

Our ref 15184

Langland Mansions Management Company
c/o LRM
9A Macklin Street
London
WC2B 5NE

01.12.2015

Dear Sirs

LANGLAND MANSIONS Finchley Road. Boundary Retaining Walls

Further to viewing site I confirm that the boundary retaining walls along Langland Gardens and Finchley Road are in places in imminent danger of collapse due to the trees growing behind them.

Please find attached my drawing 15184/01 which shows the damage to the Finchley Road retaining walls.

The drawing shows the verticality of the walls at the point measured. Please note that worst out of plumb section of wall is under the trees T3, T4 and T5 where the wall is 100 mm out of plumb immediately behind the bus shelter. The wall appears to be one brick thick at the top and might thicken lower down, never the less 100mm out of plumb is excessive and cause for immediate concern. I have no doubt that the failure of this wall is predominantly due to physical pressure from these trees. The significant lean of the trees is much the same as seen due to landslip on sloping sites. As the trees get bigger they will push the wall out further and the trunks will lean more. It is my opinion that the present outward movement of the retaining walls must not be allowed to continue.

The trees should be removed as quickly as possible.

I understand that this is a conservation area and so you will need to liaise urgently with the Council for the necessary consents. I append 3 photos which I hope will assist. You can scroll in for better detail.

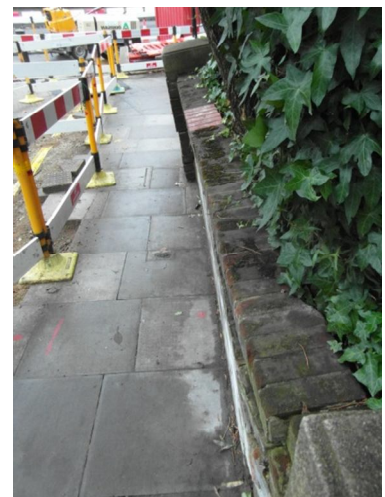
Yours faithfully

Michael Chester

Michael Chester
For and on behalf of Michael Chester and Partners LLP



Langland Gardens Walls



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Wall retaining
approx 1500 and
approx 120 out of
plumb

Finchley Road Wall