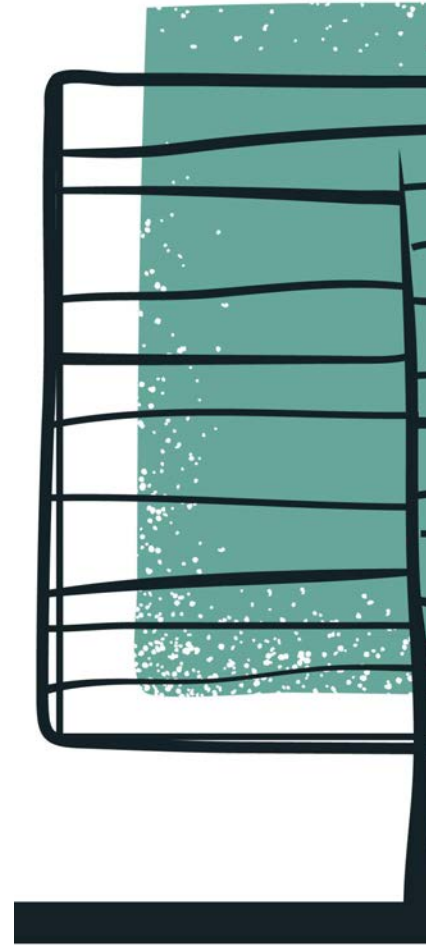




Report No: LTM0263.ATN.02

Date: 08/12/2021

Project: 623 Burnage Lane, Manchester, M19

Arboricultural Technical Note

Inspection Record.

Date of Inspection	Surveyor
11/06/2021	Matthew Lally. FdSc MArborA

Lally Tree Management.

36 Goldsworthy Road, Urmston, Manchester, M41 8US

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Revision	Date	Prepared by	Status
Final	15/06/2021	Matthew Lally	Complete
Update	08/12/2021	Matthew Lally	Complete

1. Introduction & Scope of Works

Professional Details

My name is Matthew Lally and I have been working and studying in the Arboricultural Industry for over 16 years. I have many years practical experience as an arborist and professional experience as a consulting arboriculturalist.

I so far hold the following Arboricultural qualifications and technical memberships:

- FdSc Arboriculture
- LANTRA Profession Tree Inspection Certificate
- VALID – Validator
- QTRA Registered User
- Professional Member of the Consulting Arborist Society
- Professional member of the Arboricultural Association
- Associate Member of the Institute of Chartered Foresters

Tree Assessment

This report was commissioned by Mrs Judy Bartlett of 623 Burnage Lane, Manchester. Its purpose was to carry out a site visit and to make a visual assessment of the trees at the front of the property and make comment on the likely impact the tree is having on the adjacent building. This report also considers the Structural Engineers Letter Ref: ADM/151021.

The survey on which the findings of this report are based was undertaken on 11/06/2021.

All trees were inspected from ground level only and all comments and recommendations made have considered the location of each tree, their surroundings and their likely impact on persons or property.

The limitations of this report are restricted to the persons, time, information made available and purpose for which this report has been prepared.

2. Limitations

Trees and shrubs are living organisms whose health and condition can change rapidly. The health, condition and safety of trees should be checked at least once a year.

I have not contacted the local planning authority to determine whether any Tree Preservation Order (TPO) covers any of the trees, nor to determine if the site is in a Conservation Area. Before undertaking work to any of the trees, it would be advisable to check whether either of these planning controls are in operation; if they are, it would be necessary to obtain consent (or in the case of a Conservation Area give six weeks' notice of intent) before undertaking any such work.

I did not inspect any part of the drainage or service systems on the site as I am not qualified to do so.

The report is of a preliminary nature owing to the time constraint imposed by the client. If further details are required these will be highlighted in the recommendations.

I did not examine the soil or remove samples for analysis as this report is of a preliminary nature. If samples are required, then this will be highlighted in the recommendations.

I did not undertake excavation to ascertain the presence of roots. I did not take root samples to confirm their genus through laboratory processes.

The trees have been inspected from ground level only as this is a preliminary report, should a more detailed climbed inspection be required this will be highlighted in the recommendations.

The limitations of this report are restricted to the persons, time, information made available and purpose for which this report has been prepared.

3. Site Details

I visited 623 Burnage Lane, Manchester, M19 to inspect the trees possibly associated with structural damage on Friday 11th June 2021 and was given access by the current owner Mrs Judy Bartlett

I attach a plan in appendix one showing the location of all the significant trees. This plan also shows the positions of the built structures.

