

Jenny France
PBA Consulting
Grange House
Bearsted Green Business Centre
The Green, Bearsted
Maidstone
ME14 4DZ

Your ref:
Our ref.: 1-38-4506

14th February 2018

Dear Ms. France,

7 South Villas, London, NW1 9BS

I have pleasure in attaching my report. In accordance with my usual practice of providing your instructions to provide a guide costing for works outlined in my report on the above, I present the following, which should be read with plan 1-38-4506/P.

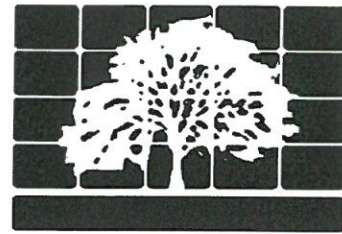
Tree number	Tree type	Height	Stem diameters	Proximity	Comments	Cost
S1	ivy	4	100, 100	1.7	Remove : treat stump.	150
2	weeping willow	11	<350	16	Remove ; grind stump to 300mm below ground level	950

Please note this is **neither a quote nor an estimate**. It is a guide to industry charges. Estimated costs of works include disposal of debris off site, but if access to adjoining properties has not been possible, as is usually the case, access routes for disposal of debris, etc., may not have been viewed, and this typically affects the accuracy of the guide cost. On instruction I will obtain 'live' estimates, but this is not feasible within the usual turn-around time, and by the time a decision is reached on implementation of tree management, an estimate obtained at time of initial instruction would typically have to be revised. Please also note that local authority consent, where

John Cromar, Dip. Arb. (RFS), F. Arbor. A.
Registered Consultant of the Arboricultural Association



Company Registration No. 5195523. Registered in England and Wales.



**JOHN CROMAR'S
ARBORICULTURAL
COMPANY LIMITED**

HEAD OFFICE: TEL 01582 80 80 20
THE OLD SCHOOL FAX 01544 231006
TITLEY MOB 07860453072
HEREFORDSHIRE enq@treescan.co.uk
HR5 3RN www.treescan.co.uk

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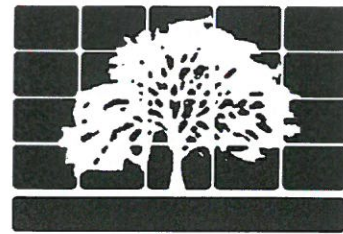
REPORT

on trees in relation to

7 South Villas, London, NW1 9BS

on behalf of PBA Consulting
for Plum Underwriting
via: Carmichaels
ref: 58703602437

INSURED: Mr. Ward
(14th February 2018)



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3 Sources and Documents

3.1 Documents supplied

A ground level external inspection was made. Documents supplied and to hand are as follows:

Data	Source
Soil condition report	DSI – Drainage and soil Investigation Ltd
Root analysis report	Prof. J G Duckett
Consulting engineer	Originally RDC Building Design Services then Fairhurst
Consulting engineer report type	Preliminary (RDC)
Description of damage	RDC Building Design Services
Geotechnical report	DSI
Drain report	DSI
Monitoring records	Fairhurst
Loss adjusters	Carmichaels

3.2 Matters reported by documents

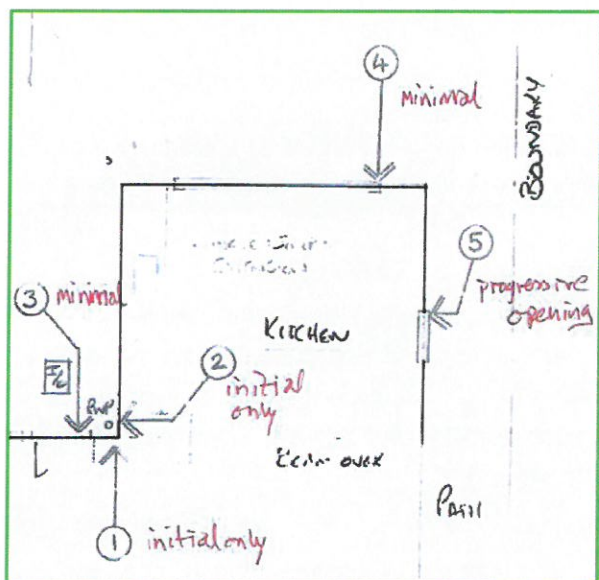
Factor	Trial pit/ borehole	Depth (m)	Comments
Cracking			Extension built c. 1967 Cracking between main house and rear extension.
Date of onset			No report received.
Footings/Soil	TP1	0.76	Made ground overlying clay
P.I. range	TP1		51-55%
Desiccation	BH1		No interpretative report received. Borehole(s) dry and open on completion
Roots	TP1/BH1	R1 @ 0.5m @ 0.5mm 1 @ 2.0mm	1 year Living <i>Populus/Salix</i> Note 1 1 year Living <i>Rosaceae; rhizome</i> Note 2
	BH1	To 3.0 0.5(or 0.85 2.0	
Drains			No defects found
Monitoring			Records to hand for period 22.02.2017 to 14.11.2017

4.3 State of borehole

The apparent drain layout suggests that drains are close to one of the damaged areas.

