5.2 T1 & T2 do not, in my view contemporarily threaten the structural integrity of NO. 117. They are however rooted uncomfortably close to the front boundary wall and may displace this structure as they grow on. T3 is an unusual tree as it seems to have developed into a small tree from a species (privet) which is normally grown as a hedge. Being rooted at 5m distant from the front porch wall of the building it is unlikely that this tree will affect any part of this. There is an appreciable risk of the adjacent boundary walls, side and front being affected by surface roots and stem girth increase as the privet grows on. Perhaps the most contentious trees are those rooted close to the rear boundary. The chestnut shown as T4 is a large mature tree which has significant growth potential. Though not being a species which is considered to be of high water usage this tree is rooted sufficiently close to the adjacent property so as to exert root influence over the areas close to and perhaps under the rear and side elevations of the building. T5, the Lime, is located immediately adjacent to the flank wall of the adjacent building. It is younger than T4 and has considerable future growth potential. It has the potential to cause both direct and indirect damage to this building as it grows on. The final tree, the pear, is rooted at a comfortable distance from both buildings but may adversely impact on the boundary wall to the north side by way of root and stem growth.

Possible Actions

5.3 All the trees discussed have potential to damage built structures. In the case of T1, T2, T3 and T6 these structures are boundary walls which may not be overly significant and easily repairable. The two largest trees are rooted in close proximity to the building in Broadhurst Gardens. Both have the potential to exert root influence over areas around and possibly under this building. The Lime could cause direct physical damage to the flank wall of the structure.

5.4 Felling the chestnut and the lime could remove the possibility of subsidence but this action could induce a situation of localized ground heave which may prove harmful to the building. As there seems to be no evidence of any previous tree related damage to the building it would perhaps be more prudent to retain the trees and instigate a regime of annual monitoring. It is probable that the lime will require removal at such time as it finally outgrows this very restricted and ultimately untenable location. At this time an assessment of ground heave potential will need to be made by a suitably qualified structural engineer.

6. Conclusions and Recommendations

6.1 T1 and T2 - maintain as annual pollards
T3 - N/A
T6 - N/A
T4 - tree is becoming outgrown and has been buried at the lower stem for approximately 1m, if left unattended this will cause decay leading to structural instability of the tree, removal of the mounded soil is advised.
T5 - is the most problematical tree on site, it has arisen in an untenable location and will eventually adversely impact on the adjacent flank wall of the neighbouring property. This tree too has mounded soil against the lower trunk, as with T4 should be removed.
Annual inspection of T4 and T5 is strongly advised while T1, T2, T3 and T6 should be inspected at three yearly intervals.

7. Limitations

7.1 The trees have been inspected from ground level only and therefore it is possible that any defects in the upper areas of the crown could be unobserved. Assessment of potential root damage is made with prior species knowledge and recourse to NHBC Chapter 4:2 and pertinent arboricultural publications.

7.2 It is not possible to predict the occurrence of subsidence due to the widely differing soil types, growth rates and root travel of individual trees within the same species and the fact that foundation design and depth is unknown. Observations and advice given in this report can reasonably be expected to be effective for a period of one year from the time of writing, after this re-inspection would be highly desirable.

