

PROTECTED TREE REPORT (TREE WORKS)

Haringey Council, L4, Alexandra House, Station Road, N22 7TY

Application number	HGY/2022/2764
Application type	Tree Preservation Order application
Site Address:	27 Dukes Avenue London N10 2PX
Proposal	Works to tree protected by a TPO. London Plane (T5) - Fell. T5 & C1 are causing subsidence damage to the neighbouring property 2 Elms Avenue, Muswell Hill, London, N10 2JP. The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability. Estimated costs of repair to the building are £55,000.00 if the influence of the tree(s) remain and £11,000.00 if the proposed tree works are allowed to proceed. Granting permission will limit these costs. In the event of a refusal we, or our clients, will seek to secure compensation for the additional costs incurred through Section 202(e). Should the tree/s remain the total cost of repairs will be the Superstructural repairs + Alternative method of repairs = £66,000.00. It is the expert opinion of both the case engineer and arboriculturalist that on the balance of probabilities the supporting information demonstrates the influence of the tree(s). Note: Further monitoring results may be submitted if these become available during the course of this application. (Works to Wisteria (C1) will be considered separately under a Section 211 Notice).

RECOMMENDATION:		
Application date	17/10/2022	
Tree Inspector	DM	Date: 14 th February 2023

Site

The London Plane *Platanus* spp. T5 tree, as marked on the plan, is situated in the rear garden of the property and on the boundary. It is publicly visible and has high amenity value.

A site visit was carried out.

The Plane tree at the location is protected by a Tree Preservation Order.

Proposal

Tree works proposed:

Works to tree protected by a TPO.

London Plane (T5) - Fell.

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Issues

The mature Plane tree is implicated in an indirect case.

Various details have been submitted including soil analysis (2021), and level monitoring.

Results and readings show:

- Bay window shallow foundations 300mm. Tree pit/ bore hole (TP/BH1) to 4m. Occasional live *Platanus* spp. roots found between 0.3-0.8m
- Extension foundations 1.2m. Tree pit/ bore hole (TP/BH2) to 4m. Occasional *Platanus* spp. roots found between 1.4-1.7m low starch present
- Modified Plastic Index is 46% TP/BH1 and 43% TP/BH2 showing potential for volume change. Moisture content at depth is >33% for both trial pits
- Plasticity classes for TP/BH1 is CV very high and CH high in TP/BH2
- Oedometer reading indicates desiccation in both trial pits
- No water strikes and a drain survey have been carried out with no significant concerns
- Driscoll's test shows desiccation

It is noted that:

- No BRE category

- No suction or shear vane results, to cross reference with the soil analysis, even though it is mentioned have been forwarded
- Level monitoring shows the focal point with initial upward movement and then downward movement. Points 8-12 show the highest movement
- A past crown reduction was never completed roadside, and the crown is asymmetrical

Recommendation

Informative:

Further level monitoring results have been offered if available. These further set of monitoring results would confirm seasonal vegetative movement.

Whilst the further monitoring results are collated in the interim, we would hold no objections to lesser mitigating works of a heavier reduction being carried out (50% crown reduction)

We would also request the current BRE category, shear vane and suction tests.