4.4 Root identification

The root identification indicates that vegetation near the property (willow 2) has developed roots close to or under the footings. Questions therefore arise over how such vegetation could be managed in order to reduce soil drying near the footings.



4.5 Monitoring

Monitoring such as it is records generally minimal movement on the one reading taken, with the exception of crack 5 where progressive opening is in evidence. If monitoring confirms a seasonal pattern of damage with cracks opening in summer and closing in winter, it can safely be concluded that vegetation is involved in the damage.

4.6 Pruning

Pruning to trees to reduce soil drying near buildings is generally unreliable unless repeated frequently. It is most likely to be effective when there is considerable separation between the affected building and the tree. This is not the case here. A *very regular* pruning regime to trees near buildings *over an extended time and at close intervals* may reduce both the likelihood of damage and limit the scale of damage if it does occur. Weeping willows in this part of the country are almost always of high vitality, able to regenerate new leaves extremely quickly and in considerable density and numbers. This means that although transpiration will be reduced temporarily by a *severe* pruning, it will very rapidly recover as new leaves grow, which can in summer be a matter of a very few weeks. Research has demonstrated that a 50% loss of leaf does not reduce the water uptake by as much as 50% as remaining leaves generally transpire greater amounts than previously. A single heavy pruning will not succeed in my view in remedying the situation reliably. Sometimes a single pruning may be followed by a period of normal or wet weather, which may allow more credit to be given to the pruning as having effected a 'cure' than is strictly due. 'Hortlink' project 212 'Controlling Water Use of Trees to Alleviate Subsidence Risk' (2004) established that the reduction in water use following heavy pruning of trees is lost after two seasons.

6 Recommendations/Summary

Please read in conjunction with the plan 1-38-4506/P. All dimensions are approximate and are in metres/millimetres.

Tree number	Tree type	Height	Stem diameters	Proximity	Comments	Now	Repeat	Reason	Cost
S1	ivy	4	100, 100	1.7	Remove : treat stump.	Y	N	Precaution	150
2	weeping willow	11	<350	16	Remove ; grind stump to 300mm below ground level	Y	N	Suspect	950
3	apple	3.5	120	14		N			
4	wild plum	5	80	6		N			
5	sycamore	17	400, 400, 400, 400	25		N			

Proximity is the distance from the specified property or structure. *Cost* is solely a guide to industry charges; it is neither a quote nor an estimate.

6.1 Tree work standards

Any tree work should be carried out to BS 3998:2010 'Tree work—Recommendations'.

6.2 Tree work restrictions

Conservation Area restrictions do apply and therefore a formal notification of intent should be given to the local planning authority and the notification period allowed to expire, before carrying out work to any such protected trees.

7 General

All trees growing close to life and property require regular inspection and sometimes maintenance to minimise conflict between the arboreal and human spheres of existence. This should be carried out yearly by a properly qualified arboriculturist, such as a Fellow of the Arboricultural Association, or registered consultant of that body.

9 Schedule

Please read in conjunction with appended plan, drawn to 1:200/250/400 @A4 – see plan for scale, “Trees in relation to 7 South Villas, London, NW1 9BS 1-38-4506/P”. Please note that this a provisional schedule of works considered necessary if vegetation control alone is adopted as a remedial measure.

Tree number	Tree type	Height	Stem diameters	Proximity	Comments
S1	ivy	4	100, 100	1.7	Remove : treat stump.
2	weeping willow	11	<350	16	Remove ; grind stump to 300mm below ground level

