Arboricultural Assessment Report

Summary Report on Trees

For:	**Client:**	Oriel Services Limited
	Insurer:	Aviva
Site:	**Policyholder:**	14 Greville Road Management
	Risk Address:	Flat 4, 14 Greville Road, London, NW6 5JA
Refs:	**OCA Ref:**	55206
	Client Ref:	7489761
	Insurer Ref:	9590302120

Survey By:	John Hall		
Title:	Senior Consulting Arborist	**Date:**	28th November 2013
Report By:	Andrew Graham		
Title:	Senior Consulting Arborist	**Date:**	24th December 2013
Revisions By:	Margaret MacQueen		
Title:	Consultant Arborist	**Date:**	09th September 2014

OCA UK Limited

Consulting Arboriculturists

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1.0 Introduction & brief

1.1 OCA UK Limited has been instructed by Oriel Services Limited on behalf of the building insurers of Flat 4, 14, Greville Road, London, NW6 5JA (the insured property). We have been advised by Oriel Services Limited that the property has suffered differential movement and damage which is considered to have been caused by trees growing adjacent the property influencing soils beneath its foundations.

1.2 We have been instructed to undertake a survey of the vegetation growing adjacent the insured property, to provide our opinion as to whether, based on the available information any of this vegetation is likely to be influencing soil moisture levels beneath the foundations of the property and if so to provide recommendations as to what tree management could be implemented to effectively prevent damage continuing.

1.3 The vegetation growing adjacent the risk address has been surveyed from the ground using digital measuring devices and/or standard tape measures. All distances are measured to the nearest point of the risk address unless otherwise stated.

2.0 Limitations

2.1 Recommendations with respect to tree management are associated with the risk address as stated on the front cover of this report and following consultation with investigating engineers. The survey of trees and any other vegetation is associated with impacts on the risk address subject of this report. Matters of tree health, structural condition and/or of the safety of vegetation under third party control are specifically excluded. Third party land owners are strongly advised to seek their own professional advice as it relates to the health and stability of trees under their control.

In relation to the possibility of heave damage, the owners of any trees within third party control must obtain their own advice in respect of the possibility of any damage to their own or any other structures outside of the control of the insurers of the risk address subject of this report from any soil heave.

2.2 Recommendations do not take account of any necessary permission (statutory or otherwise) that must be obtained before proceeding with any tree works.

3.0 Vegetation and subsidence of low rise buildings – property owner's guide

3.1 Soils, soil water and vegetation

All vegetation requires water to live and this water is substantially accessed from the soil within which the plants roots grow.

If the soil is classified as a clay soil then it will hold very much more water than sands, gravels and loam soils. During the summer as plants abstract water from the clay soil then the soil volume will "shrink" and "swell" as water is first removed and then added by summer rainfall.

In years in which rainfall during the summer is less than the total amount of water taken from the soil by plants then shrinkage will continue. This shrinkage may remove support from building foundations leading to cracking in the fabric of the building.

3.2 Vegetation management

The control of trees, shrubs and climbers by removal is a proven technique that controls total soil water loss thereby minimising soil shrinkage and allowing repairs to proceed.

If vegetation management works are carried out promptly then repairs can usually proceed very quickly and the duration and distress associated with the disruption that tree related subsidence brings can be minimised.

3.3 Third party liaison and statutory controls

Tree roots do not respect physical or property boundaries and can travel for many metres beyond the above ground "dripline" of the canopy of the vegetation.

The purpose of this report is to ascertain on a preliminary basis which vegetation is the most likely substantial and/or effective contributory cause of the damage witnessed to allow for liaison with third parties or with local administrative Councils as necessary.

You can learn more about tree related subsidence of low rise buildings by visiting:

www.oca-arb.co.uk/whatisSubsidence.htm

4.0 Conclusions and Recommendations

4.1 Results of the field survey

We can confirm that vegetation exists on or near the insured property that is considered to be causing or contributing to the current subsidence damage.

4.2 Preliminary recommendations

On the basis of our preliminary findings we have considered a practical vegetation management specification. This specification will assist in reducing the impact of the adjacent vegetation on soil moisture levels thereby potentially stabilising foundations of the affected area of the building.

4.3 Recommended vegetation management to address the current subsidence:

Tree No:	Species	Works Required
T1	Sycamore	Fell as close to ground level as possible and treat the stump
T2	Hybrid Black Poplar	Fell as close to ground level as possible and grind out the stump
T4	Hybrid Black Poplar	Fell as close to ground level as possible and treat the stump

Age Class	**YO** – Young. **SM** – Semi-Mature.**EM** – Early Mature. **MA** – Mature. **FM** – Fully Mature. **OM** – Over Mature	Ownership	**PH** – Within boundary of risk address. **P3P** – Within boundary of third party properties. **LA** – Within land owned by a Local Authority. **C3P** – Commercial third party. **U** – Within land of indeterminable ownership.
Condition	**G** – Good. **F** – Fair. **P** – Poor. **D** – Dead, Dying or Dangerous		
Stem Diameter	**MS** – Multi-stemmed tree		

