

Martin Redston Associates
Consulting Civil & Structural Engineers

4th February 2019

Upperlease Limited
c/o Paul Joseph
V J Management Ltd.

Dear Mr Joseph,

24 Lyndhurst Road, London NW3 5NX

Further to our meeting at the above property 14th December 2018, and our subsequent email correspondence I am writing to confirm my conclusions and recommendations in relation to the damaged masonry wall and pillar at the above property. As you are aware the property is in a conservation area and the tree immediately adjacent to the corner pillar is under a Tree Protection Order. The tree is described in the Arboricultural report as a Liquiamber and has been cut over the years to its current height. It is apparent that the Tree Protection Order has been placed on the tree in recent months following a request for removal due to damaged masonry. A recent Arboricultural report requested that the tree be reduced by approximately 10% of its current size and retained at this height on a regular basis in the future. It is intended that this action will protect the nearby structure and ensure stability in the future.

In our opinion the roots of the tree have grown below the wall and affected the foundations. This damage is as a result of two actions, the desiccation of the underlying clay due to moisture extraction in periods of dry weather together with the physical force of the root growing into the brickwork at the base. The possibility of reconstructing the wall has been considered, however the conservation nature of the masonry means it would be unreasonable to install deep concrete pile foundations in this location due to both cost and, more importantly the fact that the tree roots would be damaged by the piling operation and excavations would be necessary for concrete beams to be installed at shallow level where the roots are likely to be growing.

It is considered the tree could be retained in its current position provided that the existing brickwork be strengthened and repaired. To this end I have provided a sketch indicating the removal of the broken section at the top of the wall and reinstating this using a system of stainless steel anchors into the existing brickwork below. Minor repairs such as brick stitching and repointing can also be carried out in accordance with conservation guidelines.

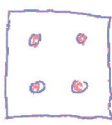
This operation will not be a permanent solution to the situation where a tree is growing at an unreasonably close position to a masonry structure but it will provide stability and safety to passers by on the footway and in the garden of the property on the basis that some maintenance may be required from time to time in the form of repointing and the like.

Whilst carrying out our investigation it was noted that the Local Authority Lime tree had been removed from the pavement immediately adjacent to the main run of the wall and it is clear that the extent of root growth in the area of foundation generally along this building frontage, will reduce as a result of this action and the regular maintenance of the Liquiamber tree in the future.

We trust this information is in accordance with your current requirements but if you have any further questions please do not hesitate to contact us.

Yours sincerely

M A Redston



DRILL 4 NO 10mm STAINLESS
 STEEL STUDS (RODS IN RED)
 4 COURSES BELOW
 3 COURSES ABOVE
 CUT LINE

PLAN - SHOWING RODS