

Arboricultural Assessment Report

Summary Report on Trees

For:	Client:	Oriel Services Limited
	Insurer:	
Site:	Policyholder:	
	Risk Address:	99 Greencroft Gardens, London NW6 3PG
Refs:	OCA Ref:	55750
	Client Ref:	7624361
	Insurer Ref:	

Survey By:	Dave O'Connell		
Title:	Technician	Date:	10 March 2014
Report By:	Gemma Holmes		
Title:	Technician	Date:	27 March 2014



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 99 Greencroft Gardens, London (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:

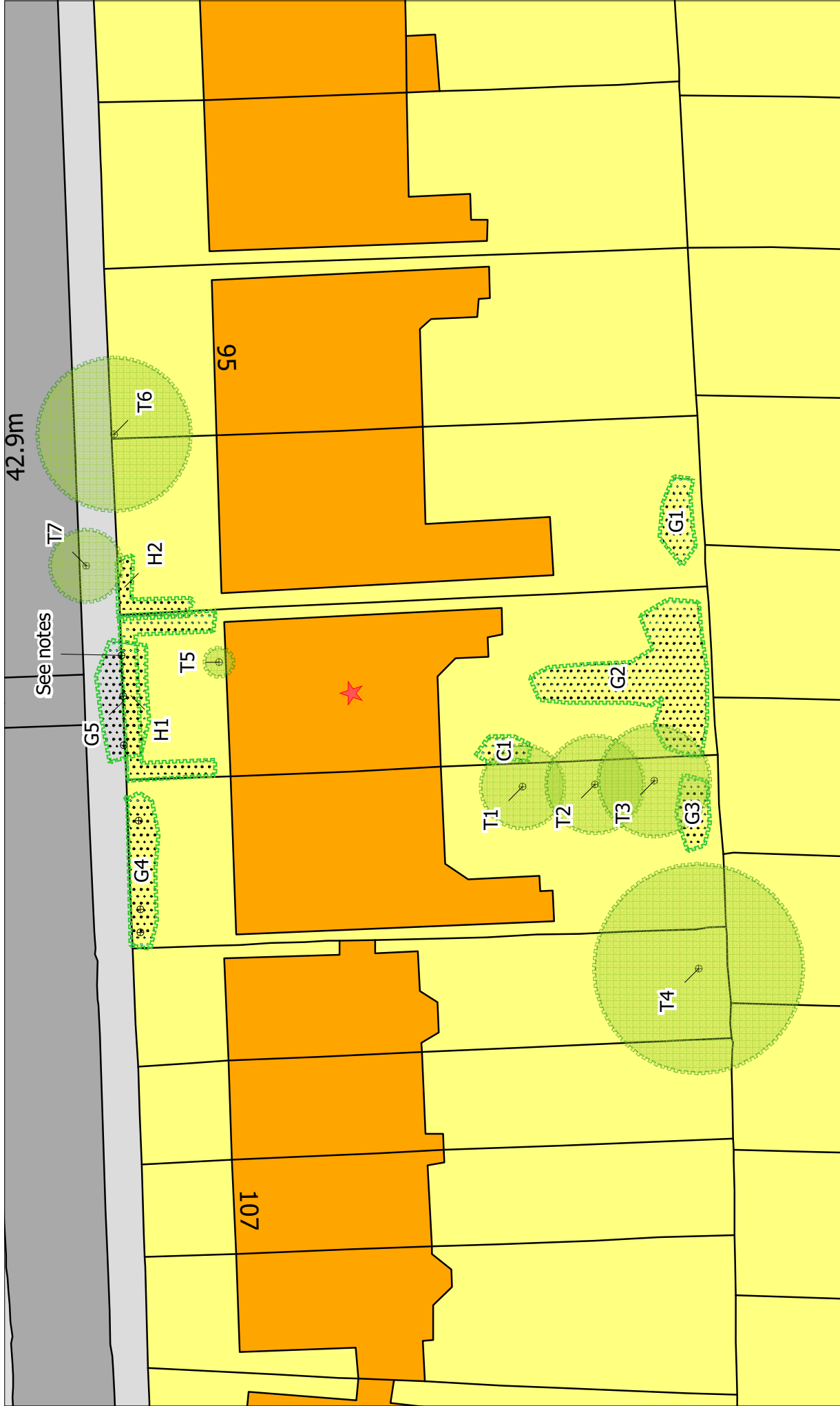
Tree No:	Species	Works Required
G4	Lime	Fell and treat stump
G5	Lime	Fell and treat stump
T4	London Plane	Fell and treat stump

