DIOCESAN ADVISORY COMMITTEE

SCHEDULE OF DOCUMENTS

1. **Statement of Needs** (St James Goffs Oak - Statement-of-needs for removal of Wellingtonia tree.docx)
2. **Arboriculture and structural Report** (Arboricultural Report.pdf)
3. **Below ground drainage survey from 2016** (CCTV drain survey by Auger 2016.pdf)
4. **TPO Plan - No TPO on tree** (Borough of Broxbourne TPO Plan - No TPO's in churchyard.jpg)
5. **Quotation from arborist** (LucasArb - TWhyte010725.pdf)
6. **Plan of trees showing Wellingtonia location** (WhatsApp Image 2025-09-18 at 07.57.44_6fcc8140.jpg)
7. **Photograph 1** (20250912_094540.jpg)
8. **Photograph 2** (20250912_094603.jpg)
9. **Photograph 3** (20250912_094636.jpg)
10. **Photograph 4** (20250912_094659.jpg)
11. **Photograph 5** (20250912_094731.jpg)

TO THE CHANCELLOR OF
THE DIOCESE OF ST ALBANS

28/11/2025

VIEWED by the St Albans Diocesan
Advisory Committee

Template for a statement of needs

Please use this template in conjunction with the guidance released on the Church of England website

https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/statements-significance-and-needs

To complete this template, please enter text in the white spaces provided below each grey box, starting where the “Enter Text Here” is highlighted. This text will need to be removed when editing these sections. The pages in this document will expand as you write, and the grey boxes should always appear at the top of a new page.

The template was last issued in May 2025 by the Cathedral and Church Buildings Department, Church Commissioners and has been produced under the remit of the Church Buildings Council pursuant to its powers under section 55(1)(d) of the Dioceses, Mission and Pastoral Measure 2007.

THE CHURCH OF ENGLAND

CATHEDRAL AND CHURCH BUILDINGS

What are the needs?

Here, talk about the reasons for seeking improvement, not the proposal.

- *Why are people seeking improvement?*
- *What problems would be addressed by the proposals?*
- *Remember to be specific and people-based.*

Make sure this includes information for someone who does not know your parish. For example:

- *How is your building currently used for worship or community purposes?*
- *How many people live in the parish/ village/ town?*
- *How many people are on the electoral roll?*
- *What different types of services take place in the church each week/ month and how many people attend each of the different services on average?*
- *What is the age profile of the congregation? What provision for children is there? How many children attend these activities?*
- *Are there are any plans for the development of housing in the parish or nearby?*
- *Is the church normally left open during daylight hours?*

You can find a one page summary of attendance, census and deprivation information for your parish via the online parish returns system. These are useful facts that can support your application.

The reason for seeking the improvement is that the tree is causing structural damage to the church hall and below ground drainage system. The species of tree, a Wellingtonia, is completely unsuitable to this location and setting, and its close proximity to buildings. Removal will safeguard the structure of the church hall and church itself in future, and the below ground drainage system.

What is the evidence for the need?

- *How can you demonstrate to the decision maker that there is a strong rationale for this change?*
- *Is the work recommended in the Quinquennial Inspection report?*
- *Has change in the congregation or community created a new need?*
- *Are facilities lacking in the church or community?*
- *Does this give you an opportunity to expand current activities or worship styles held in the church?*
- *Have you done an accessibility audit?*
- *Have you completed or undertaken any of the following to support the proposal*:
  - *the Energy Footprint Tool (on the Online Parish Returns system)*
  - *the Practical Path to Net-Zero*
  - *a heating checklist*
  - *an energy audit / decarbonisation action plan*
  - *registration, an award, or working toward an award with Eco Church (an A Rocha UK project)?*
- *Have you done any consultation or surveys? Have you spoken to people in the church and community? Have you received any letters of support?*

The church hall has suffered from structural settlement cracking for many years. This will only get worse in future due to the species of tree and its proximity.

The felling of the tree is recommended in the Quinquennial report by Michael Garber QIR 2024 Ref 439 - copy sent to DAC .

