

Arboricultural Appraisal Report

Subsidence Damage Investigation at:

133 Morley Avenue
London
N22 6NP



CLIENT:	Davies Group Ltd
CLIENT REF:	72228824
MWA REF:	SUB221209-11627
MWA CONSULTANT:	Andy Clark
REPORT DATE:	12/05/2023

SUMMARY

Statutory Controls		Mitigation (Current claim tree works)	
TPO current claim	No	Policy Holder	No
TPO future risk	No	Domestic 3 rd Party	Yes
Cons. Area	Yes	Local Authority	No
Trusts schemes	No	Other	No
Local Authority: -	London Borough of Haringey		

Introduction

Acting on instructions from Davies Group Ltd, the insured property was visited on 19/01/2023 to assess the potential role of vegetation in respect of subsidence damage.

We are instructed to provide opinion on whether moisture abstraction by vegetation is a causal factor in the damage to the property and give recommendations on what vegetation management, if any, may be carried out with a view to restoring stability to the property. The scope of our assessment includes opinion relating to mitigation of future risk. Vegetation not recorded is considered not to be significant to the current damage or pose a significant risk in the foreseeable future.

This is an initial appraisal report and recommendations are made with reference to the technical reports and information currently available and may be subject to review upon receipt of additional site investigation data, monitoring, engineering opinion or other information.

This report does not include a detailed assessment of tree condition or safety. Where indications of poor condition or health in accessible trees are observed, this will be indicated within the report. Assessment of the condition and safety of third-party trees is excluded and third-party owners are advised to seek their own advice on tree health and stability of trees under their control.

Property Description

The property comprises a 2 storey mid-terrace house of traditional construction, built during the mid 1950s and since extended with a single-storey addition to the rear built in 2004. External areas comprise gardens to the front and rear.

The site is generally level with no adverse topographical features.

Damage Description & History

Damage relates to the rear of the building and the rear extension where cracking indicates downward movement. Minor damage is reported to have first become visible approx. 2 to 3 years ago but became significant during the Summer of 2022.

At the time of the engineer's inspection (August 2022) the structural significance of the damage was found to fall within Category 3 (Moderate) of Table 1 of BRE Digest 251. For a more detailed synopsis of the damage please refer to the building surveyor's technical report.

We have not been made aware of any previous claims.

Site Investigations

Site investigations were carried out by CET on 13/01/2023, when a single trial pit was excavated to reveal the foundations, with a borehole sunk through the base of the trial pit to determine subsoil conditions. Please refer to the Site Investigation report for further details.

Discussion

Opinion and recommendations in this report are made on the understanding that Davies Group Ltd have identified clay shrinkage subsidence as a cause of building movement and damage.

Site investigations and soil test results have confirmed a plastic clay subsoil susceptible to undergoing volumetric change in relation to changes in soil moisture. A comparison between moisture content and the plastic and liquid limits indicates moisture depletion at the time of sampling at depths beyond normal ambient soil drying processes, such as evaporation, which is indicative of the soil drying effects of vegetation.

Roots were observed below foundation depth in TP/BH1 and recovered samples have been positively identified (using anatomical analysis) as *Eucalyptus* spp.; the origin of which will be T1 Eucalyptus confirming its influence on the soils below the foundations.

Based on the technical reports currently available, engineering opinion and our own site assessment we conclude the damage is consistent with shrinkage of the clay subsoil related to moisture abstraction by vegetation. It is our opinion that T1 Eucalyptus is the principal cause of the current damage.

If an arboricultural solution is to be implemented to mitigate the influence of the implicated trees/vegetation we recommend that T1 Eucalyptus is removed. Other vegetation recorded presents a potential future risk to building stability and management is therefore recommended. Recommended tree works may however be subject to change upon receipt of additional information.

Consideration has been given to pruning alone as a means of mitigating the vegetative influence, however in this case, this is not considered to offer a viable long-term solution due to the proximity of the responsible vegetation to the building.

