

Revised Arboricultural Appraisal Report

Subsidence Damage Investigation at:

180 Camden Road
London
NW1 9HG



CLIENT:	Crawford & Company
CLIENT REF:	SU1904991
MWA REF:	SUB200225-6827Rev02
MWA CONSULTANT:	Steve Swinburne
REPORT DATE:	12/03/2020
REVISED REPORT REV01 DATE:	10/07/2020
REVISED REPORT REV02 DATE:	29/11/2021
REVISED REPORT REV03 DATE:	09/11/2023

SUMMARY

Statutory Controls		Mitigation (Current claim tree works)	
TPO current claim	Yes – T7	Policy Holder	Yes
TPO future risk	No	Domestic 3 rd Party	Yes
Cons. Area	Yes	Local Authority	No
Trusts schemes	No	Other	No
Local Authority: -	London Borough of Camden		

Introduction

This is a revision of our revised report dated 29/11/2021 to add T8.

Acting on instructions from Crawford & Company, the insured property was visited on 10/03/2020 to assess the potential role of vegetation in respect of subsidence damage.

We are instructed to provide opinion on whether moisture abstraction by vegetation is a causal factor in the damage to the property and give recommendations on what vegetation management, if any, may be carried out with a view to restoring stability to the property. The scope of our assessment includes opinion relating to mitigation of future risk. Vegetation not recorded is considered not to be significant to the current damage or pose a significant risk in the foreseeable future.

This is an initial appraisal report and recommendations are made with reference to the technical reports and information currently available and may be subject to review upon receipt of additional site investigation data, monitoring, engineering opinion or other information.

This report does not include a detailed assessment of tree condition or safety. Where indications of poor condition or health in accessible trees are observed, this will be indicated within the report. Assessment of the condition and safety of third-party trees is excluded and third-party owners are advised to seek their own advice on tree health and stability of trees under their control.

Property Description

The property comprises a semi-detached, 3 storey house built in 1840.

External areas comprise gardens to the front and rear.

The site is generally level with no adverse topographical features.

Damage Description & History

The current damage affects the front bay, front porch and rear elevation of the property and was first noticed in September 2019.

For a more detailed synopsis of the damage please refer to the building surveyor's technical report.

At the time of the building surveyor's inspection (19/11/2019) the structural significance of the damage was found to fall within Category 3 (moderate) of Table 1 of BRE Digest 251.

We have not been made aware of any previous claims.

Site Investigations

Site investigations were carried out by Auger on 02/01/2020, when 3 trial pits were hand excavated to reveal the foundations, with a borehole sunk through the base of each trial pit to determine subsoil conditions.

Foundations:

Ref	Foundation type	Depth at Underside (mm)
TH1	Brick	600
TH2	Brick	600
TH3	Brick	1000

Soils:

Ref	Description	Plasticity Index (%)	Volume change potential (NHBC)
TH1	Dry stiff brown sandy fine to medium gravelly silty CLAY	N/A	N/A
TH2	Dry stiff brown sandy fine to medium gravelly silty CLAY	N/A	N/A
TH3	Dry stiff brown sandy fine to medium gravelly silty CLAY	N/A	N/A

Roots: Roots were observed at a depth of 1.6m in TH1 and 1.1m in TH2 however we currently have no information regarding the identification of the recovered roots.

Drains: The drains have been surveyed and defects identified within the drainage system to the rear.

Monitoring: No information available at the time of writing.

Discussion

Opinion and recommendations are made on the understanding that Crawford & Company are satisfied that the current building movement and the associated damage is the result of clay shrinkage subsidence and that other possible causal factors have been discounted.

Site investigations have confirmed a clay subsoil susceptible to undergoing volumetric change in relation to changes in soil moisture.

Our survey has identified vegetation within influencing distance of the building.

Based on the technical reports currently available and engineering opinion we conclude the damage has the potential to be linked to shrinkage of the clay subsoil related to moisture abstraction by vegetation.

If an arboricultural solution is to be implemented to mitigate the influence of the implicated trees/vegetation we recommend that the remedial works detailed in Table 1 are implemented.

Other vegetation recorded presents a potential future risk to building stability and management is therefore recommended.

