



Network Rail,
1 Eversholt Street,
London,
NW1 2DN

Dear Sir/Madam

Our Ref: MS/0570505
Date: Wed 08/02/2023
Tel: 01204 328 620
Email: info@bv-solutions.co.uk

Subsidence Claim Date: 05/05/2021

Damage Address: Subsidence damage at: 19 Fletton Road, London, N11 2QL

Further to our letter of 27/10/2021 (copy enclosed), we have unfortunately seen further subsidence movement to this property over the course of the particularly dry and hot summer of 2022.

We have recently obtained further arboricultural advice from JCA Ltd, and enclose for your reference their latest survey report. We are seeking your further assistance with vegetation management works, but this time to your vegetation denoted on their site plan as G1.

We would be very grateful if you would consider clearance of G1 by no later than the end of April 2023 to ensure that the vegetation does not cause any further subsidence as early as this summer, which is again predicted to be hot and dry.

If you are in any doubt about this requested action we would be pleased to discuss any concerns you may have. Please do not hesitate to call our Building Technician Mark Southwell on 01204 328 383 or email info@bv-solutions.co.uk.

We look forward to hearing from you as soon as possible and thank you for your assistance.

Yours sincerely

BVS Subsidence Ltd





Network Rail,
1 Eversholt Street,
London,
NW1 2DN

Dear Sir/Madam

Our Ref: JHA/0570505
Date: Wed 27/10/2021
Tel: 01204 328560
Email: info@bv-solutions.co.uk

Subsidence Claim Date: 05/05/2021

Damage Address: Subsidence damage at: 19 Fletton Road, London, N11 2QL

We are writing to formally let you know that the owner has discovered damage within their property in the form of cracking and structural movement. Building Validation Solutions have been appointed by the owner's buildings insurers to investigate the cause of this damage and find a solution to prevent further damage. From our investigations to date we have concluded that the damage has been caused by clay shrinkage subsidence.

You will appreciate that all vegetation removes moisture from the ground. If the underlying subsoil is shrinkable clay then shrinkage of the soil will follow. Soil shrinkage is a form of subsidence and when it occurs below the foundations of a building cracking and structural movement can occur. Whilst the nearby vegetation in your ownership is NOT implicated in the current damage, we consider that this vegetation would need to be subject to future management to avoid the risk of future damage.

The following recommendations have been made for vegetation in your ownership: We consider the vegetation identified as G2 (as per the attached Arboricultural Report) to be a possible future concern to the subject property, if left unmanaged. It has therefore been recommended that this group be maintained annually at no larger than its current size over the forthcoming years, to alleviate any future subsidence damage.

We are seeking your co-operation in completing these future management works. Should future damage occur and your vegetation is implicated because maintenance has not been completed, we consider you would have a legal liability for damage caused by tree root nuisance and our principals may wish us to pursue recovery of costs in the future.

If you are in any doubt about this requested action we would be pleased to discuss any concerns you may have. Please do not hesitate to call our subsidence engineer James Halligan on 01204 328 383 or email info@bv-solutions.co.uk.

We would be pleased if you could confirm by return that you are agreeable and that you intend to complete these works. We are writing to you on the understanding that you are responsible for the vegetation referred to above. If this is not the case then we apologise for troubling you and would ask that you let us know.

Yours sincerely

BVS Subsidence Ltd

6. Discussion

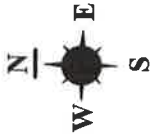
- 6.1 We consider the vegetation identified as **G1** be contributing to the damage observed at the subject property in some way. We have therefore recommended the following action:

G1 - Remove all Sycamore, Goat Willow and Buddleja within the area marked on the plan at Appendix 2 to ground level and treat the stumps to prevent regrowth. Maintain any remaining vegetation at their current size over the forthcoming years.

- 6.2 We have summarised all our tree specific recommendations in **Section 7** and made general recommendations in **Section 8**. The effect of these recommendations should be to prevent further damage by reducing the moisture uptake close to the problem areas.

