

Addendum Arboricultural Report

Subsidence Damage Investigation at:

93 Mount View Road
London
N4 4JA



CLIENT:	QuestGates
CLIENT REF:	QG1S1223419
MWA REF:	SUB230517-13156Rev02
MWA CONSULTANT:	Mark Bisley (BSc Hons)
INITIAL REPORT DATE:	13/09/2023
REVISION DATE: Rev01	22/12/2025
Rev02	08/04/2026

SUMMARY

Statutory Controls		Mitigation (Current claim tree works)	
TPO current claim	Yes – TG2	Policy Holder	Yes
TPO future risk	No	Domestic 3 rd Party	No
Cons. Area	Yes	Local Authority	Yes - Complete
Trusts schemes	No	Other	No
Local Authority: -	London Borough of Haringey		

Introduction

This is an addendum to our addendum report dated 22/12/2025 and has been produced following clarification of completed mitigation works to vegetation and receipt of further monitoring data. The previous revision was made after mitigation works, a period of level monitoring and ongoing movement in 2025. Opinions / 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.

Acting on instructions from QuestGates, the insured property was visited on 14/06/2023 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 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 two-storey, semi-detached house, built c. 1930s. There is a conservatory to the rear.

External areas comprise gardens to the front and rear. The site slopes down gently from the rear to the front.

Damage Description & History

The original damage affected the front elevation and adjacent areas, mainly to the right side, and the rear right corner of the conservatory. It was first noticed in January 2023.

At the time of the engineer's inspection (23/02/2023) 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 assessment.

Mitigation works have been completed and repairs under consideration, but additional movement was noted in the summer of 2025 at the rear conservatory.

Site Investigations

The original site investigations were carried out by Auger on 24/03/2023, when two trial pits were hand excavated to reveal the foundations, each with a borehole sunk through the base of the trial pit to determine subsoil conditions.

This revealed a medium – high plasticity clay soil which exhibited moisture depletion. *Acer spp.* roots were found at the rear of the property (see our initial report more information).

The latest site investigations were carried out by Auger on 20/11/2025, when a single trial pit was hand excavated to reveal the foundations, with a borehole sunk through the base of the trial pit to determine subsoil conditions.

Foundations:

Ref	Foundation type	Depth at Underside (mm)
TH1	Brick	400

Soils:

Ref	Description	Plasticity Index (%)	Volume change potential (NHBC)
TH1	Dry, hard, silty CLAY to 1.40m. Dry, hard, silty, gravelly CLAY to 2.40m. Dry, hard, silty CLAY to 3.20m. Ends at 3.20m.	32 – 35	Medium

Roots:

Ref	Roots Observed to depth of (mm)	Identification	Starch content
TH1	900	<i>Hedera spp.</i> or <i>Fatsia spp.</i> Possibly <i>Aesculus spp.</i>	Present Present

Hedera spp. are ivies and *Fatsia spp.* closely related shrubs.

Aesculus spp. are horse chestnuts and buckeyes.

Drains: No information available at the time of writing.

Monitoring: Level monitoring commenced on 20/04/2023 with 18 subsequent readings to 11/09/2025.

Discussion

Opinion and recommendations in this report are made on the understanding that QuestGates 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 does not suggest moisture depletion at the time of sampling in both excavations at depths beyond normal ambient soil drying processes such as evaporation indicative of the soil drying effects of vegetation.

Soils were however described as dry and hard in the site investigations, which is often indicative of moisture depletion in clay soils. It should also be noted that the investigation was conducted after soils would be expected to have begun to rehydrate and we would expect drier soil during summer months when roots are active.

Roots were observed to a depth of 900mm bgl in TH1 and recovered samples have been identified (using anatomical analysis) as *Hedera spp.* or *Fatsia spp.* and probably *Aesculus spp.*, the origin of which will be ivy in the rear garden and T5 respectively. It is however unlikely that the ivy will have sufficient leaf volume to influence the soils below the foundations to a significant degree, leaving T5 as the most likely influence.

In our initial report we recommended that in order to address movement to the rear, T5 and TG2 should be reduced and we understand works to have been completed only for T5, with TG2 not managed.

Level monitoring has shown ongoing movement in the summer of 2024, with a maximum amplitude of 35mm (Pin 9 at rear-right corner of the conservatory) in 2024, a comparatively wet and mild summer. In 2025 the greatest movement included a drop of 40mm at Pin 9 and over 30mm at Pin 8. Increased amplitudes are not unexpected in such a hot and dry year as 2025, but the drop at Pin 9 is large, even allowing for the comparatively shallow footings.

To the front, movement is limited to a maximum of approx. 5mm and is present on the left side of the front elevation. This is not large and may be within the tolerances of the building, but may also indicate that there is sufficient regrowth to T1 to require its reduction. We have not visited the property to assess the current size of T1 and it would be for the Local Authority to ensure that it remains under a short-term cycle of reduction, similar to T2.

If an arboricultural solution is to be implemented to mitigate the ongoing movement, we recommend that T5 and T6 are removed and previously recommended reduction of TG2 is also conducted.

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 and the failure of previous reduction to address the movement.

