

# **LONDON BOROUGH OF CAMDEN**

## **MEMORANDUM**

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Date: **27/3/2023**  
To: **Simon Roberson – Insurance**  
Your Ref: **21TR000022**  
From: **Liam Vincent – Arboricultural Officer in Tree Section**  
Our Ref: **19766-28032**

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## **ARBORICULTURAL REPORT**

Address of Property: **170 Maygrove Road, NW6 2EP**  
Department/s responsible for tree/s: **LBC – Highways**  
Date of inspection and Officer: **Liam Vincent inspected on 23/3/2023**

**Recent maintenance history of LBC trees:**

<b>Tree</b>	<b>Department</b>	<b>Site</b>	<b>Date Completed</b>	<b>Item</b>
27	Highways	Maygrove Road	30.6.2022	General Prune (GP.1) – medium
			20.3.2019	General Prune (GP.1) – medium
			22.1.2016	Crown reduction by 15% & reshape – medium
			21.3.2014	Crown reduction by 20% & reshape - medium
			29.3.2010	General Prune (GP.1) – medium
49	Parks	Maygrove Walk	29.5.2020	General Prune (GP.1) – large
			12.1.2016	Crown reduction by 20% & reshape - large
			9.10.2014	General Prune (GP.1) – large
53	Parks	Maygrove Walk	29.5.2020	General Prune (GP.1) – large
			29.1.2018	No Work Required
			9.10.2014	General Prune (GP.1) – large
54	Parks	Maygrove Walk	2.6.2020	No Work Required
			29.1.2018	No Work Required
			9.10.2014	General Prune (GP.1) – large
55	Parks	Maygrove Walk	29.5.2020	General Prune (GP.1) – large
			29.1.2018	No Work Required

**Cyclical inspection and maintenance programme**

These trees in Highways and Parks sites are managed on a three-year inspection / maintenance programme.

Table 1: Vegetation near to claim address													
Tree No. (Confirm)	Tree No. (Claim)	Location	Ownership	Species	Height (m) / expected mature height	Crown Spread (m)	Diameter (cm)	Physiological Condition	Structural Condition	Water Demand	Distance to Boundary (m)	Distance to Property (m)	CAVAT Value (£)
27	T4	FLHS 168 Maygrove Road	LBC	Thorn (Cockspur)	9.5 / 10	7	29	Average	Fair	High	3.7	6.1	4,838.80
49	TG2	POS opposite 168 / 170 Maygrove Road	LBC	Poplar (Aspen)	18 / 25	15	35	Good	Good	High	14.6	17.6	9,379.59
53	TG2	POS opposite 168 / 170 Maygrove Road	LBC	Poplar (Aspen)	19 / 25	10	28	Average	Fair	High	14.6	17.6	6,766.27
54	TG2	POS opposite 168 / 170 Maygrove Road	LBC	Poplar (Aspen)	19 / 25	12	37	Average	Fair	High	14.6	17.6	11,815.08
55	TG2	POS opposite 168 / 170 Maygrove Road	LBC	Poplar (Aspen)	14 / 25	8	36	Average	Good	High	14.6	17.6	11,185.06
n/a	HG1	FG 172 Maygrove Road	TP	Privet hedge	3 / n/a	2	20 <sup>#MS</sup>	n/a	n/a	n/a	0.1	2.0	n/a

Data taken from Confirm database and/or onsite inspection. Suffix '#' = estimated. Suffix 'MS' = multi-stemmed.

### **Key:**

Tree No. (LBC) – Tree reference from LBC Confirm tree database

Tree No. (Claim) – Tree reference from claim documents for cross-referencing purposes

Location – RO = Rear of (the property); FO = Front of; SO = Side of; FG = Front Garden; RG = Rear Garden

Ownership - LBC = London Borough of Camden; PH = Policy Holder; TP = Third Party

Species - Scientific name followed by common name in parentheses

Height - Approximate from ground level (GL) to perceived top of crown, measured with a clinometer or similar; 'expected mature height' taken from *NHBC 4.2 (2007) annexe 4.2-A, 'Water demand and mature height for trees', table 12*

Crown Spread - Total diameter of the canopy, averaged between the two most basic aspects: North to South & East to West

Diameter - Recorded using a diameter tape, at approx. 1.5m from GL; MS = Multi-stemmed

Physiological / Structural condition - *An assessment of the general health of the tree:*

Good - No visible physiological / structural defects, works carried out for mainly aesthetic reasons

Fair - Some minor physiological / structural defects that can be addressed through maintenance works or are of no long-term significance

Poor - Major physiological / structural defects that cannot be addressed through maintenance works and could lead to early decline

Dead - Without life

Water demand - Taken from *NHBC 4.2 (2007) annexe 4.2-A, 'Water demand and mature height for trees', table 12*

Distance to boundary - Distance from the stem of the tree to nearest boundary (wall, fence, pavement demarcation etc.)

