



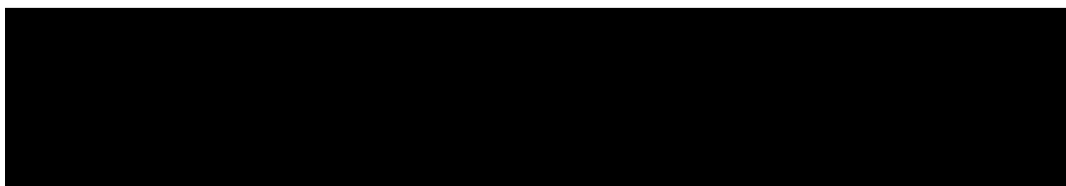
TREE PRESERVATION ORDER	20 College Crescent, NW3 5LL (Robinia)
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TREE(S) - as referenced in the MWA Arboricultural Report	WORKS
T1 False Acacia	Reduce height to ~15m and crown spread by ~2.0m balancing the crown.

Reason: The above tree is considered to be responsible for root induced clay shrinkage subsidence damage to 19 College Crescent, London, NW3 5LL.

Investigations in to the damage have been conducted and the following information/evidence obtained:

1. Engineering opinion is that damage is due to clay shrinkage subsidence. Details of the damage are included in the technical report submitted.
2. Site investigations and soil test results have confirmed the presence of a plastic clay subsoil, which will be susceptible to undergoing volumetric change in relation to changes in soil moisture.
3. Roots were observed to a depth of 1.5m bgl in TP/BH1 and to 2.0m bgl in TP/BH2, and recovered samples have been positively identified (using anatomical analysis) as Leguminosae spp.; the origin of which will be T1 False acacia.
4. The drains have been surveyed and although defects were identified, leaking drains are not considered to be a cause of the current damage.
5. No tree works have been carried out during the period of the claim or in the recent past in relation to the damage to the rear of the building.
6. No recent structural alterations or building works have been carried out. The property has not been underpinned.
7. A root barrier has been considered as an alternative to tree removal and may be viable however this requires further appraisal to evaluate the constraints of the site. The barrier would have to extend across neighbouring properties to be effective requiring their consent. The cost of a deep barrier is currently estimated to be £30k - £35k.
8. The evidence confirms that on the balance of probabilities the subject tree is a material cause of the subsidence damage.
9. Superstructure repairs and decorations are currently estimated to be £20k should the tree works be undertaken. Costs in the event the tree works do not proceed and an alternative solution is required will be considerably more.





SUBSIDENCE CHECK LIST

- A description of the property, including a description of the damage and the crack pattern, the date that the damage first occurred/was noted, details of any previous underpinning or building work, the geological strata for the site identified from the geological map.
Technical Report and Site Investigation Report provided.
- Details of vegetation in the vicinity and its management since discovery of the damage. Include a plan showing the vegetation and affected building.
MWA Arboricultural Report provided.
- Measurement of the extent and distribution of vertical movement using level monitoring. Where level monitoring is not possible, state why and provide crack monitoring data. Data provided must be sufficient to show a pattern of movement consistent with the presence of the implicated tree(s).
Level Monitoring provided.
- A profile of a trial/bore hole dug to identify foundation type and depth and soil characteristics.
Site Investigation Report provided.
- The sub-soil characteristics including soil type (particularly that on which the foundations rest), liquid limit, plastic limit and plasticity index.
Site Investigation Report provided.
- The location and identification of roots found. Where identification is inconclusive, DNA testing should be carried out.
Site Investigation Report provided.
- Proposals and estimated costs of options to repair the damage.
Repair costs provided.

