

ARBORICULTURAL REPORT  
at  
54 Vicars Hill  
Lewisham  
London  
SE13 7JL

Client:  
360Globalnet,  
on behalf of Direct Line

Client Address:  
Regus House  
Herald Way  
Pegasus Business Park  
Castle Donington  
DE74 2TZ

Client Telephone:  
0116 4781258

Insured:  
Ms Quartano and Mr Bailey

Claim Number:  
DLG-SN-22-004841

JCA Ref:  
18941/ChC

Client Ref:  
084305994

## Contents

Contents	2
1. Introduction	3
1.1 Purpose of the Report	3
1.2 Terms of Reference	3
1.3 Scope of the Report	3
2. Survey Conditions and Methods	4
2.1 Date of Inspection and name of Inspector	4
2.2 Data Collection Methods	4
3. Ground Investigation, Soil & Root Analysis	5
3.1 Introduction	5
3.2 Foundation Types and Depths	5
3.3 Soil Types	6
3.4 Root Analysis	7
4. Status of the Trees	8
5. Tree Descriptions & Recommendations	8
6. Discussion	9
7. Summary of Tree Specific Recommendations	9
8. General Recommendations and Observations	10
Appendix 1: Tree Descriptions and Recommendations	12
Appendix 2: Site Plan	13
Appendix 3: Author Qualifications	14

## 1. Introduction

### 1.1 Purpose of the Report

1.1.1 This arboricultural report is required by our client as part of an investigation into soil shrinkage subsidence damage at:

54 Vicars Hill, Lewisham, London, SE13 7JL.

### 1.2 Terms of Reference

1.2.1 We are instructed by 360Globalnet to visit the site and carry out an arboricultural survey covering all vegetation within likely influencing distance of the subject property. It has been requested that we only consider vegetation management options for the purpose of this report.

1.2.2 We have been supplied with details of the site investigation, which was carried out by Drainage Repair Company, and have included the salient points in this report. We have applied this information to our knowledge of trees and the arboricultural data we gathered on site and prescribed recommendations for current, or future action, where required.

1.2.3 We are to prepare our findings in a detailed report, making specific recommendations as to any arboricultural management which may be required.

### 1.3 Scope of the Report

1.3.1 The subject property is a semi-detached residential dwelling.

1.3.2 Damage has occurred to the rear of the house. Please see the 360 Globalnet Engineer's Report for full details of the current damage at the subject property.

1.3.3 The distance between the vegetation surveyed and the building is measured from the closest part of the property.

## 2. Survey Conditions and Methods

### 2.1 Date of Inspection and name of Inspector

2.1.1 The site was surveyed during October 2022 by Charles Cocking FdSc (Arboriculture), MArborA.

### 2.2 Data Collection Methods

2.2.1 The inspection was carried out at ground level using visual assessment of the tree canopy, stem and rooting area. No digging or drilling was carried out by JCA Ltd.

2.2.2 The measurements were made using instruments including clinometers for tree HEIGHT, diameter tapes for STEM DIAMETER (measured at 1.5m above ground level) and tape measures or electronic distometers for CROWN SPREAD and DISTANCE TO PROPERTY.

2.2.3 AGE CLASS and LIFE EXPECTANCY values are estimated based upon our knowledge of trees and the way they grow. No core sampling was carried out on this occasion.

2.2.4 The term INFLUENCING DISTANCE as used in this report is not derived from the NHBC's 'zones of influence' formula. It is merely an estimation of the potential of a tree or shrub to cause damage to the subject property after due consideration of many factors including soil characteristics, specimen size, vigour, species, likely water uptake and distance from the property.

2.2.5 'NHBC WATER DEMAND' (low, moderate or high) are categories originated by the National House Building Council. The concept was designed to be used as an aid for determining the correct foundation depths for new build situations where there are existing trees present.