7. Summary of Tree Specific Recommendations

Item	Species	Recommended Action	Location	Planning Restriction
G1	Mixed	Remove all Sycamore, Goat Willow and Buddleja within the area marked on the plan at Appendix 2 to ground level and treat the stumps to prevent regrowth. Maintain any remaining vegetation at their current size over the forthcoming years.	Third Party – Railway Land	Yes – Conservation Area



Appendix 2: Site Plan

ADDRESS: 19 Fletton Road, New Southgate,
London, N11 2QL
JCA REF: 18821/CHC

NOT TO SCALE PAPER SIZE: A4

SURVEYED BY: CC DRAWN BY: CC APPROVED BY: AJB

CANOPY OF TREE/SRUB GROUP
TO BE RETAINED.
NO ACTION REQUIRED

CANOPY OF TREE/SRUB GROUP
TO BE RETAINED.
CURRENT OR FUTURE
MANAGEMENT REQUIRED

CANOPY OF TREE/SRUB GROUP
TO BE REMOVED

STEM OF TREE/SRUB
TO BE RETAINED

STEM OF TREE/SRUB
TO BE REMOVED

OUTLINE OF SUBJECT PROPERTY

APPROXIMATE LOCATION
OF THE DAMAGE

BOREHOLE/TRIAL PIT LOCATIONS

JCA Limited

Arboricultural & Forestry Consultants

G1 Cont.

G1 (Main Area)

G1 Cont.

No. 17

No. 19

Fletton Road

TH5

TH4

TH3



SITE INVESTIGATION FACTUAL REPORT

Geocore Site Investigations Ltd
Tralee Close, Kirkleatham Business Park, Redcar, Cleveland, TS10 5SG

Registered in England and Wales Company Registration No. 4042825
VAT Registration No. 708 6835 09
Registered Office: Spring Lodge, Chester Road, Helsby, Cheshire, England, WA6 0AR

