

ARBORICULTURAL ASSESSMENT REPORT

For:	Client:	QuestGates Ltd
	Insurer:	
Site:	Policyholder:	
	Risk Address:	20 Churchill Road, London, NW5 1AN
Refs:	PRI Ref:	131044
	Client Ref:	QG1T1074537
	Insurer Ref:	

Arborist Name:	Ross Lane	Date:	22/05/2019
QC:	Margaret MacQueen	Date:	23/05/2019



Property Risk Inspection

L I M I T E D

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CONTENTS

1.0 INTRODUCTION & BRIEF	3
2.0 LIMITATIONS.....	3
3.0 DISCUSSION AND ANALYSIS	4
4.0 CONCLUSIONS AND RECOMMENDATIONS	5
5.0 STATUTORY CONTROLS	5
6.0 APPENDIX 1: TREE TABLES	6
7.0 APPENDIX 2: SITE PLAN	10
8.0 APPENDIX 3: SITE PHOTOGRAPHS	12

1.0 INTRODUCTION & BRIEF

- 1.1** Property Risk Inspection has been instructed behalf of the building insurers of the insured property. We have been advised that the insured property has suffered differential movement and damage that is considered to have been caused by trees growing adjacent to the property influencing soils beneath its foundations.
- 1.2** We have been instructed to undertake a survey of the vegetation growing adjacent to the insured property in order 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 to the risk address has been surveyed from the ground. 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 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.
- 2.2** Recommendations do not take account of any necessary permission (statutory or otherwise) that must be obtained before proceeding with any tree works.
- 2.3** Recommendations do not take account of any requirements for survey or mitigation relating to European or other protected species, e.g. bird nesting or bats. Land owners must obtain their own professional advice in respect of any protected species.

3.0 DISCUSSION AND ANALYSIS

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. As plants abstract water from the clay soil, the soil volume will "shrink" and "swell" during the summer 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, shrinkage will occur. 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 or pruning as appropriate, are proven techniques that can control 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 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.

3.4 Evidential framework

The engineer has determined on a preliminary basis the damage to the property, its location and the likely mechanism of movement, and has concluded that the building failure is related to differential subsidence damage caused as a result of the action of vegetation.

Where a factual geotechnical report has been completed, this will describe the below ground foundation design, soil and geotechnical conditions, as well as any root identification where available.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Recommendations

On the basis of our 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.

Where felling has been proposed, this will be on the basis that the vegetation in question would not respond well to a severe reduction in leaf area that would inevitably lead to decay, the development of potential hazards, and an annual or other on-going management commitment and cost.

If pruning is recommended, the specification will be designed to allow continual ease of re-pruning with a reasonable prospect of a reduction in soil water use.

4.2 Recommended vegetation management to address the current subsidence:

Tree No:	Species	Works Required
T4	Plane (London)	Fell and treat stump.
T5	Plane (London)	Fell and treat stump.

5.0 STATUTORY CONTROLS

Camden Borough Council has confirmed that the implicated vegetation is subject to Conservation Area controls.

In relation to s96(6) of the Highway's Act 1980, we understand that the various highway trees opposite the property are under the ownership and control of LB Camden