Table 1 Current Claim - Tree Details & Recommendations

Tree No.	Species	Ht (m)	Dia (mm)	Crown Spread (m)	Dist. to building (m)	Age Classification	Ownership
T1	Eucalyptus	9.0 *	330 *	7.5	5.4	Younger than Property	Third Party 152 Moselle Avenue N22 6EX
Management history		No significant past management noted.					
Recommendation		Remove (fell) to near ground level and treat stump to inhibit regrowth.					

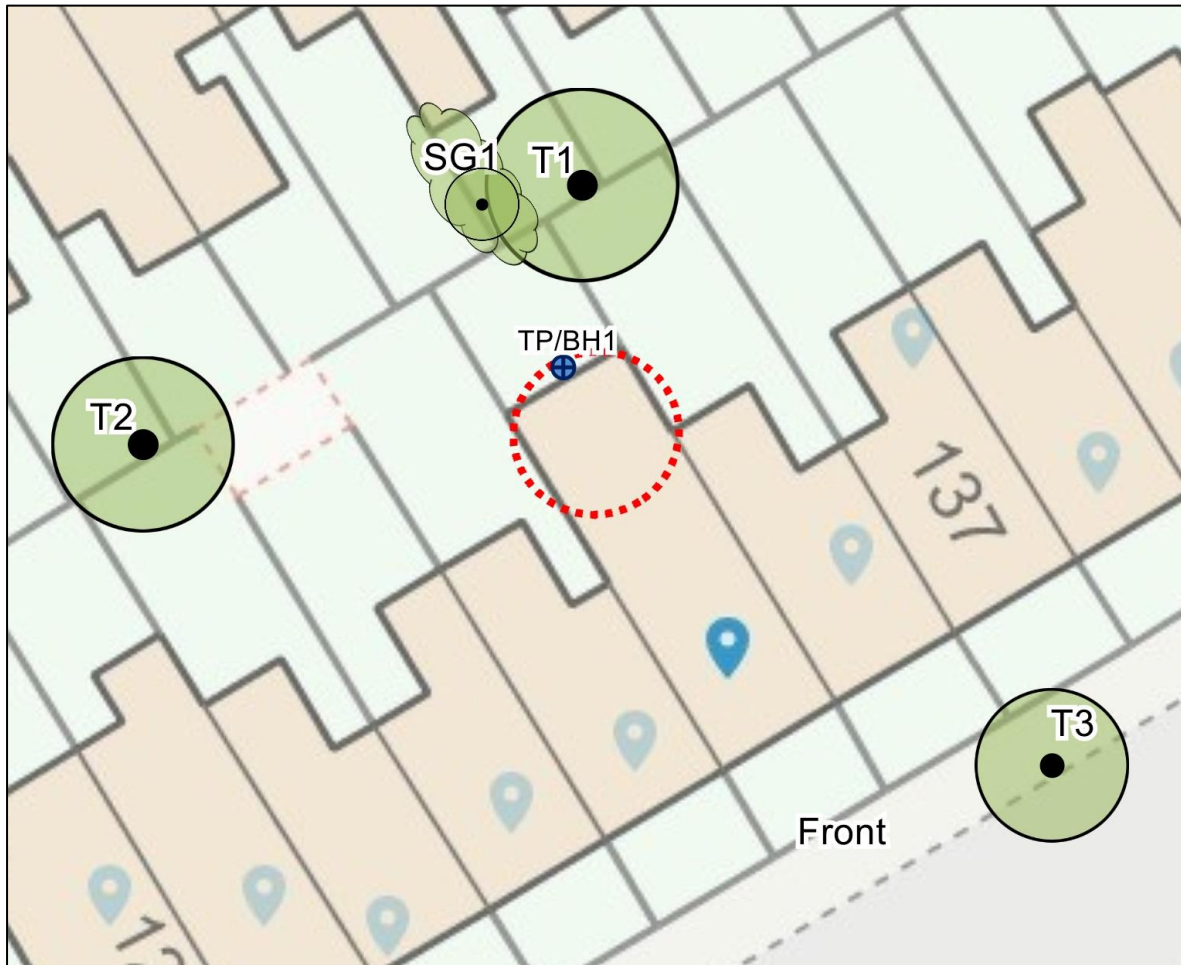
Ms: multi-stemmed * Estimated or approximate value