We have spoken to the immediately adjacent neighbour who is supportive of removal out of fear the tree may fall onto his house.

The tree is a Wellingtonia. This is one of the largest species of tree in the world, and can live for over 3,000 years, growing up to 85-90m in height and 6-8m in diameter. Currently it measures over 20m tall and 1.5m in diameter, and is about 2m away from the church hall wall. It is estimated to be 80-100 years old. Research suggests there was a fashion in Victorian times for planting this species

of tree in estates as a prestige symbol. However the species is a foreign and non-domestic species to this geographical region, and is totally unsuitable for this particular location

Describe the proposals

Include enough detail so that, alongside any drawings, your proposals are clear to someone who does not know the building.

- *What are the changes?*
- *Where are the changes?*
- *How do the changes impact accessibility, including lighting, sound, circulation spaces and locations for activities?*
- *Is there any professional supervision?*

The proposal is to fell the tree and grub up the root

What other options have been considered? Why have you chosen the proposed option and discounted others?

- *What is the evidence that this is the best solution to meet the needs?*
- *Were alternative locations considered?*
- *Were alternative materials or designs considered?*
- *Is this the best option for accessibility, including consideration of lighting, sound, circulation spaces and locations for activities? If not, why has it been chosen?*
- *You can upload a separate options appraisal for more complex projects*

Felling a tree can also create issues with subsequent ground heave in clay sub-soils as the ground moisture returns. This can also cause issues with adjacent building foundations. So the option of pollarding, or partial removal, was considered. However, the hall has already suffered settlement damage and cracking of walls, so any future repairs - or rebuilding as recommended in the Quinquennial report - will take account of sub-soil conditions. To leave a tree of this species, in this location so close to the hall and church buildings is not a viable option.

Why should the proposed changes be made now?

- *Are there urgent issues with the condition of the building or contents?*
- *Is there financial or human resource available?*

The tree is causing damage to buildings and drains and this will only continue and get worse with time.

How would your proposal help the worship and mission of your church?

- *Would it have liturgical benefit?*
- *Would it allow a different style of worship?*
- *Would it improve welcome?*
- *Would it support outreach or invite more people into the church?*
- *Would it improve accessibility – including lighting, sound, circulation spaces or location for activities?*

The church hall is currently still being used by the church and community. We would like to maintain this facility, and safe guard the church itself

How does your project contribute to environmental sustainability?

- *Does the proposal increase biodiversity?*
- *Does the proposal safeguard wildlife or protected species?*
- *Does the proposal improve the energy efficiency of the building?*
- *Does the proposal reduce the carbon footprint of the church?*
- *How will the proposal minimise waste?*
- *Can any of materials be reused or recycled within the project or by others?*

Removing a tree does not contribute to environmental sustainability. However it is a non-domestic species unsuitable for this location and environment.

Arboricultural Report

Wellingtonia Tree in churchyard of St James Goffs Oak

Location of Wellingtonia Relative to Church Hall and Church

Wellingtonia in front of North Face of Hall with Church to the Right

Background

Sequoiadendron giganteum (or Wellingtonia)

The Wellingtonia is a species of coniferous tree

It is the largest tree on earth, and is native to the Sierra Nevada in California

It can grow to a height of 85m with a trunk diameter of 6-8m and live for over 3,000 years

It is classified as a Moderate Water Demand coniferous species

The Wellingtonia in St James Churchyard is believed to be about 100 years old, and currently estimated to be about 20m high, with a trunk diameter of 1.5m. It appears to be in good health.

Its location is about 2m from the north face of the church hall, and about 11m from the east face of the church.

Site Geology

From Geological Drift maps, the underlying sub-soils on the site comprise London Clay

These clays are classified as Medium/High shrinkable potential under the Cassagrande classification system

Clays of this type are cohesive in nature and susceptible to volumetric changes resulting from moisture variations. This can be caused by aggravated root action extracting moisture from the soil matrix.

Current Issues

The church hall has suffered from settlement movement and cracking in walls for many years. The ground bearing floor slab has settled, causing severe cracks to appear in internal partition block walls built off the ground floor slab.