T 01642 481144
E geocore@geocore.co.uk
W www.geocore.co.uk

Geocore Control Sheet

Claim Number: FX128820

Client: BVS

Client Ref: 570505

Policy Holder: J Joseet & M Birch

Our Reference Number: HH/22/69216

Issue Date: 13/01/2023

Office: Geocore Site Investigations Ltd, Tralee Close, Redcar, TS10 5SG

Version: Month-01

Author
Authors Name
Title
Insert Signature

B Grace
Quality Assurance


Technical Reviewer
Technical Reviewers Name
Title
Insert Signature

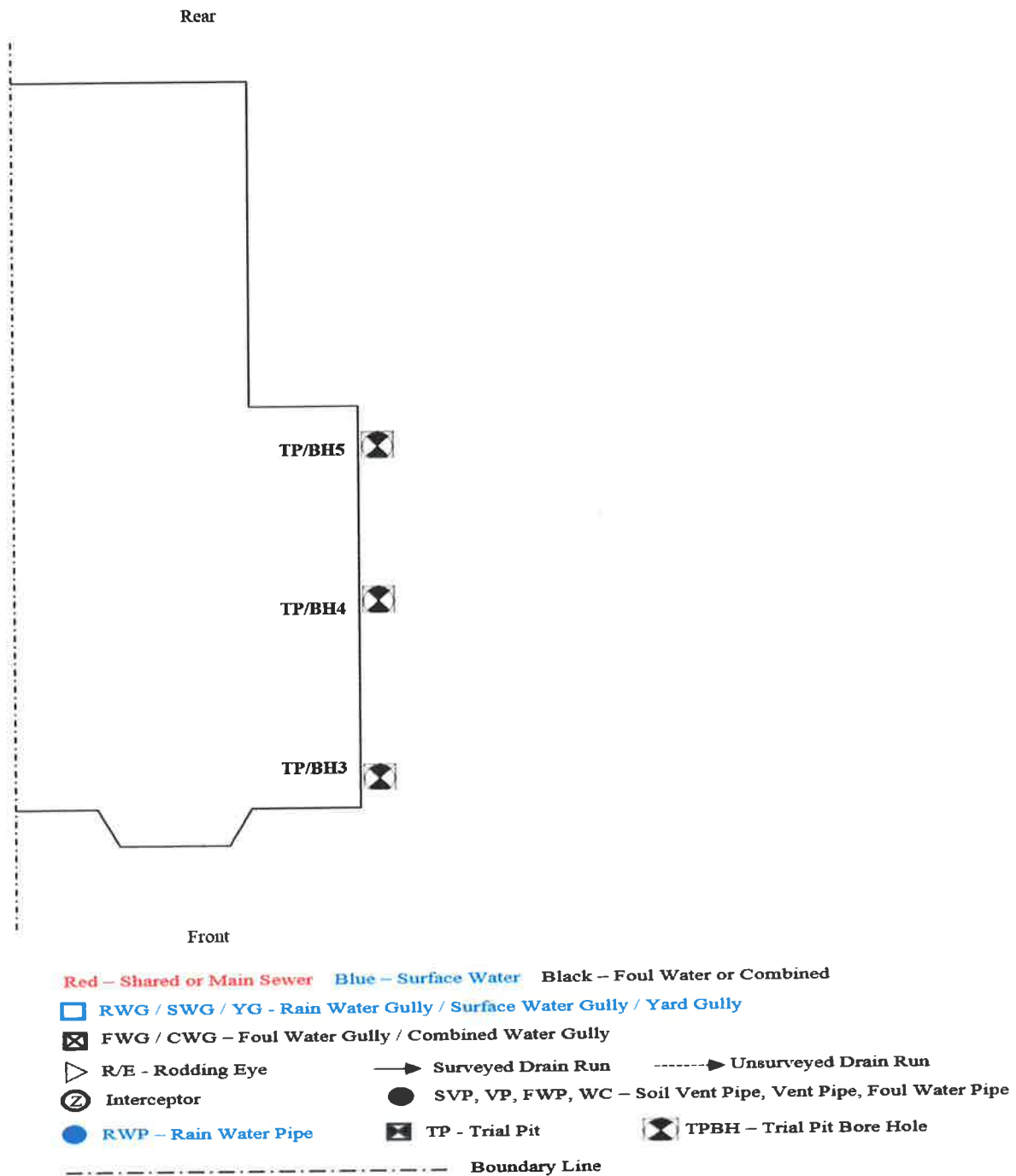
E Lodge
Operations Director


Site Details

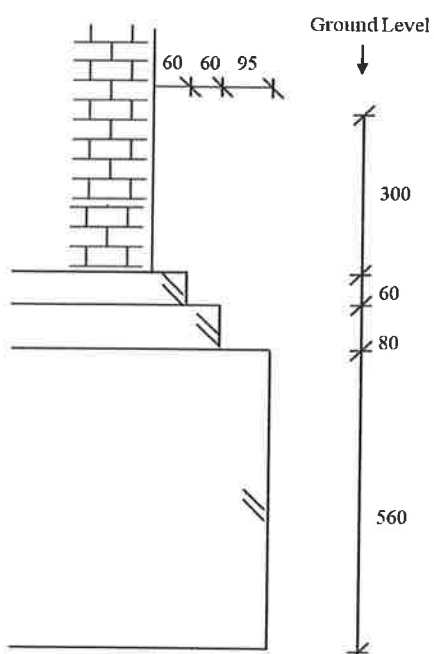
Table 1 - Site Location

Site Crew	A Brown & B James
Site Address & Postcode	19 Fletton Road, London, N11 2QL
Date	28th November 2022

