



Duramen

Arboricultural Report



Trees nearby

2 West Cottages
West End Lane
London
NW6 1RJ

CLIENT:

360 Globalnet

Ref: 36330
LIV-SN-22-004954

Site Visit Date:
28th October 2022
Report Date:
2nd June 2023

CONSULTANTS:

Duramen Consulting
Consulting Arboriculturists

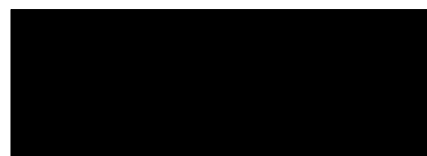


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1 Introduction

- 1.1 This report records trees and other vegetation if present that may have affected 2 West Cottages, West End Lane, London, NW6 1RJ primarily through the extraction of water from the soil, causing property damage as a result of subsidence. The report considers the options that are available to resolve the problem and recommends measures to sufficiently reduce the influence of the vegetation on the property, allowing it to be repaired.
- 1.2 Our report relies on the technical reports listed below and should be read alongside these:
- 360 Globalnet Engineers Report – 7th October 2022
 - Drainage Repair Company – 6th January 2023
- 1.3 The London Borough of Camden is the local planning authority for the property. By email the Council has clarified that there are no Tree Preservation Order(s) affecting the property but it is located in a Conservation Area which protect trees; thus any works to significant trees will need to be notified to the council prior to the works taking place, a process typically taking 6 weeks. However, deciding what is a tree and what is not will be key to this notification process.
- 1.4 Unauthorised work to protected trees may lead to prosecution, a criminal record and fines. As new TPOs can be served at any time it is advisable to check with the Council again immediately before any tree works are implemented.

2 Tree Survey

- 2.1 The attached plan and tree data table show the locations and sizes of significant and relevant vegetation present on 28th October 2022.

3 Recent history of property and trees

- 3.1 The damage was first noted in the summer of 2022.

- 3.2 No reports have been received of any recent tree removal and there were no signs of tree stumps or recent remains of tree stumps at the time of the tree survey.

4 Relevant evidence

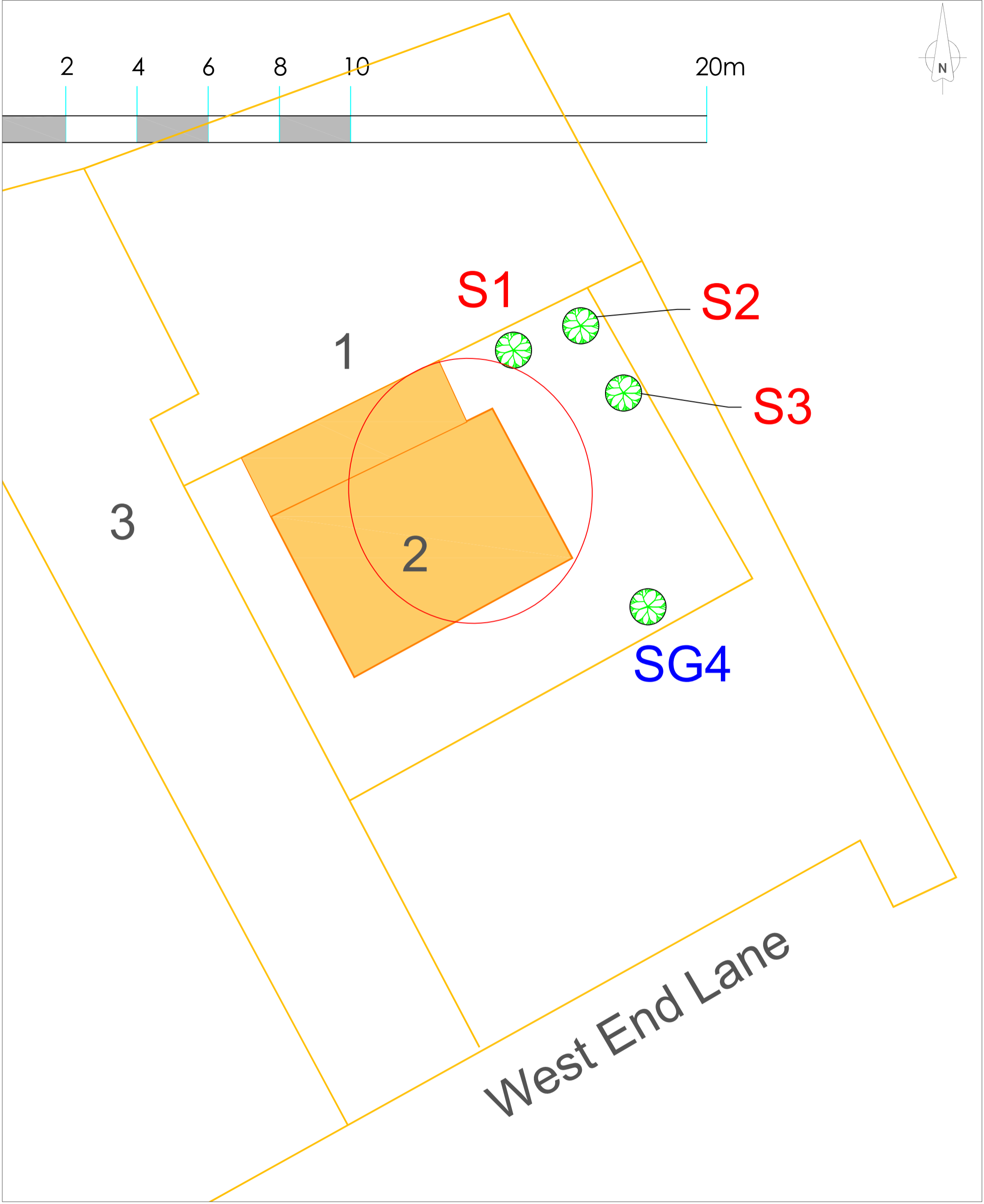
- 4.1 FOUNDATION depth of 0.5 metres has been established.
- 4.2 SOILS: The British Geological Survey Online viewer shows the area to be underlain by London clay. Site investigations confirm the presence of shrinkable clay soil beneath the foundations of the property with signs of soil desiccation.
- 4.3 DRAINS have not been investigated.
- 4.4 No ROOTS were observed during site investigations to 4 metres depth.

