



Duramen

Arboricultural Report



Trees nearby

75 Albert Street
Camden Town
London
NW1 7LX

CLIENT:

360 Globalnet

Ref: 36298(f2)
DLG-SN-22-004445

Site Visit Date:
23rd September 2022
Report Date:
26th January 2023

CONSULTANTS:

Duramen Consulting
Consulting Arboriculturists
Charing Heath,
ASHFORD, Kent
TN27 0AU



Table of Contents:

1	INTRODUCTION	2
2	TREE SURVEY	2
3	RECENT HISTORY OF PROPERTY AND TREES	3
4	RELEVANT EVIDENCE	3
5	DISCUSSION	3
6	CONCLUSION & RECOMMENDATIONS	4
	SITE PLAN	5
	TREE DATA TABLE	6
	PHOTOGRAPHS	7

The content and format of this Report are for the exclusive use of the Client as shown on the front cover of this report. It may not be sold, lent, hired out or divulged to any third party not directly involved in the subject matter without Duramen Consulting Ltd's written consent.

This report is made on behalf of Duramen Consulting Ltd, and no individual is personally liable. By receiving the report and acting on it, the named client – or any third party relying on it – accepts that no individual is personally liable in contract, tort or breach of statutory duty (including negligence).

1 Introduction

- 1.1 This report records trees and other vegetation if present that may have affected 75 Albert Street, Camden Town, London, NW1 7LX primarily through the extraction of water from the soil, causing property damage as a result of subsidence. The report considers the options that are available to resolve the problem and recommends measures to sufficiently reduce the influence of the vegetation on the property, allowing it to be repaired.
- 1.2 Our report relies on the technical reports listed below and should be read alongside these:
 - 360 Globalnet Engineers Report – 29th July 2022
 - Drainage Repair Company – 14th October, 11th November 2022, 3rd January 2023
 - Monitoring between September 2022 and January 2023
- 1.3 The London Borough of Camden is the local planning authority for the property. The Council's website indicates that the property is within the Camden Town Conservation Area which protects trees; any works to protected trees requires prior notification to the council, a process typically taking 6 weeks.
- 1.4 The council, via email, has stated that no Tree Preservation Order (TPO) applies.
- 1.5 Unauthorised work to protected trees may lead to prosecution, a criminal record and fines. As new TPOs can be served at any time it is advisable to check with the Council again immediately before any tree works are implemented.

2 Tree Survey

- 2.1 The attached plan and tree data table show the locations and sizes of significant and relevant vegetation present on 23rd September 2022.

3 Recent history of property and trees

- 3.1 The damage was first noted in May 2022 with deterioration since then.
- 3.2 No reports have been received of any recent tree removal and there were no signs of tree stumps or recent remains of tree stumps at the time of the tree survey.

4 Relevant evidence

- 4.1 FOUNDATION depth of 0.4 metres at basement level has been established.
- 4.2 SOILS: the British Geological Survey Online viewer shows the area to be underlain by London clay. Site investigations confirm the presence of shrinkable clay soil beneath the foundations of the property.
- 4.3 MONITORING: early monitoring results are consistent with the influence of vegetation.
- 4.4 ROOTS of *Leguminosae* and *Pomoideae* were found to a depth of 2.0 metres. These roots are most likely to have originated from the mimosa T3 and the shrub S5. Site investigations in November identified plane roots.