Distance to property - Distance from the stem of the tree to the nearest point on the affected building

CAVAT value - Replacement value of the tree, calculated as an asset using the CAVAT system, see <http://www.ltoa.org.uk/resources/cavat>



TREE / VEGETATION ISSUES: (see Table 1 and Fig. 1 for species, characteristics and locations)

LBC vegetation:

- The trees inspected for this investigation within Highway to the front of the claim address and the Public Open Space (POS) opposite the claim address on the other side of the highway are a semi-mature Cockspur Thorn (Seq 27, photo 1) and four mature Aspen trees (Seq 49, 53, 54 & 55, photo 2). See Fig.1.
- The Thorn tree was found to be in good physiological condition, the crown having a reasonably healthy appearance. The structural condition was only assessed as being 'Fair' due to evidence of previous crown reduction works. There were no other defects apparent.
- The four Aspen trees were observed as being in good physiological condition, their crowns having a healthy appearance. Their structural condition was only assessed as being 'Fair' due to evidence of previous crown reduction works. There were no other defects apparent.
- There is a Ginkgo tree on the footpath opposite the claim address (see photo 2), but it is only mentioned as a possible 'future risk' within the claim so does not appear in Table 1. It is currently within fencing for a development site so could not be fully inspected but appeared to be in a fair physiological and structural condition.

Other vegetation:

- There is a Privet hedge in the front garden of no.172 Maygrove Road (Claimant ref HG1, photo 3). This is acknowledged within the claimant's Arboricultural report.
- This appears to have been recently reduced in height, and the front and back faces of the hedge appear to have been formally clipped on a regular basis.

STRUCTURE ISSUES:

1. Some exterior building / structural damage was observed, notably the cracks in the bay window structure (photo 4), around the window (photo 5) and in the frame of the front door (photo 6). The door aperture also appeared to be distorted (not true right angles).
2. The damage identified within the claim has been categorised as Category 3 (Moderate) of Table 1 of BRE Digest 251 (MWA Arb Appraisal Report, see below).





## SUMMARY OF TECHNICAL INVESTIGATIONS:

The investigations have been presented as three reports. These are:

- 1) Site Investigation Report – provided by Auger (Ref: 132112.1.USI), 21.3.2022
- 2) Arboricultural Appraisal Report – provided by MWA (MWA Ref SUB220707-10273), 25.7.2022
- 3) Level monitoring – provided by My Home Needs Ltd (ref. SU2105212), 14.11.2022

- 1) Site Investigation Report – provided by Auger (Ref: 132112.1.USI), 21.3.2022
  - a. Provides Layout plan indicating locations of Trial Pits / Boreholes (TP / BH) on the site, with reports on the findings of each, including root samples found.
  - b. Laboratory soil analysis that finds the samples from Trial Pit / Bore Hole 1 & 2 are of a **high-volume change potential**.
  - c. Root identification confirming root samples found were from the Crataegus and Populus species, relating to the Thorn (Seq 27) on the highway and the four Poplar trees (Seq 49, 53,54 & 55) that form part of the group of trees on the Maygrove Walk public open space opposite the claim address. All of these are **LBC owned**.
  - d. Drain investigation – **multiple defects were found**, e.g., page 2, Trial Hole Findings, '*broken drainpipe*' within TH1, discounted as '*outside the AOC (area of concern)*', and blockages and joint displacements. Also, significant structural issues with the manhole in the front garden area which have led to blockages and standing water within the structure – page 2, Visual Inspection, '*A visual inspection of MH1 revealed the outlet of this run is an interceptor trap, this was partially blocked and causing the channel of the manhole to retain water. In addition the chamber walls appear to be falling in and the pointing between the bricks are non-existent. We believe a section of the chamber wall has broken off, fell in the channel and caused the blocking of the trap.*'
- 2) Arboricultural Appraisal Report – provided by MWA (MWA Ref SUB220707-10273), 25.7.2022
  - a. Describes two areas of damage – at the rear of the property which '*has not been confirmed as subsidence related*' (and so discounted from further consideration in this report) and at the front bay window and associated areas of the front projection. The damage has been categorised as 'Moderate'.

- b. Concludes from the evidence presented (soil test results, the ID of roots found below the foundations (and presence of those identified species nearby), an engineering appraisal of the nature of the damage) that the damage is consistent with shrinkage of the clay subsoil related to moisture abstraction by vegetation.
  - c. Recommends the removal of the Cockspur Thorn & the four eastern-most stems of Poplar from the group opposite
- 3) Level monitoring – provided by My Home Needs Ltd (ref. SU2105212), 14.11.2022
- a. Lists four site monitoring visits between 28<sup>th</sup> April 2022 and 8<sup>th</sup> November 2022, i.e., a period of around **six months**.
  - b. Results show significant downward movement of the monitoring stations 1 – 3 (i.e., nearest to the area) of damage at the visits in June and August, e.g., differences in levels of -2.90 and -15.30mm. There is a slight return (upwards movement) at monitoring stations 2 & 3 at the last visit in November, e.g., recorded as +0.50 and +1.50mm. This is only a slight movement in comparison but does support the possibility of the movement being of a **cyclical nature**.