Cracking is also evident in the external load bearing cavity masonry walls.

Recent repair work to the church hall steps on the north face revealed extensive tree root growth below the steps. This resulted in the steps having to be rebuilt on a new foundation.

The below ground drainage for the hall and church collect in manholes to the north face of the hall, before linking into the main drain down to the public sewer in St James Road. Recent drainage repair works revealed extensive open joints in pipes and blockages due to ground movement and tree root ingress. Two manholes immediately outside the north face of the church hall and close to the Wellintonia needed to be rebuilt. The cost of drainage repairs to the church totaled £12,000+VAT.

Future Issues

As part of the current remedial repair works to the church, a two trial pits were excavated to reveal the depth of foundations to the hall and church. These revealed the hall footings to be 750mm below ground level, and the church footings to be 1.7m below ground level.

The NHBC produce guidelines for the depth of footings in shrinkable clay soils adjacent trees in order to avoid ground movement from water extraction by tree roots. These are based on the species of tree and its distance from the structure.

Assuming a High Shrinkable clay sub-soil, for a mature Wellintonia, NHBC guidelines suggest the church hall foundations should be at least 2.4m deep for the existing proximity of the tree. Based on the current immature height of the tree, foundations should be 2m deep. The hall structure is clearly at risk from the tree.

NHBC guidelines suggest the church footings should be at least 1.9m deep for a mature Wellingtonia. Based on the current immature height of tree, the church footings should be at aleast 1.0m deep. Currently therefore the church building is not at risk, although there is a risk the tree may affect the church foundations in future.

Given the proximity of the below ground drainage system to the tree, damage is likely to be an going issue in future.

PCC Resolution

Discussions about options for the tree have been held with the PCC.

Felling the tree can also cause issues with ground movement due to upward heave as ground water returns to the sub-soil matrix. The church hall is already suffering from structural damage, so subsequent heave damage to the existing building is unlikely to influence long term options for the hall, such as rebuilding.

In order to contain settlement and heave, tree management such as pollarding is often considered. However, in this location, even with pollarding, the hall structure and below ground drainage are likely to suffer on going damage due to the close proximity of the tree.

The PCC unanimously agreed the tree should be felled to allow more options for the existing site.

Conclusions/Recommendations

The location of the Wellingtonia is too close to the church hall building. There is also a risk to the church building for future generations.

The church hall structure is suffering from movement damage as a consequence of ground settlement. It is believed this can be attributed, in part at least, to the proximity of the tree. This movement and damage is likely to continue as the tree growth continues.

The tree root system is causing extensive damage to the adjacent below ground drainage system. This is likely to be an on going issue should the tree remain.

For the tree to remain, the church hall would need to be demolished and rebuilt further away from the tree on deeper foundations. The existing below ground drainage system would need to be diverted and rebuilt away from the tree. Consideration should also be given to the installation of a tree root barrier system to protect the church footings.

If the tree were felled, this would present more options for the re-use of the existing church hall site and existing below ground drainage system, while also safe guarding the church itself. Felling is therefore the preferred option.

Nick Bray BSc CEng MICE MIStructE

Church Warden

05/11/2025

auger

Suite House Kelvin Side
Wallasey Wirral CH44 7JL
Tel: 0151 630 5666
Fax: 0151 630 5664
admin@auger.co.uk
www.auger.co.uk

CCTV REPORT

AT

ST JAMES CHURCH

WALTHAM CROSS

Client: Faith Claims
Beaufort House
Brunswick Road
Gloucester
GL1 1JZ

Contents:

Insured: Vicar/Chns/PCC Goffs Oak St James
Client's Ref: 352193
Auger's Ref: 66138.1.UCC
Visit Date: 21-Nov-16
Report Date: 23 Nov. 16
Author: JA
Checked By: AS

auger

Suite 26 Century Buildings
Tel: 0151 630 5866
Fax: 0151 630 5864
admin@auger.co.uk
www.auger.co.uk

EXECUTIVE SUMMARY

- Auger were commissioned by Ecclesiastical Insurance to undertake drainage investigations following an issue concerning blockage at the property. The customer thinks there may have been root damage causing a failure to a soakaway at the property.

