

TREE REPORT
AT THE PIANO FACTORY, 182 & 184 ST ANN'S ROAD, LONDON, N15 5RP



Prepared for Mr Harry Westbrook

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1. Terms of Reference

- 1.1 The aim of this report is to assess the condition of a number of trees within the grounds of the Piano Factory, 182 & 184 St Ann's Road, London.
- 1.2 The client is concerned about the condition of trees on site, and the impact the trees are having on the buildings across the site.
- 1.3 The trees on site were inspected in relation to:
 - i. Structural integrity of the property
 - ii. Light structures, i.e. walls, patios
 - iii. Health and safety
- 1.4 The survey of the trees, and any other factors, was of a preliminary nature. The trees were inspected from ground level only. There is some damage to buildings and structures close to the trees – the extent of this damage and further analysis of it should be carried out by a structural engineer and is outside the remit of this report. There is no reported damage to the buildings or structures caused by falling limbs or branches.
- 1.5 All relevant data is presented within this report together with any recommendations for further investigation, as appropriate.
- 1.6 Soil samples were not taken on site, but analysis of the British Geological Survey's Geology Viewer provided information on the likely soil types present.

2. Site Description and Findings

- 2.1 The site is a former Piano factory, and currently comprises a mix of residential and workshop premises. Many of the buildings are currently undergoing refurbishment. The site stretches back from a frontage on St Ann's Road, back to another site entrance from Lydford Road to the north.



Fig 1: Hawthorn on site frontage



Fig 2: Crack adjacent to stem of hawthorn in small planter

- 2.2 There is a fence to the front on a small brick plinth, with two hawthorn and other shrubs within a small raised bed on the southern boundary with St Ann's Road (Fig 1). There is a small crack adjacent to one of the hawthorn (T6) in the retaining wall of the raised bed (Fig 2).



Fig 3: Dawn redwood adjacent to existing building



Fig 4: Dawn redwood above adjacent buildings

- 2.3 Behind the building at the front of the site is a dawn redwood situated approximately 1m to the west of an existing building (Fig 3). This tree has now grown to be significantly taller than the adjacent buildings (Fig 4).
- 2.4 There are cracks visible in the brickwork of this building on both the west-facing and south-facing walls (Fig 5 and 6).



Fig 5: Cracks visible to blockwork inside the building



Fig 6: Cracks visible in brickwork on south-facing wall

- 2.5 There is a smaller building situated to the west of the redwood, and this is approximately 2.2m from the stem of the redwood (Fig 7). There are also cracks visible in the south-facing wall of this building (Fig 8). There is a footpath between the tree and the building that has been heavily disturbed.



Fig 7: Building to west of dawn redwood



Fig 8: Cracks visible in brickwork

- 2.6 Another dawn redwood is situated within a raised planter towards the northwestern corner of the site, adjacent to the boundary with 12 Lydford Road (Fig 9). Close to the northern boundary of the site, adjacent to 16 Lydford Road is a mature weeping willow that has been pollarded frequently (Fig 10).



Fig 9: Dawn redwood close to western boundary of site



Fig 10: Weeping willow close to northern boundary of site

3. The Soils

- 3.1 No soil samples were taken on site.
- 3.2 However, research on the Geology Viewer available on the British Geological Survey website shows the bedrock geology to be the London Clay Formation.

4. Tree Survey Details

- 4.1 The trees were surveyed from ground level. The findings of the tree survey can be found in the Tree Survey Schedule (Appendix 1).

5. Conclusions

- 5.1 Although soil samples were not analysed, British Geological Survey data indicates the underlying geology is the London Clay Formation. These soils possess high volume-change potential (shrinkability). Consequently, tree root water abstraction during dry periods can cause significant soil moisture deficits and localized subsidence. A structural engineer should be employed if further information is required in relation to the soils present on site, and their likelihood of experiencing volume change.
- 5.2 Trees present on site are generally in good condition.
- 5.3 However, there is cracking noted on buildings close to the dawn redwood T1. This tree is noted as being 1m from the wall of the adjacent building. The British Standard (BS5837:2012 – Trees in relation to design, demolition and construction; Recommendations) states that, for a tree with a diameter over 600mm, buildings should be located greater than 1.2m from the stem of the tree to avoid the risk of direct damage. The tree is within this distance, and therefore it is likely to be implicated in the damage visible on the building.
- 5.4 Given this finding, it is recommended to remove T1 to ground level.
- 5.5 A structural engineer should be consulted as to whether the removal of the tree is likely to cause soil heave, which may further affect the structural integrity of the building. Heave can take place when previously dehydrated soil takes up water and swells, and can happen after the felling or removal of vegetation.