6.0 APPENDIX 1: TREE TABLES



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L I M I T E D

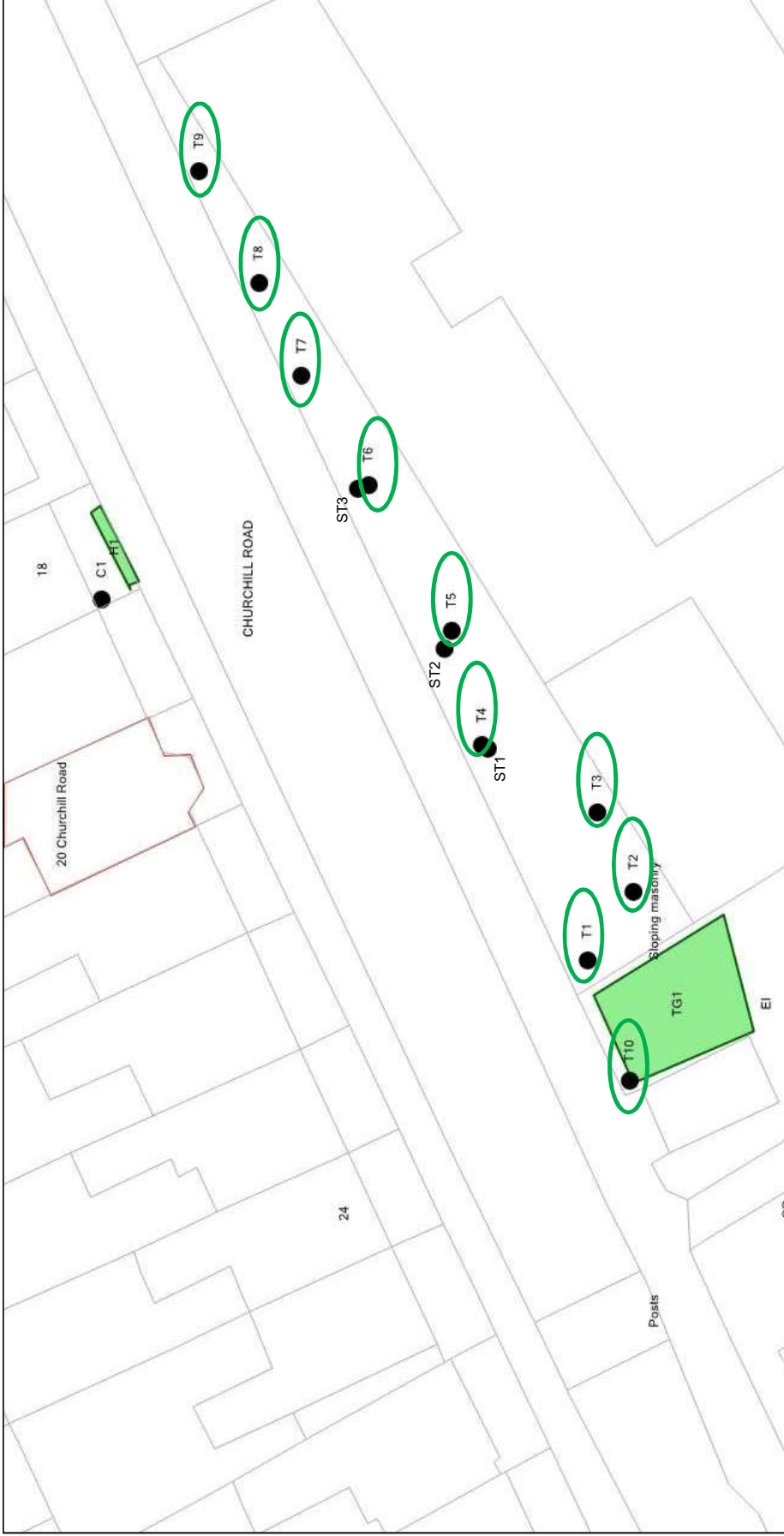
Tree No	Common Name	Age Class	Condition	Height (m)	Crown Spread (m)	Stem diam. (mm)	Dist to bldg. (m)	Roots Implicated	Pruning history	Recommendation	Tree work constraints	Notes	Owner address	Owner
T1	Plane (London)	Mature	Fair	5.5	1.50	470	20.8	N	Subject to recent management. Pollarded back to previous pruning points.	No work required.			Camden Borough Council	LA
T2	Plane (London)	Mature	Fair	5.5*	3.0	270	21.5	N	Subject to recent management. Pollarded back to previous pruning points.	No work required.			Camden Borough Council	LA
T3	Plane (London)	Mature	Fair	5.5	0.8	500	17.8	N	Subject to recent management. Pollarded back to previous pruning points.	No work required.			Camden Borough Council	LA
T4	Plane (London)	Mature	Fair	5.5	3.0	570	14.4	Y	Subject to recent management. Pollarded back to previous pruning points.	Fell and treat stump.			Camden Borough Council	LA