CCTV Inspection

Line 1

- A CCTV investigation into line 1 from IC1 upstream to MH2 found a buried IC approx. 5m downstream. A deformity was then noted in the line approx. 12m downstream.

Line 2

- A CCTV investigation into line 2 from IC1 downstream to IC3 found roots in the line approx. 17.3m downstream. Jetting was used in an attempt to clear the line however this did not resolve the issues.

Line 3

- A CCTV investigation into line 3 from IC4 upstream to the RWG found roots in the line from 0-4m downstream. A joint displacement was then found approx. 5.7m downstream. The roots were removed at the time of the investigation.

Conclusions

- From the results of the investigations we can confirm there are insurable defects to the private underground drainage stopping the system from being free flowing.
- To resolve these issues we recommend the following scheme of works:

Line 1

- Excavate and replace 1m of 100mm pipework from MH2 upstream. This will involve an excavation to a depth of less than 1m and will be reinstated in turf.

- PEASE NOTE – some of the bushes in the area may have to be cut back to facilitate the repairs. The Californian red wood may have caused root ingress in the line which will have to be cut through.

Line 2

- Excavate and replace 1m of 100mm pipework from IC3 upstream. This will involve an excavation to a depth of less than 1m and will be reinstated in turf.

Line 3

- Excavate and replace the RWG and 1m of 100mm pipework downstream. This will involve an excavation to a depth of less than 1m and will be reinstated in turf.
- From the excavation install approx. 6m of 100mm liner downstream to IC4.

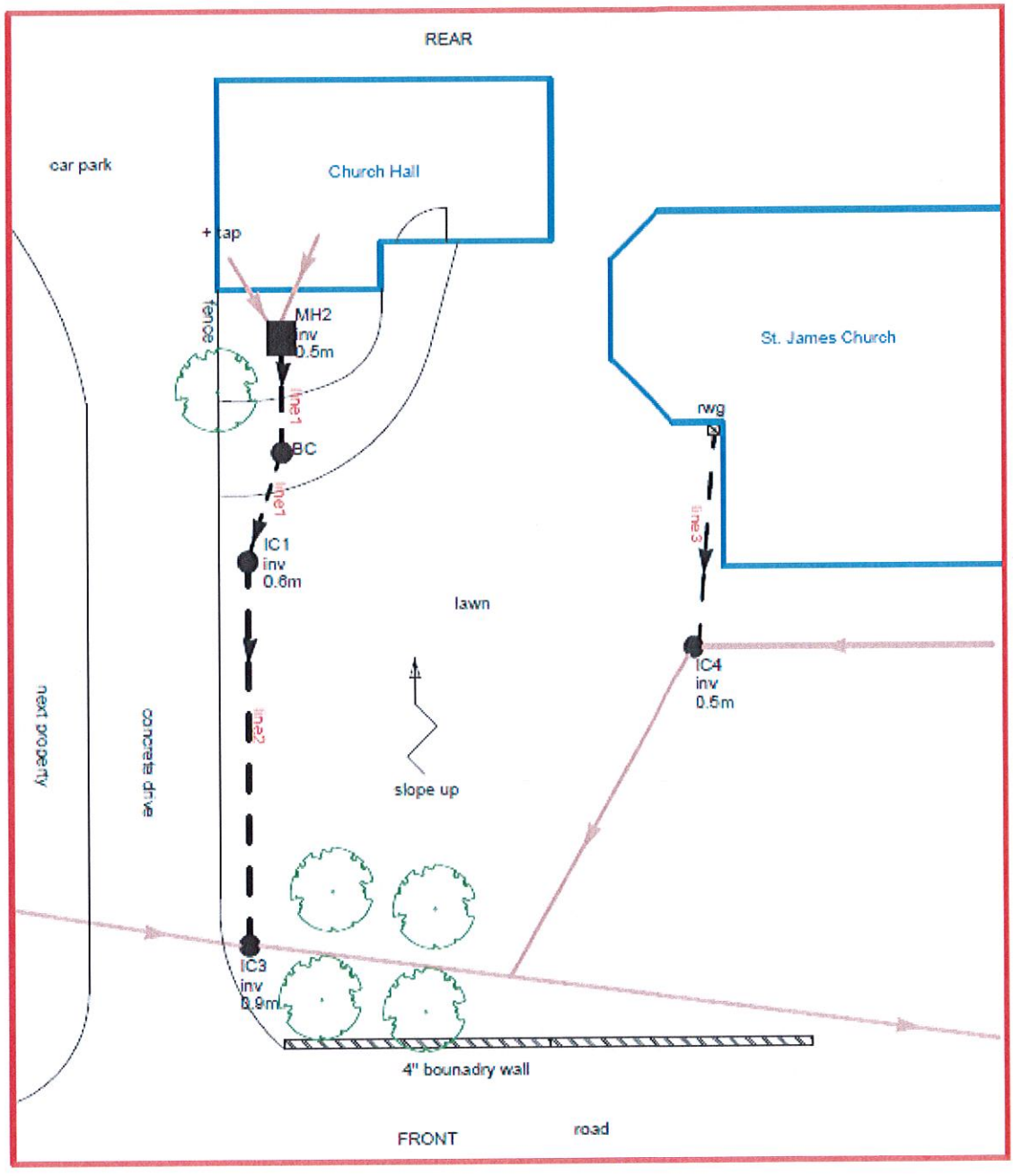
- We have advised the insured that their claim for accidental damage to the underground services is accepted as there are insurable defects to the private underground drainage serving the building.

