

Arboricultural Consultancy for Allianz Insurance

Note⁽¹⁾: This reduced format report is an initial appraisal only and may have been produced without the benefit of site investigations. It is intended for use between the client, Marishal Thompson & Co. (Environmental) Ltd and any parties detailed within the report. It is based on the assumption that Engineers are satisfied that current damage is due to clay shrinkage subsidence attributable to vegetation.

1. Case Details

Insured	Holmfield Court (Hampstead) Ltd	Address	Flat 18 Holmfield Court, London, NW3 4TT		
Client	GAB Robins	Contact	David Broom	Claim No.	B1027233
MT Ref	NL/0106111114/TP	Contact	Thomas Peppiatt	Contact No.	08702 416 180
Report Date	23/06/2011				

Scope of Report: To survey the property and determine significant vegetation contributing to subsidence damage, make recommendation for remedial action, initiate mitigation action and assess recovery prospects. The survey does not make an assessment for decay or hazard evaluation.

2. Property and Damage Description

The insured structure is a 3 storey flat. The property occupies a level site with no adverse topographical features.

Damage relates to the rear elevation of the insured dwelling.

3. Technical Reports

No technical investigations are available at the time of reporting, therefore assumptions outlined in Note⁽¹⁾ above apply: recommendations may be subject to change following evaluation of any investigations that may be forthcoming.

4. Action Plan

Mitigation	
Insured involved?	Yes
Local Authority involved?	No
Other third party Mitigation involved?	Yes
Recovery	
Is there a potential recovery action?	No

Treeworks	
Is there any statutory protection?	Conservation Area
Additional Comments	
Awaiting Further Instructions.	

5. Technical Synopsis

This report is based upon our understanding at the time of visiting the property that GAB Robins engineers are satisfied that damage is due to clay shrinkage subsidence exacerbated by vegetation.

We have been informed that soils recovered from below foundation level have revealed the presence of a shrinkable clay substrate. This confirms the potential for vegetation to adversely affect soil volumes in the area of damage.

We have also been informed that roots recovered from the trial hole have been formally identified as *Prunus* spp, although we are uncertain of the exact location of the trialhole. The most likely origin of the roots could be from either T3 (*Prunus*), or TG1 (Mixed Species Group). Such circumstances indicate the potential for T3 (*Prunus*) and TG1 (Mixed Species Group) to influence soil volumes and to contribute to the damage observed.

Given the above information and noting the location of damage it is our opinion that T3 (*Prunus*) and TG1 (Mixed Species Group) will be exerting the principal vegetative influence in respect of the current damage. T1 (*Laurel*), T2 (*Elder*) and T5 (*Prunus*) are also likely to be influencing soil volumes in proximity to the insured property, albeit in a secondary capacity when compared to T3 (*Prunus*) and TG1 (Mixed Species Group).

Please refer to Section 6 for management prescriptions.

Marishal Thompson Group

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We have given consideration to pruning as a means of mitigating the vegetative influence, however this has been discounted. Known practice and established research (Hortlink 212) suggests that pruning is an ineffective means of controlling water uptake. For these reasons removal is recommended.

There is insufficient space to reasonably support a replacement planting at this exact location, although scope exists to replant within the insured garden; an alternative location should be possible to find. Species selection should be appropriate for the chosen site and ultimate tree height should not exceed 75% of the available distance to built structures.

We have been informed that the site is located within a Conservation Area and to undertake any works to vegetation with a stem diameter of over 75mm the Local Authority will need to be subject to a Section 211 Notification.

We recommend the efficacy of the management recommendations be qualified by means of further monitoring to confirm stability.

Is vegetation likely to be a contributory factor in the current damage?	Yes
Is vegetation management likely to contribute to the future stability of the property?	Yes
Is replacement planting considered appropriate?	See Above
Does the potential of ground heave need to be assessed by Consulting Engineers before management recommendations are implemented?	No
Will implementation of the management recommendations result in significant amenity loss?	No
Would DNA profiling be of assistance in this case?	No

6. Recommendations (Table 1)

These recommendations may be subject to review following additional site investigations

