

Arboricultural Appraisal Report

Subsidence Damage Investigation at:

39 Andrew Close
Stoke Golding
Nuneaton
CV13 6EL



CLIENT: Crawford & Company
CLIENT REF: 1804198
MWA REF: SUB250319-16144
MWA CONSULTANT: Andy Clark
REPORT DATE: 12/05/2025

SUMMARY

Statutory Controls		Mitigation (Current claim tree works)	
TPO current claim	No	Policy Holder	No
TPO future risk	No	Domestic 3 rd Party	Yes
Cons. Area	Yes	Local Authority	No
Trusts schemes	No	Other	Yes
Local Authority: -	Hinckley & Bosworth Borough Council		

Introduction

Acting on instructions from Crawford & Company, the insured property was visited on 26/03/2025 to assess the potential role of vegetation in relation to subsidence damage.

We are instructed to provide opinion on whether vegetation is a causal factor in the damage to the property and give recommendations on what vegetation management, if any, may be carried out with a view to restoring stability to the property. The scope of our assessment includes opinion relating to mitigation of future risk. Vegetation not recorded is considered not to be significant to the current damage or pose a significant risk in the foreseeable future.

This is an initial appraisal report and observations/recommendations are made with reference to the technical reports and information currently available and may be subject to review upon receipt of additional site investigation data, monitoring, engineering opinion or other information.

This report does not include a detailed assessment of tree condition or safety. Where indications of poor condition or health in accessible trees are observed, this will be indicated within the report. Assessment of the condition and safety of third-party trees is excluded, and third-party owners are advised to seek their own advice on tree health and stability of trees under their control.

Property Description

The property comprises a two-storey detached house of traditional construction, built C.1980 and since extended with a conservatory to the rear.

External areas comprise gardens to the front and rear.

The site is generally level with no adverse topographical features.

Damage Description & History

Damage is all internal but noted throughout the property. Damage is reported to have first been observed during August 2024. Further details of the damage can be obtained from Crawford & Company.

We have not been made aware of any previous claims.

Site Investigations

Site investigations were carried out by Auger on 07/01/2025, when two trial pits were hand excavated to reveal the foundations, with a borehole sunk through the base of the trial pit to determine subsoil conditions. A drain survey was also carried out.

Foundations:

Ref	Foundation type	Depth at Underside (mm)
TP/BH1	Concrete	1300
TP/BH2	Concrete	1100

Soils:

Ref	Description	Plasticity Index (%)	Volume change potential (NHBC)
TP/BH1	Moist very stiff brown fine to medium gravelly sandy silty CLAY	17 - 22	Low - Medium
TP/BH2	Wet very stiff brown fine to medium gravelly sandy silty CLAY	19	Low

Roots:

Ref	Roots Observed to depth of (mm)	Identification	Starch content
TP/BH1	1800	Hedera spp. or the related] Fatsia spp. and most referable to Aesculus spp.	Present
TP/BH2	1100	Herbaceous [non-woody] plant	Present

Hedera spp. is Ivy.

Fatsia spp. are shrubs with fig-like leaves which are related to Ivy.

Aesculus spp. are Horse Chestnuts and Buckeyes.

Drains: The drains have been surveyed and defects identified, however leaking drains are concluded not to be a cause of the current damage.

Monitoring: No information available at the time of writing.

Discussion

Opinion and recommendations in this report are made on the understanding that Crawford & Company has identified clay shrinkage subsidence as a cause of building movement and damage.

Site investigations and soil test results have confirmed a plastic clay subsoil susceptible to undergoing volumetric change in relation to changes in soil moisture.

Roots were observed below foundation depth in TP/BH1 and TP/BH2 and recovered samples recovered from TP/BH1 have been positively identified (using anatomical analysis) as *Hedera* spp. or the related *Fatsia* spp. and most referable to *Aesculus* spp., the origins of which will be T2 Horse Chestnut, and the Ivy growth throughout the adjacent TG2 group.