## 3. Ground Investigation, Soil & Root Analysis

### 3.1 Introduction

- 3.1.1 Trees influence soil conditions, and in some soil types root activity can create a soil moisture deficit (S.M.D.), which means that the amount of water being used by the tree and by natural evaporation has exceeded the amount of water entering the ground through precipitation or other means. This deficit can lead to soil shrinkage which in turn can cause a building to move, particularly if its foundations are shallow. The result is SUBSIDENCE.
- 3.1.2 The soil's PLASTICITY INDEX, PLASTIC LIMIT, MOISTURE CONTENT and the likely water uptake of the tree/trees in question are key factors in determining whether shrinkage has occurred.
- 3.1.3 On shrinkable soils, damage to buildings can also occur as a result of tree removal. In such cases, re-hydration of the soil beyond that which would ordinarily occur prior to the removal of vegetation can cause an upwards movement of the ground which is known as HEAVE. Trees should not, therefore, be removed without due consideration of likely effects.
- 3.1.4 The ground investigation and root analysis at this site have been carried out by others. Results of these investigations are briefly summarised below.

### 3.2 Foundation Types and Depths

- 3.2.1 Please refer to the site plan at Appendix 2 for an indication of the trial pit/borehole locations.
- 3.2.2 Trial pit/borehole 1 revealed a concrete/brick corbel foundation at a maximum depth of 1100mm below ground level.
- 3.2.3 Trial pit/borehole 2 revealed a concrete/brick corbel foundation at a maximum depth of 400mm below ground level.

### 3.3 Soil Types

#### 3.3.1 Trial Pit/Borehole 1:

- The soils plasticity index ranged from 41% to 52%.
- Moisture contents within the soil samples ranged from 27% to 29%.
- The plastic limit of the soils ranged from 24% to 26%.
- The liquid limit of the soils ranged from 65% to 78%.

The results indicate that the clay soil found within Trial Pit/Borehole 1 is of high shrinkability and that there is an onset of desiccation.

#### 3.3.2 Trial Pit/Borehole 2:

- The soils plasticity index ranged from 41% to 51%.
- Moisture contents within the soil samples ranged from 28% to 34%.
- The plastic limit of the soils ranged from 23% to 26%.
- The liquid limit of the soils ranged from 64% to 77%.

The results indicate that the clay soil found within Trial Pit/Borehole 2 is of high shrinkability and that there is an onset of desiccation.

### 3.4 Root Analysis



Root identification  
Vegetation surveys  
Tree/Building investigations  
Plant taxonomy

## Richardson's Botanical Identifications

**The Drainage Repair Company**  
**Suite 15, Leatherline House**  
**71 Narrow Lane**  
**AYLESTONE**  
**Leicester LE2 8NA**

**Dr Ian B K Richardson**  
*BSc, MSc, PhD, MRSB, FLS*  
**James Richardson**  
*BSc (Hons. Biology)*

**Enterprise House**  
**49-51 Whiteknights Road**  
**Reading**  
**RG6 7BB**

**Tel: (0118) 986 9552** *(Direct line)*  
**E-mail: richardsons@botanical.net**  
**Web: www.botanical.net**

*Your ref:* **Root ID**

*Our ref:* **84/6814**

29/11/2022

Dear Lisa

**54 Vicars Hill SE13 7JL**

The samples you sent in relation to the above on 11/11/2022 have been examined. Their structures were referable as follows:

TP/BH1, 1.10-1.50m		
3 no.	Examined root: a member of the monocotyledon group of plants, woody examples being Bamboos, Palms, Agaves, Yuccas and Cordylines.	Inconclusive Iodine test* on this occasion.
3 no.	Unfortunately all with insufficient cells for identification.	
TP/BH2, 0.40-0.80m		
1 no.	Examined root: QUERCUS (Oak) or the related CASTANEA (Sweet Chestnut). Less than 0.07mm in diameter.	Dead* (note this 'dead' result can be unreliable with such thin samples).
2 no.	Both samples revealed too few cells for microscopic identification.	

Click here for more information: [CASTANEA](#) [QUERCUS](#)

I trust this is of help. Please call us if you have any queries; our Invoice is enclosed.

Yours sincerely



Dr Ian B K Richardson

\* Based mainly on the Iodine test for starch. Starch is present in some cells of a living woody root, but is more or less rapidly broken down by soil micro-organisms on death of the root, sometimes before decay is evident. This result need not reflect the state of the parent tree.