The following information is presented related to the significant trees and shrubs:

- Tree/shrub number as shown on the plan.
- Tree/shrub species
- Height (estimated in metres)
- Average crown diameter spread (metres)
- Vigour and future growth potential
- Distance of tree/shrub from:
 - a) Buildings
 - b) Damaged section of Bay Window

4. Available Information

The available information regarding the damage being experienced by 623 Burnage Lane is predominantly in the form of an engineer's letter from AMSD Consulting Ref: ADM/151021. A copy of this has been made available in appendix two.

The report notes that a large root appears to be passing through the wall of 623 Burnage Lane and provides photographic evidence of this.

This report attributes the cracking in the bay window brickwork to root damage through direct pressure

5. Findings

On the day of the visit two trees were identified at the front of the property T1 (London Plane) & T2. (Birch). The trees were visually assessed and marked clearly on the site plan. The collected data is outlined below:

T1

Species:	London Plane (Platanus x hispanica)
Height (Est in metres):	19m
Average Crown Spread (Est m):	16m
Vigour and Future Growth Potential:	High Vigour. Has potential to grow significantly if left unpruned.
Water Demand:	Moderate
Influencing Distance*	19.5m
Distance of tree from:	
a) House:	7.5 m
b) Damaged Bay:	9 m

Vitality and Condition:

The London Plane tree has good vitality with no obvious risk features evident on the day of the visit. The tree is highly visible from public viewpoints. Large surface roots are present which are disrupting the drive. It is likely that further root damage to the drive will occur.

*As described in NHBC Chapter 4.2

T2

Species:	Birch (Betula Pendula)
Height (Est in metres):	12m
Average Crown Spread (Est m):	8m
Vigour and Future Growth Potential:	Moderate Vigour.
Water Demand:	Low
Influencing Distance*	7m
Distance of tree from:	
c) House:	4.4 m
d) Damaged Bay:	6.6 m

Vitality and Condition:

The Birch has good form and vitality with no obvious risk features observed. The tree is highly visible from public viewpoints.

*As described in NHBC Chapter 4.2

6. Analysis

T1 is within influencing distance of the building, however, the engineers letter from AMSD (Ref ADM/151021) states that the damage caused by the adjacent trees is due to direct pressure and not due to subsidence. The letter recommends a root pruning and the installation of a root barrier being installed at 1m from the property.

T2 is within influencing distance of the building, however, the engineers letter from AMSD (Ref ADM/151021) states that the damage caused by the adjacent trees is due to direct pressure and not due to subsidence. The letter recommends a root pruning and the installation of a root barrier being installed at 1m from the property.

7. Conclusions

If the roots causing the damage to this property are left unpruned then it is highly likely that they will add incremental growth every year applying more force to the brickwork and foundations of this property and therefore the pruning of the roots as recommended in the engineer's letter appears to be the sensible solution.

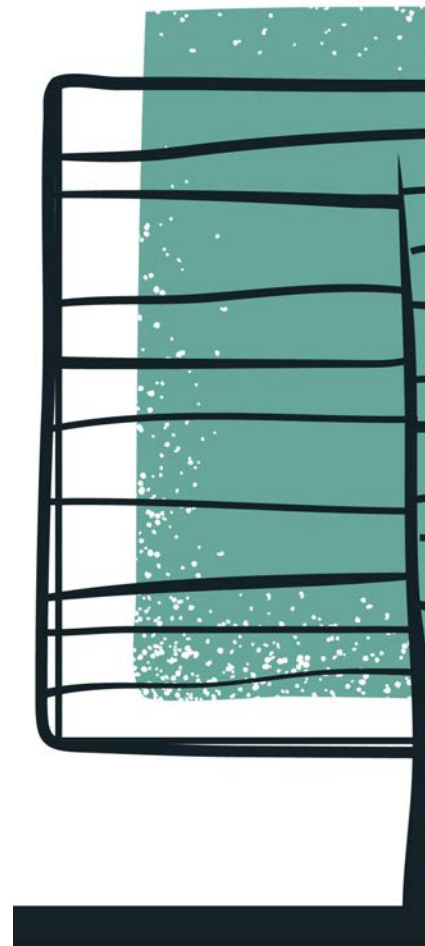
The pruning of significant roots can cause reduced vitality and decline in trees; however, the proposed pruning works will be 6.5m from T1 and 3.5m from T2 which is believed to be an acceptable distance from the trees for the root pruning works. Both trees have good vitality with no obvious risk features observed and it is believed that these trees will stand this root pruning and the long term safe useful life expectancy of the trees will not be adversely affected. It is also not believed that these root pruning works will affect the stability of these trees.

8. Recommendations

Prune roots at a distance no greater than 1m from 623 Burnage Lane and install root barrier.

Appendix 1.