5 Discussion

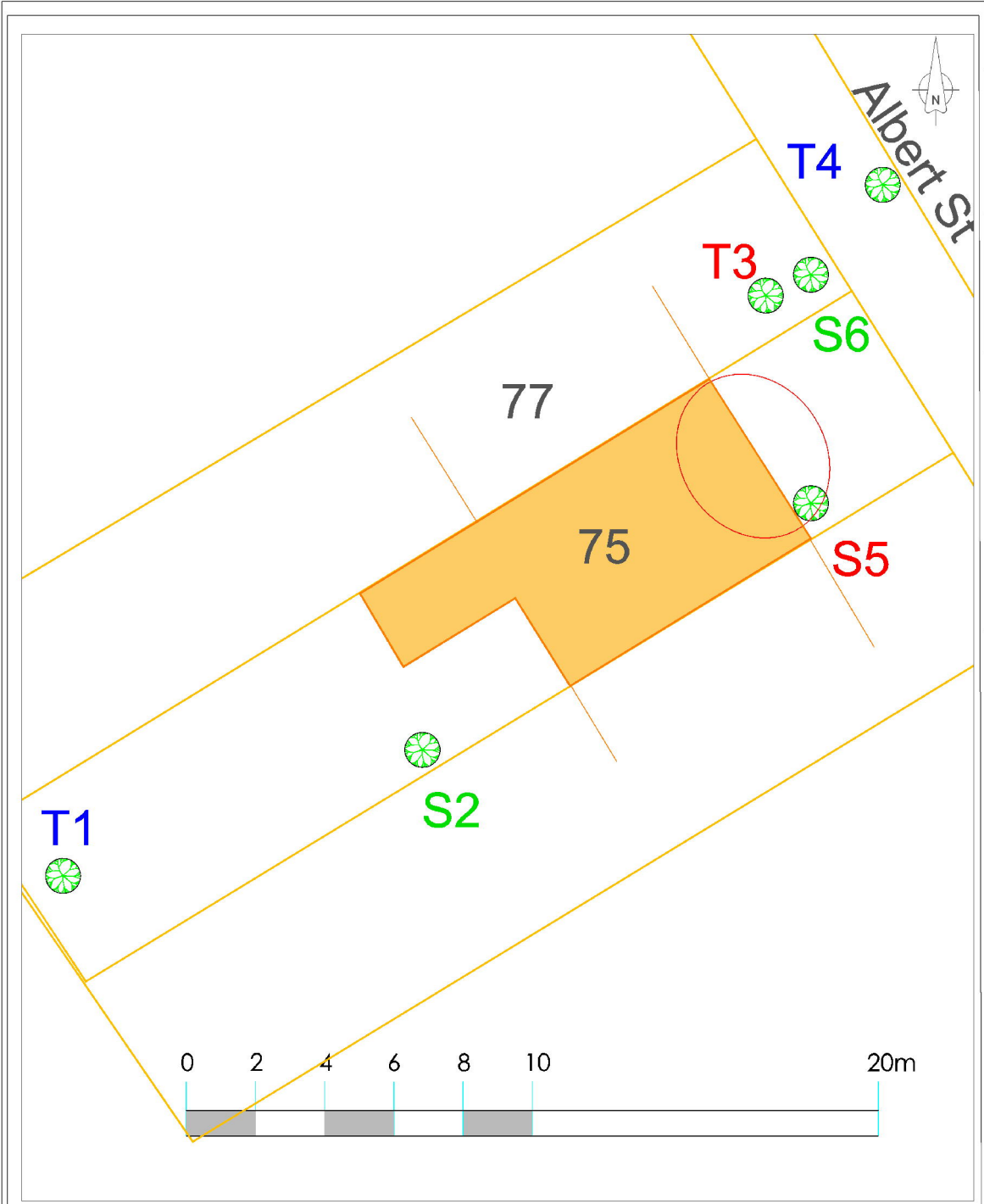
- 5.1 The presence of tree roots at depth beneath the foundations of a property on desiccated shrinkable clay soil gives a reasonable evidence-base for a diagnosis of tree-related subsidence.
- 5.2 The typical method of addressing this type of problem is to identify the source of the roots found underneath the foundation and remove the relevant vegetation to ensure it can no longer cause soil desiccation. Once removed, the property should stabilise, allowing repair.
- 5.3 In this case, the immediate sources of roots found are the neighbour's mimosa T3 and the shrub immediately beside the front wall S5. These should be removed and monitoring

continued after their removal to ensure the property's stability. Removal of the mimosa will have to be notified to the council at least 6 weeks prior to the works taking place due to the Conservation Area status.

- 5.4 In 2012 roots of *Platanus* (plane) were found in site investigations. Plane roots were also found in November 2022. It seems likely that the earlier damage predated the presence of the mimosa and it is at least possible that the current damage is due to the presence of the plane. It will be necessary to remove the mimosa and continue monitoring to see if the plane is having any ongoing impact.
- 5.5 At this stage, damage is restricted to the front of the property. If any damage to the rear is reported it may be necessary to either re prune the sycamore at the bottom of the rear garden or even seek its removal.