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		

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
C1	Unidentified	SM	F	4.5	3	15	3.5	No significant past tree works	No work required.	N/A		99 Greencroft Gardens, London NW6 3PG	PH
G1	Lime	EM	P	17.9	12	475	15	Topped >5 years ago	No work required.	N/A	Decay evident at approximately 6m. Trees topped at approximately 10m	97 Greencroft Gardens, London NW6 3PG	P3P
G2	Mixed Species	SM	F	8.6	6	155	8.12	Trimmed regularly	No work required.	N/A	Dimensions are from Cherry Laurel. Closest shrub is 1.2m from property. Species include Cherry Laurel, Elder, Hydranger, Ivy, Spotted Laurel, Camellia, Choisya, Ivy, Viburnum, as well as one unidentified species.	99 Greencroft Gardens, London NW6 3PG	PH
G3	Lime	EM	F	17	13.6	35	20	No significant past tree works	No work required.	N/A	Dimensions estimated as no access.	101 Greencroft Gardens, London NW6 3PG	P3P
G4	Lime	EM	F	19.4	14	510	7.8	Reduced 5 years ago	Fell and treat stump	None		101 Greencroft Gardens, London NW6 3PG	P3P
G5	Lime	EM	F	22.1	9	590	6	No significant past tree works	Fell and treat stump	None	Policy holder advised that permission has been granted to have one tree removed as identified on the site plan.	99 Greencroft Gardens, London NW6 3PG	PH
H1	Privet	SM	F	4.2	2	10	0.01	Trimmed regularly	No work required.	N/A		99 Greencroft Gardens, London NW6 3PG	PH

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H2	Privet	SM	F	3	2	10	3.4	Trimmed regularly	No work required.	N/A		97 Greencroft Gardens, London NW6 3PG	P3P
T1	Eucalyptus	SM	F	11	6	30	7.2	Pruned regularly	No work required.	N/A	Height and stem diameter estimated as no access.	101 Greencroft Gardens, London NW6 3PG	P3P
T2	Apple	EM	F	9	7	350	12	No significant past tree works	No work required.	N/A	Height and stem diameter estimated as no access.	101 Greencroft Gardens, London NW6 3PG	P3P
T3	Unidentified	EM	P	16.5	8	35	15	No significant past tree works	No work required.	N/A	Shows signs of crown dieback. Unidentified, possible Cherry	101 Greencroft Gardens, London NW6 3PG	P3P
T4	London Plane	EM	F	31.4	15	900	25	No significant past tree works	Fell and treat stump	None	Dimensions estimated as no access.	103 Greencroft Gardens, London NW6 3PG	P3P
T5	Cherry Laurel	SM	F	3	2.1	15	0.01	No significant past tree works	No work required.	N/A		99 Greencroft Gardens, London NW6 3PG	PH
T6	Sycamore	EM	F	19.7	11	645	15.6	Pruned regularly	No work required.	N/A		95 Greencroft Gardens, London NW6 3PG	P3P
T7	Silver Birch	SM	F	12.2	5.2	200	10.7	No significant past tree works	No work required.	N/A			LA



Location:	99 Greencroft Gardens, London, NW6 3PG
Job Ref.:	55750
Survey Date:	10/03/2014
Scale:	1:350 @ A4

Site Photographs



1. View of front



2. View of front



3. View of rear



4. View through Limes G3 to London Plane T4



5. View of neighbouring property in No. 101



6. H1 Privet