Samples recovered from TP/BH2 were identified as being from a herbaceous [non-woody] plant, and are not considered relevant to the current damage.

Irrespective of the identification of recovered root samples, the roots of the adjacent stems of TG2 group will also have a significant presence below foundation level of the left-hand flank with the potential to influence soil moisture and volumes.

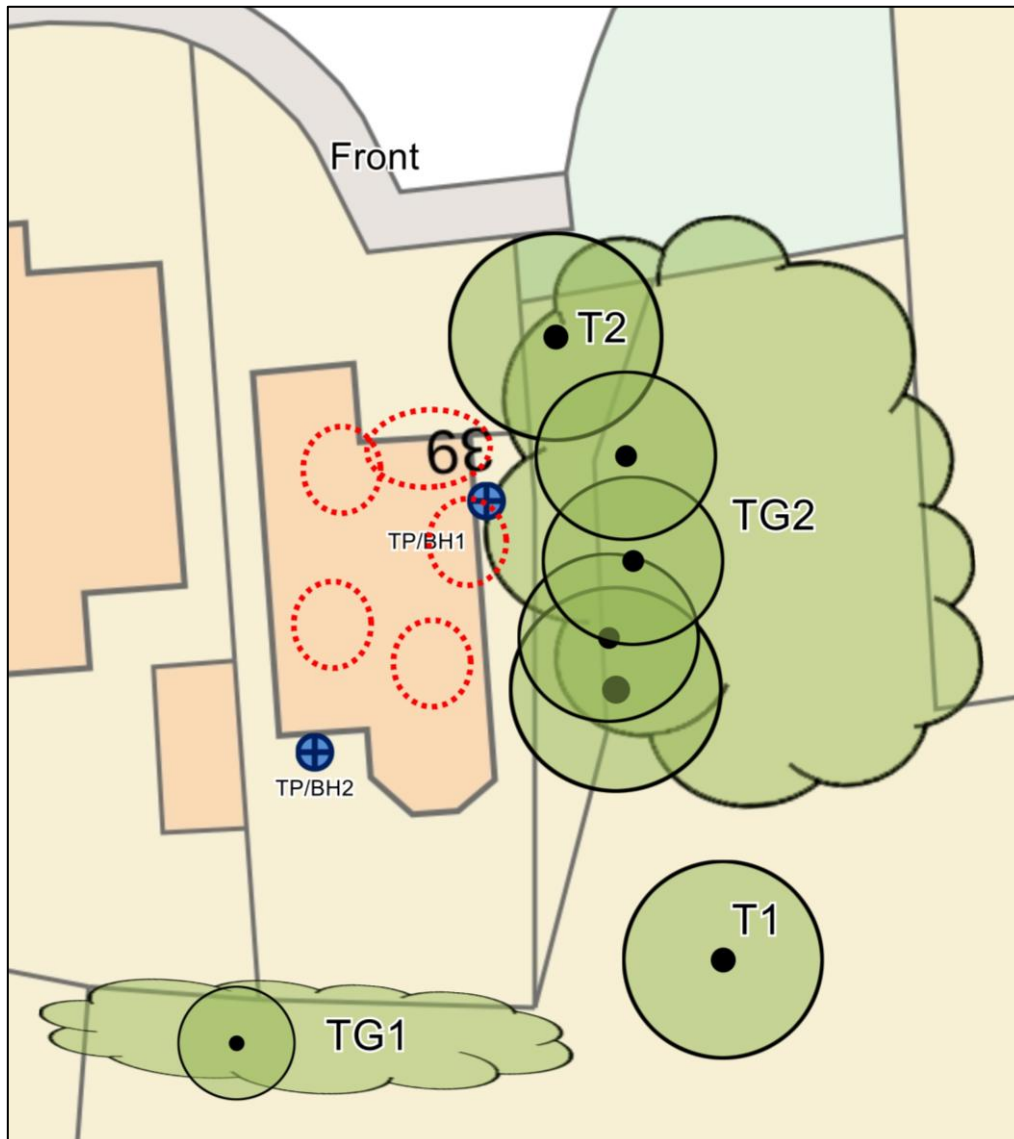
Based on the information currently available, engineering opinion and our own site assessment we conclude there is damage consistent with shrinkage of the clay subsoil exacerbated by the soil drying effects of vegetation. Having considered the information currently available, it is our opinion that T2 Horse Chestnut and the nearby stems of TG2 group are the principal cause of the current building movement and damage.