It is also important to ensure that works to TG2 are repeated on a triennial cycle as per our recommendations.

Recommended tree works may be subject to change upon receipt of additional information.

Other vegetation recorded presents a potential future risk to building stability and management is therefore recommended.

Table 1 **Current Claim - Tree Details & Recommendations**

Tree No.	Species	Ht. (m)	Dia. (mm)	Crown Spread (m)	Dist. to building (m)	Age Classification	Ownership
T2	London Plane	12	620	10	13	Younger than Property	Local Authority
Management history		Subject to periodic reduction as part of an ongoing management regime.					
Recommendation		Pollard at 6m. Prune on a triennial cycle to maintain at broadly reduced dimensions. Initial works completed. Repetition required as per recommendation.					
T5	Horse Chestnut	9.5	425	8	9 cons. 11 house	Younger than Property	Policy Holder
Management history		Subject to past management/pruning - appears regularly pruned.					
Recommendation		Initial recommendation: Reduce height and crown spread to 6m. Prune on a triennial cycle to maintain at broadly reduced dimensions. Revised recommendation: Remove (fell) to near ground level and treat stump to inhibit regrowth.					
T6	Ash	11	350	8	8 cons. 10 house	Younger than Property	Policy Holder
Management history		Do not allow to exceed current dimensions.					
Recommendation		Initial recommendation: Maintain broadly at no more than current dimensions by periodic pruning. Revised recommendation: Remove (fell) to near ground level. Owner to physically remove regrowth (no chemical treatment due to translocation risk).					
TG2	Ash, Sycamore	12	615	8 *	15 cons. 17 house	Younger than Property	Policy Holder
Management history		3 ash and 2 sycamore. Closest 2 trees are ash and recently reduced.					
Recommendation		Pollard at 8m. Prune on a triennial cycle to maintain at broadly reduced dimensions.					
G1	Includes Rose, Cotoneaster	1.5	10 Ms *	1.5	2	Younger than Property	Policy Holder
Management history		Subject to past management/pruning - appears regularly pruned.					
Recommendation		Remove (fell) section within 3m of dwelling to near ground level and grub / grind out stumps to inhibit regrowth. Do not allow remainder to exceed current dimensions. Initial works completed. Repetition required as per recommendation.					

Ms: multi-stemmed

* Estimated value

Table 1 **Current Claim - Tree Details & Recommendations cont'd**

Tree No.	Species	Ht. (m)	Dia. (mm)	Crown Spread (m)	Dist. to building (m)	Age Classification	Ownership
G2	Includes Rose, Cypress, Cotoneaster	1.5	10 Ms *	1.5	2	Younger than Property	Policy Holder
Management history		Subject to past management/pruning - appears regularly pruned.					
Recommendation		Remove (fell) section within 3m of dwelling to near ground level and grub / grind out stumps to inhibit regrowth. Do not allow remainder to exceed current dimensions. Initial works completed. Repetition required as per recommendation.					
CG1	Honeysuckle, Bramble	3.5	5 Ms *	1.5	0	Younger than Property	Policy Holder
Management history		Subject to past management/pruning - appears regularly pruned.					
Recommendation		Remove (fell) to near ground level and grub out/grind out stump to inhibit regrowth. Initial works completed.					

