

Tree Report, Oak tree, 59 Garfits Lane, West Skirbeck

22 November 2023

Introduction

This report was commissioned by Mrs Tammy Studholme of GFI Properties Ltd, it concerns a mature oak tree growing close to and overhanging a bungalow at the above address.

The tree was inspected from ground level, visually and using a sounding hammer.

The tree is protected by a Tree Preservation Order (West Skirbeck No.2).

Findings

The tree concerned is a pedunculate oak, 22m tall, 115cm stem diameter at breast height with a crown spread of 15m. The base of the tree is only 1.5m from the bungalow and the crown extends entirely across the roof with a large branch down 50cm above the roof. The tree stands to the south of the bungalow and the majority of weight in the crown including the larger branches are on the south side. The crown of the tree is healthy with only minor deadwood, the result of natural suppression of lower branches. The tree was inspected for signs of disease or decay and none were found. The stem was tapped with a sounding hammer and sounded solid.

A large branch (40cm diameter) on the south side of the tree from 4m height appears to have dead bark on its top side but this is on the opposite side of the tree to the bungalow.

The bungalow was built in 1975 beneath the tree with the tree as a major feature, the crown of the tree overhanging the bungalow means that a lot of debris from the tree will fall on the roof and the shading makes the roof damp and mossy.

It is not known what precautions were taken when the bungalow was built to protect the roots of the tree but the healthy condition of the tree and its subsequent stability indicate it has a healthy root system.

There were no apparent external signs of movement in the bungalow, indicating it is not built on a shrinkable soil and vegetation-related subsidence is unlikely.

Conclusions

The oak tree is a fine specimen tree with a life expectancy of many decades or even centuries and is worthy of continued protection.

The bungalow was intentionally built beneath the tree and does not appear to have adversely affected the condition of the tree.

If the tree were to fall on the bungalow the consequences are likely to be catastrophic, hence this report, but the tree shows no sign of structural faults. The weight of the crown and the prevailing wind make any structural failure of the tree likely to fall away from the bungalow.

The tree and bungalow have co-existed for the past 48 years and there is no indication that they may not continue to do so without harm.

Recommendations

Remove any deadwood thicker than 4cm from the crown of the tree (this does not require consent under the TPO).

Prune the limb of the tree that is 50cm above the roof (20cm diameter) to the branch junction above the edge of the roof, to give 100cm clearance.

Remove branches less than 20cm diameter that are within 4m of the roof, to improve air flow over the roof. These last 2 recommendations will require TPO consent.

Have the tree inspected by a qualified arboriculturist every 2 years.

Inspector's Qualifications

Nigel Sardeson is a Chartered Forester and Professional Member of the Arboricultural Association, he holds the LANTRA Professional Tree Inspection Certificate.



Oak tree

