

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2613/T	Paula Chadwick	11/07/2022 18:38:39	OBJ	

The Lime tree has been established for many years and provides an important natural softening between many hard elevations of Lupton and Steet, Leverton Street and Railey Mews. Not only does it provide an important habitat it is an important acoustic absorber and we would like to see it stay.

We've read the technical reports and we are not convinced by the conclusions nor that all mitigations have been exhausted. It seems premature to remove the tree as we do not believe it will actually solve the problem for the rear wall of 1 Lupton st.

-The current foundation is surprisingly shallow given the height of the building. The reason for settlement is a shallow foundation on London Clay. A Lime tree is classed as having a moderate water demand and with tree roots of 1 – 4mm it will make little, if any contribution to this. The ONLY way to stabilise this long term is to underpin to a level where the clay is less prone to moisture change.

-The survey of seasonal level changes is often an indicator of trees contribution but this particular one makes no sense. With Clay, the dry weather and reduced rainfall in summer dries and shrinks the clay and the foundation may settle. Trees can accelerate this in spring/summer during the trees growth cycle. In winter as the clay re saturates the ground can heave (ie lift up). The survey report suggests the opposite of this movement? I.e. shrinks in winter heave in summer?? There is no information given re accuracy of measurement but given how small the movements are we expect this error in measurement is the cause of the changes and not the tree.

Before removing the tree we would like to see clear evidence that it is in fact the reason behind the subsidence and know that all possible mitigations have been looked at properly. At minimum:

- The survey is checked and re done if necessary (makes sense to re survey after the drain is fixed)
- The broken drainage is a possible a cause of change in moisture and should be repaired first.
- Explore the possibility of a root barrier. This is suggested in the structural report but not mentioned again
- Manage the crown of the tree (was done regularly for a while but not for a few years now). This is discarded in the report but not clear why.

If the owners of 1 & 1A Lupton St are concerned about the long term stability of their back wall they will need to underpin. Tree or no tree, with such shallow foundations, movement is inevitable.

Total: 3