

27th April 2023

RE: Bowden Hall, Chapel en le frithe

LandArb Solutions Limited have undertaken a site visit to assess T1 Sycamore at Bowden Hall in respect to its proximity to an existing listed building, its structural and physiological condition, and to advise on appropriate tree works to help prevent anticipated damage to the listed building caused by the large mature Sycamore tree.

T1 Sycamore TPO number HPTPO 300 (T5)

Structural Defects identified: The tree is located at the top/edge of a 2m high earth bank and has a pronounced lean towards the building. There were existing trees growing adjacent to the Sycamore that have since been removed. The removal of these trees has opened up the Sycamore to exposed winds coming in off the fields and removed the companion shelter the previous trees provided. The Sycamore has a high canopy that overextends the listed building. The canopy is very much top heavy, and the stem was measured at 800mm dbh.

The tree is now the only large tree located precariously at the top of an earth bank and leans towards and overhangs the listed building. It is a criminal offence to not take remedial steps to abate anticipated risks to a listed building. The concern is the tree is now exposed to adverse winds rolling in from the fields, and is a large stemmed, tall tree located at the edge of an earth bank, overhanging the listed building. The anticipated issue is that during adverse weather, the leaning top-heavy tree might fail and cause significant damage to the listed building. It is also likely that the earth bank could collapse during extended periods of wet weather due to the weight of the tree and its proximity to the edge of the bank that is already crumbling in areas. It is leaning towards the direction of the building that it currently overhangs.

It would be preferable to remove the tree in its entirety as the leaning will not self-correct at this stage in the life of the tree such that if it were to fail it would fall away from the building. The location on an unstable earth bank in close proximity to the building cannot change (the tree can't be moved further away).

Proposals:

Remove and replace within the wider Bowden Hall estate. The applicant has a large land ownership and is more than willing to plant multiple trees as replacements in more suitable locations that do not threaten existing listed buildings.





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