6. Permissions and Constraints

- 6.1 A constraints check was carried out on the London Borough of Haringey's website. T1, T2, T3, T6 and T7 are shown to be within an area covered by a Tree Preservation Order (TPO). There are no details of this TPO available, and so it cannot be confirmed whether the TPO affects all trees or only selected trees present within the area without further consultation with the London Borough of Haringey. For those trees protected by a TPO, written permission must be obtained from the Local Authority prior to commencing any work that may affect the condition of the protected trees, including any ground works adjacent to them.
- 6.2 The southern part of the site is within the St Anns Conservation Area. This impacts T6 and T7. Therefore, 6 weeks prior notice of any works to the trees or that may affect the condition of the trees must be given to the Local Planning Authority.

7. Recommendations and Future Inspections

- 7.1 Given the presence of cracks in the wall of adjacent buildings, and the close proximity of the tree to the buildings, it is recommended that T1 is removed to ground level.
- 7.2 As there are a number of mature trees on site, the owner of the property has a duty of care to ensure, as far as practicable, that the trees do not pose significant risks to residents, visitors and third parties. As such it is recommended that further professional inspections are carried out on a 3-year basis. It is also recommended that the owner of the site visually checks the condition of the trees regularly, particularly after any extreme weather events such as gales etc . If any changes to the condition or appearance of the tree take place, it is recommended that a qualified arboriculturist is contacted.