\*\* Try out our web site on [www.botanical.net](http://www.botanical.net) \*\*

Identified with no information on vegetation, on or off site.

Report commissioned by



Address: **54 VICARS HILL, LONDON, SE13 7JL**



## 4. Status of the Trees

- 4.1 A Tree Preservation Order (TPO) and Conservation Area check was made in September 2022 with London Borough of Lewisham Council.
- 4.2 We are informed that the property is situated within the Brockley Conservation Area.
- 4.3 Before any work is organised for trees with a stem diameter of above 75mm, a 'notice of intent' must be submitted to the Local Authority, outlining all the proposed works along with a suitable justification. A waiting period of six weeks is then required, during which time the Local Authority may or may not decide to afford the trees with further protective status. If, after the required timescale has lapsed and/or the authority does not wish to allocate a Tree Preservation Order (TPO), the works may commence as planned.
- 4.4 No work must be done to trees with a stem diameter of above 75mm until the above process has been completed and the trees have not been allocated with a TPO.

## 5. Tree Descriptions & Recommendations

- 5.1 Descriptions of the surveyed vegetation and all recommended work are detailed in the tables at Appendix 1.
- 5.2 Please refer to the site plan at Appendix 2 for the locations of the vegetation surveyed and all the relevant site features.

## 6. Discussion

- 6.1 We have been informed by our client that the damage observed at the property is due to clay shrinkage caused by vegetation.
- 6.2 Based on this information, having made a detailed survey of the site and having given due consideration to the other information supplied, it is likely that in this case some subsidence damage has occurred as a result of drying shrinkage caused by T5, as identified in this report. In order to negate its influence, the only vegetation management option available is to remove T5 to ground level, and treat its stump to prevent regrowth.
- 6.3 In addition to the above, it is also advised to remove T7 to ground level, and treat its stump to prevent regrowth, due to its proximity to the house and future risk which it will pose if retained.
- 6.4 We have summarised all our tree specific recommendations in Section 7 and made general recommendations in Section 8