6 Conclusion & Recommendations

- 6.1 At this stage removal of the mimosa T3 and the pyracantha S5 are recommended. Monitoring post their removal and into the summer of 2023 is recommended to confirm property stability is achieved. However, if there is ongoing seasonal movement then the role of the plane tree will have to be examined.



Duramen Consulting
Arboricultural Consultants



Drawing Based Upon: -

Status: FINAL

Notes:

Legend



Tree locations

T - red labels : remove

T: blue labels :
future risk : manage

T: Green labels:
other vegetation



Areas of damage
noted

Client: 360

Address: 75 Albert St

Title: Tree & shrub locations

Date: 23/9/22 Scale: 1:100 Original Paper Size: A3

Drawn: JH Checked: - Job Ref: 36298

Figure Number: 1 Rev: A

Trees growing nearby 75 Albert St

Tree No.	Species	Number of stems	Height (m)	Trunk Diameter (cm)	Age relative to building	Age Class	Crown Spread (m) N-E-S-W	Distance to Building (m)	Ownership	Condition & Growth Potential
T1	sycamore	1	c. 13	c. 50	younger	mature	3	12.6 to rear steps; 16 to house	Policy holder	Fair; high
Description: heavy ivy							Recommendations: remove ivy; re prune to previous pruning points if movement to rear of house is confirmed			
S2	rose	1	4-5	10	younger	mature	3	4.3 to basement; 2.4 to rear steps	Policy holder	Fair, low
Description:							Recommendations: none			
T3	mimosa	1	10	15	younger	mature	3	3.5	#77	Good; high
Description:							Recommendations: remove due to proximity			
T4	London plane	1	15	60	younger	mature	6	c. 10 to front door	Street tree	Good; high
Description:							Recommendations: if level monitoring shows seasonal movement following removal of the mimosa the recommendation is for removal due to previous subsidence events implicating this tree			
S5	pyracantha		2	multi	younger	mature	1	0.9	Policy holder	
Description:							Recommendations: remove			
S6	lilac		4	multi	younger	mature	2	5.5 from front door	#77	
Description:							Recommendations: none at present			

The "S", "T" & "H" prefixes refer to both current and potential size with "S" standing for shrub, "T" standing for tree and "H" hedge. There is no clear separation between the three in terms of size and potential trees can be maintained as shrubs by regular pruning. Hedge refers to a row of plants of similar stature and past management, typically with signs of previous pruning/height control. "G" stands for group where more than one stem/plant grows and/or it is difficult to distinguish plants. "C" stands for climber, typically dependent upon a wall or other feature for support.

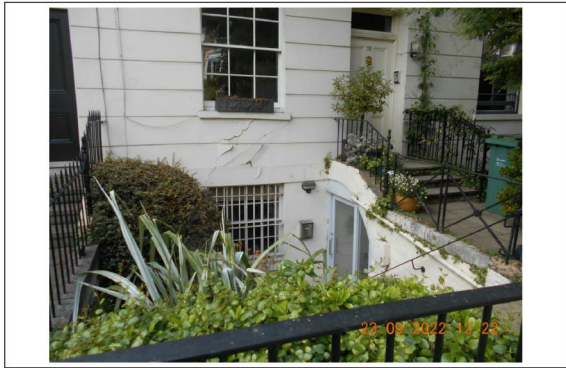


Figure 2: Front of property with S5 pyracantha.

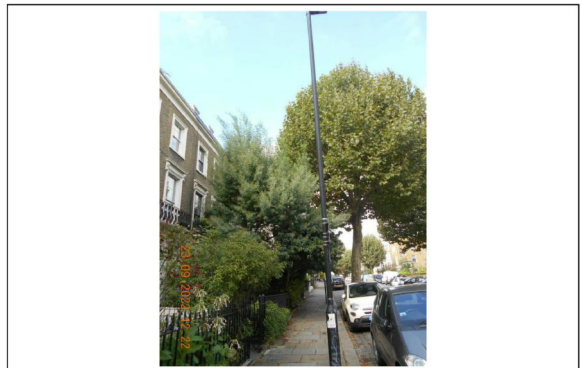


Figure 3: T3 in front of property with street tree T4.



Figure 4: Base of T4 with S6 to left behind fence.



Figure 5: T3 to centre left with S6 behind white car. T4 centre right.