

Pam & Patrick Nolan  
71D Fitzjohns Avenue  
London  
NW3 6PD

8th May 2015

Dear Mr & Mrs Nolan,

**47 FROGNAL, LONDON NW3 – rear garden wall**

As requested I confirm that I visited No.47 Frogнал on the 14th April 2015 to look at the rear right-hand garden wall that I understand forms the party fence wall with No.49. My observations and comments are set out below and are based on my visual inspection.

The wall in question is a solid 9" brick wall built, presumably, at about the same time as the main house and it runs the full length of the garden. The garden level varies along the length of the wall but the wall is about 1.9m high on the side of No.47 for approximately the first third of the garden and about 1.6m high for the remainder. Where the wall is 1.9m high the garden on the other side (No.49) is some 400mm higher.

The wall is in a poor condition throughout with both the brickwork and mortar being generally soft and very friable. More worryingly, there is a significant lean for most of the length of the wall. The lean measures between about 150mm and 220mm and is a major cause of concern. The attached drawing summarizes the above and clearly shows the wall to be on the verge of instability.

My view is that the wall is dangerous and I have recommended to your builder that he prop it or set out a clear "no go" area in the garden to prevent people getting too close to it.

Whilst there is a change in ground level across part of the length of the wall, at about 400mm this is within what the wall should be able to accommodate without suffering undue distress. There is little doubt, therefore, that the lean in the wall is caused mainly by the vegetation that is or has been growing against it. In particular, there is a tree towards the rear of the garden of No.49 that is in direct contact with the wall and it is most definitely pushing the wall over.

There is also a pair of large roots, approximately 300mm in diameter, running through the wall at low level on your side, behind the conservatory, towards the main house and I understand that you have recently removed a large vine from your side of the wall.

I do not think it is possible to simply effect some repairs to the wall as the lean is of such a dramatic nature as to make this completely uneconomic. My view is that the wall needs to be very carefully taken down, in a manner that ensures it doesn't fall down in the process, and be replaced with something new. As we have discussed, the issue here is that whilst the tree remains in the garden of No.49, it would not be sensible to replace the existing wall with a new wall because the new wall will also, in time, be pushed over by the tree. My recommendation, therefore, is that, if the tree is to remain, you put back a timber fence. This will also be pushed out of the way in time by the tree but it is relatively cheap to adjust and to maintain when it happens, as it inevitably will.

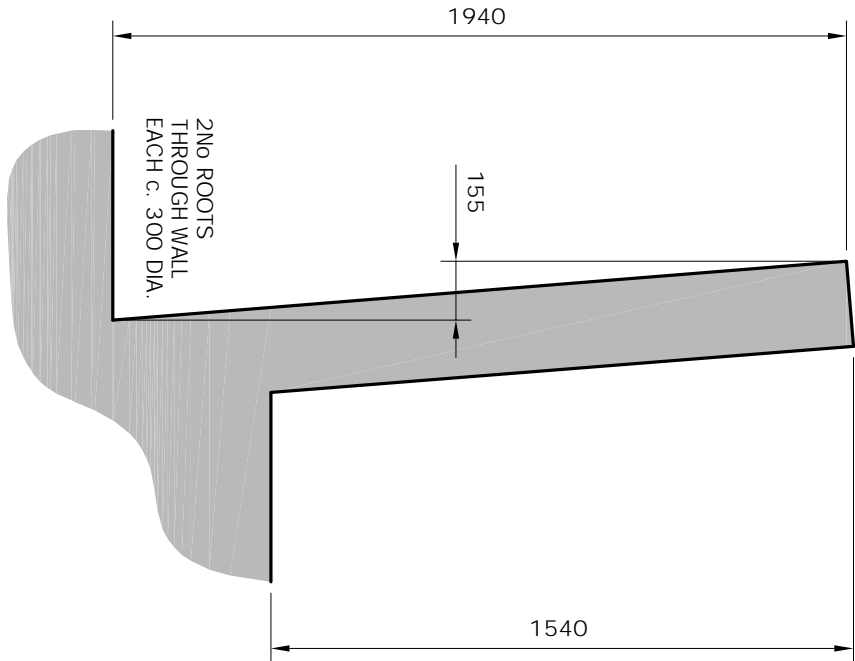
In closing I would bring you back to my fourth paragraph above in which I note I consider the wall to be dangerous. If they have not already done so, please ensure that your builder takes the appropriate measures to make sure the area is safe.

