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19 June 2019

Mrs J Gosman
Vine House
Hampstead Village
London
NW3 1AB



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Dear Mrs Gosman

VINE HOUSE, HAMPSTEAD, NW3 1AB
BRIEF REPORT ON STRUCTURAL INSPECTION

We confirm our structural inspection of the existing single-storey outrigger buildings at Vine House, with particular reference to the mature and established Magnolia tree.

The outbuildings are in two parts comprising a primary brick boiler house structure under a tiled pitched roof and a greenhouse style building with glazed roof and half glazed walls on a brick dado.

The Magnolia tree is positioned in a small raised soil bed with its trunk touching the brickwork of the primary brick structure, near the end return. The trunk is about 350mm diameter and the tree is about 10m high with a spread of about 8m overbearing the roof of the building.

Magnolia trees are of low water demand and presuming a slow growing mid-size species, can achieve a height of about 15m when fully mature and with significant root spread.

In this case the upper body of the tree was of poor shape as its growth and canopy had been impaired by the building. Likewise the root spread is strictly to one side, due to the immediate proximity of the boiler house building and its underlying cellar.

The bole of the trunk and the root spread have impacted on the fabric of the building, with structural movement, physical damage and stepped cracking. Similarly vertical and horizontal displacement was observed at several locations in the external brickwork which appears to be related to direct and indirect roof activity, soil shrinkage and so forth.

The damage was of historic origin with evidence of progressive and continuing movement, to the point where the stability of the structure and its weathertightness is likely to be impacted in the foreseeable future.

Bearing in mind the proximity and overbearing of the tree, that the trunk is physically touching the building and the damage that has been caused, we recommend that it is removed, with if appropriate, a replacement planted elsewhere in the gardens.

We trust that our comments will be sufficient for your present purposes, please be in direct contact should any points require clarification.

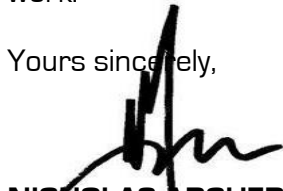
Partners: **Nicholas J Archer** IEng AMIStructE **Philip A Luck** BSc(Hons) CEng MICE
Consultants: **Griffin Dixon** FRICS CEnv PEng FSPE **Simon Baker** MCIHT

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We confirm that our inspection and report has been carried out with the skill and care which may be reasonably expected of a qualified consulting structural engineer carrying out this type of work.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'N. Archer', written over a large, loopy circular scribble.

NICHOLAS ARCHER

Goury Self Partnership (St Albans) LLP

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