



SJ Stephens Associates

ARBORICULTURAL, LANDSCAPE & MANAGEMENT CONSULTANTS

Dr Stella Khan
by email

24th May 2021

Dear Dr Khan,

Re: Report on Trees at 44 Denning Road, NW3 1SU

Following my visit on 11th May 2021, I am pleased to attach a sketch plan, a tree schedule and some photos and to provide my comments.

There are three early mature lime trees, T1, T2 and T5, growing close to boundary walls bordering onto Pilgrims Lane. T1 and T2 are growing approximately 0.7m above pavement level and T5 is growing approximately 0.3m above pavement level. All three are causing damage to the wall.

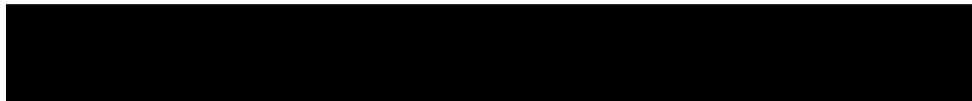
The wall has been built around T1, as can be seen in photos C and D, however the stem base is now growing against the base of the wall and higher up, the stem is growing against a point approximately 0.3m from the top of the wall. The base of T2 is further from the wall, however the tree has a slight lean over the pavement and the stem, combined with dense ivy growth, is growing against the top of the wall. As seen in photo E, there are cracks in the wall between T1 and T2 and it is leaning over the pavement as a consequence of the increasing pressure exerted by both trees. This will get more extreme as the trees grow.

Modification of the wall, increasing the width of the "window" around T1 and creating a similar "window" in the brickwork around T2 would reduce stresses on the wall. However, advice from a structural engineer should be sought to advise whether this action, together with repointing, would be adequate to make the wall safe and limit further deterioration. Ivy should be removed from around the base of T2 and regular pollarding of the trees will help to limit future growth.

Removal of the trees, together with any necessary structural work to the wall would solve the problem and, if there is no history of subsidence, it would be most unlikely to result in any risk of heave to the property. However, the trees are providing good amenity value and are protected, as they are growing in a Conservation Area. They may also be protected by a Tree Preservation Order.

T5 is of particularly high amenity value and the crack in the boundary wall appears to be of less significance. However, this should be checked by a structural engineer.

The Yew, T3, is providing useful evergreen screening to the garden. The cypress, T4, is unattractive and makes the garden unnecessarily dark, so removal could be considered.





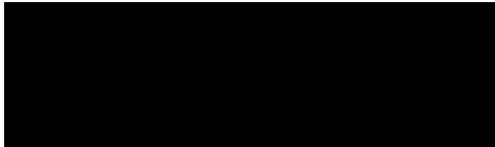
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If your preferred option is to remove T1 and T2, the Tree Officer is likely to need to be satisfied that removal is essential to make the wall safe, which will require evidence from a structural engineer. Therefore, whether your preference is to retain or remove the trees, advice from a structural engineer on possible options is the best next step to resolving the issue.

If we can be of any further assistance, or should you require further information, please do not hesitate to contact us.

