

Our Ref: 70365

**Statement of Reasons for Tree Preservation Order Application to
fell and treat stump of London Plane (T1) at:
Medical Research Foundation, 15 Akenside Road, NW3 5BT**

TPO: C128

1. The above tree works are proposed as a remedy to the differential foundation movement at the insured property and to ensure the long-term stability of the building.
2. The above tree works are proposed to limit the extent and need for expensive and disruptive engineering repair works at the insured property. In this instance repair costs will vary substantially according to whether the current CA Notice on the adjacent Lime at 62 Fitzjohn's Avenue and this TPO submission on the adjacent London Plane at 15 Akenside Road will be granted or refused. In the event that No 12 Akenside has to be underpinned repair costs will exceed £500,000."
3. The above tree works are proposed to limit the duration of any claim period and therefore allow the landowner their right to the peaceful enjoyment of their property.
4. It is the case that an alternative to felling such as pruning or significant 'pollarding' of the tree would not provide a reliable or sustainable remedy to the subsidence in this case. We do not consider that any other potential means of mitigation, including root barriers, would be effective or appropriate in the circumstances.

Interpretational comments below are by the case engineer:

5. "Annual amplitudes are shown on the PDF. They are greatest by the trees and diminish between the trees on the rear elevation, so:

Seasonal amplitudes increase with proximity to the offending trees, with winter recovery confirming the causal influence beyond any reasonable doubt. There are two centres of subsidence adjacent to the Lime T4 and Plane T1. It is possible that the two zones of influence overlap along the rear elevation but what is quite clear from the pattern of movement is that both trees are influencing the foundations and causing seasonal subsidence to the insured property. Working along the rear elevation from Point 18, adjacent to Lime T4, movements diminish with increased distance from the tree before rising again on the rear right hand corner, Pins 12 & 13, as the influence of the Plane T1 becomes more dominant than that of Lime T4."

6. "Unless effective tree management is implemented continued seasonal movements, and eventual underpinning, should be anticipated."

Tim Chechlinski
Mitigation Coordinator
OCA Insurance Services