If an arboricultural solution is to be implemented to mitigate the influence of the trees/vegetation considered to be responsible for the movement/damage, works set out at Table 1 below are recommended.

Where other vegetation recorded presents a potential future risk to building stability, management is recommended (see Table 2). Recommended tree works may however be subject to change upon receipt of additional information.

Consideration has been given to pruning alone as a means of mitigating vegetation influence, however in this case, this is not considered to offer a viable long-term solution due to the species characteristics, size and proximity of the responsible vegetation to the area of damage.

Site Plan



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Plan not to scale – indicative only

 Approximate areas of damage

Tree/vegetation locations are based on what could be determined at the time of the survey.

It should be noted that this is not always clear due to lack of access or a restricted view of the trees/vegetation and may be disputed by property owners.

MWA can undertake land registry searches as required.

Table 1 **Current Claim - Tree Details & Recommendations**

Tree No.	Species	Height (m)	Dia (mm)	Crown Spread (m)	Dist. to building (m)	Age Classification	Ownership
T2	Horse Chestnut	13.0	450 Ms *	9.5	3.5	Older than Property	Third Party Etone Land Limited Vicarage Street CV11 4AZ
Management history		No significant recent management noted.					
Recommendation		Remove (fell) to near ground level and treat stump to inhibit regrowth.					
TG2	Mixed spp. group of mostly Holly and Hazel, with Hawthorn and Ivy	Up to 13.0	70 - 400 Ms *	Up to 9.5	3.0	Older than Property	Third Party 12 Station Road CV13 6EZ
Management history		No significant past management noted.					
Recommendation		Remove (fell) all within 10m of the building to near ground level and treat stumps to inhibit regrowth.					

Ms: multi-stemmed * Estimated value

T - Tree; TG - Tree group; G – Group; H - Hedge; S - Shrub; SG - Shrub group; C - Climber; W – Woodland; ST - stump

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Table 2 **Future Risk - Tree Details & Recommendations**

Tree No.	Species	Height (m)	Dia (mm)	Crown Spread (m)	Dist. to building (m)	Age Classification	Ownership
T1	Spruce	17.0	470 *	8.0	11.1	Older than Property	Third Party 12 Station Road CV13 6EZ
Management history		No significant recent management noted.					
Recommendation		Maintain broadly at no larger than current dimensions by periodic pruning.					
TG1	Mixed spp. group of mostly Cypress, Cherry, Privet, Holly and Spruce	3.0 - 8.5	70 - 160	Up to 2.5	6.5	Older than Property	Third Party 12 Station Road CV13 6EZ
Management history		Subject to past management/pruning - very recently partially crown reduced/pruned.					
Recommendation		Maintain broadly at no larger than current dimensions by periodic pruning.					

