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Arboricultural Consultancy for Camden Borough Council

Note (1): This report is an initial appraisal only and has been produced without the benefit of site investigations unless otherwise stated. It is intended for use between the client, Suffolk Tree Services and any parties detailed within the report. Where subsidence is an issue it is based on the assumption that Engineers are satisfied that current damage is due to clay shrinkage subsidence caused by vegetation.

1. Case Details

Insured	London Borough of Camden	Site Address	28 Caversham Road NW5 2DS
Client	Whymark and Moulton	Contact	
STS ref	CT005	Consultant	N Turnbull
Date	11/05/2012	Contact No.	07783271644

Scope of report: To assess the vegetation potentially contributing to subsidence or other damage, provide recommendations and cost estimates for remedial action, and assess recovery prospects. Provide a hazard and decay assessment to inform these recommendations.

2. Description of property and damage: Wall damage

3. Details of technical reports provided: None

4. Details:

Mitigation	Y/N	Tree works	
Insured involved?	Y	Is there Statutory Protection?	Bartholomew estate Con Area
Local Authority involved?	Y	Comments	
Other third party mitigation involved?	N		
Recovery			
Potential recovery action?			

5. Assessment of adjacent vegetation:

Condition:

Tree ID	Species	Ht M	Sprd	Age	Condition	Comments /Requirements
Keys: Age: Y=Young, SM= Semi-mature, M=Mature, OM=Over mature, V=Veteran. Condition: G=Good, F=Fair, P=Poor, D=Dead						
T1	Lime	12	6	M	F	High Pollard,
T2	Lime	12	5	M	F	High Pollard, cavity base west side, north side, and bark damage south side.
G3	Limes					Growing as coppice in corner of north and west walls, remove.

Tree/building data

No.	Species	Age cat.	Approx Height (m)	Distance to building (m)	Ownership	Action required
Age Key : Cat 1 = Younger than Property, 2=similar age to property, 3=older than property Ownership Key: A = Local authority, B = Third party, C = Unknown.						
T1	Lime	2	12	Touching wall	Camden	
T2	Lime	2	12	300mm	Camden	
G3	Lime stems	1	7			Remove, grind or poison stump(s)

Analysis and conclusions

G3 is a group of lime stems (Fig 3), possibly coppice growing from an old stump. These are of no great visual amenity value and will eventually threaten damage to the adjacent walls. They should be removed and the stump(s) either ground out or poisoned.

T1 is a mature lime and has caused damage to the wall, This damage was evidently caused by the proximity of the tree to the wall, which it is now touching (Fig1), and it will not be possible to rebuild the wall in its original position adjacent to the tree.

It has been suggested that the wall alongside the tree be replaced with a timber panel. This might be a practical proposition until the annual incremental growth of the stem causes it to expand to the point where it is damaging the panel, which might prove difficult to replace within the constraints posed by the tree and the adjacent sections of rebuilt wall.

In visual terms, such a panel would not sit well within the context of the Conservation area. It would be preferable to design a timber section built into the wall, but this might affect the stability of the wall at this point, as has been pointed out, and would still cause a visual break in the line of the wall

The tree itself, as a high pollard, does not add greatly to the visual amenity of the area, (Fig 2) although it is similar to other high pollarded trees nearby.

Allowing for the fact that any repair involving the retention of the tree will probably only be a short-to-medium term solution, and that in the meantime the wall will not conform to the norm within the conservation area, I would suggest that T1 be removed, and replaced by another tree further from the wall.

However the decision whether or not to remove the tree will depend on whether the retention of the tree is considered more important than the conformity of the wall to similar structures within the conservation area, and this is a decision to be made by the Council Planning Department.

T2 may pose a problem to the wall in the future, as one buttress root is already close to the base of the wall. This potential problem could be overcome by bridging over the buttress at a suitable height and length to clear it.

It was noted on leaving the site that a lime tree in front of the property is also damaging the low boundary wall (Fig 4), although this would not pose a hazard if it were to fail, other than the loose bricks obstructing the footpath.

Estimate of time/cost:

3 men for 5 hours.

Photographs.



Figure 1



Figure 2

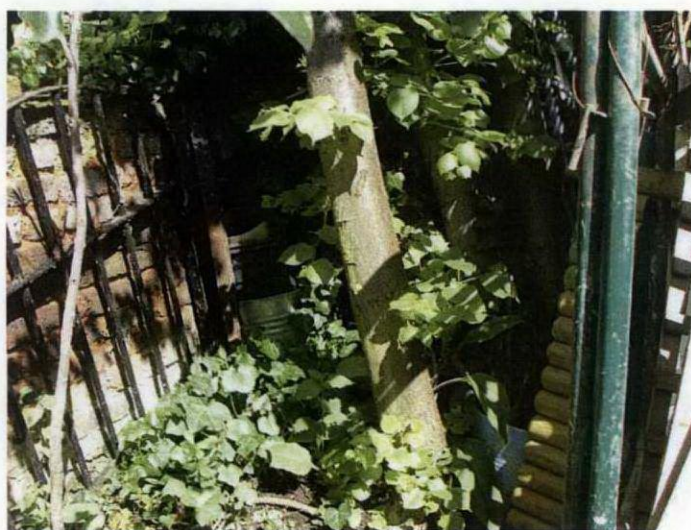


Figure 3



Figure 4

Sketch Site Plan (not to scale) Rear garden of 28 Caversham Road