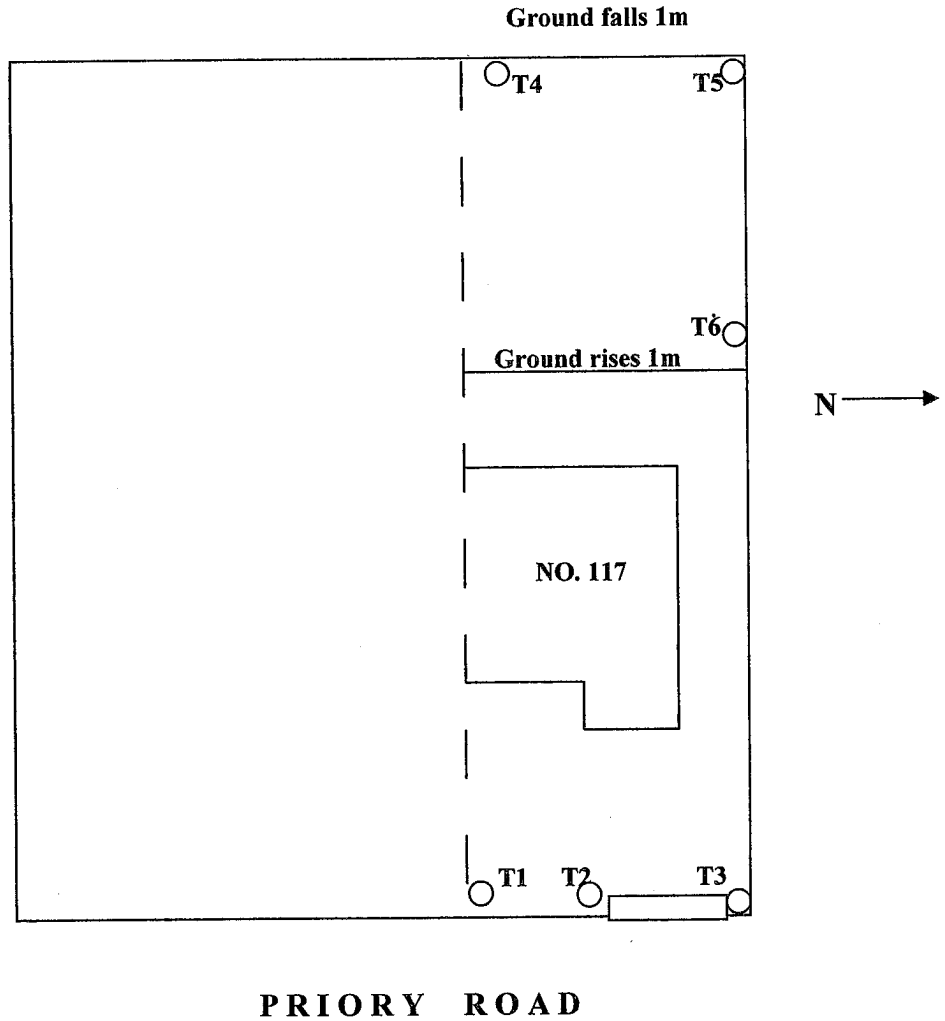
7.3 The purpose of this report is to assess the potential effects of the trees on the building at the time of writing and so far as is reasonably foreseeable in the near future. As this report is based on one site visit only the contents cannot be interpreted as a definitive maintenance manual for these trees in perpetuity as I have not had the opportunity to observe soil water differentials over the varying seasons and therefore assessments are made purely on species knowledge and published data.

7.4 Due to the extreme variability of trees in differing situations and at different stages of their life, and also taking into account the fact that trees respond specifically to different climatic conditions the useful life expectancy of this report will cover no more than the immediately ensuing one year from the time of writing.

7.5 Trees are living and growing things which change constantly as do their water requirements both over their lifetime and each twelve month period, therefore re-inspection will be highly desirable particularly when given the proximity of these trees to the building.

APPENDIX 1

PLAN OF TREES AT NO 117 PRIORY ROAD, LONDON NW6



Tree No.	Species	Distance	Height	Trunk Diameter	Estimated Age	Comments and Recommendations
T1	Lime	5m	3m	250-300mm	40	Pollarded tree rooted 5m from building and less than 0.5m from front boundary wall
T2	Lime	5m	3m	250-300mm	40	Pollarded tree rooted 5m from building and less than 0.5m from front boundary wall
T3	Privet	5m	4.5m	200-250mm	30	Unusually for a privet T3 has developed into a small tree, unlikely to affect building though may damage adjacent wall
T4	Horse Chestnut	25m <2.5m	20m	750-800mm	70+	Large mature tree, one sided growing strongly to the south. Rooted 25m from the rear of No. 117 and should not affect this structure at that distance. It is however rooted in close proximity to the buillding located to the rear. Raised ground levels have buried the root collar and lower stem
T5	Lime	25m <0.5m	18m	450-500mm	50+	A tree of poor form which is growing strongly to the east away from the adjacent building. It should not prove harmful to No. 117 but is capable of causing both direct and indirect damage to the flank wall of the building behind as stem diameter increases.
T6	Pear	8m	6m	300-320mm	50+	A small though mature tree which is biased towards the south. It is rooted at a comfortable 8m from the rear elevation of No. 117 and located circa 1m above dpc level, has potential to grow much larger and may damage boundary wall lcoated to north side.

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Report or