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**From:** [REDACTED]  
**Sent:** 13 June 2018 07:45  
**To:** [REDACTED]  
**Subject:** Re: 32 fellows road

Ok thnx tim

Crispin

On 13 Jun 2018, at 04:36, tim [REDACTED] wrote:

Dear Crispin Thanks for this I will forward this to planning for the removal and we will see what the outcome is !  
Best Regards  
Tim

Sent from [REDACTED] for Windows 10

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**From:** [REDACTED]  
**Sent:** 12 June 2018 14:51  
**To:** [REDACTED]  
**Subject:** RE: 32 fellows road

**From:** Hugh Marshall [REDACTED]  
**Sent:** 18 December 2017 14:17  
**To:** Crispin Sampson-Bancroft  
**Cc:** Neil Castro; Fiona Phillips; Martin Redston; 'Stephen Hay'; 'Damaris Evans'  
**Subject:** RE: Ground Floor Flat, 32 Fellows Rd

Dear Crispin

In response to Neil Castro's email below, I can now attach my photographic schedule taken at the meeting we had at 32 Fellow's Road on the 7<sup>th</sup> December.

I previously reported on my meeting in company with John Redston on the 28<sup>th</sup> September reported on 12<sup>th</sup> October. At the meeting on 7<sup>th</sup> December, Neil Castro and I viewed the ground floor flat internally. Martin Redston was not in attendance.

The ground floor flat displays some fairly original features including extensive lath and plaster ceilings. The ceilings have suffered quite extensive cracking some of which is historic, some of which is exacerbated by the work in flat 2 and some directly caused by work in flat 2. There was very audible construction work noise during our inspection and I will point to this towards the end of this email. The main purpose of the inspection was for Martin Redston to assess in company with Hugh Marshall, the extent of work necessary to arrest any movement that was unconnected with the refurbishment to Flat 2 and therefore the liability of the landlord/freeholder to be split over the service charge.

The alarming collapse of part of the kitchen/dining room ceiling as reported by Neil Castro is almost certainly a result of banging and perhaps water damage affecting an already unstable lath and plaster ceiling. This is quite possibly likely to occur elsewhere and indeed has in the centre bedroom where a section of Lath and Plaster is missing. We discussed over boarding to the main living room ceiling at the time as there is a historic loss of support here which is now getting worse. It is my understanding that Neil Castro is looking into having this carried out. Neil can you please advise your proposals?

With regard to the structure, there is little internal evidence on the North East and on the rear wall internally of movement with the exception of the centre of the flat around the WC and in the rear access area under the stairs. This in our opinion be fixed with Helibars or similar ties. This should be coordinated with the Falcon work that has been suggested as necessary. To the centre cross wall of the front room to the centre "mezzanine" bedroom there is evidence of vertical cracking that has been previously made good and this is also evident to a lesser extent in the rear bedroom. This cracking is partly associated with cracking in the ceilings indicating some movement. To the front of the house there is evidence in our opinion that tree root damage is affecting the building. There is quiet evident cracking in the composition floor to the entrance hall of flat 1 and this is consistent with a crack raking up and forwards in the division between the hall and the front room. Immediately over this crack the partition in flat 2 has been rearranged but I believe that Martin Redston should look at this as the transfer of loads upstairs could exacerbate cracking below. We believe that some crack stabilisation should be carried out. In addition, however, work is required to the massive plane tree in the south east corner of the front garden. This tree is far too big and the roots are affecting the back of pavement walls, the paths and the front wall structure.

Moving on to the noise implications of the refurbishment of flat 2, we inspected the flat with the contractor after leaving flat 1. The noise is excessive in the lower floor and this gives rise to concerns about the efficiency and effectiveness of the insulation to be placed in and on the floor in Flat 2. Significant sound reduction is required and the contractor was asked to inform us of the proposed work which we understand had not been instructed at the time of our visit. We expressed doubts that engineered flooring on a relatively light underlay would have the required insulation properties. If the sound attenuation is not to a good standard then the licence will not be complied with effectively meaning that the licence is null and void so we suggested that serious consideration is given to installing acoustic insulation between the joists, a floating floor with insulation over and then the engineered floor. We await information on this with regard to the licence work.