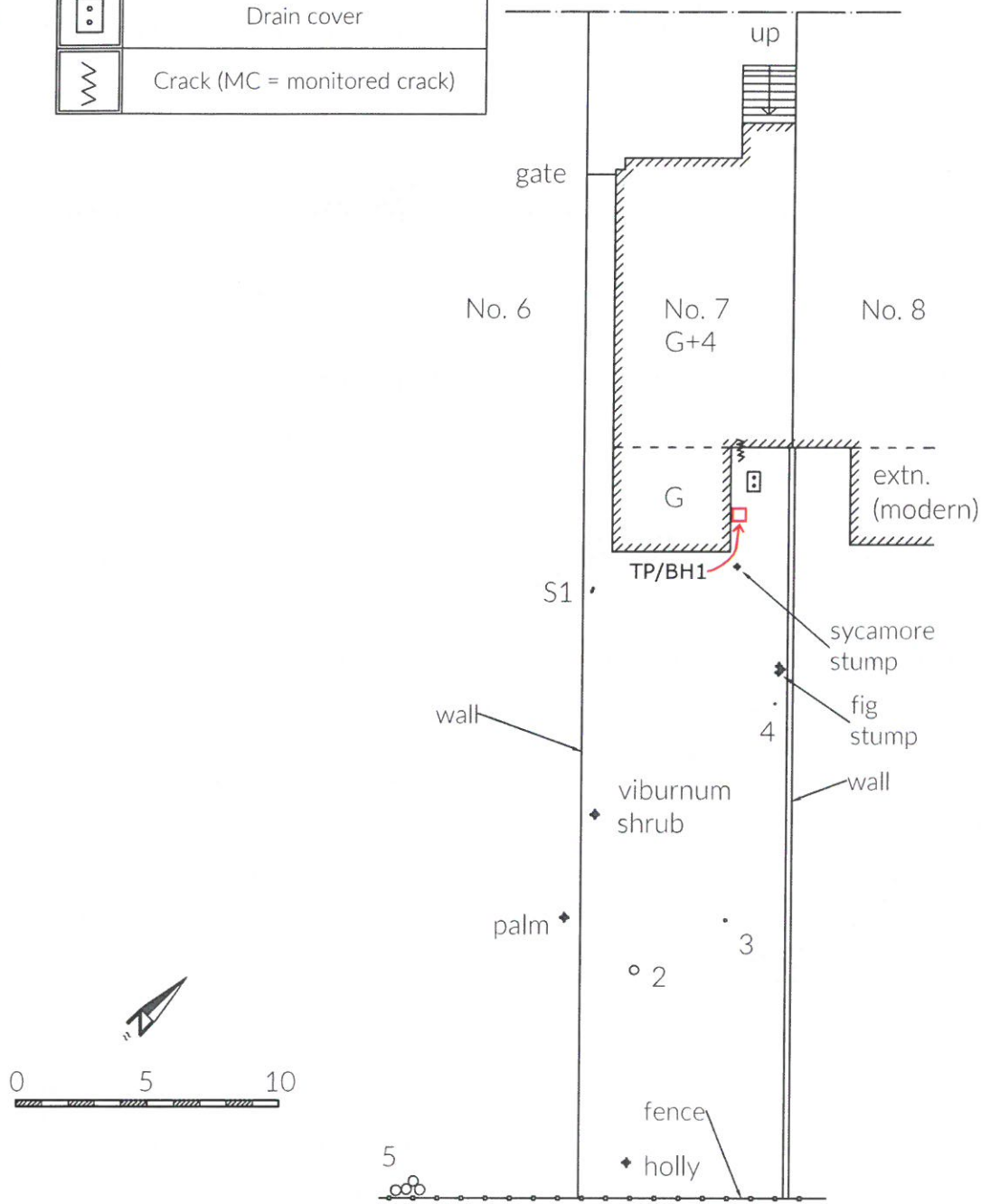
NOTES:

All tree work should be carried out to BS 3998 : 2010 'Tree Work - Recommendations'. The Wildlife and Countryside Act 1981 protects with certain exceptions all birds and their nests. It is an offence to destroy such nests or take or injure such birds in the course of tree works operations. If a tree is a bat-roost, a licence to work on the tree must first be obtained from the relevant Statutory Nature Conservation Organization (in England : Natural England 0845 601 4523.) Acting without a licence is likely to be justifiable only in acute emergencies threatening human life and where all other legally available option such as footpath diversion, fencing and warning signs cannot be applied.

Ivy and dead wood can be important ecological features. Ivy where mentioned in the work schedule should be treated as per BS3998 section 7.12. In summary this means trimming back (e.g. with a hedge cutter or secateurs) to near the line of the trunk or branches, and/or removing selected stems so that the structure of the tree can be inspected. In practice this may need to be done outside the bird-nesting season. Treatment of dead wood shall be as per section 7.3.2 – essentially shorten if possible, thus retaining some resource for invertebrates, etc.

KEY TO PLAN SYMBOLS USED	
	Drain cover
	Crack (MC = monitored crack)

South Villas



Plan drawn to approx. scale 1:250 @A4

**Trees in relation to 7 South Villas, London, NW1 9BS
1-38-4506/P**



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