

From: Innovation Group UK Property

Sent: 06 August 2026 11:32

To: Daniel Monk

Subject: Reference HGY/2026/2099 Insured: Mrs Eleni Kyriacou, Our Ref: IFS-AXA-SUB-25-0125791, Insurer Claim Ref: 450-098-9844

Dear Tree Officer,

I am writing further to application reference HGY/2026/2099 relating to the TPO-protected oak tree (T1) at 17 Meads Road, Wood Green, N22 6RN. We have now obtained further site investigation evidence in relation to the subsidence claim affecting 15 Meads Road, and would be grateful if the Council could review its position in light of the enclosed findings.

The completed investigations have provided evidence supporting a vegetation-related subsidence mechanism. The investigations identified:

- High plasticity clay soils beneath the affected extension foundations, which are susceptible to shrink-swell movement.
- Numerous live roots extending beneath the property foundations.
- Root identification testing confirming the presence of *Quercus* spp. (oak) roots within sampled material recovered adjacent to the foundations.
- Arboricultural findings identifying the T1 oak as the dominant vegetation feature and the primary cause of the current subsidence damage on the balance of probabilities.

The arboricultural recommendation concluded that removal of T1 would provide the most reliable long-term mitigation measure, with pruning considered to carry a higher residual risk of future movement due to the tree's size and proximity to the affected property.

Given the additional evidence now available, we would be grateful if the Council could reconsider whether a greater level of mitigation than the currently proposed cyclical 20-30% crown reduction may be appropriate.

Should the Council remain of the view that the proposed reduction and ongoing management programme represent the maximum acceptable level of intervention, we will need to accept that position and continue with structural monitoring to assess whether the property stabilises following implementation of the approved works.

We would be grateful for your review of the enclosed evidence and look forward to receiving your comments.

Kind regards,

Chloe Woodcock

Innovation Group