We conclude that there is movement damage in the ground floor flat a lot of which is historic but likely to continue with time particularly where trees are not dealt with. I understand that Martin Redston in acting for the house as well as Flat 2 will advise on remedial work and there is already work specified by Falcon. I expect Martin will want to visit the ground floor flat.

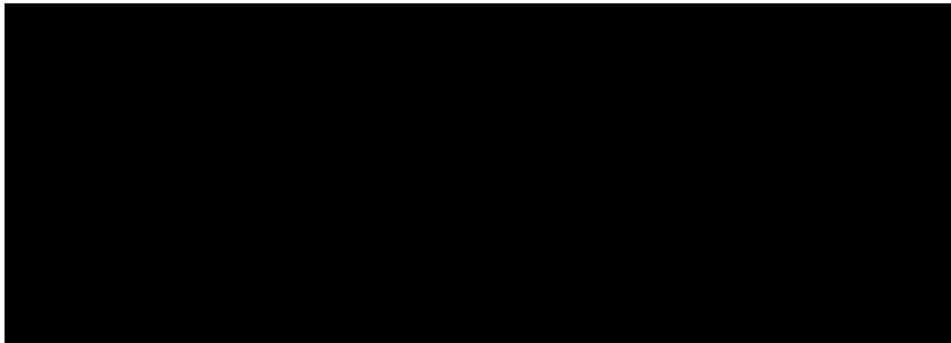
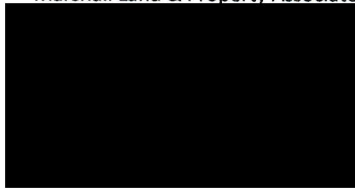
We have now booked 2.75 hours to the House in making our two site visits and reporting.

Regards

Hugh

Our London office will close on Wednesday 20<sup>th</sup> December and will reopen at midday on Monday the 8<sup>th</sup> January.

Hugh Marshall BSc FRICS  
Marshall Land & Property Associates



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**From:** [Redacted]  
**Sent:** 07 June 2018 05:22  
**To:** WB19  
**Subject:** RE: 32 fellows road

Dear Crispin Please see attached. For us to proceed with a application for this trees removal the Planning department will require reasons. Ie Surveys report or insurance doc. To say why.  
If you can forward I can attach to the application.  
Best Regards  
Tim

Sent from [Redacted] for Windows 10

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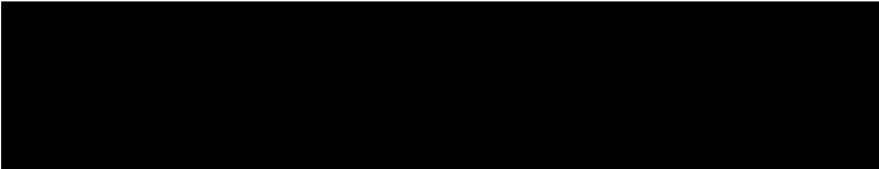
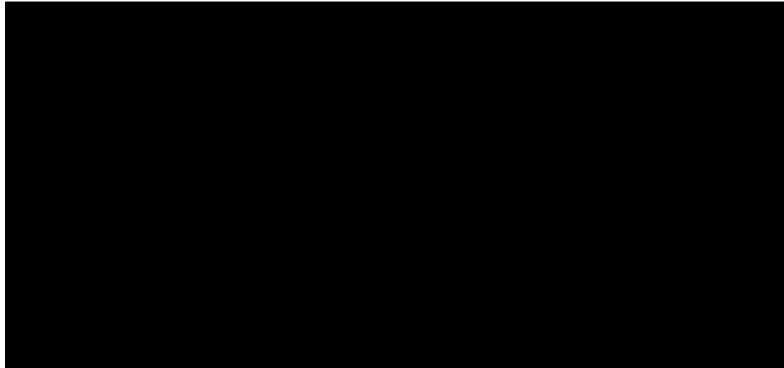
**From:** [Redacted]  
**Sent:** 06 June 2018 14:35  
**To:** [Redacted]  
**Subject:** 32 fellows road

Hi Tim,  
Can you go ahead please and get permission to remove the tree - remind me of the quote again please?

Hugh

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Hugh Marshall BSc FRICS  
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