

**Reece Wharton**  
Borren House  
South Stainmore  
Kirkby Stephen  
CA17 4DJ

Date 1<sup>st</sup> October 2025

JCA Ref: 23231/LW

Dear Mr Wharton,

**Arboricultural Report for Mortgage Purposes at:  
25 Kenmore Road, Cleckheaton, West Yorkshire, BD19 3UY.**

As instructed, we have now visited the above site and surveyed the trees growing within influencing distance of the property.

**1. Scope of the Survey**

1.1 The trees have been assessed with regard to:

- The structural integrity of the property
- The property's light structures, i.e. walls, patios
- Health and safety
- Their potential risk to the property

1.2 Our survey of the vegetation is of a preliminary nature. We have not taken soil/root samples for analysis and the trees were not climbed, but inspected from ground level.

1.3 Externally there was no evidence of existing cracking which would suggest vegetation related damage.

1.4 We have no information as to the structural integrity of either the main structure of the property or its drainage system. Drainage/water supply systems, if damaged, can allow roots to penetrate. If the drainage system is sound, roots have little capacity to access or damage them. A drainage expert can give more advice.

1.5 Any doubt as to the structural condition of the property would require the advice of a structural engineer. The appearance of any building defect should always be investigated promptly. If vegetation is implicated, then effective early removal or pruning will often stabilise the situation at little cost. Always contact a qualified structural engineer or arboricultural consultant before considering tree removal.

- 1.6 If you, the customer, or your advisors, have at your disposal any information to suggest that the property has suffered or is suffering from any structural defect, we would ask that you release the information to us. All other relevant data is presented within this report together with any recommendations for further analysis, as appropriate.

## **2. The Property**

- 2.1 The property is a semi-detached, end terrace, two storey residential dwelling.

## **3. The Trees**

- 3.1 The surveyed vegetation has been numbered as **G1** to **T12** in this report.
- 3.2 Full descriptions of the surveyed trees and all recommended work are detailed in the tables at **Appendix 1**.
- 3.3 An indicative site plan showing the tree locations and the relevant site features can be found at **Appendix 2**.
- 3.4 Several Tree Preservation Orders (TPO's) are active at the property, as detailed below;
- **54/93/g1** – Affording protection to **T2** and **T3**.
  - **54/93/g2** – Affording protection to **G6** and **T8**.
  - **54/93/t2** – Affording protection to **T9**.
- 3.5 **No work must be undertaken to those trees subject to a Tree Preservation Order until an approved Works to Protected Trees application has been granted.**

## **4. Tree Roots and Canopies**

- 4.1 When assessing a tree's ability to influence a property, several factors need to be taken into account, including soil characteristics, specimen size, vigour, species, likely water uptake and distance from the property.
- 4.2 All surveyed vegetation (with the exception of the Magnolia within **G1**) have a moderate/high water demand in accordance with National House Building Council (NHBC) Guidelines.
- 4.3 However, if subsidence does occur advice should be immediately sought from a structural engineer and/or an appropriate arboriculturist who can carry out root analysis and recommend specific vegetation management, which is usually the quickest, and cheapest option (providing vegetation is implicated).

- 4.4 Canopies which overhang buildings/structures should be managed and maintained on a regular basis for general maintenance purposes. This should maintain clearances from buildings to avoid a nuisance or any future damage through direct contact.
- 4.5 Trees on adjacent neighbouring land, but which overhang the subject property, should also be maintained and inspected on a regular basis. The owners of third-party trees should be reminded of their liability and duty of care, to ensure their trees do not pose a safety risk to the subject property owner in the future.

## 5. Recommendations for Tree Works

- 5.1 Our recommendations for individual trees are summarised below.
- 5.2 Category 1 recommendations are made for structural/safety reasons and are recommended to be undertaken immediately. Category 2 works are of a cosmetic or general nature only, and do not usually require to be carried out as urgently.

### CATEGORY 1:

**G6** - Consider removal, or monolith at ~3m (for ecological benefit), or, Monitor annually for further decline.

**T10** - Consider Sonic Tomograph to reveal the extent of the decay, or, Remove to ground level and treat stump to prevent regrowth.

### CATEGORY 2:

**G1** – Remove the Cherry.

- 5.3 Due to the large potential penalties for illegally carrying out work to protected trees, before authorising any tree works, you should contact your Local Planning Authority to check if the trees are covered by a Tree Preservation Order or if they are within a Conservation Area. If either applies, then statutory permission is required before any works can take place. We are able to arrange these checks and to organise and supervise professional contractors on your behalf.
- 5.4 When appointing a tree surgeon, please use only properly qualified and experienced companies and check that they carry adequate Public Liability and Employer's Liability Insurance. All tree work should be carried out according to British Standard 3998: 2010 – *recommendations for tree work*. JCA can supply names of such companies should you require.

## 6. Conclusions

- 6.1 Providing Category 1 tree works are undertaken as matter of urgency, and Category 2 works are undertaken in the near future, and the trees are inspected on a regular basis by a qualified Arboriculturalist in the interests of health and safety, there are no arboricultural reasons why a mortgage or insurance cover should be refused on this property at this current time.

If we can be of further assistance in arranging the recommended works, or should you require further information, please do not hesitate to contact us.