Suite 26, Century Buildings, Brunswick Business Park, Liverpool, L3 4BJ
Tel: 0151 630 5868
Fax: 0151 630 5864
admin@auger.co.uk
www.auger.co.uk

REPAIR CAVEATS

- Once repairs have been undertaken the customer should ensure the drainage system is periodically inspected in the future for any deterioration and kept free flowing / free of blockages. Any damage noted during future inspections should be repaired immediately in accordance with current Building Regulations.
- With any repair process, complications and unforeseen circumstances can arise. These scenarios will be reported whilst on-site and could potentially cause an increase in repair costs and inconvenience.
- All above recommendations are in assumption that there is clear access to excavate without any issues arising such as gas or electric mains in the area of the recommended repairs. If during the excavation of these lines, issues such as gas or electric mains do arise, extra costs will be incurred if a third party is required to attend or alterations to the recommendations are required.
- Where any excavation reinstatement of the surface is required, the reinstatement will always attempt to match the previous surface patterns and colouring, however we cannot guarantee an exact match.
- The above recommendations allow for the replacement of gullies & connected underground drainage only. The insured should be made aware that the aesthetic appearance of this gully may be different from what is currently in place.
- If any of the above relining recommendations fail then excavation and replacement of the pipework would be required. This would severely increase the cost of repairs and would provide greater inconvenience to the residents.

