

r.howorth & co.ltd.  
chartered arboriculturists  
chartered surveyors



[REDACTED]

2<sup>nd</sup> July 2018

Vicky Joseph  
VJ Management  
6 Brooklands Close  
London  
NW11 6DJ

Dear Vicky

**Re: 24 Lyndhurst Road NW3 5NX – Front Right Garden and Boundary Wall**

Further to my inspection of Thursday, 28 June 2018, I wish to report as follows.

Please note that all orientation is given as if one is facing the property from the front.

There is a young liquidambar tree positioned to the front right corner of the front garden close to the boundary wall.

The tree has a girth of around 25cm and a height of around 9m. It is an attractive young tree that has grown substantially since, according to the owner of Flat 2, it was planted around 15-20 years ago. It is positioned around 25cm from the painted and rendered 1.3m height solid boundary brick wall.



*building surveys; party walls  
tree reports, arboricultural inspections &  
surveys*

 Institute of  
Chartered Foresters  
Registered Consultant



The boundary brick wall and brick pier that separates No. 24 and No. 25 have moved significantly and both lean out towards the road. Undoubtedly, the proximity of this tree is causing movement to the boundary brick wall and pier.

I see no alternative beyond the removal of this tree to prevent further movement in the boundary wall structure. To mitigate the loss of this tree, I would recommend another tree (such as an Acer griseum/paperbark maple) be planted slightly further away from the front boundary wall at around 1.2m into the garden within the area that this tree is removed from.

The timber boundary fence adjacent to the tree is leaning. This is due to the rotting of the bases of the timber uprights. I would suggest that these are stabilized with further timbers for a fixing post which would be concreted in position.

As the property is situated within a Conservation Area and it is entirely possible that this tree is covered by a Tree Preservation Order, I would recommend that Local Authority approval be gained prior to any works to this tree.

The front boundary wall render is cracked and damaged to the base on the street facing side and adjacent to the brick pier. This render should be repaired and the paintwork made good. The brick pier to the front right corner of the garden brickwork should be made good, repaired and stabilized using soft lime mortar and the joint between the boundary wall and the pier should be infilled with mastic to allow movement between the two sections of the structure.

Please consider the above and if you wish to discuss further, please do contact me.

Yours sincerely



**Robin Howorth, B.Sc. M.Sc. MRICS MICFor**  
**CHARTERED ARBORICULTURIST**  
**CHARTERED BUILDING SURVEYOR**