

Engineers Addendum Report

This Report sets out in concise terms the nature of the evidence collected and the consultant's conclusions and recommendations

Policyholder, Property & Event Details

Policyholder Name	[REDACTED]	Date of discovery	05/03/2021
Risk Address	1A Lupton Street, Kentish Town, London, NW5 2JA	Our Ref	[REDACTED]
Location of damage	Cracking to rear right hand side of property	Date of relevant construction	circa 1867
Nature of Damage	Cracking to both external and internal walls of hallway and bedroom	Property Type	Four storey
Crack Widths	2 and would be classified as slight.	Indicated mechanism of movement	Downward/rotational aspect of damage as normally associated with subsidence
Occupiers' Observations	Over the last 6 months cracks have begun to appear on the back wall behind the bathroom on both the outside and the inside of the property.	BRE Classification	Category 2
Comments	Damage is consistent of what is expected when a property has an episode of subsidence		

Investigation Evidence

Examination by Building Professional	<input checked="" type="checkbox"/> Yes	Ian Domigan	PhD MFor Sci BSc Me CPEng (Structural) IntEng CERT CII
Trial Hole/Bore Hole Excavations	<input checked="" type="checkbox"/> Yes	TPBH1	Date of related SI 14/05/2021
CCTV Drainage survey	<input checked="" type="checkbox"/> Yes	The drains are implicated in the damage	Date of Drain survey 04/06/2021
Soil Laboratory Testing	<input checked="" type="checkbox"/> Yes	Shrinkable soils <input checked="" type="checkbox"/> Yes Desiccated soils <input checked="" type="checkbox"/> Yes	Date of related SI 20/05/2021
Root Analysis	<input checked="" type="checkbox"/> Yes	Lime roots found to 3000mm with low starch (4mm) or no starch (1mm)	Date of related SI 10/05/2021
Arboriculture Assessment	<input checked="" type="checkbox"/> Yes	T1 Lime to be removed	Date of related SI 18/05/2021
Heave Risk after tree removal	<input type="checkbox"/> No	Assesed By Ian Domigan	ian.domigan@innovation.group
Building Monitoring	<input checked="" type="checkbox"/> Yes	Crack Width <input type="text"/>	Level/Distortion <input type="text"/> Date of related SI 03/07/2021
Monitoring to date confirms	Cyclic movement associates with vegetation issues		
Supporting Comments	The lime tree as identified in the arborist report needs to be removed		

Repair Scope

If prompt vegetation removal	Only Superstructure repairs required	Initial likely cost of repairs	[REDACTED]
If NO vegetation is removed	Underpin	Potential additional costs	[REDACTED]
Supporting Comments	There may be an option of using a root barrier but technical assistance would be required to determine if suitable		

Conclusions & Recommendations

The lime tree needs to be removed. This is well backed up by the arborist report, root report, soils and the monitoring. Even though the drains are damaged it is not considered that these are the primary cause given the moisture content in the soils. Once the tree is removed a period of monitoring will be required.