

# ADDENDUM TECHNICAL REPORT ON A SUBSIDENCE CLAIM

**Risk Address:-**

**33 Gloucester Crescent  
London  
NW1 7DL**



Date of Report 14<sup>th</sup> March 2017



Crawford and Company

Cartwright House,  
Tottle Road,  
Riverside Business Park,  
Nottingham, NG2 1RT  
Tel: 0115 943 8260  
Fax: 0121 200 0309

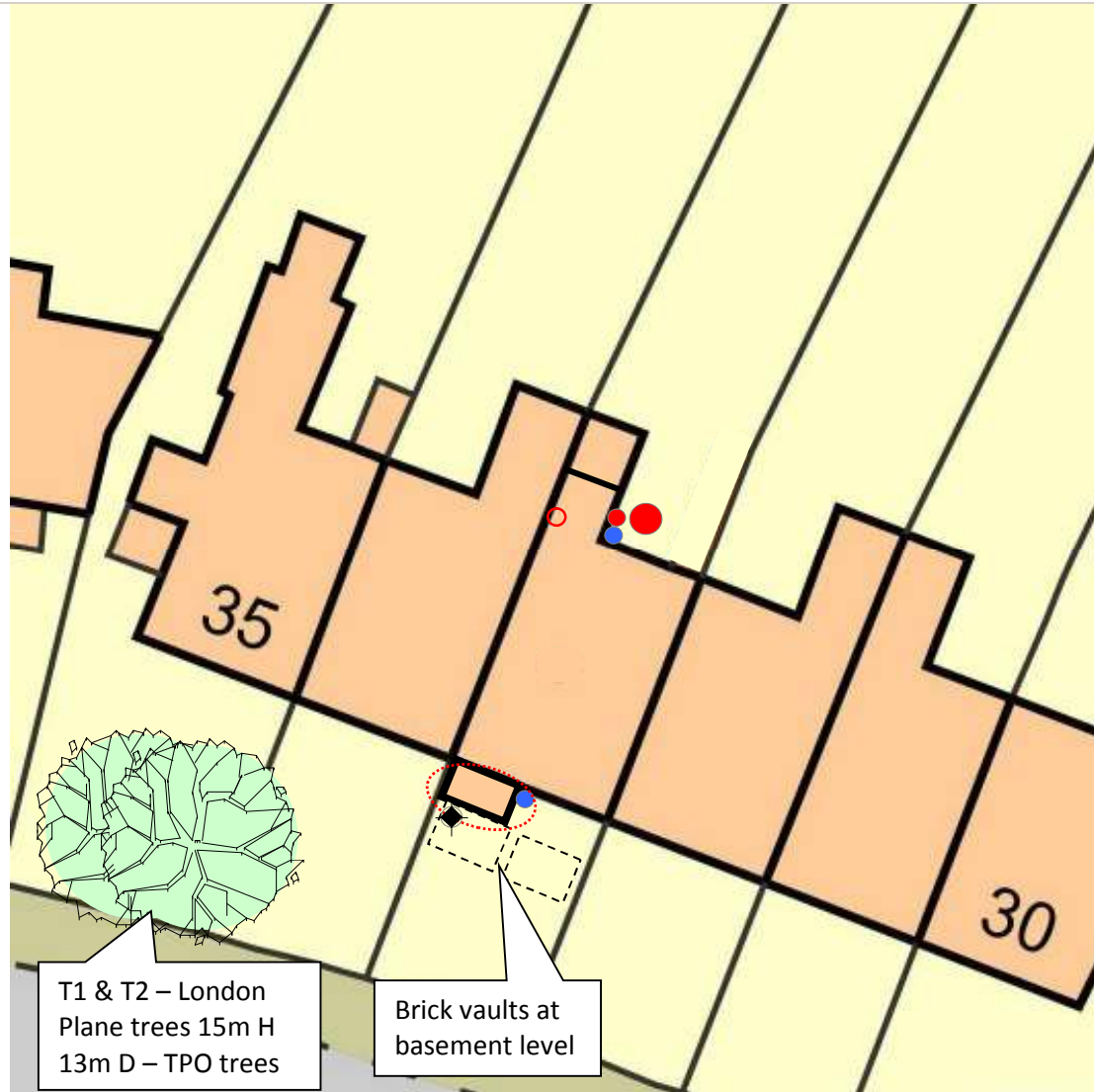
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## Site Plan






















This plan is Not to Scale

This plan is diagrammatic only and has been prepared to illustrate the general position of the property and its relationship to nearby trees etc. The boundaries are not accurate, and do not infer or confer any rights of ownership or right of way. Position of utilities is only indicative and contractors must satisfy themselves regarding actual location before commencing works.



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	Tree: Deciduous		Tree: Conifer		Shrub
	Hedge		Area of Damage		Bore Hole
	Trial Hole		Trial & Bore Hole		Level Monitoring
	Rain Water Manhole		Rain Water Gully		Rain Water Pipe
	Waste Water Manhole		Waste Water Gully		Toilet Pipe
	Rain Water Drain		Waste Water Drain		Electricity Cable
	Water Supply Pipe		Gas Supply Pipe		Incoming Gas Pipe

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## **INTRODUCTION**

We have been instructed by insurers to investigate a claim for subsidence at the above property. The area of damage, timescale and circumstances are outlined in our initial Technical Report. This report should be read in conjunction with that report.

## **INVESTIGATIONS**

The following investigations were undertaken to identify the cause of movement.

Referring to the appended CET report, a site investigation found the porch sits on clay, with roots found beneath the foundation. The roots tested were found to be planus from nearby Plane trees.

The level monitoring readings attached show cyclical movement. This sort of movement can only be associated with clay shrinkage subsidence and supports our view on causation.

Referring to their report, MWA implicated two Plane trees as the cause of the claim. The trees have a high level of amenity value attached and, all things considered, have recommended a reduction of the trees. The trees have been reduced in the past, about 12 months ago or so, which may explain why the amount of movement is not severe but sufficient to prevent repairs from proceeding.

## **RECOMMENDATION**

We agree with MWA's course of action and are prepared to monitor the effects of the reduction work proposed. As such, MWA shall be instructed to submit an application for tree reduction. They will also look to secure permission for the Plane tree owner to have the means of reducing the trees biennially to curtail the influence of the trees over time.

If stability is observed then repairs will proceed. If ongoing movement is recorded then a further application for tree felling of one or two trees will be considered. Repairs are estimated to be £6,000.00. Underpinning localised to the porch will be needed if tree work is blocked. The cost of this work is estimated to exceed £50,000.00

**Specialist Property Services - Subsidence Division**  
**Crawford & Company Adjusters (UK) Ltd**  
[subsidence@crowco.co.uk](mailto:subsidence@crowco.co.uk)

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