Yours sincerely,

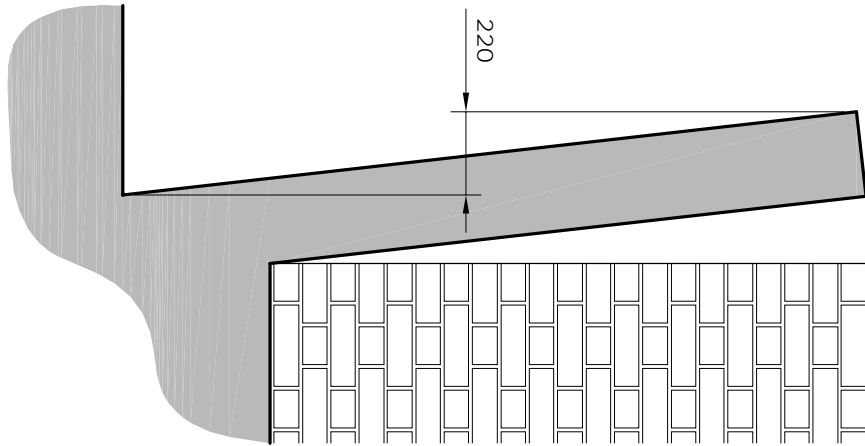
Duncan Mercer  
for and on behalf of Michael Chester & Partners LLP

enc.

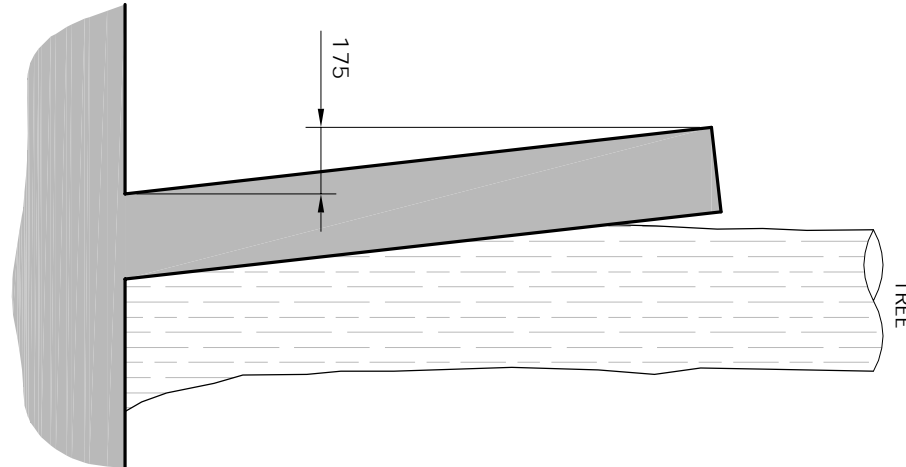
cc. Bridget Reading  
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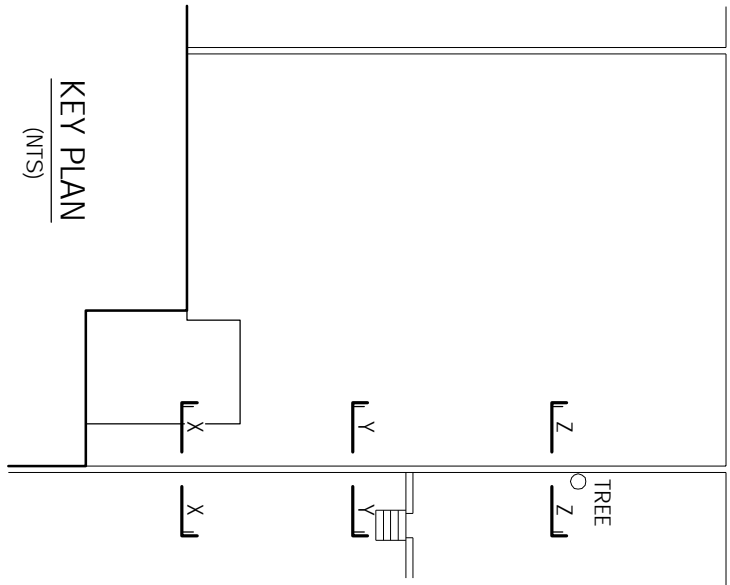
SECTION X - X