Figure 1: Site & Drainage Layout



TP/BH3 FOUNDATION DETAIL



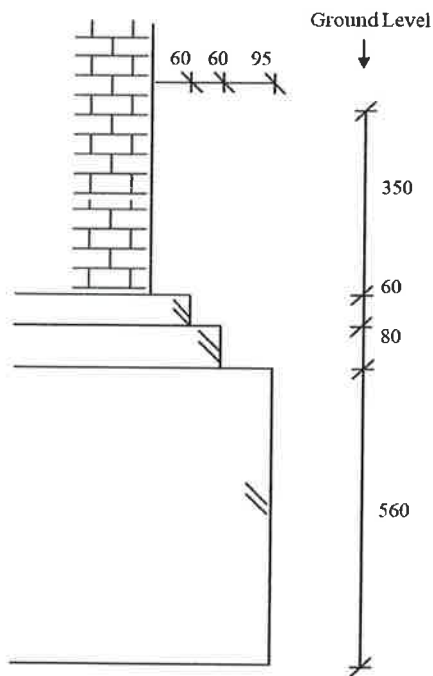
For strata information, please refer to borehole log TPBH3.

BOREHOLE LOG RECORD

Borehole Number 3

GEOCORE		BOREHOLE LOG		Geocore Site Investigations Ltd Tralee Close Bus PK Redcar TS10 5SG Telephone: 01642 481144						
Location 19 Fettes Road, London. N11 2QJ..					BOREHOLE No TP/BH3					
Job No 1111/22/69216	Date 28-11-22	Ground Level (m)	Co-Ordinates ()							
Client BVS					Sheet 1 of 1					
SAMPLES & TESTS			STRATA							
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thickness)	DESCRIPTION	Instrument	Backfill	
						0.05	MADE GROUND Block paving.			
						0.10	MADE GROUND Concrete			
						(0.35)	MADE GROUND Firm brown slightly sandy gravelly clay with occasional cobbles and roots. Gravel is of angular to sub-rounded medium to coarse sandstone, brick and concrete. Cobbles are of angular brick.			
						0.45	MADE GROUND Stiff light brown mottled grey sandy gravelly clay with roots. Gravel is of rounded coarse sandstone.			
						(0.55)				
1.00-3.00	ROOTS D1 HV	65kPa@1.05m				1.00	BASE OF FOUNDATIONS @ 1.0m. Stiff, locally very stiff, light brown fissured grey slightly silty slightly gravelly CLAY with roots. Gravel is of sub-rounded to rounded medium to coarse sandstone and flint.			
1.05										
1.50	D2 HV	120kPa@1.5m								
1.50										
2.00	D3 HV	130kPa@2.0m				(2.00)				
2.00										
2.50	D4 HV	150-kPa@2.5m								
2.50										
3.00	D5 HV	120kPa@3.0m				3.00				
3.00										
Boring Progress and Water Observations			Chiselling		Water Added		GENERAL REMARKS			
Date	Time	Depth	Depth	Casing Dia. mm	Water Depth	From	To	Hours	From	To
All dimensions in metres Scale 1:25			Client Engineer Peter Moore		Method Plant Used		111 Window Sampler		Logged By A. Brown	
Borehole terminated at 3.0m. Excavation remained open and dry on completion.										

TP/BH4 FOUNDATION DETAIL



For strata information, please refer to borehole log TPBH4.