Tree No.	Species	Age Cat	Approx. Height (m)	Distance to Building (m)	Ownership	Action	Requirement
SG1	Mixed Species Group (H) Including Viburnum, Ivy and Laurel.	1	1.6	1.5	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.
SG2	Mixed Species Group (H) Including Euonymus, Laurel and Bramble.	1	2.6	2.25	C - Insured	Action to avoid future risk	Reduce and maintain at 1.5m height.
SG3	Mixed Species Group (H) Including Viburnum, Grass, Bramble and Hydrangea.	1	2	0.5	C - Insured	Action to avoid future risk	Reduce and maintain at 1m height.
T1	Laurel	1	8.5	4	C - Insured	Remove	Remove and treat stump to inhibit regrowth.
T2	Elder	1	9	4	C - Insured	Remove	Remove and treat stump to inhibit regrowth.
T3	Prunus	1	10.5	7*	C - Insured	Remove	Remove and treat stump to inhibit regrowth.
T4	Elder	1	7.5	7.5*	D - Unknown	Action to avoid future risk	Reduce and maintain at 5.5m height.
T5	Prunus	1	4.5	1.5	C - Insured	Remove	Remove and treat stump to inhibit regrowth.
T6	Prunus	1	5.5	5	C - Insured	Action to avoid future risk	Remove and treat stump to inhibit regrowth.
TG1	Mixed Species Group (H) Elder x 1. Prunus x 1.	1	10	3.5	C - Insured	Remove	Remove and treat stump to inhibit regrowth.
TG2	Mixed Species Group (H) Elder x 1. Prunus x 2.	1	2.5	2	C - Insured	Action to avoid future risk	Remove and treat stump to inhibit regrowth.

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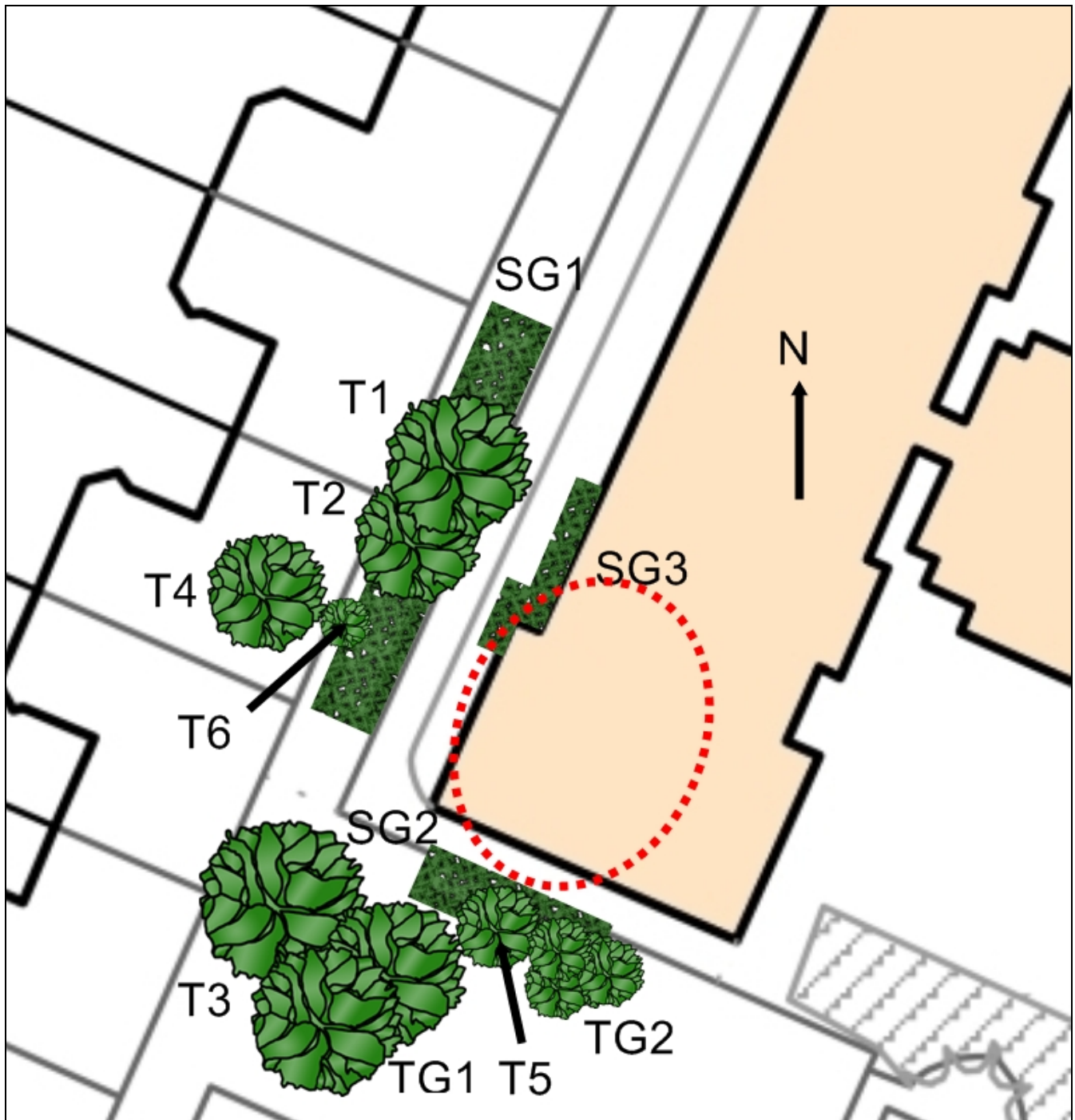
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Age Cat: 1 = Younger than property; 2 = Similar age to the property; 3 = Significantly older than property and may represent a heave risk