Tree No	Common Name	Age Class	Condition	Height (m)	Crown Spread (m)	Stem diam. (mm)	Dist to Bldg. (m)	Roots Implicated	Pruning history	Recommendation	Tree work constraints	Notes	Owner address	Owner
T5	Plane (London)	Mature	Fair	6	3.50	510	15	Y	Subject to recent management. Pollarded back to previous pruning points.	Fell and treat stump.			Camden Borough Council	LA
T6	Plane (London)	Mature	Fair	5.5	3.0	500	17	N	Subject to recent management. Pollarded back to previous pruning points.	No work required.			Camden Borough Council	LA
T7	Plane (London)	Mature	Fair	5.5	3.0	570	20	N	Subject to recent management. Pollarded back to previous pruning points.	No work required.			Camden Borough Council	LA
T8	Plane (London)	Mature	Fair	5.8	3.50	690	26.5	N	Subject to recent management. Pollarded back to previous pruning points. Old stem wound at rear of tree. vandalism evident, apparent minor fire damage. Stem base not visible due to debris	No work required.			Camden Borough Council	LA
T9	Sycamore	Early Mature	Fair	11.6	9.0	250	32	N	Subject to past management.	No work required.			Camden Borough Council	LA
T10	Ash	Semi-Mature	Fair	10*	6	120*	32	N	No significant recent management. Restricted access.	No work required.			District Land Registry Search Required	UKN

Tree No	Common Name	Age Class	Condition	Height (m)	Crown Spread (m)	Stem diam. (mm)	Dist to Bldg. (m)	Roots Implicated	Pruning history	Recommendation	Tree work constraints	Notes	Owner address	Owner
H1	Privet	Mature	Fair	1.8	0.50	20	8.7	N	Subject to recent management.	No work required.			18 Churchill Road, London, NW5 1AN	P3P
C1	Wisteria	Early Mature	Fair	4*	0.50	25*	8.9	N	Subject to recent management.	No work required.			18 Churchill Road, London, NW5 1AN	P3P
TG1	Mixed species group	Mature	Fair	17*	7.0	300*	26*	N	No significant recent management. Restricted access.	No work required.		X4 Mature sycamore in group. Elder also present.	District Land Registry Search Required	UKN
ST1	Unknown	Early Mature	Poor	0.2	0	90*	15.2	N	Subject to recent management. Possible prunus spp	No work required.			Camden Borough Council	LA
ST2	Cherry	Early Mature	Poor	0.4	0.2	50*	13.7	N	Subject to recent management. Regeneration occurring	No work required.			Camden Borough Council	LA
ST3	Ash	Early Mature	Poor	0.3	0	65*	16.1	N	Subject to recent management. Regeneration occurring	No work required.			Camden Borough Council	LA




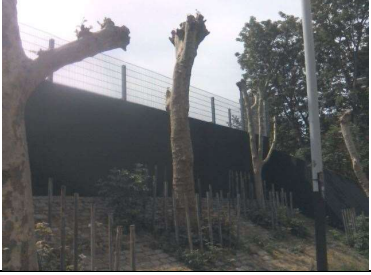

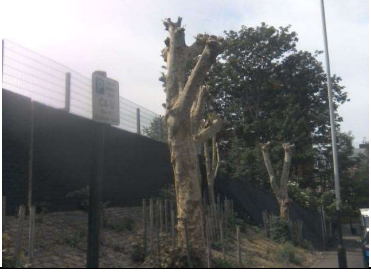




* Value is estimated

7.0 APPENDIX 2: SITE PLAN



Location:	20 Churchill Road, London, NW5 1AN
Job Ref:	131044
Survey Date:	22/05/2019 - NTS
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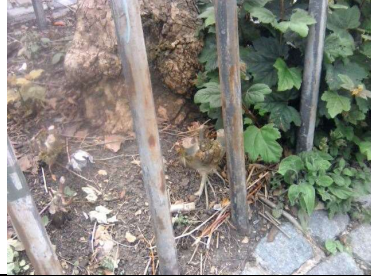
8.0 APPENDIX 3: SITE PHOTOGRAPHS

	
T1 - Plane (London)	T2 - Plane (London)
	
T2 - Plane (London)	T3 - Plane (London)
	
T3 - Plane (London)	T4 - Plane (London)
	
T5 - Plane (London)	T6 - Plane (London)
	
T7 - Plane (London)	T8 - Plane (London)

	
T8 - Plane (London)	T8 - Plane (London)
	
T9 - Sycamore	Plane tree row
	
H1 - Privet	C1 - Wisteria
	
C1 - Wisteria	TG1 - Mixed species group
	
T10 - Ash	ST1 - Unknown



ST2 - Cherry



ST3 - Ash



Risk address. Neighbouring vegetation to right hand side is in pots



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