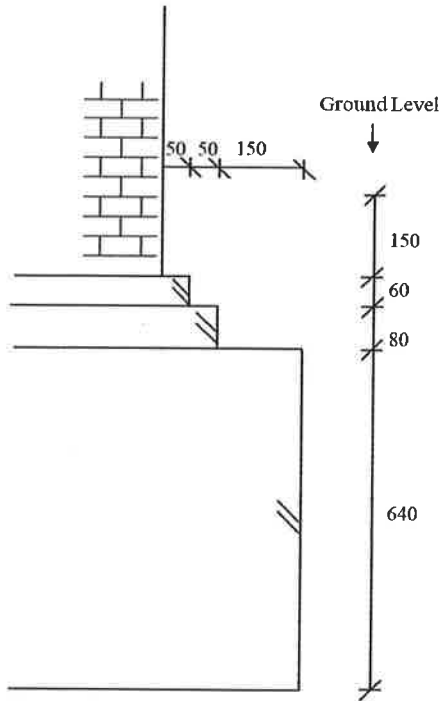
BOREHOLE LOG RECORD

Borehole Number 4

GEOCORE		BOREHOLE LOG		Geocore Site Investigations Ltd Tralee Close Bus PK Redcar TS10 5SG Telephone: 01642 481144						
Location 19 Fctton Road, London. N11 2Q1..					BOREHOLE No TP/BH4					
Job No 111/22/69216	Date 28-11-22	Ground Level (m)	Co-Ordinates ()							
Client BVS					Sheet 1 of 1					
SAMPLES & TESTS			STRATA							
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thickness)	DESCRIPTION			
1.05	D1 ROOTS HV	100kPa@1.05m				0.05	MADE GROUND Block paving.			
1.05-2.60						0.10	MADE GROUND Concrete.			
1.05						(0.20) 0.30	MADE GROUND Firm brown slightly sandy slightly gravelly clay with occasional cobbles and roots. Gravel is of angular to sub-rounded medium to coarse sandstone, brick and concrete. Cobbles are of angular concrete.			
						(0.75)	MADE GROUND Firm becoming stiff stiff with depth, light brown mottled grey slightly gravelly clay with roots. Gravel is of rounded coarse sandstone			
1.50	D2 HV	95kPa@1.5m				1.05	BASE OF FOUNDATIONS @ 1.05m Stiff, locally very stiff, light brown fissured grey slightly silty slightly gravelly CLAY with roots. Gravel is of sub-rounded to rounded medium to coarse sandstone and flint.			
1.50						(1.10)				
2.00	D3 HV	150+kPa@2.0m				2.45	Stiff light brown slightly silty CLAY with roots.			
2.00										
2.60	D4 HV	130kPa@2.5m				(0.25) 2.70				
2.60										
Boring Progress and Water Observations			Chiselling		Water Added		GENERAL REMARKS			
Date	Time	Depth	Depth	Casing Dia. mm	Water Dpt	From		To	Hours	From
All dimensions in metres. Scale 1:25			Client Engineer Peter Moore			Method/ Plant Used 111 Window Sampler			Logged By A. Brown	

GEOCORE BH 09216 GP / AUGUST 198 GP / 21/22

TP/BH5 FOUNDATION DETAIL



For strata information, please refer to borehole log TPBH5.

BOREHOLE RECORD

Borehole Number 5

GEOCORE		BOREHOLE LOG		Geocore Site Investigations Ltd Tralee Close Blue PK Redcar TS10 5SG Telephone: 01642 461144							
Location 19 Felton Road, London. N11 2QJ.				BOREHOLE No TP/BH5							
Job No 1111/22/69216	Date 28-11-22	Ground Level (m)	Co-Ordinates ()								
Client BVS				Sheet 1 of 1							
SAMPLES & TESTS			STRATA								
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thickness)	DESCRIPTION	Instrument Backfill			
0.95	D1 ROOTS IIV	85kPa@ 0.95m				0.05	MADE GROUND Block paving.				
0.95-1.50						0.10	MADE GROUND Concrete				
0.95						(0.30)	MADE GROUND Firm brown slightly sandy slightly gravelly clay with occasional cobbles and roots. Gravel is of angular to sub-rounded medium to coarse sandstone, brick and concrete. Cobbles are of angular concrete.				
						0.40					
						(0.55)	MADE GROUND Firm becoming stiff with depth, light brown mottled grey slightly gravelly clay with roots. Gravel is of rounded coarse sandstone.				
0.95	D2 HV	80kPa@ 1.5m				0.95	BASE OF FOUNDATIONS @ 0.95m Stiff light brown slightly silty CLAY with roots.				
1.50											
1.50											
						(2.05)					
2.00	D3 HV	80kPa@ 2.0m									
2.00											
2.50	D4 HV	125kPa@ 2.5m									
2.50											
3.00	D5 IIV	120kPa@ 3.0m				3.00					
3.00											
Boring Progress and Water Observations			Chiselling		Water Added		GENERAL REMARKS				
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Depth	From	To	Hours	From	To	Borehole terminated at 3.0m. Excavation remained open and dry on completion.
All dimensions in metres Scale 1:25			Client Engineer Peter Moore			Method/ Plant Used 111 Window Sampler			Logged By A. Brown		