5 Discussion

- 5.1 The timing of the observed damage during summer months, the dry soil and the shallow depth of foundations are suggestive of clay shrinkage subsidence. On the basis that this problem has not occurred previously to this property especially during the hot dry summers of 2003 and 2018, the only issue that has changed with 2022 is that vegetation has grown.
- 5.2 In this case, with no roots found it is a matter of judgment as to which items of vegetation has caused the clay soil to shrink excessively. The pyracantha S1 is close but the elder S2 is larger but further away. The lilac S3 is also well developed but slightly further away than S2.
- 5.3 The Town and Country Planning (Tree Preservation)(England) Regulations 2012 Regulation 15 states that the Conservation Area exception allows work to trees with stem diameters smaller than 75 mm without notification to the council. All vegetation considered in this report is, as a result, exempt.
- 5.4 On the basis that the damage is on the right hand and rear sides of the property the nearest vegetation is S1, S2 & S3. These are therefore recommended for removal. Monitoring of cracks – informal or formal - at least should be undertaken post vegetation removal to ensure stability is reached.

6 Conclusion & Recommendations

- 6.1 Removal of the pyracantha S1, elder S2 and lilac S3 is recommended. Their stumps should be treated to prevent regrowth.




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Drawing Based Upon: -

Status: **FINAL**

Notes:

Legend

 **Tree locations**
 T - red labels : remove
 T: blue labels : future risk : manage
 T: Green labels: other vegetation

 **Areas of building damage noted**

| | |
|----------------------|---|
| Client: | 360 |
| Address: | 2 West Cottages |
| Title: | Tree & shrub locations with tree work recommendations |
| Date: | Oct 22 |
| Scale: | 1:100 |
| Original Paper Size: | A3 |
| Drawn: | JH |
| Checked: | - |
| Job Ref: | 36330 |
| Figure Number: | 1 |
| Rev: | A |

Trees growing nearby 2 West Cottages

| Tree No. | Species | Number of stems | Height (m) | Trunk Diameter (cm) | Age relative to building | Age Class | Crown Spread (m) N-E-S-W | Distance to Building (m) | Ownership | Condition & Growth Potential |
|--------------|------------|-----------------|------------|---------------------|--------------------------|-----------|---|--------------------------|---------------|------------------------------|
| S1 | pyracantha | | 4 | 5 | younger | mature | 2 | 1.6 | Policy holder | |
| Description: | | | | | | | Recommendations: remove & treat stump to prevent regrowth | | | |
| T2 | Elder | | 6 | 5+5 | younger | mature | 3 | 2.6 | Policy holder | |
| Description: | | | | | | | Recommendations: remove & treat stump to prevent regrowth | | | |
| T3 | Lilac | | 4 | 4x5 | younger | mature | 2 | 3.3 | Policy holder | |
| Description: | | | | | | | Recommendations: remove & treat stump to prevent regrowth | | | |
| T4 | ceanothus | | 2 | - | younger | mature | 1 | 1.9 | Policy holder | |
| Description: | | | | | | | Recommendations: none at present | | | |

The "S", "T" & "H" prefixes refer to both current and potential size with "S" standing for shrub, "T" standing for tree and "H" hedge. There is no clear separation between the three in terms of size and potential trees can be maintained as shrubs by regular pruning. Hedge refers to a row of plants of similar stature and past management, typically with signs of previous pruning/height control. "G" stands for group where more than one stem/plant grows and/or it is difficult to distinguish plants. "C" stands for climber, typically dependent upon a wall or other feature for support.



Figure 2: Between S1 and the property.



Figure 3: S3 on right with S2 and S1 behind.

Figure 4: SG4.

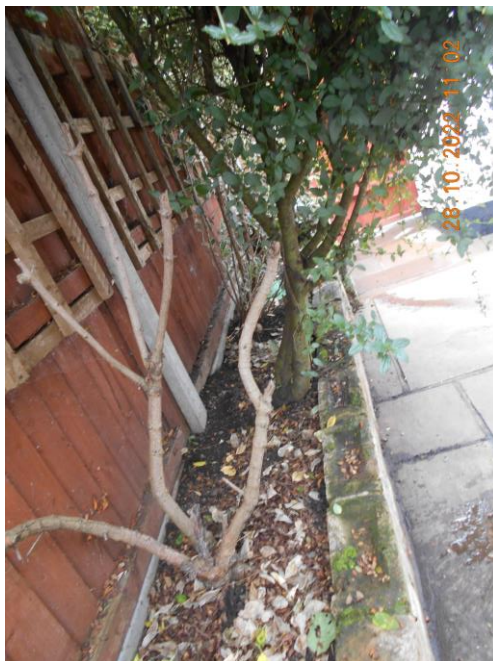


Figure 5: The RH entrance to garden.

