

**DEFECTS REPORT**

on

**27 BUCKLAND CRESCENT  
LONDON  
NW3 5DH**

for

**BUTA LIMITED  
57a BELSIZE PARK GARDENS  
LONDON  
NW3 4JN**

PREPARED BY:

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**MCCARTHY**  
PARTNERSHIP

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DATE OF SURVEY: 21<sup>st</sup> FEBRUARY 2018  
DOC REF: 18.069.DR  
WEATHER: MILD

## 27 BUCKLAND CRESCENT, LONDON NW3 5DH

### 1.0 INTRODUCTION

- 1.1 In accordance with your instruction, we have undertaken an inspection to prepare a Building Defects Report advising on the extent of the defect, the likely cause and recommendations for remedial works required at 27 Buckland Crescent, London NW3 5DH.

### 2.0 TERMS OF REFERENCE

- 2.1 We have been instructed to inspect and investigate the tree on the boundary with the adjoining property. The report is not intended to be a full building survey or a report upon the overall condition of the property and the quality of its structure.
- 2.2 The report is based on a visual inspection of the property which was occupied at the time of inspection. We have not moved large items of furniture or stored items. It was not practical to inspect those parts of the structure, which were covered, unexposed, or otherwise inaccessible.
- 2.3 The report is provided for your sole use. We accept responsibility to you alone for the stated purposes that the Building Defects Report will be prepared with the care, skill and diligence reasonably expected of a competent Chartered Building Surveyor.
- 2.4 No electrical, heating, plumbing or drainage tests have been carried out.

### 3.0 DESCRIPTION OF THE PROPERTY

- 3.1 27 Buckland Crescent, London NW3 5DH is constructed in load bearing brickwork covered in a conventional pitched roof. The internal floors are timber construction to the upper floors and solid to the lower ground floor.

### 4.0 DATE OF INSPECTION

- 4.1 The inspection was carried out on 21<sup>st</sup> February 2018 and the weather was cold.

### 5.0 PRINCIPLE SURVEY FINDINGS

- 5.1 We were instructed to inspect and report on the large Sycamore tree to the right hand side of the front elevation of the property, which is causing damage to the party fence wall and paving immediately adjacent.
- 5.2 During our inspection we noted the following defects:
- Areas of uneven paving throughout the front elevation entrance to the lower ground floor flat
  - Damaged party fence wall towards the front elevation.
  - Damage to the spine wall towards the rear enclosing the lower ground floor courtyard.

**27 BUCKLAND CRESCENT, LONDON NW3 5DH**

- 5.3 We believe the sycamore tree which is in excess of 12m high is causing the damage on the ground floor and would recommend its removal before it causes significant structural damage to the property surrounding walls.
- 5.4 The roots from the tree are clearly visible though the paving which is leaving the paving uneven and a trip hazard. The paving has had constant work on it over the years to minimise the risk of trips but has got worse recently.
- 5.5 The party fence wall between the adjoining property which is close to the tree is also suffering from movement. The spine wall close to the front elevation separating the lower ground floor courtyard is also cracking.
- 5.6 We recommend you take advice from an arborist and would further recommend that the removal of the tree would be beneficial in the long term. We would also recommend the condition of the below ground drainage is also inspected to ensure the roots have not caused any damage to the drainage that is likely to have an effect on the main property.
- 5.7 Repairs to the paving and side elevation party fence wall can be undertaken once the tree is removed.
- 5.8 There is also lime tree on the other side of the site, which is slightly further away from the building, which is currently not causing any damage.

**6.0 SUMMARY AND RECOMMENDATIONS**

- 6.1 We were instructed to inspect and report on the large Sycamore tree to the right hand side of the front elevation at 27 Buckland Crescent, London NW3 5DH.
- 6.2 The roots from the Sycamore tree are clearly visible though the paving which is leaving the paving uneven and a trip hazard. We recommend you take advice from an arborist and push forward with the council for the removal of the tree.
- 6.3 This concludes our defects report which we trust you will find of assistance. If there are any points contained within the report which are unclear, or should you require any further information please do not hesitate to contact us.

Prepared by: Paul McCarthy MRICS

Inspection date: 21<sup>st</sup> February 2018

Report issue date: 26<sup>th</sup> March 2018

Signed:

27 BUCKLAND CRESCENT, LONDON NW3 5DH



For and on behalf of McCarthy Partnership

27 BUCKLAND CRESCENT, LONDON NW3 5DH

**APPENDIX A - PHOTOGRAPHS**

27 BUCKLAND CRESCENT, LONDON NW3 5DH



Photo 1 – Party fence wall



Photo 2 – Uneven paving leading into the lower ground floor

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Photo 3 - Uneven paving leading into the lower ground floor