## 7. Summary of Tree Specific Recommendations

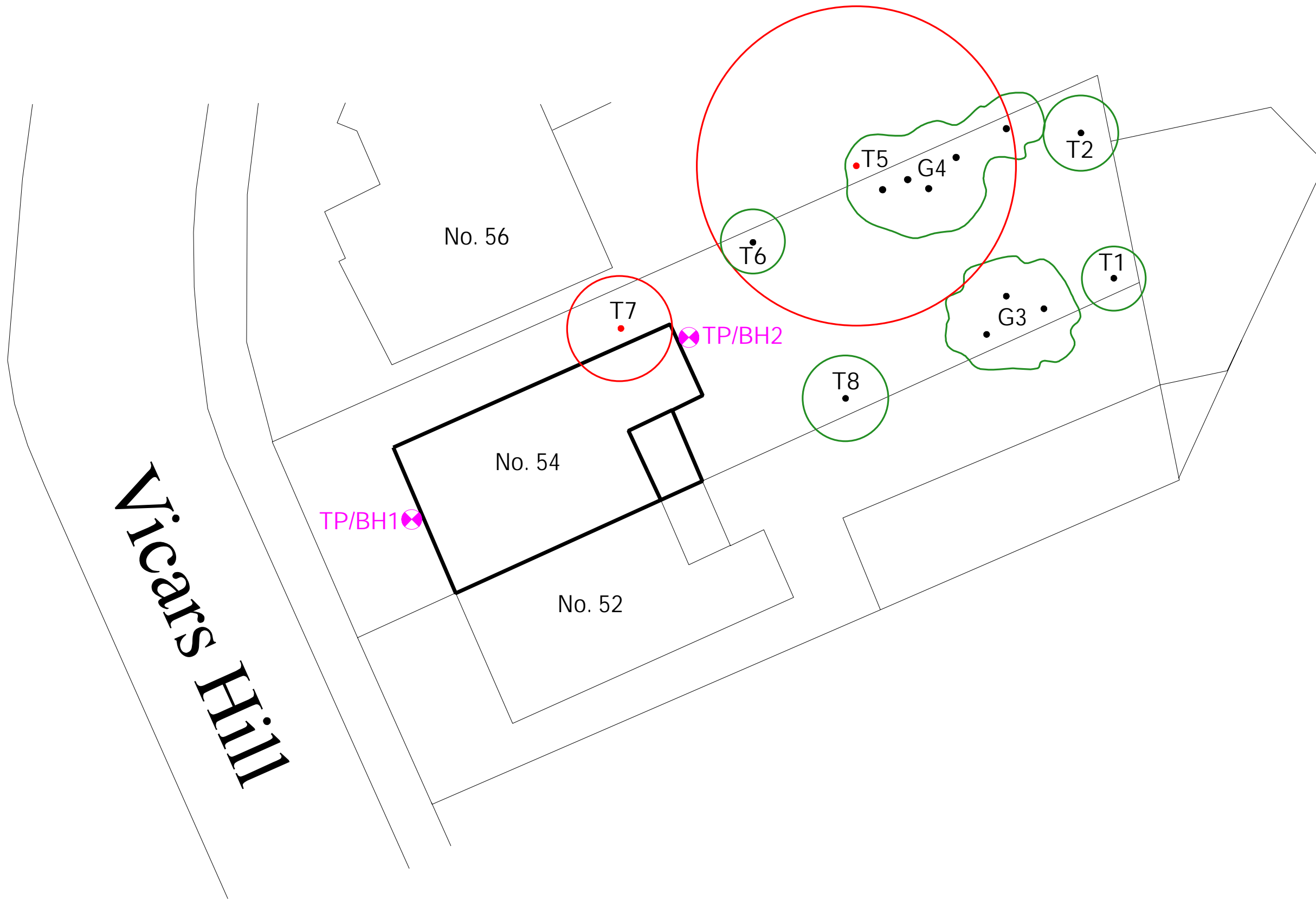
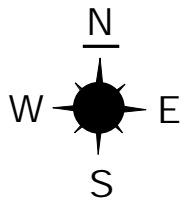
Item	Species	Recommended Actions	Location/Ownership	Planning Restriction
T1	Lime	No action required.	Policy Holder	Conservation Area
T2	Lime	No action required.	Policy Holder	Conservation Area
G3	Mixed	No action required.	Policy Holder	Conservation Area
G4	Mixed	No action required.	Policy Holder	Conservation Area
T5	Oak	Remove to ground level and treat the stump to prevent regrowth.	Third Party - No. 56 Vicars Hill	Conservation Area
T6	Bay Laurel	No action required.	Policy Holder	Conservation Area
T7	Magnolia	Remove to ground level and the treat stump to prevent regrowth.	Policy Holder	Conservation Area
T8	Japanese Maple	No action required.	Policy Holder	Conservation Area

## 8. General Recommendations and Observations

- 8.1 This report is based upon a visual inspection. JCA Limited shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- 8.2 All tree work must be carried out to BS 3998: 2010 - 'Recommendations for Tree Work'.
- 8.3 Any tree work should be carried out by qualified, experienced and skilled arboricultural contractors covered by adequate public liability and employers liability insurance. Any defects seen by a contractor or the employer that were not apparent to the consultant must be brought to the consultant's attention immediately.
- 8.4 The influence of trees on the soil and on buildings may change as they grow, as climate varies or as other changes occur in the local environment. It is therefore advisable to have trees inspected by JCA Limited annually.
- 8.5 That the project engineer considers all possible solutions which may not involve vegetation works, if there is a wider public or ecological interest in retaining the trees influencing the property.
- 8.6 The property and the damage should be monitored by the project engineer on a regular basis after the recommended tree works are complete.
- 8.7 If, after the works have been carried out, there is little improvement, this may mean that the situation cannot be rectified by arboricultural means alone. If this point is reached the situation must be reassessed in conjunction with other experts.
- 8.8 No liability can be accepted by the consultant in respect of the trees unless the recommendations of this report are carried out under their supervision and within their timescale.
- 8.9 That the project engineer considers the possibility of heave.

