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report

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Specific Defect Report

Client: 187 Goldhurst Terrace Ltd c/o Rose & Co

Property: 187 Goldhurst Terrace, London NW6 3ER

Date of Inspection: 2nd December 2022

Weather: Bright and dry

Instructions: To advise on problematic tree to front boundary

Defects/Observations:

187 Goldhurst Terrace is a semi-detached Edwardian Townhouse long ago sub-divided into self-contained flats. See fig 1.



Fig 1

To the front right boundary can be found a mature tree. The trunk and root structure of the tree is applying pressure to the front boundary wall and pillar to the point where the front gate post pillar is now developing a slight lean and the front boundary wall brickwork has opened up leading the wall to be potentially unstable. See fig 2 & 3.



Fig 2



Fig 3

I believe the property is located within a conservation area which has an impact on the likelihood of being able to completely move the tree. I suspect that the local authority arboricultural officer would object to the trees removal and would instead suggest that the wall and pillar be rebuilt in such a way as to allow the trees girth to expand without pressing against the brickwork.

Recommended Course of Action:

£

Clients to be consulted on whether they wish to retain the tree in order that an appropriate application can be put forward, either to pollard the tree reducing the height and thickness of foliage by one third as a simple tree management exercise as this would be sensible in order to protect against possible future subsidence issues and is something that is likely to be approved by the arboricultural officer. The alternative being to apply for the tree to be removed in its entirety, is possible but likely to be rejected.

A schedule of works will need to be drawn up to address the instability of the boundary wall and entrance gate post but any decision on such a scheme would be determined by the position that is adopted in respect of the tree, i.e. whether to retain but reduce in height and thickness in foliage or to remove altogether.

File No: HJT/aa/H17371SDR/aa



Signature:

Date: 8 December 2022

Note: A typical pre-purchase survey has not been undertaken and save for the matters addressed above, no warranty can be implied or given in respect of any other aspect of the structure or fabric of the building other than the issue to which this report is directed.

This report is produced for the sole use of the client and no other party.

Report produced by: Harry True

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