Table 2 Future Risk - Tree Details & Recommendations

Tree No.	Species	Ht (m)	Dia (mm)	Crown Spread (m)	Dist. to building (m)	Age Classification	Ownership
T2	Ash	11.0	350 *	9.5 *	12.0	Younger than Property	Third Party 144 Moselle Avenue N22 6EX
Management history		No significant past management noted.					
Recommendation		Remove (fell) to near ground level and treat stump to inhibit regrowth.					
T3	Maple	7.0	290	5.0	6.5	Younger than Property	No registrations Local Authority assumed
Management history		Recently reduced/pruned.					
Recommendation		No works required.					
SG1	Mixed spp. group of mostly Grape, Cherry, Ivy and Rose	3.5	30 Ms *	8.0	5.0	Younger than Property	Third Party 152 Moselle Avenue N22 6EX
Management history		No significant past management noted. Climbers have extended over subject property garden and causing damage to boundary fences.					
Recommendation		Remove (fell) Cherry and climbers to near ground level and treat stumps to inhibit regrowth.					

Ms: multi-stemmed * Estimated or approximate value

Site Plan

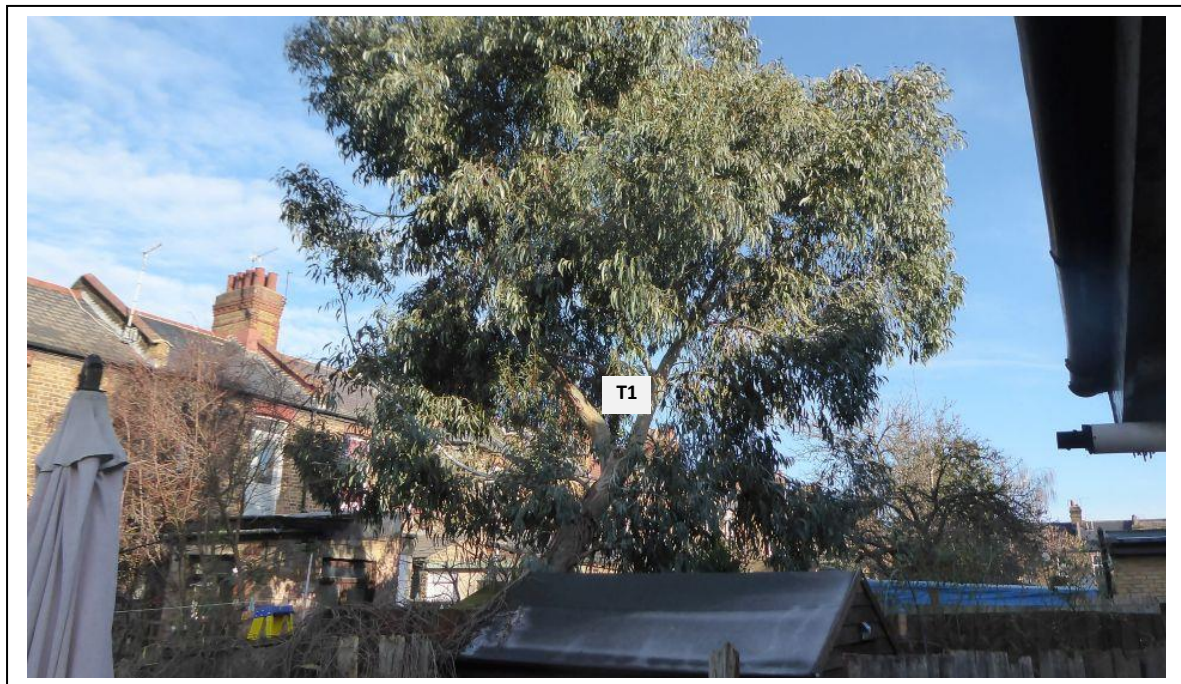


Tree/vegetation locations are indicative



Approximate areas of damage

Images



View of T1 Eucalyptus



View of SG1 group



View of T2 Ash



View of T3 Maple