Consideration has been given to pruning alone as a means of mitigating the vegetative influence, however in this case, this is not considered to offer a viable long-term solution due to the proximity of the responsible vegetation.

Recommended tree works may be subject to change upon receipt of additional information.

Conclusions

- Conditions necessary for clay shrinkage subsidence to occur related to moisture abstraction by vegetation have been confirmed by site investigations.
- Engineering opinion is that the damage is related to clay shrinkage subsidence.
- There is significant vegetation present with the potential to influence soil moisture and volumes below foundation level.
- Roots have been observed underside of foundation.

Table 1 Current Claim - Tree Details & Recommendations

Tree No.	Species	Ht (m)	Dia (mm)	Crown Spread (m)	Dist. to building (m)	Age Classification	Ownership
T1	Prunus	9.5	300 *	9	3.5	Younger than Property	Third Party Stella Wong-Lun-Sang of 180 Camden Road NW1 9HG
Management history		No recent management noted. Tree located approximately 2m above ground level of basement flat.					
Recommendation		Remove (fell) to near ground level and treat stump to inhibit regrowth.					
T2	Tree of Heaven	12	240	8	7	Younger than Property	Third Party Stella Wong-Lun-Sang of 180 Camden Road NW1 9HG
Management history		No recent management noted. Tree located approximately 2m above ground level of basement flat.					
Recommendation		Remove (fell) to near ground level. Owner to physically remove any regrowth (no chemical treatment due to translocation risk).					
T3	Bay	9.5	Ms	7	6	Younger than Property	Third Party 178 Camden Road NW1 9HG
Management history		No recent management noted. Tree located approximately 2m above ground level of basement flat.					
Recommendation		Remove (fell) to near ground level and treat stump to inhibit regrowth.					
T4	Tree of Heaven	14 *	550 *	14 *	12 *	Younger than Property	Third Party 178 Camden Road NW1 9HG
Management history		No recent management noted. Tree located approximately 2m above ground level of basement flat. Unable to access the location to confirm species of tree.					
Recommendation		Reduce height by 2m and crown radius by 1m leaving balanced crown. Prune on a triennial cycle to maintain at broadly reduced dimensions.					
T6	Holly	6	Ms	5 *	5	Younger than Property	Third Party 182 Camden Road NW1 9HG
Management history		No recent management noted.					
Recommendation		Reduce height by 2m and crown radius by 1m leaving balanced crown. Prune on a biennial cycle to maintain at broadly reduced dimensions.					

Ms: multi-stemmed * Estimated value

Table 1 **Current Claim - Tree Details & Recommendations**

Tree No.	Species	Ht (m)	Dia (mm)	Crown Spread (m)	Dist. to building (m)	Age Classification	Ownership
T7	Tree of Heaven	17 *	650 *	13 *	12 *	Younger than Property	Third Party 178 Camden Road NW1 9HG
Management history		Subject to past management/pruning.					
Recommendation		Remove (fell) to near ground level and grind out stump to inhibit regrowth.					
T8	Cherry	9*	200 *	5*	6*	Younger than Property	Third Party 182 Camden Road NW1 9HG
Management history		Subject to past management/pruning.					
Recommendation		Remove (fell) to near ground level and grind out stump to inhibit regrowth.					

