

# Arboricultural Consultancy for AXA Insurance

Note<sup>(1)</sup>: 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

<b>Insured</b>	6 Langland Gardens Ltd	<b>Address</b>	6 Langland Gardens, London, NW3 6PY		
<b>Client</b>	GAB Robins	<b>Contact</b>	David Nimmo-Smith	<b>Claim No.</b>	B1214169
<b>MT Ref</b>	NL/3007121153/TP	<b>Consultant</b>	Thomas Peppiatt	<b>Contact No.</b>	08702 416 180
<b>Report Date</b>	17/08/2012				

**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 semi-detached house. It has been extended with a single-storey extension to the rear. The property occupies a level site with no adverse topographical features.

Damage relates to the rear elevation of the insured dwelling.

## 3. Technical Reports

In preparing our report we have had the benefit of the following technical investigations:

Soil Analysis ☒ Foundation Detail ☒ Root Analysis ☒  
Borehole Log ☒

## 4. Action Plan

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

Treeworks	
Is there any statutory protection?	Insured: Conservation Area Third Party: Conservation Area
Additional Comments	
Awaiting Further Instructions.	
A potential recovery action has been identified.	
Please carry out a ground heave assessment.	

## 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 instructed to advise on the causal vegetation and to deliver management proposals which will provide on-going and long term stability allowing repairs to be undertaken.

The footings of the subject property fall within the anticipated rooting range of a quantity of vegetation, many with the capacity to be influencing soil moisture values below foundation level. Vegetation is therefore judged to have the capacity to be the source of ground movement through clay shrinkage as a result of moisture abstraction.

Site Investigations indicate that the foundations to the property extend to a depth of 1500mm below ground level in TP/BH1. NHBC chapter 4.2 (2010) categorises the soil samples recovered as being of high plasticity, i.e. capable of significant volume change.

Atterberg testing for soils recovered recorded soil moisture content to be below plastic limit at 1.5m, 2m and 2.5m depth. Moisture content comparison with plastic limit is a reliable indicator of moisture depletion / desiccation.

## Marishal Thompson Group

Clarendon House, Shenley Road, Borehamwood, Herts, WD6 1AG  
t: 08702 416180 f: 08702 414339 e: office@marishalthompson.co.uk w: www.marishalthompson.co.uk

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Platanus roots have been identified that confirm the influence of T2 (Plane (London)) below foundation level.

Based on our site investigations, and taking account of vegetation location, relative to the focal area of movement/ damage, it is our opinion that T2 (Plane (London)) will be exerting the principal vegetative influence.

We also consider that, whilst not directly implicated by current site investigations, T1 (Oak), T6 (Laurel (Bay)), T7 (Elder) and SG2 (Mixed Species Group (H)) will also be exerting a significant (albeit secondary) influence in the current damage. This influence is determined by size and proximity relative to the area of advised damage.

Vegetation management in the form of removal and appropriate stump treatment will help to promote the restoration of long-term stability to the insured property; pruning should not be considered as representing an effective or reliable long-term alternative solution given the size and proximity of the vegetation.

There is sufficient space to support replacement planting; species selection should be appropriate for the available space and ultimate height should not exceed 75% of the available distance to built structures.

Please refer to Section 6 for management prescriptions.

Further monitoring should establish the efficacy of the prescribed works. A review of recommendations may be required if stability is not restored.

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?	Yes
Does the potential of <b>ground heave</b> need to be assessed by Consulting Engineers before management recommendations are implemented?	<b>Yes</b>
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
CG1	Ivy	1	4	0	C - Insured	Action to avoid future risk	Remove and treat stump to inhibit regrowth.
H1	Cypress	1	3	1	A - Third Party No 8 Langland Gardens. London. NW3 6PY.	Action to avoid future risk	Remove x4 Cypress trees. Do not allow remaining Cypress trees in hedge to exceed current dimensions by way of regular pruning.
S1	Rose	1	1.8	0	C - Insured	Action to avoid future risk	Remove and treat stump to inhibit regrowth.
SG1	Privet	1	3	3	C - Insured	Action to avoid future risk	Reduce to 2m height and maintain at reduced dimensions.
SG2	Mixed Species Group (H) Including Forsythia.	1	4	2	C - Insured	Remove	Remove and treat stump to inhibit regrowth.
SG3	Mixed Species Group (H) Including Euonymus and Jasmine.	1	2	1.8	A - Third Party No 4 Langland Gardens. London. NW3 6PY.	Action to avoid future risk	Do not allow to exceed current dimensions by way of regular pruning.