# Appendices

Tree Ref.	Age Common Name Botanical Name				Owner / Occupier  Observations								Vegetation Management Option
T 1	Mature Lime Tilia sp.	13	61	3	Policy Holder  Rear garden in corner. Heavily topped tree.	POOR	18.2	MOD	<10	No	No	No	No action required.
T 2	Mature Lime Tilia sp.	9	6	3.5	Policy Holder  Rear garden in centre. Heavily topped tree.	POOR	18.5	MOD	<10	No	No	No	No action required.
G 3	Early Mature Mixed	6	12	See Plan	Policy Holder  3 shrubs in rear garden. Species include Cherry Laurel and Cotoneaster.	FAIR	13.2	MOD	10+	No	No	No	No action required.
G 4	Semi Mature Mixed	7	12	See Plan	Policy Holder  Five shrubs in the rear garden. Species include Hazel, Portuguese Laurel and Hawthorn.	FAIR	12.2	LOW to HIGH	10+	No	No	No	No action required.
T 5	Mature Oak Quercus robur	16	60	15	Third Party - No. 56 Vicars Hill  Situated within the neighbours garden, close to the boundary.	GOOD	12.5	HIGH	40+	Yes	Yes	Yes	Remove to ground level and treat the stump to prevent regrowth.
T 6	Early Mature Bay Laurel Laurus nobilis	4	20 + 18	3	Policy Holder  Rear Garden. Well maintained.	GOOD	4.3	MOD	20+	No	No	No	No action required.
T 7	Early Mature Magnolia Magnolia sp.	6	9 + 6	5	Policy Holder  Situated adjacent to the house. Considered to be a future risk.	POOR	0.2	LOW	<10	Yes	No	Potentially	Remove to ground level and the treat stump to prevent regrowth.
T 8	Early Mature Japanese Maple Acer palmatum	4	11+7	4	Policy Holder  Rear Garden. Well maintained.	GOOD	8.4	MOD	20+	No	No	No	No action required.



Vicars Hill

Appendix 2: Site Plan		
ADDRESS: 24 Vicars Hill, Lewisham, London, SE13 7JL JCA REF: 18041		
NOT TO SCALE	PAPER SIZE: A3	
SURVEYED BY: CC	DRAWN BY: CC	APPROVED BY: DK
	CANOPY OF TREE/SHRUB/GROUP TO BE RETAINED; NO ACTION REQUIRED	
	CANOPY OF TREE/SHRUB/GROUP TO BE RETAINED; CURRENT OR FUTURE MANAGEMENT REQUIRED	
	CANOPY OF TREE/SHRUB/GROUP TO BE REMOVED	
	STEM OF TREE/SHRUB TO BE RETAINED	
	STEM OF TREE/SHRUB TO BE REMOVED	
	OUTLINE OF SUBJECT PROPERTY	
	BOREHOLE/TRIAL PIT LOCATIONS	
Arboricultural & Forestry Consultants		

## Appendix 3: Author Qualifications

### Principal Consultant and Managing Director

Jonathan Cocking F.R.E.S., Tech. Cert. (Arbor.A), PDipArb (RFS) FArborA CBiol MSB. MICFor. Jonathan is a Registered Consultant and Fellow of the Arboricultural Association and sits on its Professional Committee. He has 31 years' experience in the Arboricultural profession and served for eight years as Senior Arboriculturist with a large local authority before establishing JCA in 1997. Jonathan has since developed JCA's portfolio of services and its extensive client base. He is a Chartered Biologist, a Chartered Arboriculturalist and an Expert Witness with much experience of litigation work.

### Technical Director

Toby Thwaites BSc (Hons), HND (Arboriculture), MArborA.. Toby joined JCA in 1998 after graduating in Ecology at the University of Huddersfield and has since graduated in Arboriculture at the University of Central Lancashire. A former JCA team leader and Consulting Arboriculturist, Toby is now Technical Director and oversees all office and on-site activities at JCA and is on hand to offer technical support and advice.