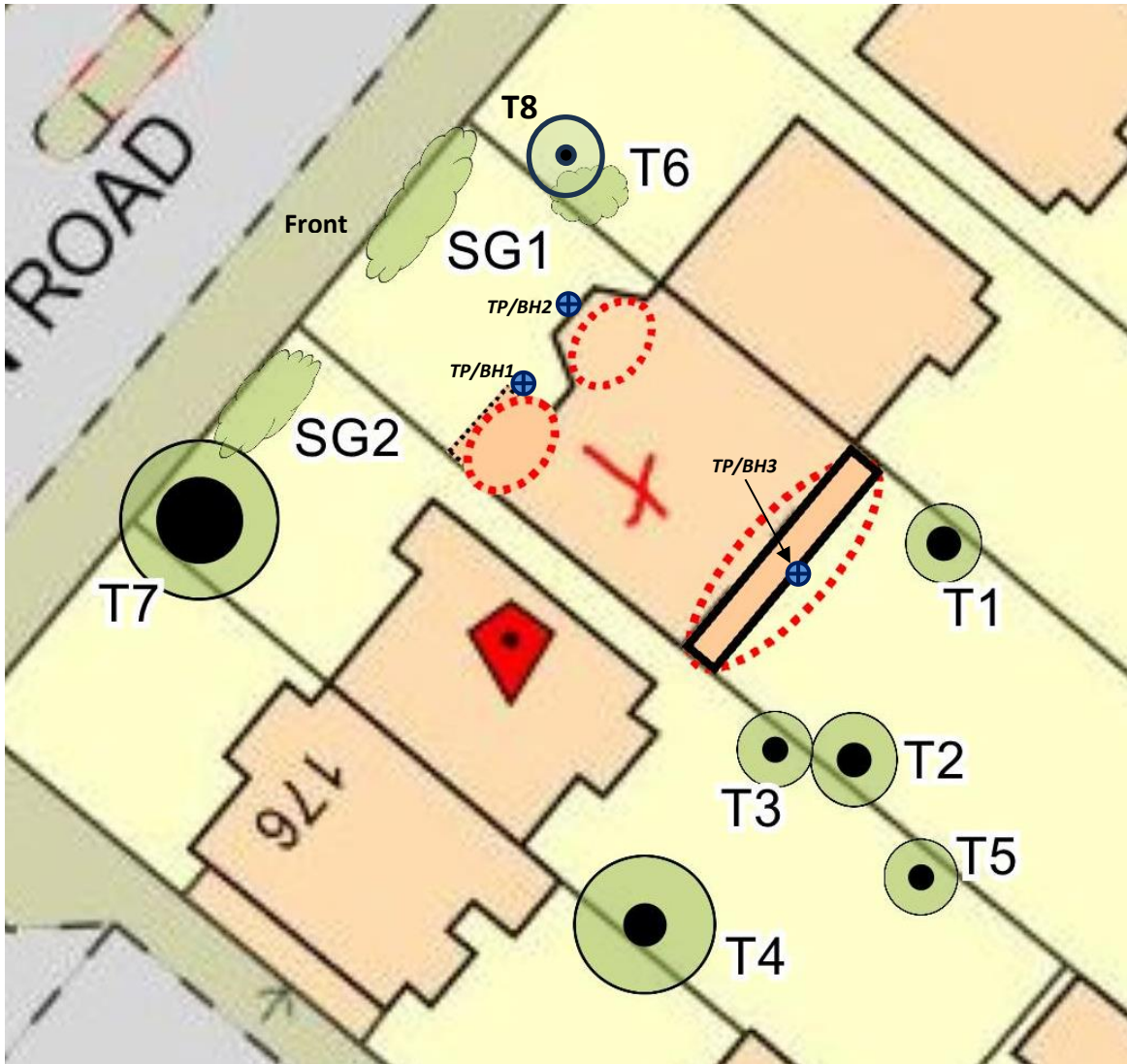
Ms: multi-stemmed * Estimated value

Table 2 Future Risk - Tree Details & Recommendations


Tree No.	Species	Ht (m)	Dia (mm)	Crown Spread (m)	Dist. to building (m)	Age Classification	Ownership
T5	Tree of Heaven	9 *	250 *	7 *	11 *	Younger than Property	Third Party 178 Camden Road NW1 9HG
Management history		No recent management noted.					
Recommendation		Maintain broadly at no more than current dimensions by periodic pruning.					
SG1	Mixed species shrubs including Pyracantha & Laurel	4 *	Ms	3	6	Younger than Property	Policy Holder
Management history		No recent management noted.					
Recommendation		Maintain broadly at no more than current dimensions by periodic pruning.					
SG2	Laurel	3 *	Ms	3 *	9 *	Younger than Property	Third Party 178 Camden Road NW1 9HG
Management history		Subject to past management/pruning.					
Recommendation		Maintain broadly at no more than current dimensions by periodic pruning.					