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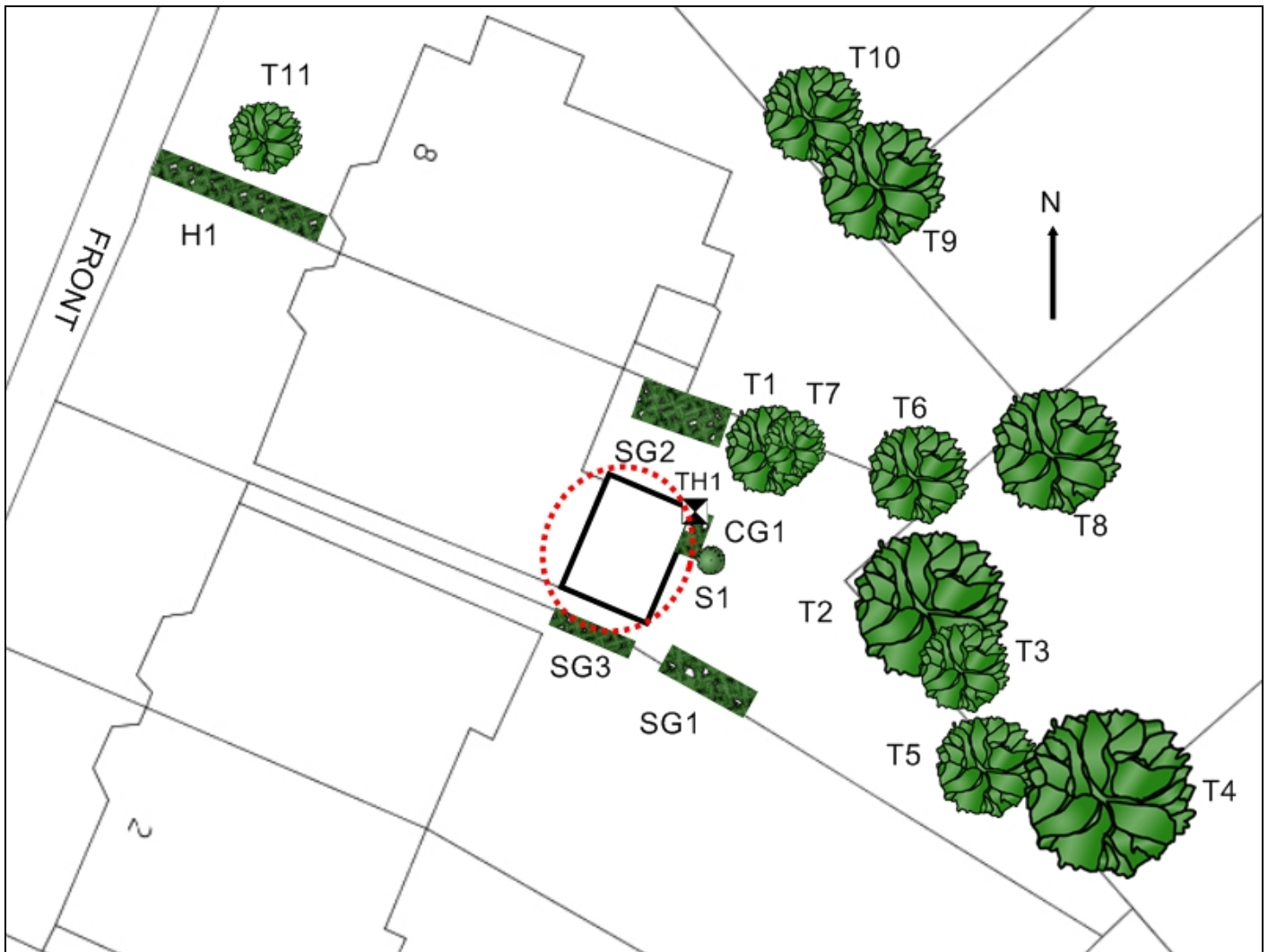
T1	Oak	3	7	5	C - Insured	Remove	Remove and treat stump to inhibit regrowth subject to heave assessment.
T10	Acer	3	14	15*	D - Unknown	Action to avoid future risk	Reduce to 10-12m and maintain at reduced dimensions.
T11	Walnut	1	5.5	5	A - Third Party No 8 Langland Gardens. London. NW3 6PY.	Action to avoid future risk	Reduce and maintain at 4m height.
T2	Plane (London)	3	22	12.5	D - Unknown	Remove	Remove and treat stump to inhibit regrowth subject to heave assessment.
T3	Holly	3	11	13.5	D - Unknown	Action to avoid future risk	Reduce and maintain at 9m height.
T4	Plane (London)	3	18	21	D - Unknown	Action to avoid future risk	Do not allow to exceed current dimensions by way of regular pruning.
T5	Oak	3	10	15.5	C - Insured	Action to avoid future risk	Do not allow to exceed 12m height by way of regular pruning.
T6	Laurel (Bay)	1	9	7.5	A - Third Party No 8 Langland Gardens. London. NW36PY.	Remove	Reduce to 6m height and maintain at reduced dimensions.
T7	Elder	1	6.5	6	C - Insured	Remove	Reduce to 4m height and maintain at reduced dimensions.
T8	Lime	3	18	15*	D - Unknown	Action to avoid future risk	Reduce to 12m height and maintain at reduced dimensions.
T9	Lime	3	18	12*	D - Unknown	Action to avoid future risk	Reduce to 10m height and maintain at reduced dimensions. Note: 15-16m to single storey rear extension.
<b>Age Cat:</b> 1 = Younger than property; 2 = Similar age to the property; 3 = Significantly older than property							