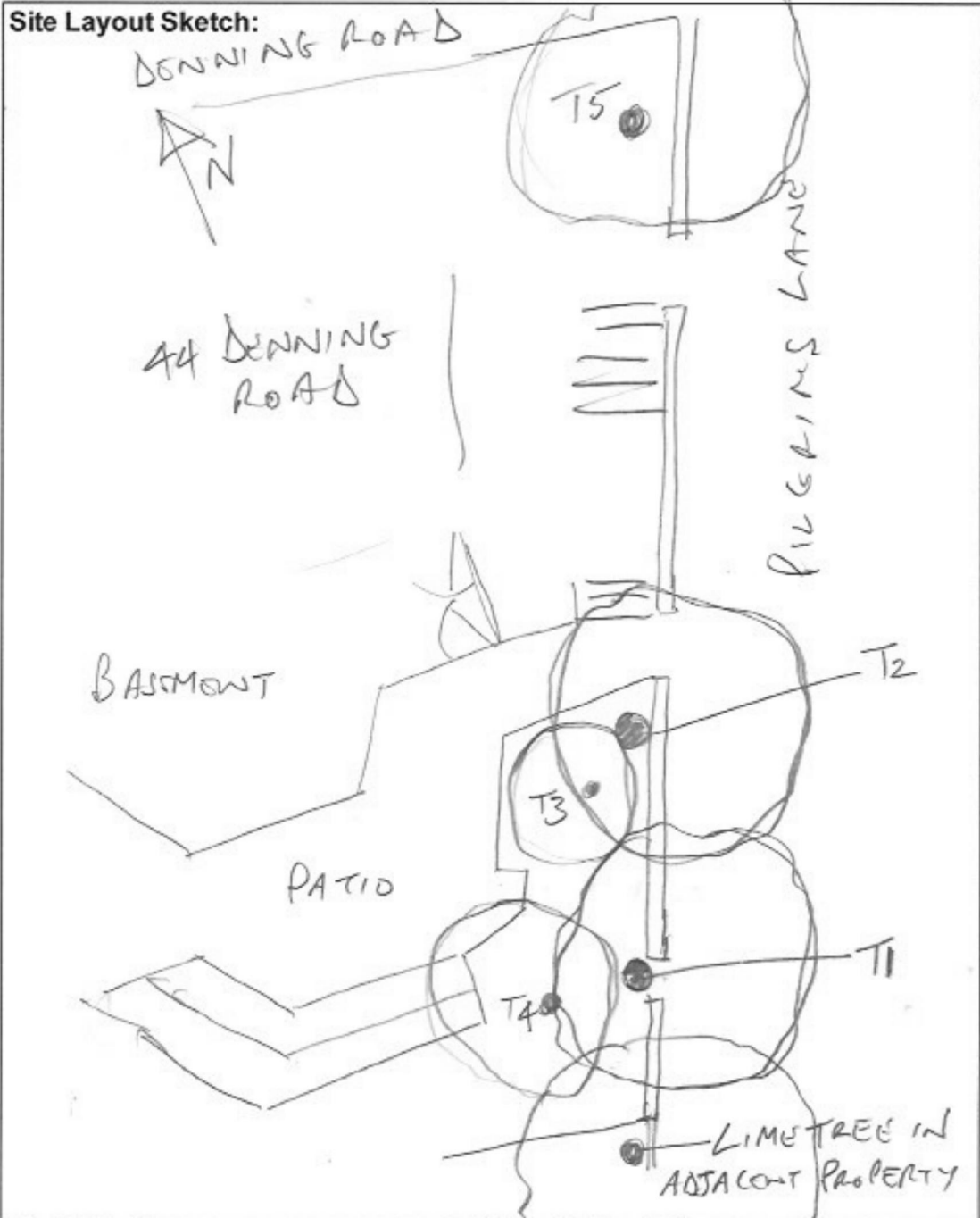
Yours sincerely,



Simon Stephens
MA Oxon, Dip Arb(RFS), MArborA, MICF



Site Layout Sketch:



Client: Stella Khan

Date: 24th May 2021

Site: 44 Denning Road, NW3 1SU

SJ Stephens Associates

44 Denning Road

Tree Schedule

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading
				N	S	E	W						
T1	Lime	11.5	420	2.5	2	4	4	2	Early mature	Regularly pollarded - now with 1.5m fresh growth. Growing in garden 0.7m above pavement level. Stem leaning across line of wall, where the top 0.7m of brick work has been omitted. Stem growing against lower section of wall, where extensive cracking evident. Stem growing against upper section of wall probably contributing to movement and cracking.		20-40	B
T2	Lime	11	est 430	4	1.5	4	1	2	Early mature	Growing in garden with slight lean to east, over pavement. Three way fork at 3.5m with limbs growing to north east. Dense ivy to upper canopy. Regularly pollarded - now with 1.5m fresh growth. Growing against top of wall. Edge of base is 100mm from wall. Dense ivy around base and between tree and wall.		20-40	B
T3	Yew	5	150	2	1	1	2	1.7	Semi- mature	Showing good vigour. Providing evergreen screening to garden.			
T4	Lawson cypress	7.5	190	3	1	1	2	1.5	Early mature	Previously topped. Low amenity value. Making garden dark. Could consider removal.		10-20	C
T5	Lime	14	510	5	3	4	4	1.7	Early mature	Regularly pollarded- now with 1.5-2m of fresh growth. Canopy within 0.5m of building. Prominent location. Growing in garden 0.3m above pavement level. Some historic cracking of retaining wall, with crack repointed.		>40	A
Age Class: Young, Middle aged, Mature, Over mature													
Future Growth Potential: High, Medium, Low													
BS 5837 Tree Quality Category: A- High, B-Moderate, C-Low, U-Unsuitable for retention													





