

RD&D^{R&D} Associates
CHARTERED SURVEYORS

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PRINCIPAL: RUDY FATTAL MRICS, BA(HONS), MSC, DIPIMP, DIPSURV

20 March 2017

Ms Yasmin Hardoon
11 Fairfax Road
London
NW6 4ET

Dear Ms Hardoon,

11 Fairfax Road, London NW6 4ET

I refer to your property at 11 Fairfax Road, London NW6 4ET and which I inspected on the 24th January 2017.

I can confirm that I have serious concerns over the very large London Plane tree which is growing in the front garden of your property and which is only a few metres away from your house structure and from your lightwell. This tree has a very large girth and also far exceeds the height of your house. The size and proximity of the tree will not only pose a significant risk of structural damage to your property, but there is abundant visual evidence that structural damage has already been caused.

The structural damage which was evident at the time of inspection includes the following:

1. Lifting of the paving slabs to your front garden around the tree;
2. Fractures to the left and right hand brick boundary walls;
3. Damage to the front boundary fencing and gate and which have been pushed outwards;
4. Fractures to the flank wall of the lightwell where this abuts the front garden, together with a horizontal stepped displacement of brickwork along the side of the entrance path;
5. Bowing and fractures of the brick retaining wall between the upper front garden and the terraced lightwell;
6. Fractures and displacement to the intermediate brick retaining walls to the lightwell;

There is little doubt that all of this structural damage has been caused by the tree roots of the London Plane and will continue to deteriorate unless effective action is taken. In addition to the damage being caused to the areas mentioned, there is a significant risk to the house structure itself and to underground drainage.

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It is known that you have pruned the tree several times in the past, however this does not appear to have stopped the damage being caused, particularly as some of the fractures appear to be relatively recent. In view of this and in view of the size of the tree and the proximity to the building structures, it is considered that the only satisfactory effective long term solution will be for complete removal of the tree. It is recognised that complete removal may pose a risk of heave, however it is considered that risk of subsidence and further tree root damage is the greater immediate risk concern and which cannot be managed simply by pruning.

Yours sincerely,



Rudy Fattal MRICS, VRS, BA(HONS), MSC, DIPIMP, DIPSURV
RD&D ASSOCIATES