### Operations Director

Charles Cocking FdSc (Arboriculture), MArborA. Charles joined JCA in January 2014 having previously worked for the company on a part time basis during 2013. Charles obtained his Foundation Degree in Arboriculture at Askham Bryan College, York, and is a Professional Member of the Arboricultural Association. Charles now oversees all internal operations for the company.

### Consulting Staff: Arboriculture

Andrew Bussey. Andrew started working in consultancy at JCA in 2006 having spent 12 years working as an arborist for various private companies before joining a Local Authority forestry team. He has various NPTC qualifications, is QTRA qualified and is a LANTRA Accredited Professional Tree Inspector.

Emily Wilde FdSc (Arboriculture). Emily joined JCA having previously worked for various private tree surgery and consultancy companies over the past 8 years. She initially obtained a ND in Forestry & Arboriculture, followed by a FdSc in Arboriculture at Askham Bryan College, York. Emily has various NPTC certificates and is QTRA qualified.

Mick Eltringham ND (Forestry). Mick joined JCA after spending 12 years working in the industry for various private companies in the north and south of England. He has also spent the last five years working as a consultant for two canopy research projects in the Amazon Rainforest, working with Oxford University and the University of Arizona. He has various NPTC Qualifications.

Dan Kemp FdSc (Arboriculture). Dan joined JCA with nearly 30 years' experience in arboriculture. He worked as a London Tree Officer for 12 years and in several arboricultural and horticultural management posts, specialising particularly in tree risk assessments and tree related subsidence.

Luke Wickham FdSc (Arboriculture and Urban Forestry). Luke joined JCA in 2021 after obtaining his Foundation Degree in Arboriculture and Urban Forestry at Askham Bryan College. Having previously worked within the industry for the past 4 years, running his own small business and sub-contracting for local firms, Luke brings a sound knowledge and understanding of the practical and academic sides of the industry.

Hazel Irving FdSc (Arboriculture and Urban Forestry). Hazel joined JCA in 2022 after obtaining her Foundation Degree in Arboriculture and Urban Forestry at Askham Bryan College. She has previously worked in the horticulture industry, volunteered with the National Trust and Yorkshire Arboretum and completed the 2021 student research internship at the RHS Wisley Plant Health Centre.

Andrew McPhaden BSc (Hons). Andrew joined JCA in 2022 having spent 5 years working as an Arborist for various private companies in both the UK and Germany. During his time abroad he obtained the European Tree Worker Certification along with a tree inspector certification from the Forschungsgesellschaft Landschaftsentwicklung Landschaftsbau. He brings a strong understanding of the practical sides of the industry and holds various NPTC qualifications.

Matt Large DipArb L4 (ABC) TechArborA. Matt is based in Northampton and assists JCA by undertaking surveys in the south of the country. He has been involved in the arboricultural sector since 1996 and obtained a Level 4 Diploma in Arboriculture in 2011. Matt is a LANTRA Accredited Professional Tree Inspector.

Jonnie Setterfield BSc (Hons) MArborA. / Richard Daubeny Level 3 Arboriculture / Peter Wilkins BA (Hons) MArborA MIEEnvSc. Jonnie, Richard and Peter are based in the south-east of the UK and assist JCA by undertaking surveys in the south of the country.

We hope that this report provides all the necessary information, but should any further advice be needed please do not hesitate to contact the author.

The contents of this report are true to the best of our knowledge and belief.

Signed



.....  
**Charles Cocking** *FdSc (Arboriculture) MA ArborA.*

13<sup>th</sup> March 2023

For and on behalf of **JCA Ltd**

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# JCA Ltd. Arboricultural and Ecological Consultants

## Professional Tree and Ecology Advice nationwide

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#### Guidance for Architects and Developers

- British Standard 5837 Tree Surveys
- Arboricultural Implication Assessments (AIA)
- Arboricultural Method Statements (AMS)

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- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

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- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

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- Ancient Woodland Management
- Veteran Tree Management

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- Tree Health Checks
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- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected Species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes

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#### Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)

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#### HEAD QUARTERS:

Unit 80 Bowers Mill,  
Branch Road,  
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