\* Estimated

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

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## 7. Site Plan



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

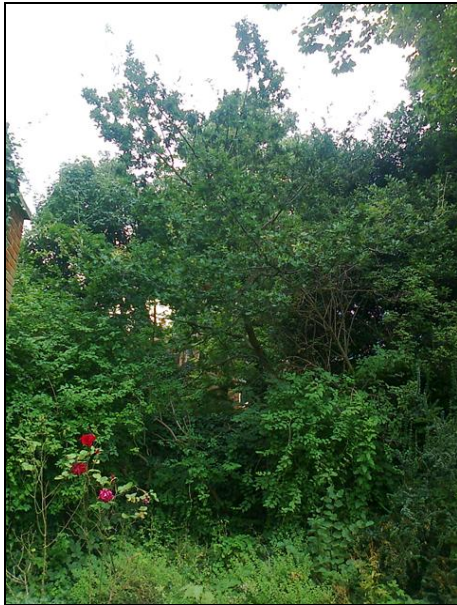
### ***Marishal Thompson Group***

Clarendon House, Shenley Road, Borehamwood, Herts, WD6 1AG  
t: 08702 416180 f: 08702 414339 e: [office@marishalthompson.co.uk](mailto:office@marishalthompson.co.uk) w: [www.marishalthompson.co.uk](http://www.marishalthompson.co.uk)

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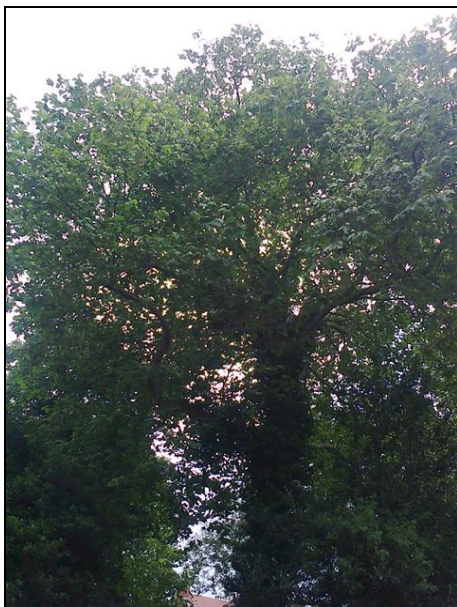
## 8. Photographs



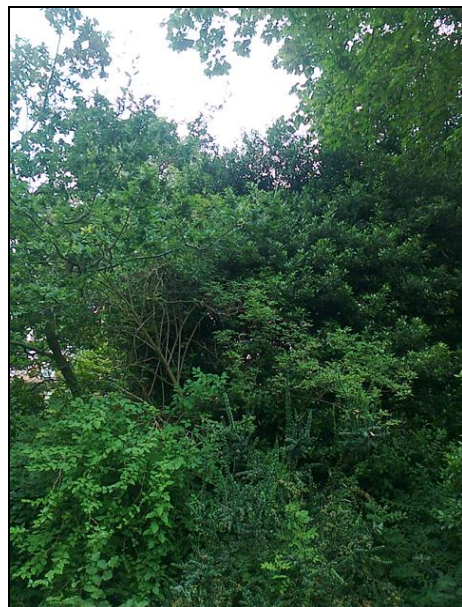
T1 - Oak



SG2 - Mixed Species Group (H)