Map



623 Burnage Lane
Manchester, M19.
Tree Location Map



ji's Pizza & Kebab
House (Burnage)
Takeout • Delivery

House of Furniture
Delivery

Glamour Beauticians

ri Royale
it • Delivery

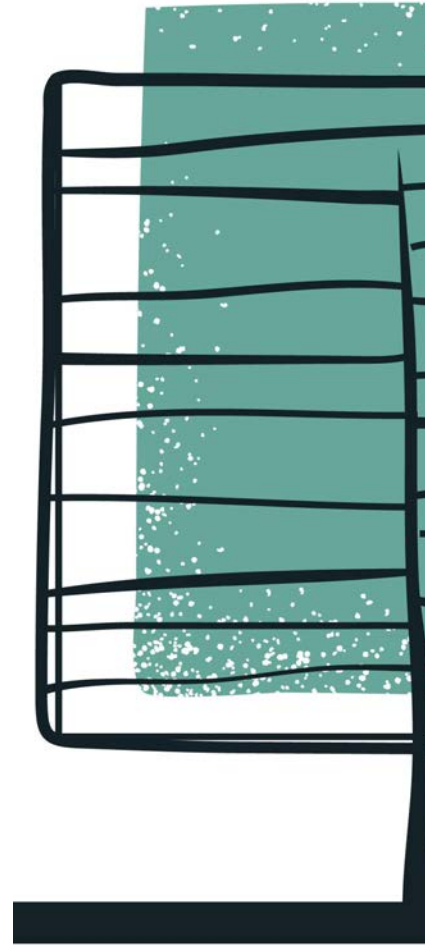
Legend

● Individual tree

0 7.5 15 m

Appendix 2.

Structural Engineers Report



ADM /151021



59 Constable Drive
Marple Bridge
Stockport
SK6 5BG
0161 449 0670
07925 304710

andrew-
marsland@sky.com

Ms J Bartlett
623 Burnage Lane
Manchester

Dear Ms Bartlett

Re 623 Burnage Lane Manchester-Structural Assessment of Cracking

I visited your property Thursday 16.9.21. The purpose of the visit was to inspect the cracking to the front of your property.

The property is a right-hand side semidetached residence over two levels.

Construction is load bearing masonry cavity walls. Timber suspended first floor. Slated roof supported on a timber hipped frame.

To the front elevation there is a bay window to the front room with a low-level roof over. There is a cantilever canopy above the front door.

To the front of the property is a garden area. There is a mature maple tree in the front of the neighbouring property's garden (No 621) 20m high and 10m away from the bay window. To the opposite side (No 625) there is silver birch tree 7m high and 5-7 m away from the bay window.

External inspection to the front of the property shows that in general the masonry dips at the gable corner.

From ground level to cill level the front of the bay window has been re-built. There is a near vertical crack on the lower right-hand side of the bay. The crack is 2- 3mm wide and travels from ground level to the underside of the cill. The joint in the concrete cill above the crack has opened to 10mm wide.

The brick above the front door is cracked. Diagonal cracks, 2-3mm wide have formed above the door and the bricks above the door opening have dropped.

Internal inspection of the front room shows cracking approximately 2-3mm wide in the bay window wall below cill level. There is also cracking at higher level at the junction between the hall wall and the front wall. Some hairline cracking as observed in the ceiling above the bay window.

Inspection of the ground floor hallway revealed hairline cracking in the plasterwork around the internal door casements. Cracking to the wall around the front door was also observed.

The front entrance door to the property was difficult to open and close, an indication that the door frame is distorted.

Upstairs the bathroom faces onto the front of the property. Cracking has formed around the window to the front elevation. Lower down the wall the joints in the tiling have opened.

A trial pit was excavated to expose the base of the bay window and to examine a rainwater pipe and gulley close to the bay window.

The underground connections of the pipe to the gulley were found to be tight with no signs of leakage.

The material removed from the pit was dry and slightly sandy.

At a depth of approximately 300mm below ground level a tree root was uncovered. The root was measured at 75mm in diameter and was found to travel in a direction towards the bay window wall and then running along the wall behind the gulley.

The dip in the masonry bed joints at the front corner of the property is old and not considered to have been caused by any recent movement of the structure. It is possible that the wall was originally built this way.

The cracking of the masonry above the front door and internally to the front of the hallway and in the upstairs bathroom is caused by the failure of the lintel above the front door. It is recommended that the lintel is replaced with a new proprietary lintel sized accordingly. The masonry could be repaired using crack stitching techniques however a better solution would be to re-build the masonry locally.

The hairline cracking to the internal doors in the hallway should be repaired with filler and re-decorated but observed to check for further movement.

The damage to the bay window has been caused by root damage from the tree in the neighbouring front garden. The root exposed in the trial pit has applied pressure on the base of the wall causing cracking and movement.

It is recommended that a trial trench is excavated 1m away from the front of the property to check for any more roots. An Arboriculturist should be consulted to advise on whether the roots can be severed without killing the tree and on an appropriate root barrier that could be installed to prevent further damage.

