

17 April 2024

Mr J Bere  
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London  
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by email

Our Ref: P5641/IH

Dear Justin

## **26A FERNCROFT AVENUE – ADDITIONAL STRUCTURAL COMMENTARY ON TREE**

Further to our letter report dated 14 December 2023 I understand that it has been queried if there are any structural options for safeguarding the existing building and garden structures if the tree remains in place.

Given the size of the tree, its physical proximity to the building, and the evidence of current and previous structural impact, the works would be significant and would include:-

### Reconstruction of the garden retaining walls.

Due to the extent of damage, superficial crack repairs to the wall are unlikely to provide a long-term solution. We would therefore recommend reconstruction of the retaining walls with reinforced concrete/reinforced blockwork for robustness to resist physical action of roots.

Deeper foundations would also likely be required. Consideration would also need to be given to whether the works can be carried out without damage to the tree root ball or affecting the stability of the tree.

### Works to safeguard the existing projecting wing adjacent to the tree.

We would recommend underpinning to reduce the risk of foundation movement. Underpinning externally would not be possible to all sides due to the presence of the tree – it will therefore be necessary to underpin internally, with the associated disruption.

This would however not address the issue of the reducing the risk of physical damage to the external face of the existing rear retaining wall from the physical proximity of assumed significant roots.

#### **Directors**

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Works to the rear elevation of the property generally.

Underpinning would help to safeguard against ground movements affecting the foundations and also act as a barrier to tree roots extending under the building.

In summary, some of the risks to the building could be mitigated, but not without significant costs and the potential of disruption/alteration to the Listed building.

Yours sincerely



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