Yours sincerely



**Luke Wickham** *FdSc (Arboriculture and Urban Forestry), LANTRA Accredited PTI, MArborA.*

1<sup>st</sup> October 2025

**For and on behalf of JCA Ltd.**

Tree Ref.	Age	Height (m)	Stem Diameter (cm)	Canopy Spread (m)	Location	Condition	Distance to Property (m)	NHBC Water Demand	Life Expectancy (yrs)	Recommendations
	Common Name Botanical Name				Observations					
G 1	Early Mature to Mature Mixed Species	To 8#	To 20	See Plan	Subject Property Close growing trees which have been historically maintained, and forming a homogenous crown. Species include Lawson Cypress, Cherry and Magnolia. The Cherry is a dead standing stem (4m tall), which provides ecological habitat.	GOOD	From 5.1	LOW to HIGH	10+	Remove the Cherry.
T 2	Mature Weeping Willow <i>Salix babylonica</i>	18#	75	15	Subject Property A large wide spreading tree which has been historically maintained. The canopy forms a homogenous crown with T3, and overhangs the dwelling by approximately 2m.	GOOD	8	HIGH	20+	No action required at present.
T 3	Mature Weeping Willow <i>Salix babylonica</i>	18~	56	11	Subject Property Triple-stemmed from 2m. The canopy, which forms a homogenous crown with T2, is biased over the road. Occasional deadwood observed. In an acceptable condition at present. No major visible defects.	GOOD	12	HIGH	20+	No action required at present.
T 4	Early Mature Monkey Puzzle <i>Araucaria araucana</i>	8#	22	4.5	Subject Property Single-stemmed and vertical with a balanced crown. No signs of recent management. No major visible defects.	GOOD	7.5	MOD	40+	No action required at present.
G 5	Early Mature to Mature Lawson Cypress <i>Chamaecyparis lawsoniana</i>	25+	To 85	See Plan	Subject Property Five stems; the four smaller stems are growing in a raised area. Historically maintained. The canopy overhangs the roof of the dwelling, with a clearance of approximately 2m.	GOOD	3	HIGH	40+	No action required at present.
G 6	Early Mature Common Ash <i>Fraxinus excelsior</i>	To 18#	25 to 35	See Plan	Subject Property All the trees are displaying symptoms of Ash Dieback and have deadwood throughout. One tree has been pollarded around a height of 12m. No structural damage observed to the adjacent structures.	POOR	From 12 (main house)	MOD	<10	Consider removal, or monolith at ~3m (for ecological benefit). OR Monitor annually for further decline.
G 7	Mature Lawson Cypress <i>Chamaecyparis lawsoniana</i>	To 16#	To 28	See Plan	Subject Property The trees have high canopies and provide screening. A full detailed inspection was not possible due to restricted access. No signs of recent management. No major visible defects	FAIR	From 1 (workshop)	HIGH	20+	No action required at present.
T 8	Mature Eucalyptus <i>Eucalyptus gunnii</i>	25+	80#	18	Subject Property A full detailed inspection was not possible due to restricted access. Leaning to the south with a wide spreading crown. No signs of recent management. No major visible defects.	GOOD	0.5 (workshop)	HIGH	40+	No action required at present.
T 9	Early Mature Sycamore <i>Acer pseudoplatanus</i>	15#	42#	11	Subject Property A full detailed inspection was not possible due to restricted access. No signs of recent management. No major visible defects.	GOOD	3.5 (workshop)	MOD	20+	No action required at present.
T 10	Mature Lombardy Poplar <i>Populus nigra 'Italica'</i>	25+	72#	8.5	Subject Property A full detailed inspection was not possible due to restricted access. Leaning slightly and lifting the neighbours block paved drive. No signs of recent management. 2x fungal brackets ( <i>Ganoderma australe</i> ) observed in the buttress area; a small bracket (<5cm around) to the east and a medium sized bracket (<8cm around) to the south-east.	GOOD	5 (workshop)	HIGH	20+	Consider Sonic Tomograph to reveal the extent of the decay. OR Remove to ground level and treat stump to prevent regrowth.

Tree Ref.	Age Common Name Botanical Name	Height (m)	Stem Diameter (cm)	Canopy Spread (m)	Location Observations	Condition	Distance to Property (m)	NHBC Water Demand	Life Expectancy (yrs)	Recommendations
T 11	Mature Lawson Cypress <i>Chamaecyparis lawsoniana</i>	14#	25 and 38 (at 1m)	4	Subject Property Twin-stemmed at 1m. Situated close to, and suppressed by T10. Historically maintained, but no signs of recent management.	FAIR	4 (workshop)	HIGH	20+	No action required at present.
T 12	Mature Apple <i>Malus sp.</i>	8#	16	5.5	Subject Property Historically maintained, but no signs of recent management. One dead branch noted. No major visible defects. Acceptable condition at present.	GOOD	2.4 (workshop)	MOD	20+	No action required at present.

## Appendix 2: Site Plan

NOT TO SCALE	PAPER SIZE: A4
	CANOPY OF TREE/SHRUB/GROUP REQUIRING NO ACTION
	CANOPY OF TREE/SHRUB/GROUP TO BE MANAGED
	CANOPY OF TREE/SHRUB/GROUP TO BE REMOVED
	STEM OF TREE/SHRUB
	STEM OF TREE/SHRUB TO BE REMOVED
	OUTLINE OF SUBJECT PROPERTY

