



Impact Assessment Evaluation Report

Site Address: 22 Hilltop Road, NW6 2PY

Ref: 025905

CSG Usher's Ltd

Surveyed By: James Forrest

Prepared By: Scott Cook

Signed: 

Date: 20th December 2016

CSG Usher's Ltd

Unit 13 Waterways Business Centre, Navigation Drive, Enfield, Middlesex, EN3 6JJ

Telephone: 01992 703 840 – Email: Enquiries@csgushers.co.uk



Our Findings:

I was instructed by the client, Robson Walsh LLP, to assess the impact the demolition and subsequent rebuilding of a rear boundary wall will have on a tree located within the rear garden of 22 Hilltop Road.

The tree is an early-mature Sycamore (*Acer pseudoplatanus*) that is growing within 1 metre of the aforementioned boundary wall that separates 6 Gladys Road [Robson Walsh LLP] and 22 Hilltop Road [Genesis Housing Association]. The wall has been deemed unsafe by virtue of a structural engineer's report and it has been determined by an injunction that it must be taken down and replaced as soon as is practicable.

The tenant of 22 Hilltop Road, in the recent past, applied for the tree to be garnered with a Tree Preservation Order (TPO) and this application was upheld by the Local Authority.

Seeing as the wall needs to be replaced regardless, the question is then whether the tree can or should remain. Given the proximity of the tree to the wall, there is no doubt that roots from the sycamore, including those that provide a primary anchorage role, will be encountered and need to be removed in order to facilitate the rebuilding of the boundary wall. Therefore, the main concern would not be the diminished useful life expectancy associated with the disturbance of the fine root system but, instead, that the process will damage the tree's root system so as to make it far less stable and more liable to windthrow or other complete mechanical failure.

Looking at the situation from the other way round; if the tree were to remain in place and coexist with the wall, there is a strong chance that the root system will exert pressure on the wall and has the potential to cause damage either directly via actual physical contact or indirectly by root activity causing the highly shrinkable clay soil in this area to seasonally fluctuate in volume. As mentioned previously in the report, this is not yet a fully grown tree and there is potential for significant future growth which will exacerbate this concern should the tree be allowed to remain in place. It is worth noting that the tree's crown has been reduced within the last 5 years but any management put forward to deal with the issue through the implementation of regular, cyclical reduction works will not have a bearing on the core problem in this case.

In conclusion, the sycamore should be removed to facilitate the rebuilding of the boundary wall. The two main reasons for this assertion are the grave concerns that the demolition works will cause significant disruption to the root system, compromising both long-term health and, more crucially, stability. Secondly, there would be a fundamental incompatibility between the tree and the new wall which could well lead to future damage were it allowed to remain in place.

As a matter of course, the adjacent conifer should also be removed for similar reasons.