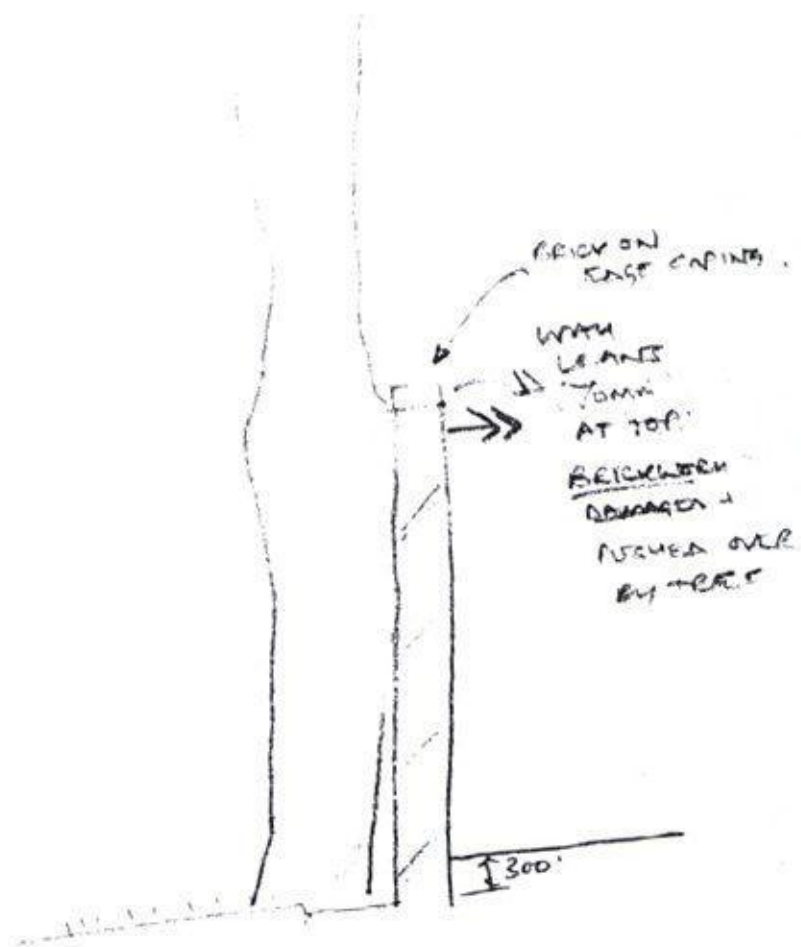






VIEW A. (NOT TO SCALE)



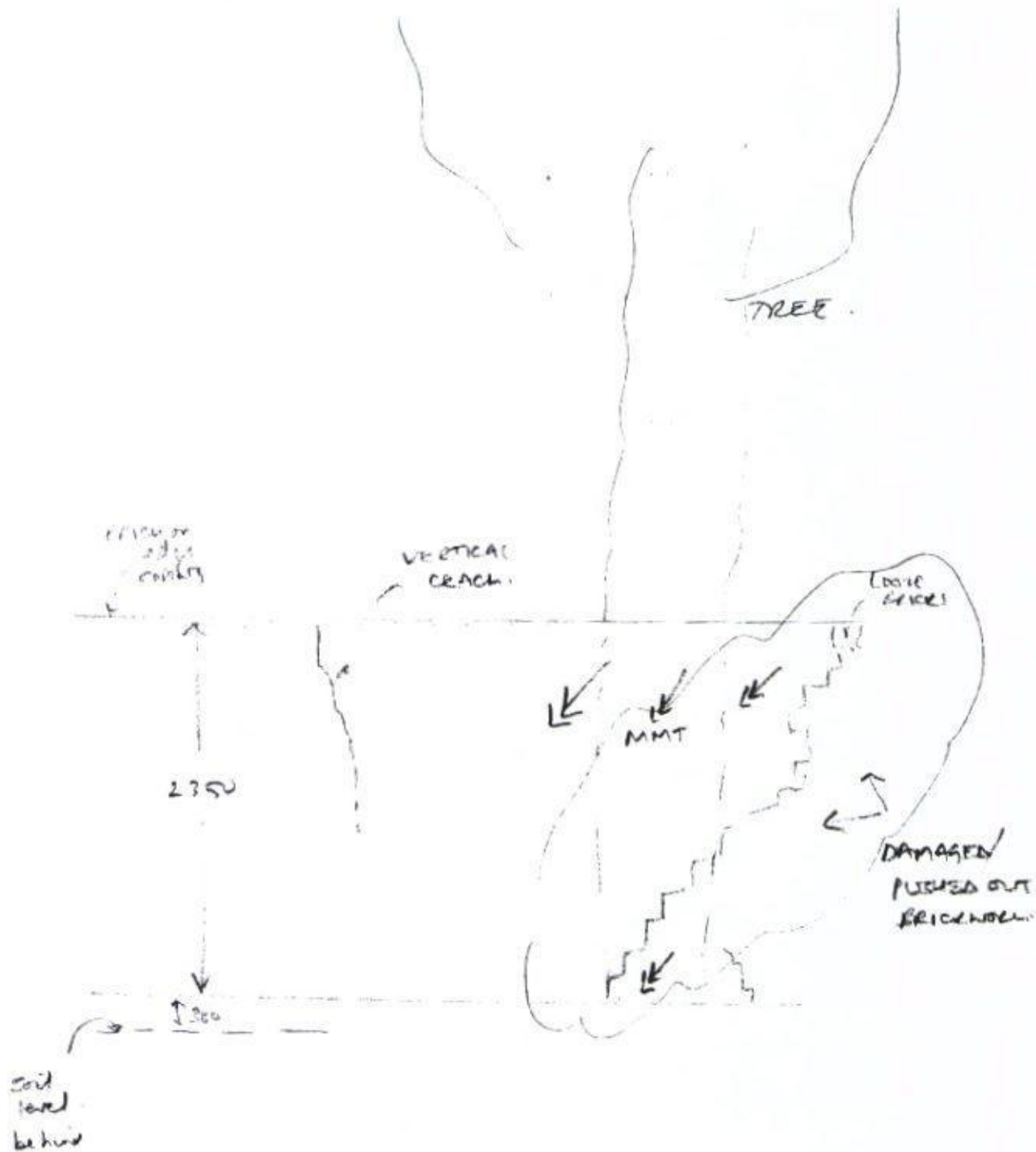


B - B

HAVANT BOROUGH
COUNCIL

12 AUG 2015

RECEIVED



VIEW C
(NEIGHBOUR'S SIDE)