TESTING

SUMMARY OF SOIL CLASSIFICATION TESTS

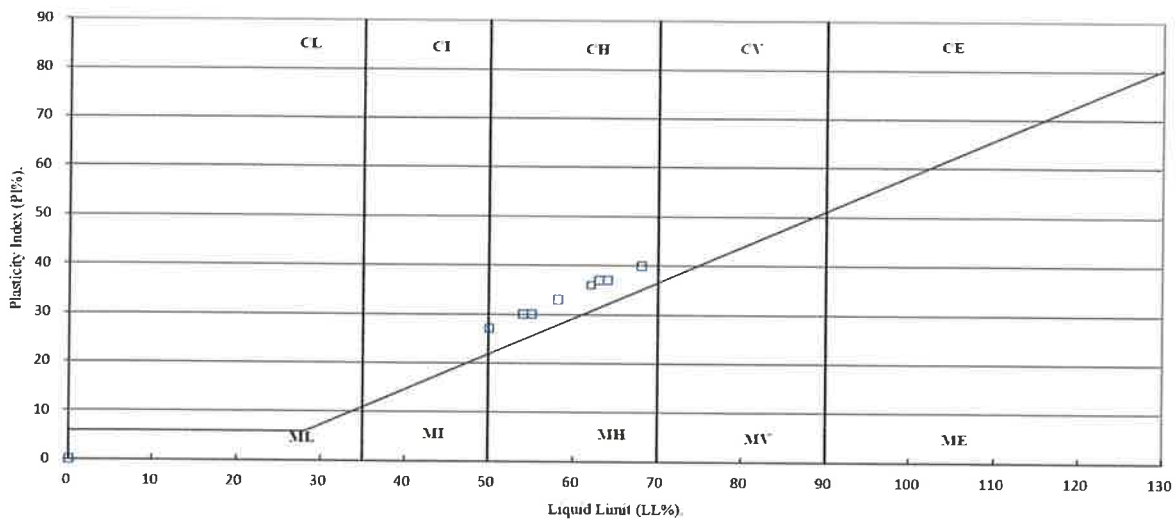
(BS1377 : PART 2 : 1990)

Hole Number	Sample Number	Sample Type	Top Depth m	Base Depth m	Moisture Content % Clause 3.2	Linear Shrinkage % Clause 6.5	Particle Density Mg/m ³ Clause 3.1	Liquid Limit % Clause 4.3/4	Plastic Limit % Clause 5.3	Plasticity Index % Clause 5.4	Passing .425mm %	Remarks
TP/BH3			1.05		34			63	26	37	93	High Plasticity CH
TP/BH3			1.50		27							
TP/BH3			2.00		24			55	25	30	99	High Plasticity CH
TP/BH3			2.50		21							
TP/BH3			3.00		23			62	26	36	93	High Plasticity CH
TP/BH4			1.05		31			64	27	37	94	High Plasticity CH
TP/BH4			1.50		23							
TP/BH4			2.00		23			50	23	27	94	High Plasticity CH
TP/BH4			2.50		26							
TP/BH5			0.95		31			58	25	33	93	High Plasticity CH
TP/BH5			1.50		24							
TP/BH5			2.00		23			68	28	40	94	High Plasticity CH
TP/BH5			2.50		27							
TP/BH5			3.00		25			54	24	30	98	High Plasticity CH

SYMBOLS : NP : Non Plastic

* : Liquid Limit and Plastic Limit Wet Sieved.

PLASTICITY CHART FOR CASAGRANDE CLASSIFICATION.



