

PROTECTED TREE REPORT (TREE WORKS)

Haringey Council, L4,
Alexandra House, Station
Road, N22 7TY

Application number	HGY/2023/2724
Application type	Tree Preservation Order application
Site Address:	112 Turnpike Lane, Wood Green, London, N8 0PH
Proposal	The T1 is owned by 112 Turnpike Lane, N8 0PH. However, T1 is subject to a tree preservation order ("the TPO") imposed by the London Borough of Haringey ("the Council"). The TPO needs to be removed and the tree felled as it is causing subsidence damage. The species of the subject tree is listed in the TPO document as a Black Italian Poplar.

RECOMMENDATION:	Objection	
Application date	11/10/2023	
Tree Inspector	DM	Date: 10 th January 2024

Site

The Poplar *Populus* spp. tree is situated in the rear garden of the above property. It is publicly visible from the High Road, Turnpike Lane, approaching from Wightman Road, and Hornsey Park Road.

A site visit was deemed necessary to determine the appropriateness of the proposed works (07/12/2023 at approximately 11:30am).

The tree is protected by a Tree Preservation Order (TPO)

Proposal

Tree works proposed.

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Issues

I object to the removal of the above Poplar tree T1.

The third-party Poplar tree is implicated in an indirect damage case to the property 6 Hornsey Park Road N8.

Soil analysis, level monitoring results, and Engineer's statement have been submitted with the application.

BRE Digest 251 crack category is stated as 2 to 3.

Significant trees are not removed for category 2 cracks. Remedial tree works, super structure repairs and continued monitoring generally suffice.

The Poplar tree has a height of 26.5m, a crown spread of 18, a diameter at breast height of 1,250mm and a nearest distance of 7.6m to the extension of 6 Hornsey Park Road.

The tree has high amenity value and can be seen by the surrounding properties, and publicly from various locations.

The soil investigation (SI)/ analysis report dates from 25/06/2001 and is an old report.

SI from Trial Pits (TP) shows:

- Foundation depth TP1 (bay) is 1.1m, TP3 was abandoned due to asbestos (however, they give full results in diagram Log No3), and TP2 had a foundation strip depth of 1.5m. Trial pits were terminated at a depth of 3m
- Shear vane tests show high at depth (126 & 134 kpa). No soil suction, oedometer, or filter paper contact time have been submitted to support the SI.
- Moisture content is low at depth for both trial pits and no water strikes are reported. Drains show no major defects
- Pls are not listed as modified but show potential high volume change in both trial pits >2m and high plasticity
- Driscoll's guideline shows onset of desiccation at depth TP1, and on the way to desiccation at depth TP2
- Roots have been recovered from 3m however, some identification has been inconclusive. Large Laurel is present growing at both the front of the property and to

the rear. Positive live identification of *Salicaceae* (*Populus* spp.) has been identified in T1 at 2.10m, and dead *Salicaceae* roots at 1.5m in TP2

The mature Poplar tree has been managed a high pollard. Records show that the tree was pollarded last in 2003 and prior to that 1997.

Poplar trees are a high water demand species. They have a mature height of 28m.

National Housing Building Guidelines (NHBC) state that Architect foundation design should have a foundation depth of 2.4m for a high water demand tree on high volume change soil at a 7.6m distance from the structure. This would have been required for the extension.

Substantial level monitoring results have been submitted. These date from 19/10/2021 until 21/11/2023.

An amplitude of upward movement is shown in the first part 10/21 until 05/22 followed by downward movement until 10/22. There is then upward movement until 06/23 and then downward movement stabilizing 11/23 when the most recent monitoring results end. These patterns are consistent with seasonal vegetative movement. Points 4 to 7 showing the greatest movement, are the closest points to T1.

The latter part of the monitoring results show the crack widths around the BRE Digest 251 category 2.

Since this is a long lapsed pollard and has co-existed with the surrounding properties, there is no reason, as a possible alternative solution, to re pollard the Poplar tree. This will limit and curtail root/ shoot growth ratio within the zone of influence. The Poplar tree, rather than be left to lapse again, could then be managed as a regular pollard on a cycle. Continued level monitoring could be carried out during the tree's management regime to assess the situation, see if the soil rehydrates, and stabilises.

Recommendation

Objection

Informative: The Local Planning Authority would have no objections for the lapsed Poplar tree to be re pollarded back to the most recent previous pruning points.

The LPA would have no further objections to applications for the tree being managed as a regular pollard in the future.





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