

Our Ref: L151463 01/02  
Date: 20<sup>th</sup> August 2015

Claire Newbrook  
Faraday Property Management Limited  
Third Floor West  
High Holborn House  
52-54 High Holborn  
London WC1V 6RL

Dear Claire,

**Re: Harvard Court, Honeybourne Road, London, NW6 1HL – 5 Honeybourne Road Damage & Eucalyptus Tree**

Further to your recent instructions, I am pleased to present our report on the cracking and damage at 5 Honeybourne Road and the Eucalyptus Tree to the rear of Harvard Court outside Flat 34.

**5 Honeybourne Road –**

Faraday Property Management Limited, as the managing agent of Harvard Court have been put on notice by the adjoining freeholder at 5 Honeybourne Road with regards to damage to masonry walls and paving.

AKS Ward have arranged for and carried out further investigations in order to ascertain the cause of the damage to 5 Honeybourne Road. This included an arboricultural assessment of the tree and surrounding damage and a CCTV drainage survey to Harvard Court's drainage in the immediate vicinity of the damage.

During our investigations the following areas of damage were noted;

- Vertical cracking and displacement was noted to the brick and stone piers and brickwork wall to the front of 5 Honeybourne Road and the corner of Harvard Court.
- There was noted to be displacement and cracking to the small concrete wall on the assumed boundary between Harvard Court and 5 Honeybourne Road.
- There was noted to be cracking to the brickwork walls either side of the path towards the front entrance of 5 Honeybourne Road.
- There was noted to be cracking and displacement of the brickwork wall and pier to the left hand side of the entrance pathway to 5 Honeybourne Road.
- There was noted to be depressions and cracking to the concrete path in the immediate vicinity of the Elder tree.

An arboricultural assessment was carried out on 5<sup>th</sup> August 2015, with AKS Ward in attendance. The tree in question is a mature elder tree, approximately 7m in height with a stem diameter of approximately 450mm and a crown of approximately 7m. The tree is located within a raised planting bed behind brick and stone retaining walls.

The arborist confirmed that in their opinion the damage noted to the brickwork wall and brick/stone piers in the area directly in front of the Elder tree is due to the direct physical forces being exerted on the structures by the radial expansion of the stem and root system to the Elder Tree. AKS Ward also shares the opinion that the damage in these locations is as a direct result of the growth of the Elder Tree.



The arborist claimed that in his opinion the depressions and cracking to the concrete path and the cracking to the right hand side of the entrance pathway could possibly be caused by drainage defects in the area leading to washout of the sub base or softening of the ground.

A CCTV drainage investigation orchestrated by AKS Ward was carried out on Monday 10<sup>th</sup> August. The CCTV surveys confirmed that there were no structural defects to the drainage in this area, which rules out the drainage as a possible cause of the damage.

With this in mind, it is our opinion that the cracking to the brickwork wall to the right hand side of the entrance pathway and the depressions and cracking to the concrete pathway in the immediate vicinity of the tree are as a result of shrinkage of the founding soils which are assumed to be clay. This may have been caused by normal ground settlement but moisture abstraction by the roots of the tree may have exacerbated this process and the tree cannot be ruled out as a cause of this damage.

The damage to the left hand side of the pathway in our opinion is quite remote from the tree, and there is no conclusive evidence which would suggest it is as a result of the growth of the Elder Tree. There is vegetation directly behind the cracking to this area which may be exerting force on the pier and causing the movement of the pier and cracking.

#### **Eucalyptus Tree / Flat 34 –**

AKS Ward were also instructed to assess the Eucalyptus Tree which is situated to the rear of Harvard Court, outside Flat 34. An arboricultural assessment was carried out to the tree and surrounding areas on 5<sup>th</sup> August 2015, with AKS Ward again in attendance.

The subject tree is an early mature tree with a high future growth potential, positioned within a raised planting bed behind a low retaining wall. The current height is approximately 14m and the tree is positioned within 2m of the rear elevation of Harvard Court with some branches in contact with the building at high level. The Eucalyptus is a deep rooting, high water demanding species.

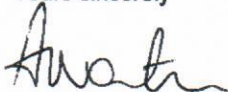
There is damage to the raised planting bed retaining walls in the immediate vicinity of the tree, and this is as a direct result of its growth. Even if the tree is managed and reduced in size, the growth of the tree will very likely cause the further failure of the wall to this area.

We do not have any information on foundation depth of Harvard Court, but given the deep rooting nature of the Eucalyptus tree we are concerned that the tree represents a potential risk to the structural stability of the foundations to Harvard Court in the immediate vicinity of the tree.

In conclusion, the Eucalyptus tree has outgrown its surroundings, and presents a risk to the structure of Harvard Court if it is maintained in its current position. The arborist recommends (and we share this recommendation) that that the tree should be removed.

I hope the above satisfies the agreed brief and look forward to receiving further instructions. Should you wish to discuss anything contained within this report, please do not hesitate to contact us.

Yours sincerely



Adam Watson  
Project Surveyor  
For and on behalf of AKS Ward Limited