## COMMENTS

1. There are defects noted within the drainage system, but no evidence of the foundations being affected (e.g., wet or undermined).
2. It is surprising that the Aspen trees have been implicated given their location on the opposite side of the street and the rooting area of the Public Open Space (Maygrove Walk) which would appear to be preferential to that under the highway and the foundations of the claim address which is c.17m away. However, some of the root samples found have been identified as being Salicaceae family, of which Populus species is a member.
3. The Aspen trees are of a significant size and high-water demand.
4. The Thorn tree is also of a significant size and high-water demand.
5. The Arb report states that *'Level monitoring between April and June 2022 records pronounced downward movement across the front elevation illustrating the drying action of nearby current claim vegetation. Further downward movement is likely given weather patterns to late July.'* It does not mention any return of the levels to indicate movement of a cyclical nature. The level monitoring report does show some very slight return, but a more positive result would be beneficial to confirm the action of vegetation causing the movement and avoid unnecessary removal of established vegetation.

## RECOMMENDATIONS / ACTIONS:

- The LBC maintained tree T4 / Seq 27 will be laterally crown reduced by 30%, equivalent to 1.5m to be removed from the crown tips and added to the Highways biennial re-reduction regime to control its canopy size in future.
- The four eastern-most Poplars TG1 / Seq 49, 53, 54 & 55 will also be laterally crown reduced by 30%, equivalent to c.1.5-2.5m to be removed from the crown tips and added to the biennial re-reduction regime to control their canopy size in future.
- It would be preferable if the prescribed drainage repairs are carried out before any other tree works are considered to rule out any undiagnosed issue.

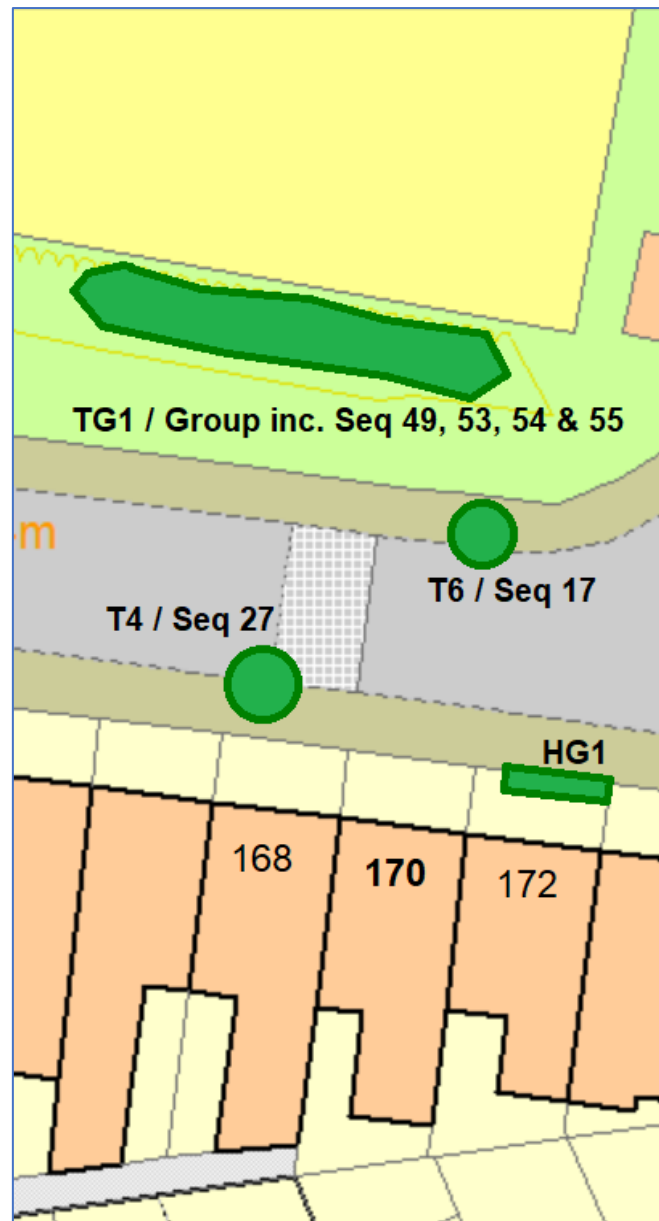


Fig. 1: Location of 170 Maygrove Road and LBC and third-party vegetation implicated



Photo 1: Seq 27 Cockspur Thorn FO 168 Maygrove Road





Photo 2: Aspen trees Seq 49, 53, 54 & 55 POS opp claim address; Ginkgo (Seq 17) in foreground





Photo 3: Privet hedge FG 172 Maygrove Road and location near to claim address



Photo 4: Cracks in bay window structure, claim address





Photo 5: Cracks in window surround, claim address



Photo 6: Front door with distortion and cracks around frame, claim address

***End of Report***