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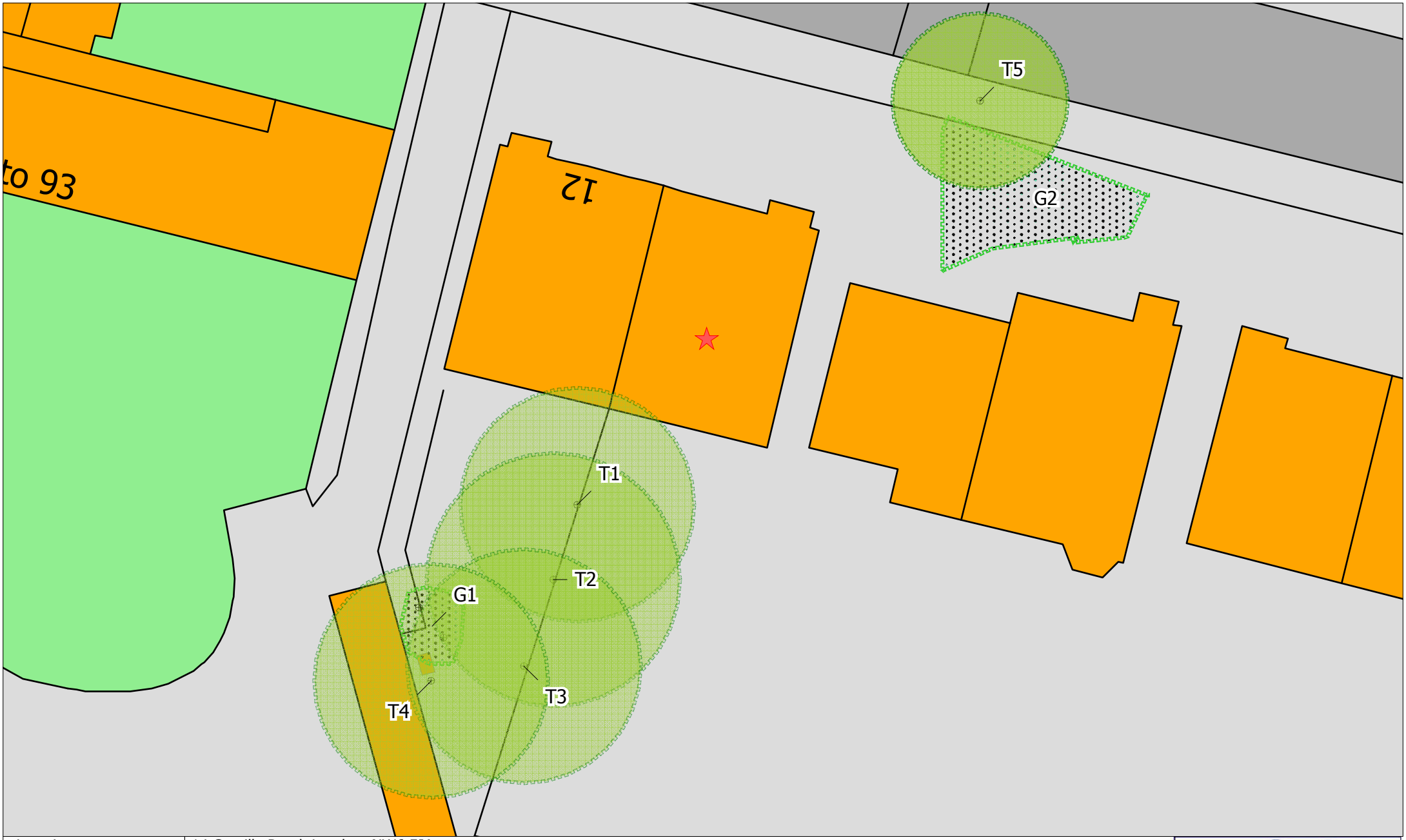
Tree No	Common Name	Age Class	Condition	Height (m)	Crown Spread (m)	Stem diam. (mm)	Dist to bldg (m)	Pruning history	Recommendation	Tree work constraints	Notes	Owner address	Owner
T1	Sycamore	MA	P	18.5	12	540	7.5	Reduced >5 years ago	Fell and treat stump	None	1 sided crown. Historical pollard at 3m. Extensive cavity at 2.5m and cavity in trunk at 1m.	12 Greville Road, London, NW6 5JA	3P
T2	Hybrid Black Poplar	MA	F	23	13	920	12	Reduced >5 years ago	Fell and treat stump	None	Reduced in past to around 18m	12 Greville Road, London, NW6 5JA	3P
T4	Hybrid Black Poplar	FM	F	22	12	800	15.5	Reduced >5 years ago	Fell and treat stump	N/A	Tree is at an angle growing over wall. Irregular shaped trunk due to the wall. All dimensions estimated due to restricted access and views.	12 Greville Road, London, NW6 5JA	3P



Location:	14 Greville Road, London, NW6 5JA
Job Ref.:	55206
Survey Date:	28/11/2013
Scale:	1:250 @ A4

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OCA UK Limited

By OCA Limited

Site Photographs

1. T1 to T3 looking west [T4 to left view margin]

2. T1 Sycamore looking north west

3. Cavity T1 Sycamore

4. Trees looking south in rear garden of No 14

5. T1 Sycamore

6.