ROOT ANALYSIS

Richardson's Botanical Identifications

Root Identification
Vegetation surveys
Tree/Building Investigations
Plant taxonomy

Geocore Site Investigations Limited

**Tralee Close
Kirkleatham Business Park
REDCAR**

Cleveland TS10 5SG

26/12/2022

Dr Ian B K Richardson
BSc, MSc, PhD, MRSB, FLS

James Richardson
BSc (Hons. Biology)

**Enterprise House
49-51 Whitaknights Road
Reading
RG6 7BB**

Tel: (0118) 988 9552 (Direct line)
E-mail: richardsons@botanical.net
Web: www.botanical.net

Your ref: 69216
Our ref: 85/0104

Dear Sirs

19 Fletton Road, London N11 2QL

The samples you sent in relation to the above on 28/11/2022 have been examined. Their structures were referable as follows:

TP/BH3, 1.05-3.00m

1 root: the family LEGUMINOSAE (a group of closely related trees: Robinia (False Acacia), Laburnum, Sophora (Pagoda tree), Gleditsia (Honey Locust), Cercis (Judas tree/Redbud), Albizia (Silk tree), Acacia (Mimosa), as well as such shrubs as Wisteria, Lupins, Gorse and Brooms). A further sample, not examined in detail appeared similar under low magnification. Alive, recently*.

1 root: ACER (Maples, Sycamores). A further sample, not examined in detail appeared similar under low magnification. Alive, recently*.

TP/BH4, 1.05-2.60m

1 root: the family LEGUMINOSAE (as listed above). A further sample, not examined in detail appeared similar under low magnification. Alive, recently*.

1 root: the family SALICACEAE (Salix (Willows) and Populus (Poplars)). Alive, recently*.

TP/BH5, 0.95-1.50m

1 root: ACER (Maples, Sycamores). A further sample, not examined in detail appeared similar under low magnification. Alive, recently*.

I trust this is of help. Please call us if you have any queries; our Invoice is enclosed.

Yours faithfully

Dr Ian B K Richardson

* Based mainly on the Iodine test for starch. Starch is present in some cells of a living woody root, but is more or less rapidly broken down by soil micro-organisms on death of the root, sometimes before decay is evident. This result need not reflect the state of the parent tree.

** Try out our web site on www.botanical.net **

Identified with no information on vegetation, on or off site.

SUMMARY OF SOIL CLASSIFICATION TESTS
(BS1377 : PART 2 : 1990)

ROOT ANALYSIS

Richardson's Botanical Identifications

Root identification
Vegetation surveys
Tree/Bulking investigations
Plant taxonomy

Geocore Site Investigations Limited

**Tralee Close
Kirkleatham Business Park
REDCAR**

Cleveland TS10 5SG

26/12/2022

Dr Ian B K Richardson
BSc, MSc, PhD, MRSB, FLS

James Richardson
BSc (Hons. Biology)

**Enterprise House
49-51 Whiteknights Road
Reading
RG6 7BB**

Tel: (0118) 986 9552 (Direct line)

E-mail: richardsons@botanical.net

Web: www.botanical.net

**Your ref: 69216
Our ref: 85/0104**

Dear Sirs

19 Fletton Road, London N11 2QL

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TP/BH3, 1.05-3.00m

1 root: the family LEGUMINOSAE (a group of closely related trees: Robinia (False Acacia), Laburnum, Sophora (Pagoda tree), Gleditsia (Honey Locust), Cercis (Judas tree/Redbud), Albizia (Silk tree), Acacia (Mimosa), as well as such shrubs as Wisteria, Lupins, Gorse and Brooms). A further sample, not examined in detail appeared similar under low magnification. Alive, recently*.

1 root: ACER (Maples, Sycamores). A further sample, not examined in detail appeared similar under low magnification. Alive, recently*.

TP/BH4, 1.05-2.60m

1 root: the family LEGUMINOSAE (as listed above). A further sample, not examined in detail appeared similar under low magnification. Alive, recently*.

1 root: the family SALICACEAE (Salix (Willows) and Populus (Poplars)). Alive, recently*.

TP/BH5, 0.95-1.50m

1 root: ACER (Maples, Sycamores). A further sample, not examined in detail appeared similar under low magnification. Alive, recently*.

I trust this is of help. Please call us if you have any queries; our Invoice is enclosed.

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** Try out our web site on www.botanical.net **

Identified with no information on vegetation on or off site.