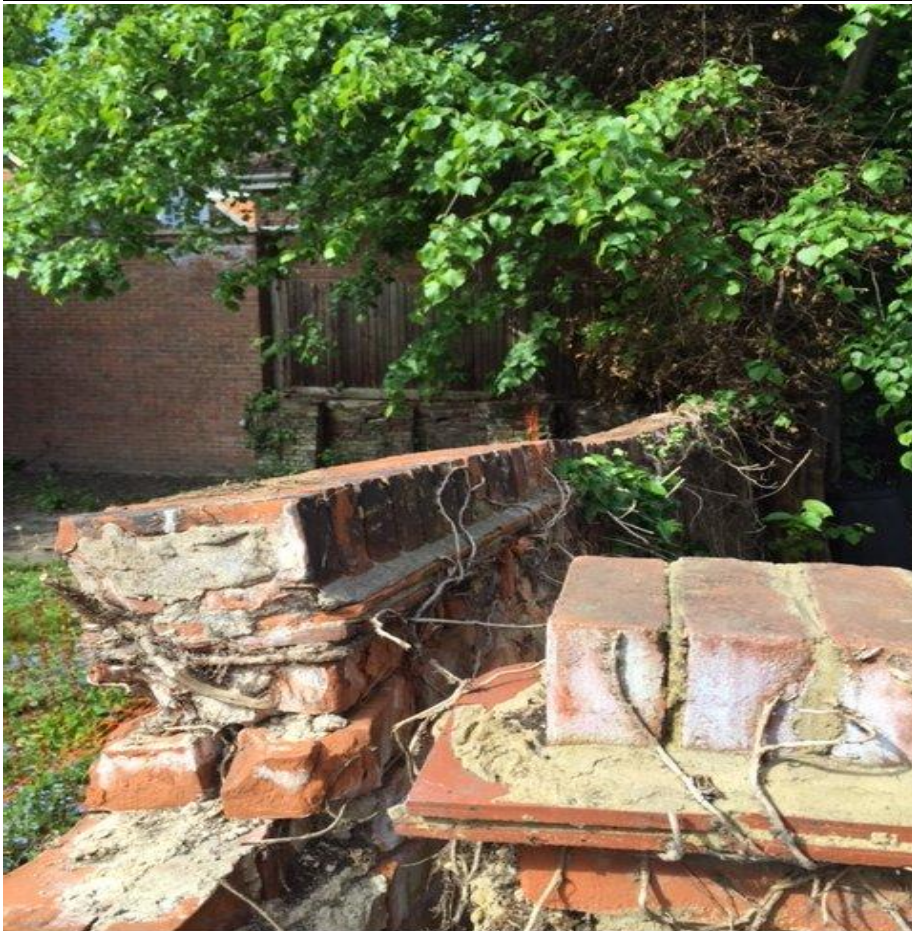
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SECTION Z - Z



