

HORWITZ ASSOCIATES

Civil & Structural Consulting Engineers

[REDACTED]
20 July 2022

Simmone Angel
[REDACTED]

Dear Simmone

Jack Straw's Castle NW3 7ES – House 2 Tree Damage

Further to your instruction I confirm that I have reviewed the photographs and carried out a site visit on 18th July 2022. My inspection was limited to external visual inspection of the existing mature Lime Tree which is embedded into House 2.

Evidence of movement where fracturing of the brick work in close proximity to the tree has occurred in my opinion is progressive and will deteriorate without intervention.

Roots have penetrated below the wall and will cause disruption of the foundations and if left will continue to cause damage and ultimately destabilise the wall.

The wall appears to have been repaired in the past, and damage is reoccurring where the wall abuts the tree trunk and base. The tree is of significant height and will pick up wind loads which cause movement of the tree under sway, which will stress the wall and further reduce its stability.

Removal of the tree would resolve these issues and therefore should be recommended on the basis of securing the wall and building. I therefore recommend the tree is removed and repairs are carried out to the wall and its foundations.

Removal of the tree should be under the direction of a suitably qualified arborist or tree surgeon and all necessary temporary works are to be put in place to secure the building so that final inspection and remedial works can be specified and implemented; these might include grubbing out of the root ball and infilling the voids below the foundation or replacement before the brickwork is repaired.

Yours sincerely
For and on behalf of
Horwitz Associates

[REDACTED]
R H Horwitz
[REDACTED]
[REDACTED]