Ms: multi-stemmed * Estimated value

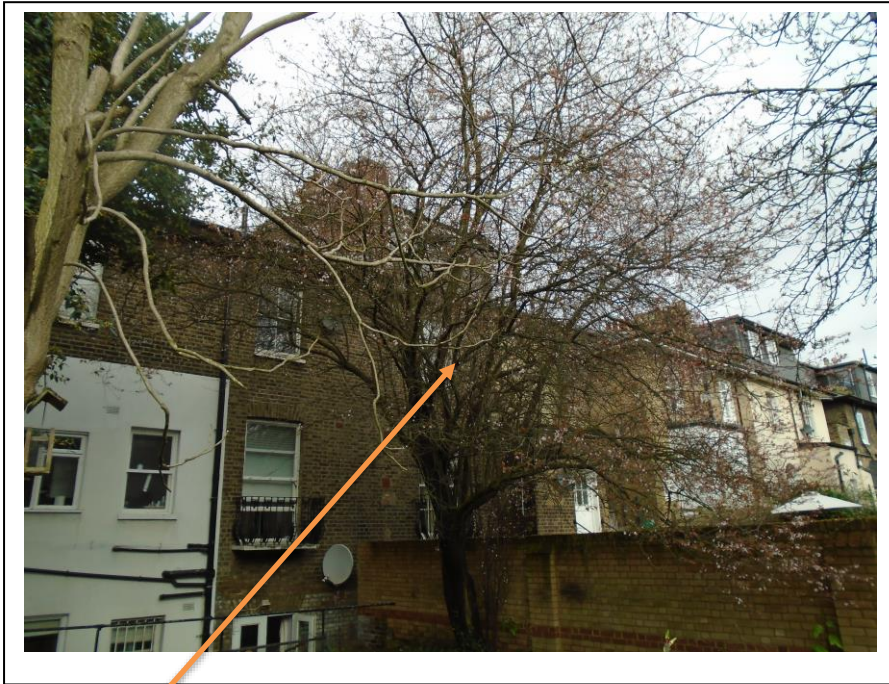
Site Plan



Plan not to scale – indicative only

 Approximate areas of damage

Images



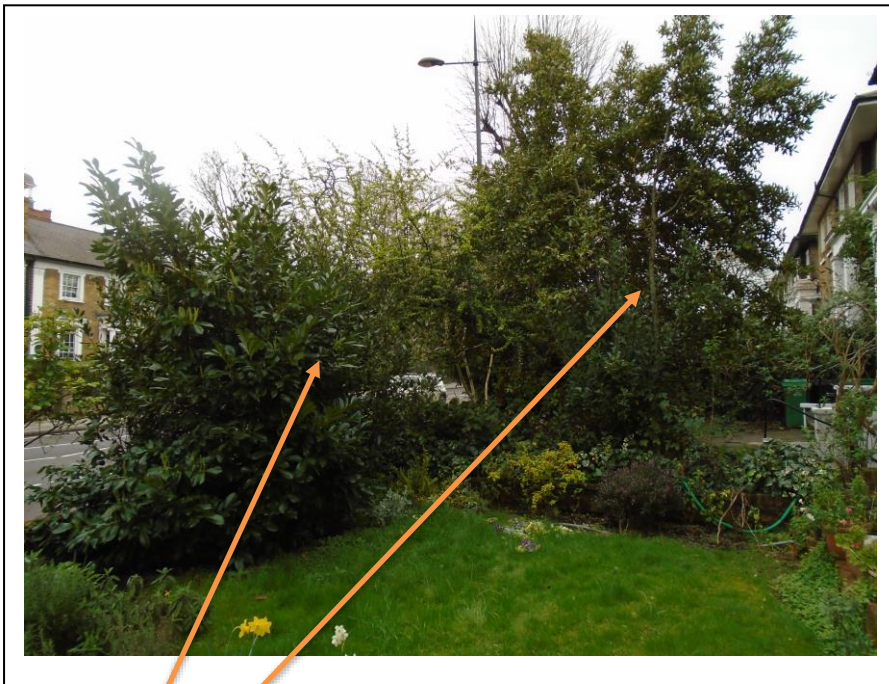
View of T1



View of T2 & T3



View of T5 and T4



View of SG1 and T6



View of T7 and SG2