Once the root barrier has been installed it is advised that the masonry at the bottom of the bay window is rebuilt with a brick to match the brick used on the front elevation.

Yours Sincerely



A D Marsland
BSc (Hons). C.Eng. M.I Struct.E

AMSD Ltd



Photograph 1

Front Elevation



Photograph 2

Bottom of Bay Window



Photograph 3

Masonry above Front Door



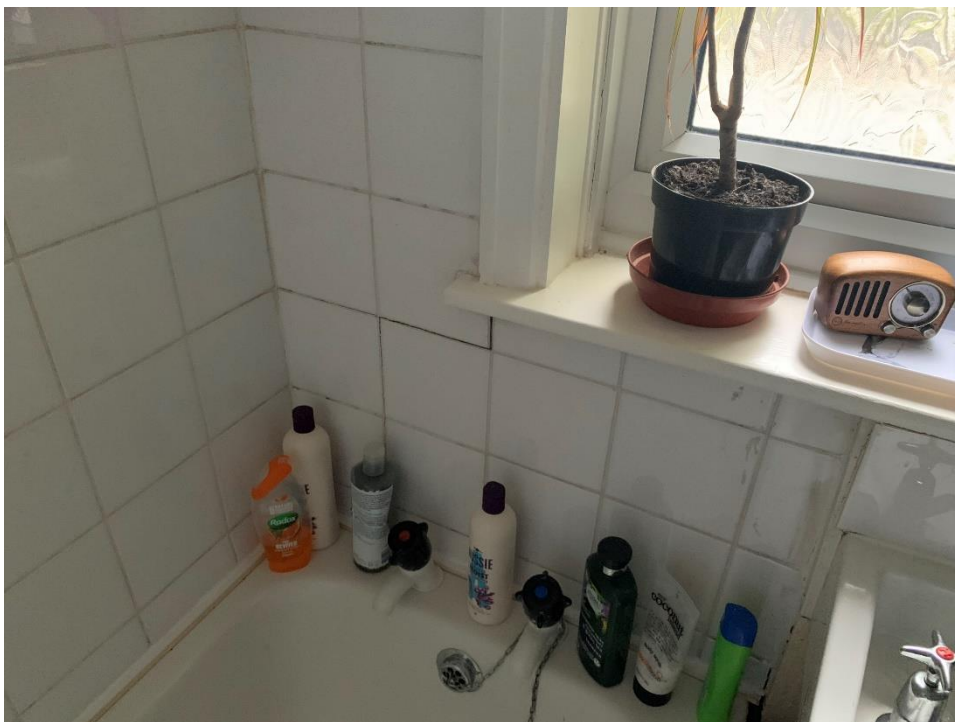
Photograph 4

Crack to Inside of Bay Window



Photograph 5

Crack at hall wall,



Photograph 6

Cracking to Tiling in Bathroom



Photograph 4

Trial Pit Showing Root



Photograph 4

Trial Pit with Root and Crack Shown

Appendix 3.

Pictorial Evidence

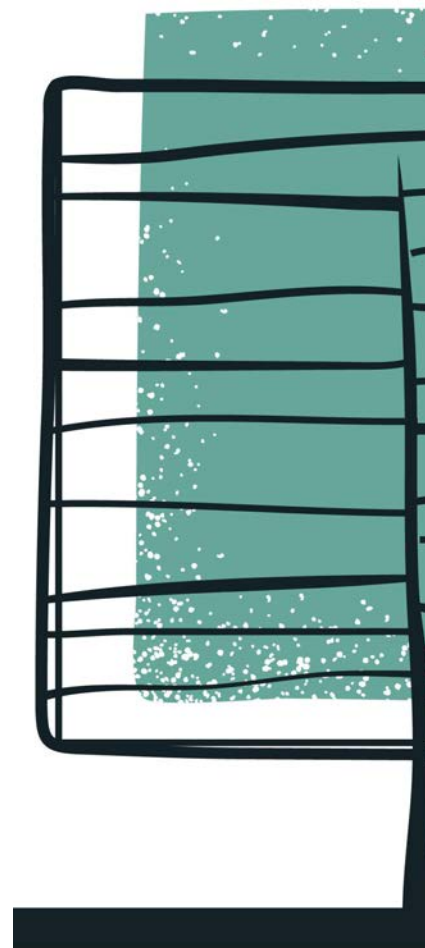




Figure 1 Cracking is evident in the brickwork of the bay windows



Figure 2 Roots from T1 are disrupting the driveway of 621 Burnage Lane



Figure 3 Drive disruption from T1



Figure 4 T1 is highly visible from public viewpoints and has good vitality



Figure 5 T2 has good vitality and is highly visible from public viewpoints