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Our ref: 07.000
17th August 2015

Ronit Conforti
The Treatment Ltd
34 Priory Gardens
London
N6 5QS

Dear Ronit,

80/84 Canfield Gardens, London NW6

Further to our meeting at the above property on 13th August 2015, we are writing to confirm that we have inspected the trial holes at the rear of the building. As noted these are generally approximately 600mm deep and indicate shallow corbel brick footings to a depth of approximately 350mm. The ground conditions comprise soil overlaying London Clay and a considerable number of roots were noted in each hole. In particular inside alleyway a large root (approximately 25mm diameter) was noted running under the corner of the building.

As you are aware there are a number of trees surrounding the site and in the rear garden. There is a line of Poplars at the end of the garden and it is not considered that these are within a zone of influence of the foundations. A small bushy Elder tree is growing at a distance of approximately 3 metres from the rear of the extension and a Whitebeam is growing immediately adjacent to the main wall of the rear house. Both of these trees appear to be self-seeded and unmanaged. It is recommended that these are removed at the earliest opportunity in order to protect the foundations from any future movement.

There is a large Robinaia at a distance of approximately 9 metres from the rear of the building. This tree is at least 15 metres high and of significant girth. It has been pollarded at some time in the past but there has been considerable unmanaged growth of branches and leaves more recently.

By reference to the generally accepted Guide to Tree Roots in Clay Soils, NHBC Regulations Chapter 4.2 (September 2014) it is noted that this tree is of moderate moisture demand but the height of growth of approximately 18 metres. On this basis the tree would appear to be fully mature. The guidelines indicate that foundations to this building should be at least 1.5 metres deep in order to resist soil moisture movements. We would therefore recommend that this tree is severely cut back to approximately 50% of its current size and maintained on a regular basis. Ideally the tree should be removed altogether in order to protect the building against future movement in any event.

Finally it was noted that there were a number of vertical cracks inside the building, mostly at the junction between the rear extension and the main house. It is possible that the roots of these trees caused moisture extraction and minor subsidence. On this basis all of these require treatment as noted above at the earliest opportunity. We understand that you will require to make an application to Camden Council and therefore this letter should be used in support of such an application. Please do not hesitate to contact us if you require any further information.

Yours sincerely,



M A Redston