EXISTING DRAINAGE LAYOUT



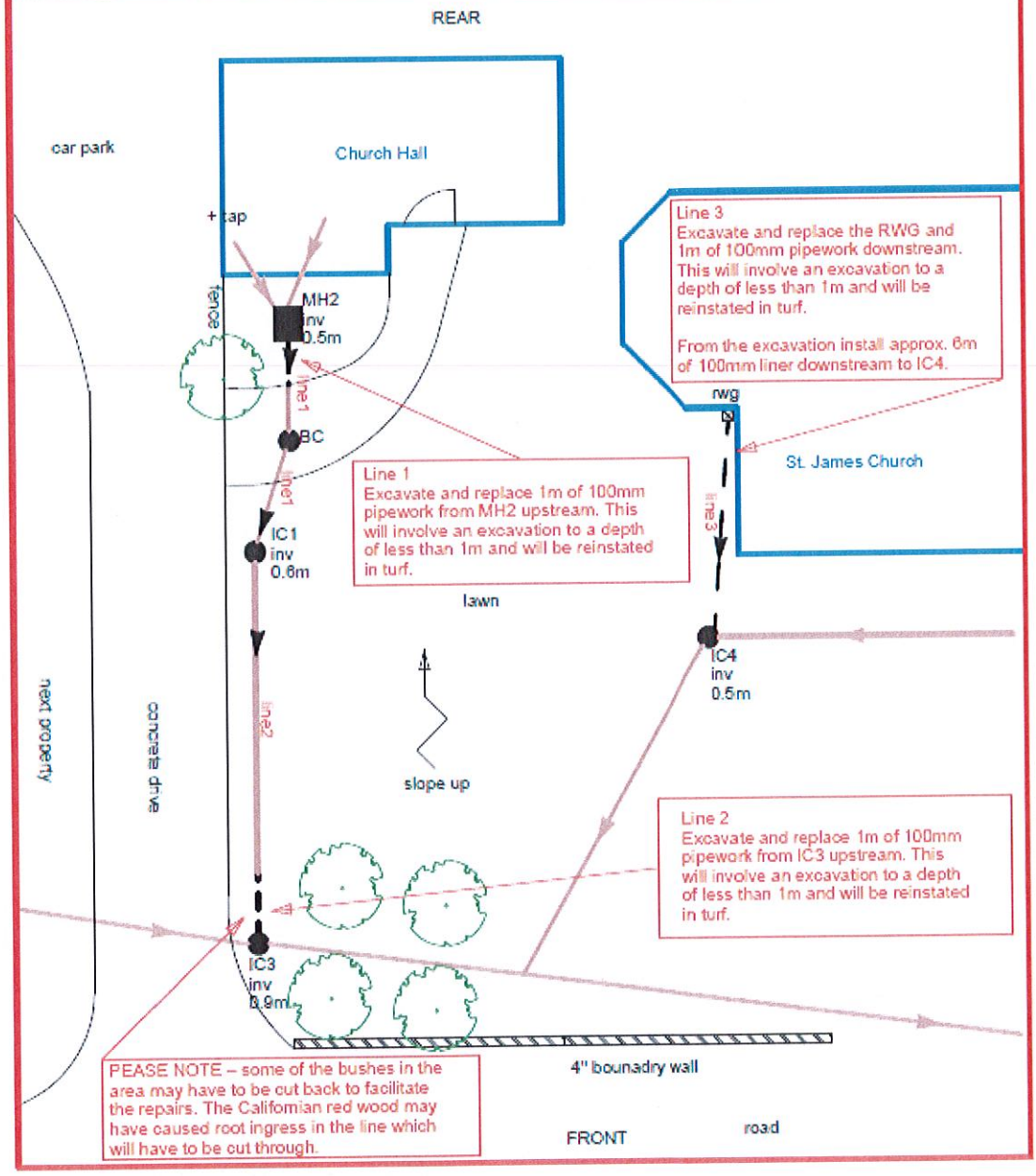
FRONT OF PROPERTY

LEGEND

Risk Address: St James Church
Waltham Cross
Hertfordshire
EN7 6TP

Job No: 66138.1 Date: 21/11/2016

PROPOSED DRAINAGE LAYOUT



FRONT OF PROPERTY

This drawing should be used for diagrammatic purposes only. Auger are not responsible or liable for any 3rd party works undertaken using the details outlined in this drawing. Confirmation of the drainage configuration can only be confirmed by excavation or detailed technical survey.

LEGEND

Risk Address: St James Church
Waltham Cross
Hertfordshire
EN7 6TP

Job No: 66138.1 Date: 21/11/2016

LIMITATIONS OF REPORT

We were commissioned to carry out an inspection of the accessible areas of the drainage to the property, identifying any major defects and recommending any repair works that may be necessary. It should be appreciated that the exact layout of the system cannot be confirmed without the exposure of inaccessible branches and connections etc.

The lack of any significant defects within the main drainage line should not be regarded as a guarantee of watertightness. Defects may be encountered upon exposure of inaccessible branches and gullies etc.

The contents of this report are strictly confined to comments concerning those terms outlined above. It is not a structural survey and must not be construed as such.

The views expressed in this report are based entirely upon a visual examination of the drainage, supported by information obtained from a drainage CCTV inspection / water pressure test.