Ms: multi-stemmed * Estimated or approximate value

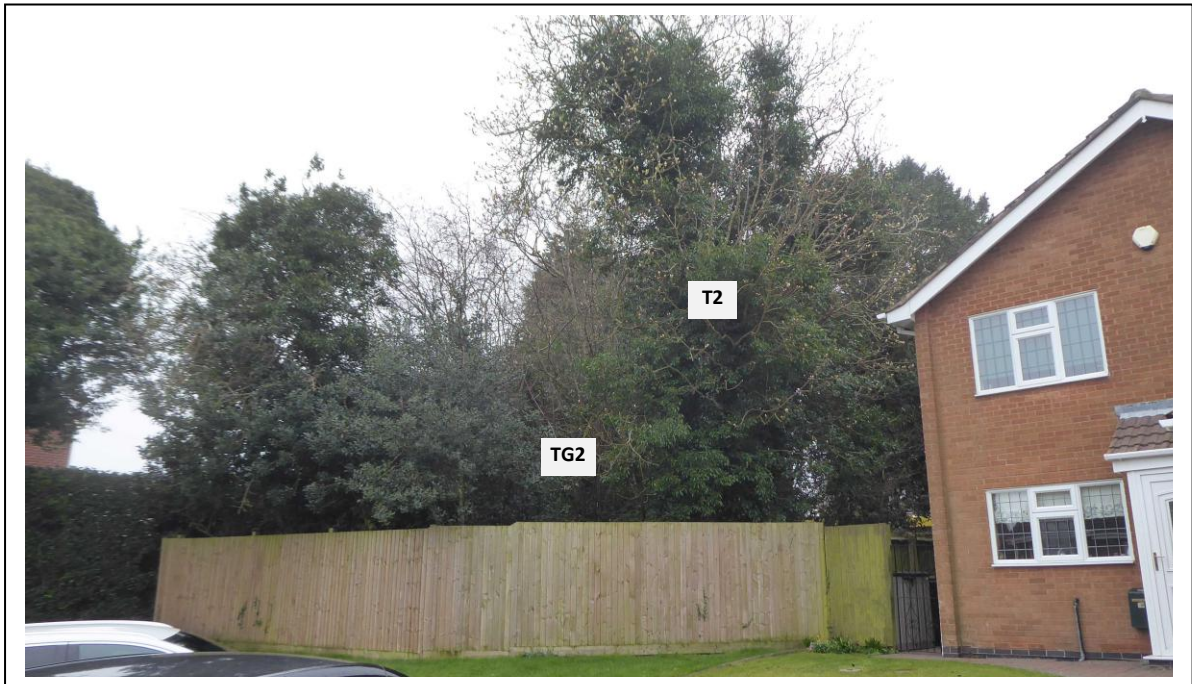
T - Tree; TG - Tree group; G – Group; H - Hedge; S - Shrub; SG - Shrub group; C - Climber; W – Woodland; ST - stump

Distance to building measurements are to the nearest point of the building unless otherwise stated.

Tree dimensions may be estimated or approximate based on accessibility.

Crown spread values are normally an estimate of the maximum spread but note tree crowns may be asymmetrical.

Photographs



View from property frontage of T2 Horse Chestnut and TG2 group



View from property rear of TG2 group

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View of T1 Spruce and TG2 group



View of TG1 group beyond rear boundary

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Management of vegetation to alleviate clay shrinkage subsidence.

All vegetation requires water to survive which is accessed from the soil. Clay soils shrink when water taken up by vegetation exceeds inputs from rainfall, which is at its maximum during the summer months. When deciduous vegetation enters dormancy and loses its leaves, and rainfall increases during the winter months, soil moisture increases and the clay swells. (Evergreen trees and shrubs use minimal/negligible amounts of soil water during the winter).

Buildings founded on clay soils are susceptible to movement as the clay shrinks and swells which when exacerbated by vegetation can result in building movement and cracking to walls.

Where damage does occur, pruning (reducing leaf area) can in some circumstances be effective in restoring stability however, removal of the influencing vegetation (trees, shrubs, climbers) causing the ground movement offers the most reliable and quickest solution in reducing seasonal volumetric changes in the clay, restoring building stability, and for this reason is frequently initially recommended as the most appropriate solution.

Often this is unavoidable due to the size or number of influencing trees, shrubs etc and their proximity to the building. Very heavy pruning of some species to a level required to effectively control its water use can result in the trees decline and ultimately death and is one factor considered when making recommendations for remedial and future management of a tree. Pruning alone, whilst reducing soil moisture uptake is often an unpredictable and unreliable management option in restoring building stability, either in the short or long term.