* Estimated

Third party property addresses should be treated as indicative only, should precise detail be required then Marishal Thompson can undertake Land Registry Searches

7. Site Plan



Please note that this plan is not to scale. OS Licence No. 100043218

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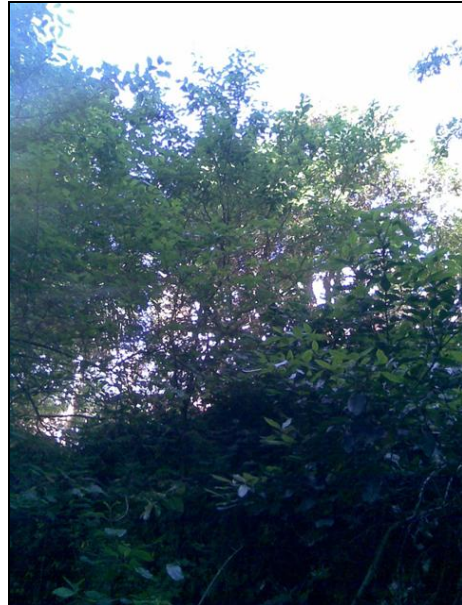
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8. Photographs



T1 - Laurel



TG2 - Mixed Species Group (H)



SG3 - Mixed Species Group (H)



TG2 - Mixed Species Group (H)

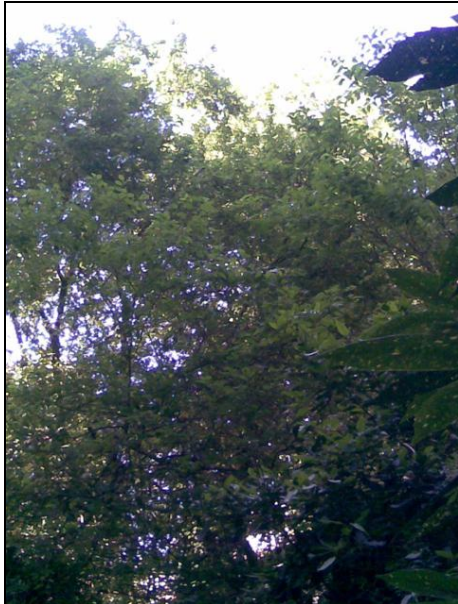
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T2 - Elder



SG1 - Mixed Species Group (H)



T3 - Prunus

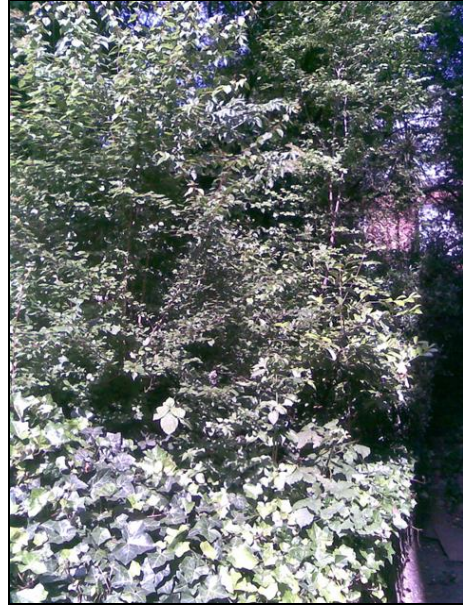


TG1 - Mixed Species Group (H)

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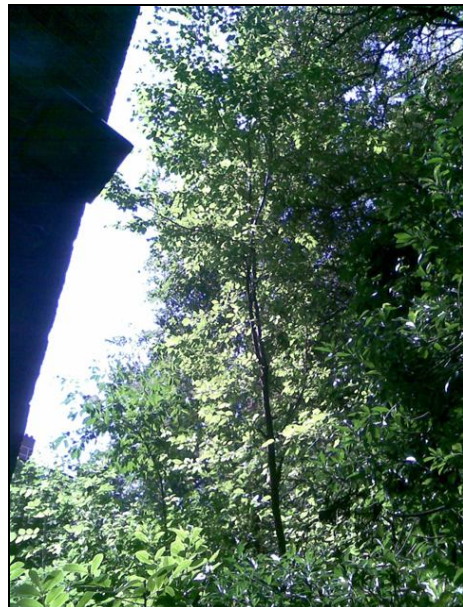
T4 - Elder



T5 - Prunus



T6 - Prunus



T6 - Prunus