RIGHTS OF ORIGINATOR

This report was for the sole use of the client. It must not be reproduced or transferred to any other third party without the express written consent of the author.

We will consider the re-issue of the report in its original form to a third party within 6 months of the original report date for an administrative fee. (currently £100.00 excl VAT).

Upon the lapse of a 6-month period the report can only be re-issued following a full re-inspection, which will attract a full survey fee.

We reserve the right to refuse copies of the report to any third party (other than those named above). We also reserve the right to amend our opinions in the event of additional information being made available at some future date.

Aliesha Stuart

Account Manager
Auger

auger

PHOTOGRAPHS

Fig 1.1 – line 1 deformity

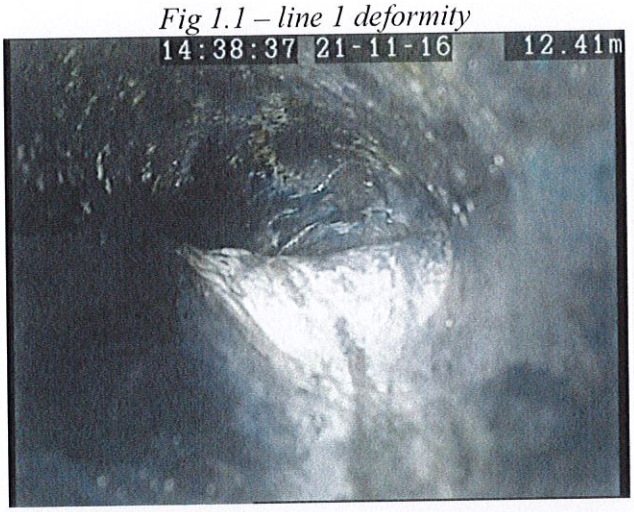
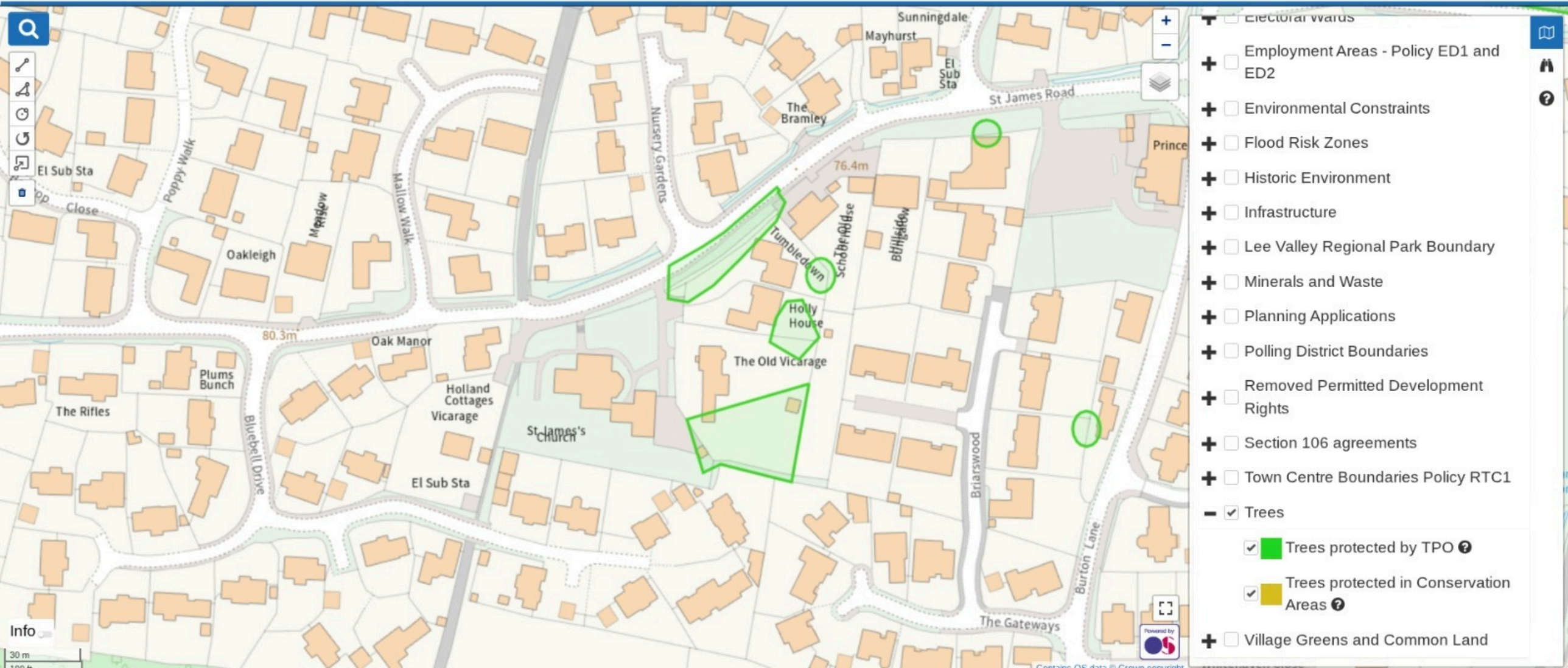