Ms: multi-stemmed

* Estimated value

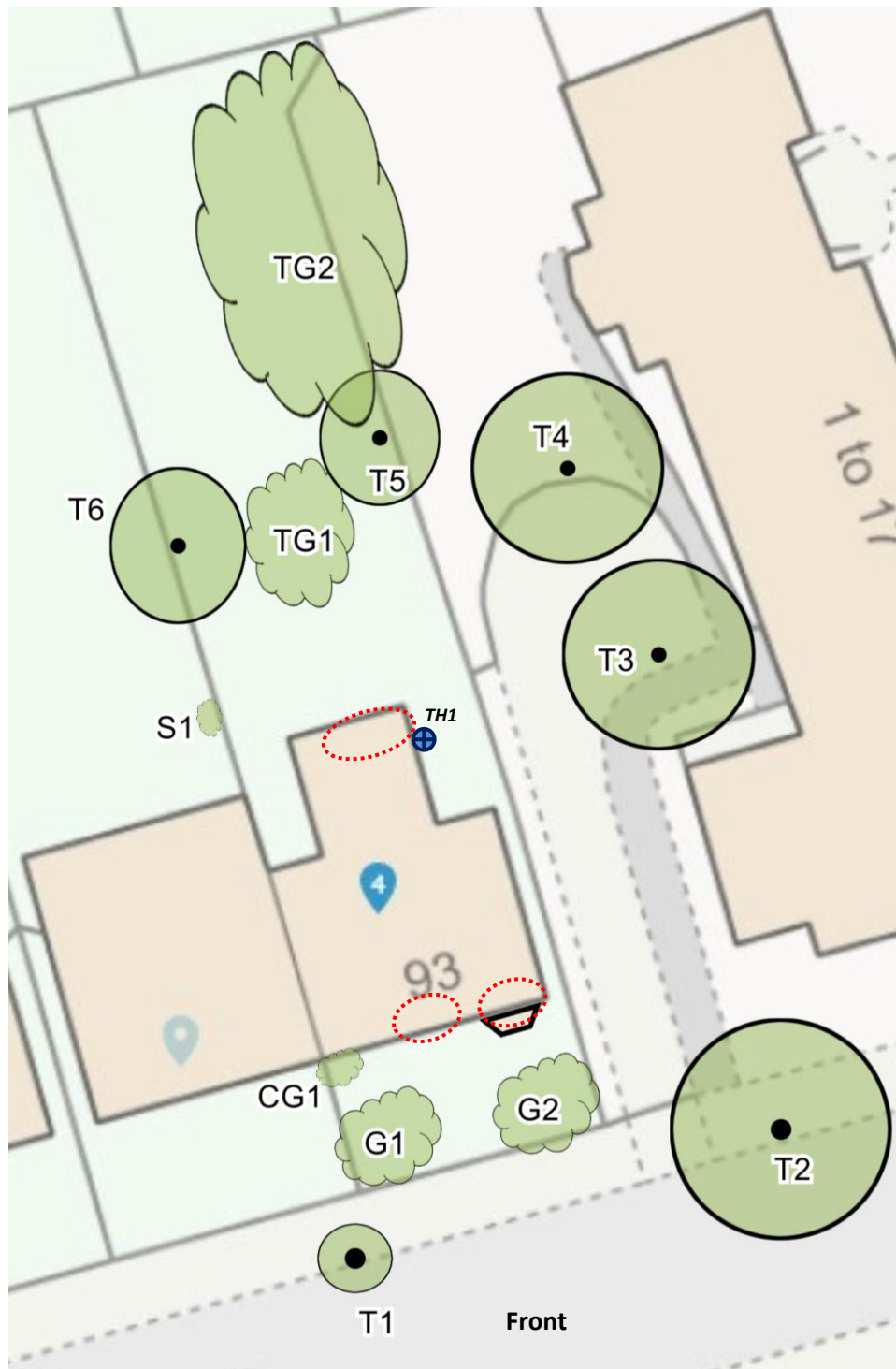
Table 2 **Future Risk - Tree Details & Recommendations**

Tree No.	Species	Ht. (m)	Dia. (mm)	Crown Spread (m)	Dist. to building (m)	Age Classification	Ownership
T1	London Plane	6	500	2 *	8	Younger than Property	Local Authority
Management history		Recently reduced/pruned.					
Recommendation		Maintain broadly at no more than current dimensions by periodic pruning.					
T3	Crab Apple	8.5	320	8.5	10	Younger than Property	Third Party Otway Court N4 4JD
Management history		Subject to periodic reduction as part of an ongoing management regime.					
Recommendation		Maintain broadly at no more than current dimensions by periodic pruning.					
T4	Purple Leafed Plum	14	425 *	8	13	Younger than Property	Third Party Otway Court N4 4JD
Management history		Subject to periodic reduction as part of an ongoing management regime.					
Recommendation		Maintain broadly at no more than current dimensions by periodic pruning.					
TG1	Apple	3.5 *	175 Ms	4	7 cons. 8.5 house	Younger than Property	Policy Holder
Management history		Subject to past management/pruning - appears regularly pruned.					
Recommendation		Do not allow to exceed current dimensions.					
S1	Philadelphus	2.5 *	20 Ms *	2 *	3.5 house 3 cons.	Younger than Property	Third Party 91 Mount View N4 4JA
Management history		Subject to past management/pruning - appears regularly pruned.					
Recommendation		Do not allow to exceed current dimensions.					

Ms: multi-stemmed

* Estimated value

Site Plan



Plan not to scale – indicative only

 Approximate areas of damage

Images



View of property from front



View of T2 from front of property



View of TG2 and T5 from rear of conservatory



View of dwelling from rear

Management of vegetation to alleviate clay shrinkage subsidence.

All vegetation requires water to survive which is accessed from the soil. Clay soils shrink when water taken up by vegetation exceeds inputs from rainfall, which is at its maximum during the summer months. When deciduous vegetation enters dormancy and loses its leaves, and rainfall increases during the winter months, soil moisture increases and the clay swells. (Evergreen trees and shrubs use minimal/negligible amounts of soil water during the winter).

Buildings founded on clay soils are susceptible to movement as the clay shrinks and swells which when exacerbated by vegetation can result in building movement and cracking to walls.

Where damage does occur, pruning (reducing leaf area) can in some circumstances be effective in restoring stability however, removal of the influencing vegetation (trees, shrubs, climbers) causing the ground movement offers the most reliable and quickest solution in reducing seasonal volumetric changes in the clay, restoring building stability, and for this reason is frequently initially recommended as the most appropriate solution.

Often this is unavoidable due to the size or number of influencing trees, shrubs etc and their proximity to the building. Very heavy pruning of some species to a level required to effectively control its water use can result in the trees decline and ultimately death and is one factor considered when making recommendations for remedial and future management of a tree. Pruning alone, whilst reducing soil moisture uptake is often an unpredictable and unreliable management option in restoring building stability, either in the short or long term.