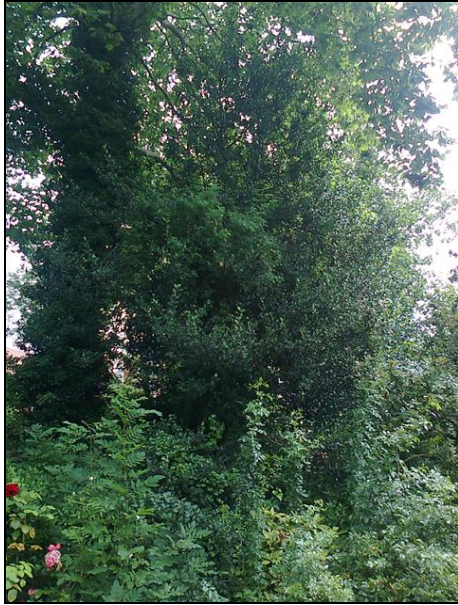
T2 - Plane (London)



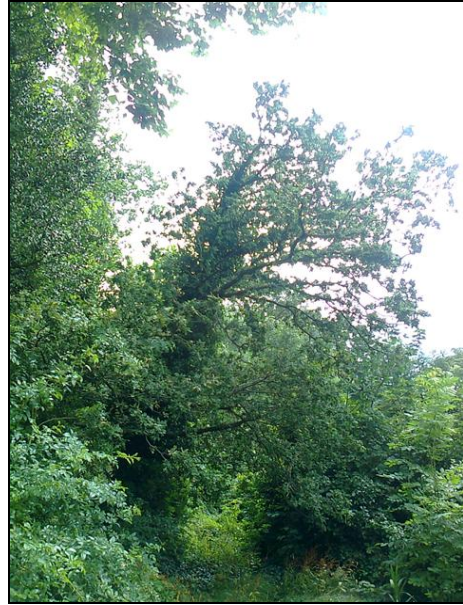
T6 - Laurel (Bay)



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T3 - Holly



T5 - Oak



T4 - Plane (London)



SG1 - Privet

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T8 - Lime

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Date: 17/08/2012

Property: 6 Langland Gardens

## 9. Tree Works Reserve - Does not include recommendations for future risk.

Insured Property Tree Works	£900
Third Party Tree Works	£Formal Quote Required
Provisional Sum	£0

- The above prices are based on works being performed as separate operations.
- The above is a reserve estimate only.
- Ownerships are assumed to be correct and as per Section 6.
- A fixed charge is made for Tree Preservation Order/Conservation Area searches unless charged by the Local Authority in which case it is cost plus 25%.
- Should tree works be prevented due to statutory protection then we will automatically proceed to seek consent for the works and Appeal to the Secretary of State if appropriate.
- All prices will be subject to V.A.T., which will be charged at the rate applying when the invoice is raised.
- Stump removal is not included within the above price, and would be an additional charge if required. Where this is requested please note that responsibility cannot be accepted for damage to underground services unless these are identified prior to the works being undertaken.
- Where chemical application is made to stumps it cannot always be guaranteed that this will prevent future re-growth. Should this occur we would be pleased to provide advice to the insured on the best course of action available to them at that time. Where there is a risk to other trees of the same species due to root fusion, chemical control may not be appropriate.

## 10. Limitations

This report is intended as a preliminary appraisal of vegetation influence on the property and assumes that engineers suspect or have confirmed that vegetation is contributing to clay shrinkage subsidence, which is impacting upon the building. Recommendations for remedial tree works and future management are made to meet the primary objective of assisting in the restoration of stability to the property. In achieving this, it should be appreciated that recommendations may in some cases be contrary to best Arboricultural practice for tree pruning/management and is a necessary compromise between competing objectives.

Any connection between the structural damage to the property and trees will require the clear identification of shrinkable clay soils below foundation depths. Following tree works we recommended that the building be monitored to establish the effectiveness of the works. Should sufficient stability not be achieved this may be indicative of the fact that an Arboricultural solution is not possible in isolation.

The influence of trees on soils and building is dynamic and vegetation in close proximity to vulnerable structure should be inspected annually.

The presence of Tree Preservation Orders (TPO) or Conservation Area status must be determined prior to any tree works being implemented, failure to do so can result in fines in excess of £20,000.

Our flagging of a possible recovery action is based on a broad approach that assume all third parties with vegetation contributing to the current claim have the potential for a recovery action (including domestic third parties). This way opportunities do not "fall through the net"; it is understood that domestic third parties with no prior knowledge may be difficult to recover against but that decision will be fully determined by the client.

**A legal Duty of Care requires that all works specified in this report should be performed by qualified, arboricultural contractors who have been competency tested to determine their suitability for such works in line with Health & Safety Executive Guidelines. Additionally all works should be carried out according to British Standard 3998 (1989) Recommendations for Tree Work.**

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