Fig 1.2 – roots in the line

Fig 1.3 – roots in the line



- Electoral Wards
- Employment Areas - Policy ED1 and ED2
- Environmental Constraints
- Flood Risk Zones
- Historic Environment
- Infrastructure
- Lee Valley Regional Park Boundary
- Minerals and Waste
- Planning Applications
- Polling District Boundaries
- Removed Permitted Development Rights
- Section 106 agreements
- Town Centre Boundaries Policy RTC1
- Trees
  - Trees protected by TPO
  - Trees protected in Conservation Areas
- Village Greens and Common Land

LucasArb
Tree Surgery - Grounds Care - Wood Fuels
t: 01992 830 025
m: 07746 678 799
e: LucasArb@outlook.com

Quotation

Date: 01/07/25

To:
Owen & Tracy Whyte
St James Church
Goffs Oak

Description:

- Dismantle Mature Redwood next to Church Hall
- Using crane operations
- Remove arising timber
- Process/Grind remaining stump

Estimate Total: £6,750- 7,500

Duration: 3-5 days

Terms: Payment to be made upon Completion of works detailed above.

If you wish to proceed with the work detailed above, please contact us to discuss convenient dates.

Kind Regards,
Jeff Lucas
LucasArb

PT WITHIN CLIENTS BOUNDARY

Unknown
Sp:5.00
Di:0.30
Ht:5.00

Bush
Sp:5.00
Ht:3.00

Oak
Sp:8.00
Di:0.35
Ht:8.00

Oak
Sp:9.00
Di:0.35
Ht:9.00

Oak
Sp:9.00
Di:0.30
Ht:9.00

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Ht:8.00

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Oak
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Ht:5.00

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Ht:12.00

PT

Elec

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Ht:9.00

Prunus
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Di:0.30
Ht:10.00

1no.pr

propos

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Di:0.35
Ht:18.00

Eucalyptus
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Ht:15.00

Yew
Sp:12.00
Di:1.80
Ht:10.00

The Old Vicarage

Wellingtonia
Sp:9.00
Di:1.20
Ht:19.00

The Coach
House

Holly
Sp:5.00
Di:1.00
Ht:8.00

Lime
Sp:10.00
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Ht:12.00

Lime
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Lime
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Lime
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Ht:15.00

Oak
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Ht:18.00

Oak
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PT

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Oak
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Ht:10.00

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Di:0.30

Oak
Sp:5.00

Hawthorn
Sp:5.00
Di:0.20
Ht:5.00

Dead
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Di:0.10
Ht:8.00

Dead
Sp:5.00
Di:0.10
Ht:5.00

Holly
Sp:6.00
Di:0.10
Ht:5.00

Line Of
Cypress
Av.Sp:5.00
Av.Di:0.10 - 0.1
Av.Ht:8.00

Hawthorn
Sp:5.00
Di:0.20
Ht:5.00

Hawthorn
Sp:8.00
Di:0.20
Ht:5.00

Hawthorn
Sp:5.00
Di:0.10
Ht:5.00