



Duramen

Arboricultural Report



Trees nearby

22 Methuen Park
London
N10 2JS

CLIENT:

360 Globalnet
Ref: 084814508

Our Ref: 36362

Site Visit Date:
12th July 2023
Report Date:
28th July 2023

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1 Introduction

- 1.1 This report records trees and other vegetation if present that may have affected 22 Methuen Park, London, N10 2JS 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 November 2022
 - Drainage Repair Company – 29th March & 22nd June 2023
 - Monitoring between April and July 2023
- 1.3 The London Borough of Haringey is the local planning authority for the property. The Council's website indicates that no Tree Preservation Order(s) is in place but the property is in a **Conservation Area** which protects trees; any works to protected trees has to be notified to the council in writing giving them 6 weeks' notice.
- 1.4 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 12th July 2023.

3 Recent history of property and trees

- 3.1 The damage was first noted in the summer of 2022.
- 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

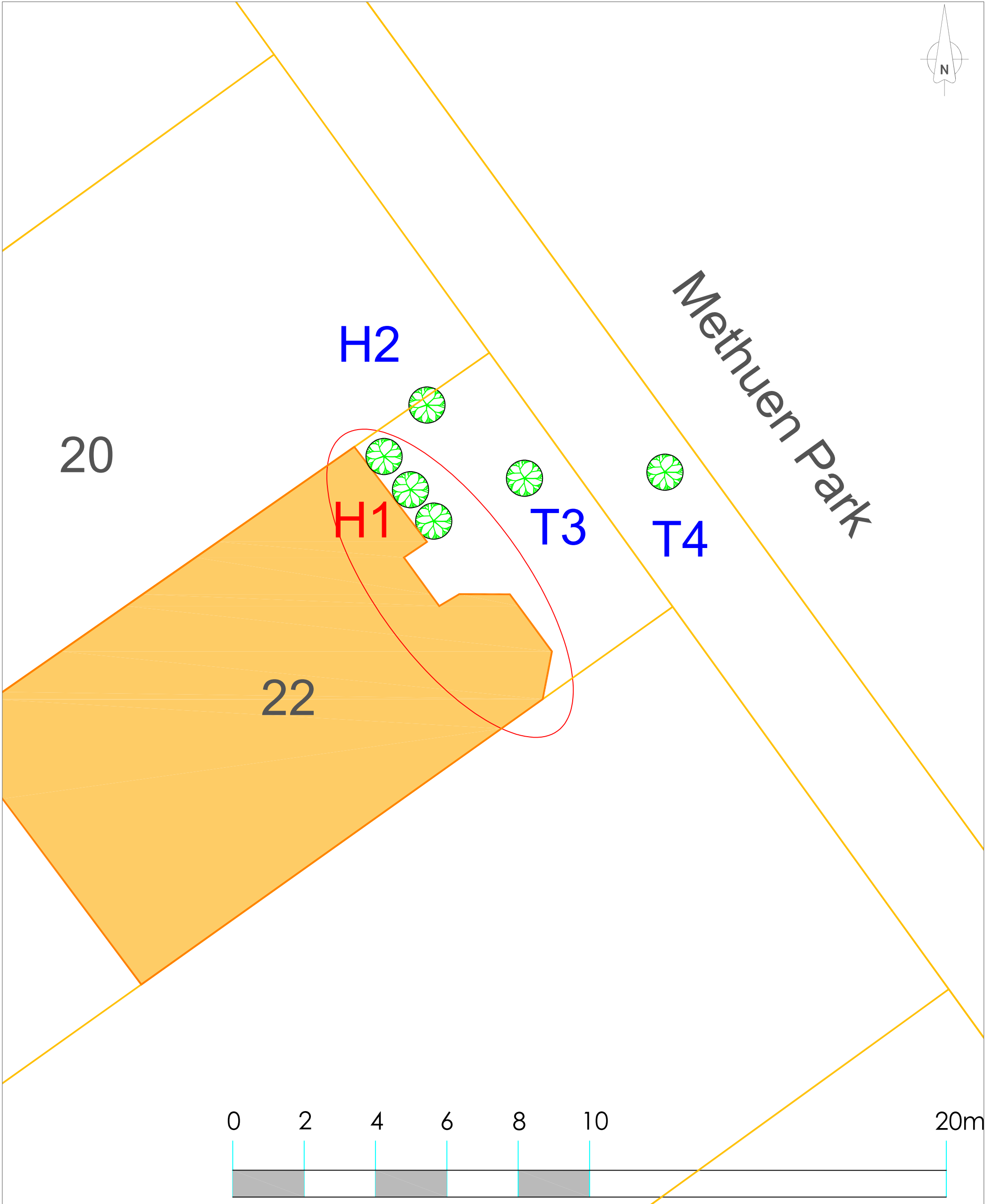
- 4.1 FOUNDATION depth of 1.0 metres has been established.
- 4.2 SOILS: The British Geological Survey Online viewer shows the area to be underlain by London clay with an overbearing of sand/gravel of variable depth. Site investigations confirm the presence of shrinkable clay soil beneath the foundations of the property although of variable shrinkability.
- 4.3 DRAINS have been investigated and some defects found.
- 4.4 MONITORING over a 3 month period shows some upwards movement during the summer of 2023, focused on the central to RH side of the property.
- 4.5 ROOTS of *Pomoideae* were found to 2.8 metres depth.

5 Discussion

- 5.1 The presence of 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 *Pyracantha* immediately adjacent to the front bay window is considered to be the source of the roots found. No roots of the street plane tree have been identified.
- 5.4 Thus, in the first instance at least, complete removal of the *Pyracantha* is recommended along with the treatment of any stumps to prevent regrowth. A period of monitoring after its removal is recommended to confirm stability.

6 Conclusion & Recommendations

- 6.1 Removal of all of the pyracantha H1 around the window is recommended along with treatments of all stumps to prevent regrowth.



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Drawing Based Upon: -

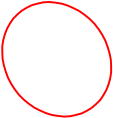
Status: **FINAL**

Notes:

Legend



Tree locations
T - red labels : remove
T: blue labels :
future risk : manage
T: Green labels:
other vegetation



Areas of building
damage noted

Client:	360	
Address:	22 Methuan Park	
Title:	Tree & shrub locations with tree work recommendations	
Date: 12/7/23	Scale: 1:100	Original Paper Size: A3
Drawn: JH	Checked: -	Job Ref: 36362
Figure Number: 1	Rev: A	

Trees growing nearby 22 Methuen Park

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
H1	pyracantha	multi	1.2	multi	younger	mature	4	0	Policy holder	
Description: across RH side of property							Recommendations: remove & treat stumps to prevent regrowth			
H2	holly	multi	1.5		younger	mature			Policy holder/ boundary	
Description:							Recommendations: none at present			
T3	Willow leaved pear	1	2.5	10	younger	mature			Policy holder	
Description:							Recommendations: none at present			
T4	London plane	1	10	50	?	mature	2	1.7 to front wall; 7.7 to front door	Street tree	high
Description: pollarded in 2022?							Recommendations: keep pollarding on regular and routine basis			

Notes:

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.

*: Where access is not available or easily gained tree size is assessed visually which is normally adequate for the purposes of this assessment. Greater and more thorough access always allows a greater confidence in findings. An " *" shows that dimensions have been visually assessed dependent on visibility and available access at the time.



Figure 2: H1 on front of building with T4 street tree.



Figure 3: Lower part of H1 with trunk of T3.

Figure 4: Trunk of T3 and lower part of H1.



Figure 5: Street scene.