G. G. Robbie, BSc Hons For, MICFor, M Arbor A

A.T. Coombes Associates Ltd

04 September 2026

**APPENDIX 1-
TREE SURVEY SCHEDULE**

SITE: PIANO FACTORY, ST ANN'S ROAD, LONDON

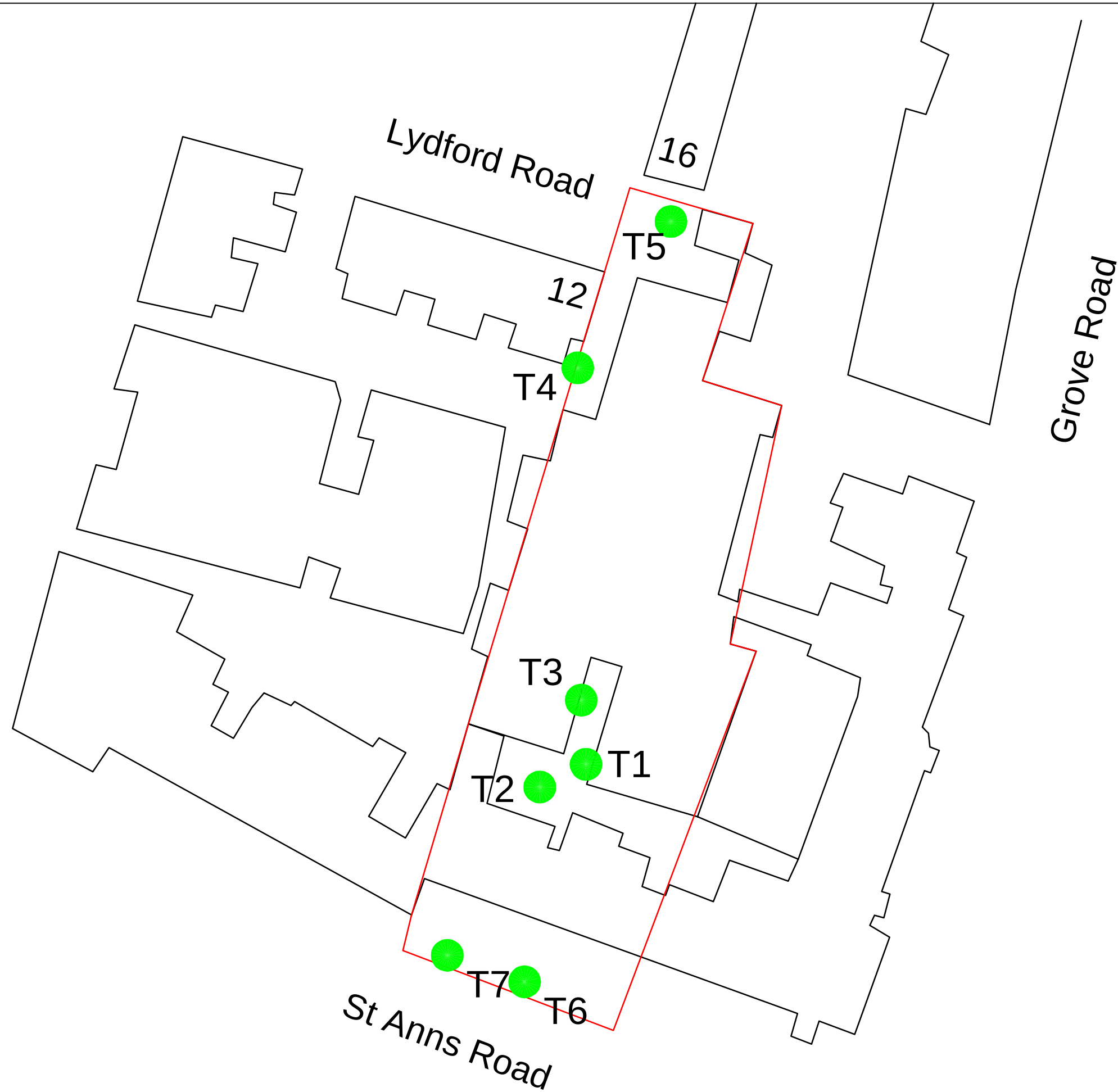
SURVEY COMPLETED: 01/07/26

1	2	3	4	5	7	8	9	10	11	12
Tree No.	Species	Ht (m)	Stem dia (mm)	Branch Spread	Distance from Building at Closest Point	Estimated Radial Root Spread (from BS5837)	Vitality	Water demand according to NHBC Chapter 4.2	Future growth potential	Notes on Condition
T1	Dawn redwood (<i>Metasequoia glyptostroboides</i>)	15.5	790	4.5	1.0	9.5	Good	Moderate (Dawn redwood not featured in NHBC, so figure for giant redwood used)	Likely to continue to grow steadily, given the tree's good vitality.	Good vitality within the crown, although it is slightly untidy. Minor dead wood. Fluted stem with no visible defects at time of survey.
T2	Yew (<i>Taxus baccata</i>)	7.0	330 est	2	2.5 #	4.0	Good	Moderate	Low	Good condition
T3	Blackthorn (<i>Prunus spinosa</i>)	6.0	114	2.5	0.2	1.4	Moderate	Moderate (Blackthorn not featured in NHBC, so figure for plum used)	Low	Propped stem with little crown
T4	Dawn redwood (<i>Metasequoia glyptostroboides</i>)	15.0	750	4.5	3.0	9.0	Good	Moderate (Dawn redwood not featured in NHBC, so figure for giant redwood used)	Likely to continue to grow steadily, given the tree's good vitality.	Situated in raised bed adjacent to path. Showing good vitality.
T5	Weeping willow (<i>Salix babylonica</i>)	14.0	1000	7.5	4.0 (to 16 Lydford Road). 6.1 (to building on site)	12.0	Good	High	High	Showing good vitality, and has been pollarded frequently in the past.
T6	Hawthorn	6.6	200	3	0.5 (to retaining wall)	2.4	Good	High	Moderate	Good
T7	Hawthorn	4.7	200	3	0.5	2.4	Good	High	Moderate	Good

SURVEYED BY A.T. COOMBES ASSOCIATES

denotes estimated dimensions due to lack of access to tree

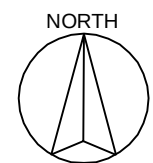
Sheet 1 of 1



Drawing Title:
Appendix 2 - Site Plan

Site:
Piano Factory, St Anns Road, London

Client:
Mr Harry Westbrook



Not to Scale - for location purposes only

KEY

Tree Location



Site Boundary



Drawn By: GR

Date: 04/09/26



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