

PROTECTED TREE REPORT (TREE WORKS)

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

Application number	HGY/2024/0555
Application type	Tree Preservation Order application
Site Address:	53 Twyford Avenue, Hornsey, London, N2 9NR
Proposal	Works to tree protected by a TPO: T4 Oak of MWA Arb Report Works: Remove (fell) to near ground level and treat stump to inhibit regrowth. Reason: Clay shrinkage subsidence damage at 2 Ringwood Avenue, N2 9NS

RECOMMENDATION:	Objection	
Application date	01/03/2024	
Tree Inspector	DM	Date: 5 th June 2024

Site

The large mature Oak *Quercus* spp. tree T4, as listed above, marked on the various plans, and seen in the photographs, is situated in the rear garden of the property (53 Twyford Avenue N2). It is publicly visible from Ringwood Avenue N2.

A site visit was not deemed necessary to determine the appropriateness of the proposed works.

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

Proposal

Tree works proposed.

Works to tree protected by a TPO:

T4 Oak of MWA Arb Report

Works: Remove (fell) to near ground level and treat stump to inhibit regrowth.

Reason: Clay shrinkage subsidence damage at 2 Ringwood Avenue, N2 9NS

Issues

I object to the removal of the Oak tree T4.

The tree is implicated in an indirect damage case on the third-party property 2 Ringwood Avenue.

Amongst the submitted details includes soil investigations/ analysis (SI), level monitoring, and a Structural Engineers report.

The following is noted:

- BRE 251 Digest category cracks are only 2 (slight) recurrent cracks can be masked by suitable linings. Cracks not necessarily visible externally; some external repointing may be required to ensure weather-tightness. Doors and windows may stick slightly and require easing and adjusting. Typical crack widths up to 5 mm
- Only nine months level monitoring results have been provided with an amplitude of 6mm. Successional seasons' vegetative movement has not been shown. Greatest movement at points 1 & 2 are furthest from the Oak tree and closest to the group of *Leylandii* TG3, T5, T6, & T7
- TP/BH2 nearest to the level monitoring points 1 & 2 was unsuccessful so there is no comparison pit, foundation depth, and SI. Points 3 & 4, with little movement, is where TP/BH1 was successfully carried out. There were no water strikes and minor drain repairs have been carried out after a drain survey
- Foundations at TP/BH1 is 640mm. Roots were found under the foundations to a depth of 2.4m. Only one root was identified as *Quercus* alive recently
- Driscoll's criteria and guidelines show on the way to desiccation. No modified plasticity index is given but the plasticity index shows 22- 20 which is low to moderate volume change potential. Plasticity index is also intermediate. This contradicts readings for the soil moisture (filter paper) 15-18%, shear vane 95- 150kPa, and very severe soil suction results

Local Planning Authorities (LPAs) do not remove significant trees for BRE category 2 cracks, and no alternative solutions have been provided or fully investigated for this case.

Recommendation

Objection

Informative: The LPA would allow the following lesser mitigating works- Overall crown reduction 2-3m