Rev	Date	Alteration	
<div><div>MICHAEL CHESTER &amp; PARTNERS</div><div>Consulting Civil and Structural Engineers</div><div>8 Hale Lane London NW7 3NX tel 020 8959 9119 fax 020 8959 9662</div></div>			
SECTIONS THROUGH GARDEN WALL			
Do not scale from this drawing. Dimensions given are in millimetres unless noted otherwise. This drawing must be read in conjunction with all relevant drawings and specifications.			
		PRELIMINARY	
		A3	



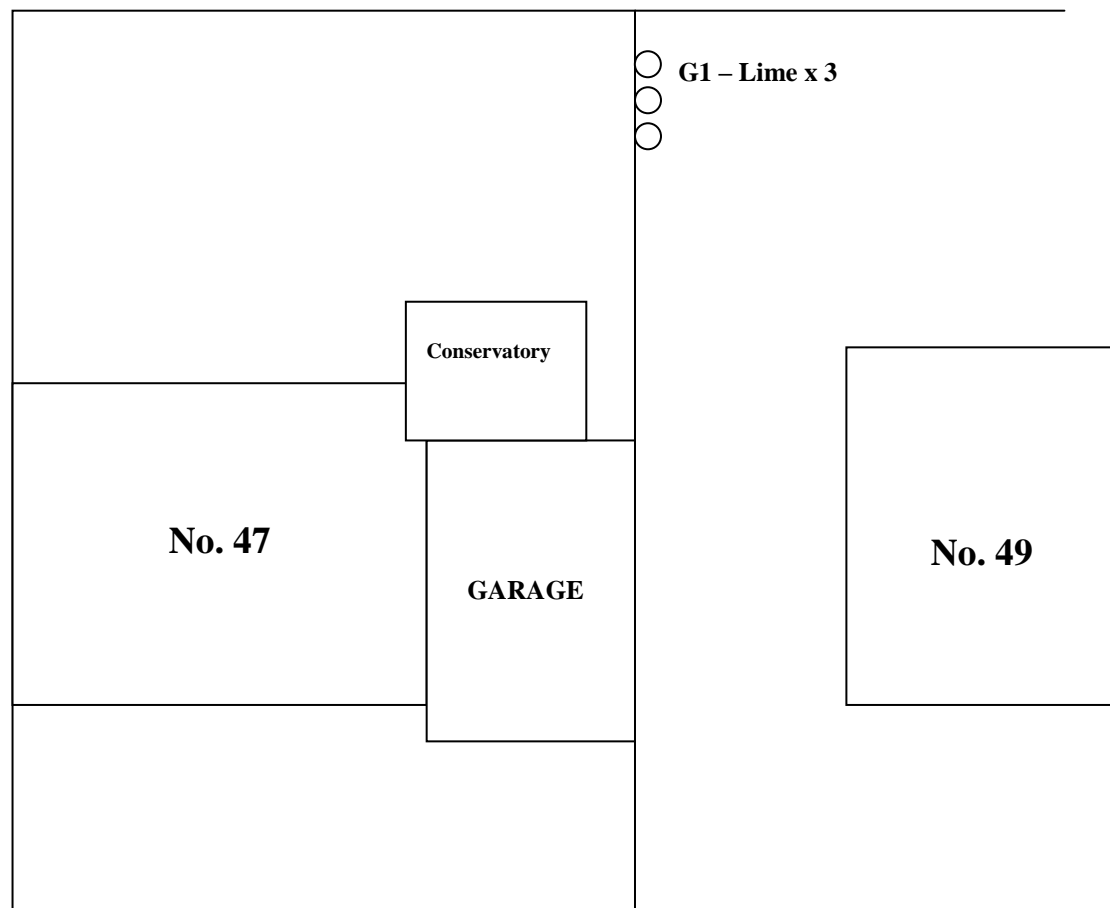




**PLAN OF TREES AT NO. 47-49 FROGAL, LONDON NW3 6YA**  
**SAL/KMA/17439 – 26<sup>th</sup> MAY 2015**

**G1 - Lime x 3 - fell to ground level**

**Reasons: causing breakage of adjacent wall**



**F R O G N A L**