

Reference: LS/RC/6152

6th February 2019

Proposed Tree Preservation Order – Large Hornbeam; 47 Collegiate Crescent

Dear sir/madam,

I am writing in reference to the proposed TPO order you have placed on the large Hornbeam tree on my property on the 17th January 2019 reference LS/RC/86152

As you will be aware, this proposed TPO was not communicated to me until part way through the morning of the 18th January which was the 6 week target decision date given to me by your team, and works had already begun on the removal of this tree having had no communication from you during the 6 week period following my application to remove this and other trees on my property. This has now left the tree heavy on one side leaning towards the road. I have since taken advice from my tree surgeon on how best to move forward with this, and due to the weight being taken out of one side, I have been advised I should appeal the decision to keep the tree (and the impending TPO) in order to protect the property and the risk of strong winds which could result in the tree coming down onto the main busy road.

I would also like to point out that the tree roots are above kerb level on my side which is affecting the wall and if the tree was to fall, would potentially bring the wall down.

Also, the main reason why we wanted this tree removing from the outset, this tree is potentially affecting my house foundations as well as next doors, due to the close proximity of the tree to the house. There is also evident root damage to the small garden wall between our houses and we are both concerned it could collapse resulting in potential liability if this hurt a passer-by. (See attached structural engineers report). Whist I take on board your point that this tree species is slow growing, I am keen to not wait until there are specific issues with drains or foundations as clearly this will be too late!

I would therefore like you to now reconsider the removal of this tree based on the above and the fact the tree is now unfortunately unsafe.

Kind regards,



Paula Shaw.



JKM Building Design Ltd
59 Longley Farm View SHEFFIELD. S5 7JX
Telephone: 01142430197- M 07940700604
E- Mail: jkmlimited@virginmedia.com

Date: 13 October 2018

Mr. Mark Mccammon

Dear Mr. Mccammon

RE: 47 COLLEGIATE CRESCENT SHEFFIELD S10 2BR

In accordance with instructions received from Alpine Projects our engineer attended the above property on 11 October 2018 to undertake a structural inspection of the ground floor suspended timber joists.

The floor joists inspected in the cellar span in between the party and side walls. At some time in the past the joist ends have been cut and replaced.

The joist overlap and they are supported by a 75mmx75mm beam and timber posts. We consider this arrangement is unsatisfactory as the overlap length is inadequate and the new joists are not connected to the original joists.

We recommend that steel beams are provided to support the floor joists at their overlap. 203x102x23UB boxed in 12.5mm thick fire line boarding will be adequate.

The property is also suffering from differential foundations settlement as evidenced by the observed internal cracks in the plasterwork. The damage has been caused by volumetric changes in the subsoil. Tree root action and leaking drains may have also contributed to the settlement damage.

We understand that arrangements are in place to remove the tree under the direction of a tree surgeon.

We also recommend that the house drainage system (foul & surface water) should be traced, for leaks using CCTV. Rectify any defects identified such as displaced joints, perished seals, root penetrations etc. as necessary.

Please contact Jamal Mahmud as necessary to discuss any queries.

Yours Sincerely

JamalMAHMUD

Jamal Mahmud
For & On Behalf of JKM Building Design Limited