

## Mabel House 10a, Dartmouth Road, SE23 3XU

### Proposed Tree Works

| Tree No. | Species  | Height (m) | Dia (mm) | Work Details   | Location  |
|----------|----------|------------|----------|--|---|
| T1       | Sycamore | 10*        | Unknown  | Remove to as close to ground level as possible and treat stump to inhibit regrowth | Mabel House 10a, Dartmouth Road, London, SE23 3XU |

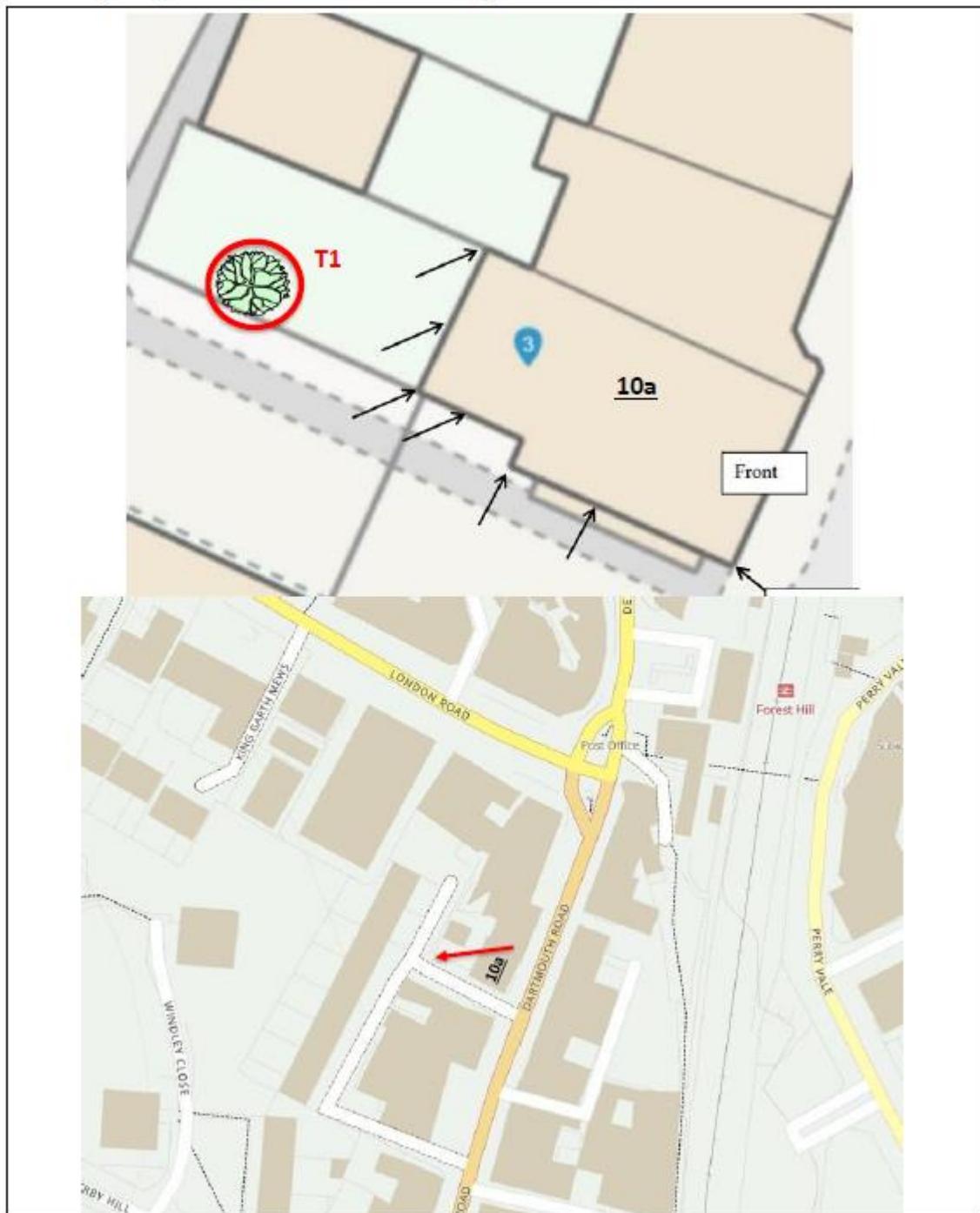
\*Denotes estimated value

MS = multi-stemmed

### Arial View of Tree



## Site Plan



### Crawford & Co Site Visit (15/11/23) Notes

#### Internal Damage

#### Ground Floor Level

10A - Estate Agent Office Kitchen (rear extension).

Vertical cracking to the right hand wall approximately 5mm in width above the dado rail and continuing to the ceiling junction. The crack forms close to the junction of the main building and the single storey rear extension.

Gap of approximately 5mm noted beneath the skirting board along the right hand wall.

#### **10 - Picture Framers - Rear workshop ( rear extension)**

Vertical cracking to the front of the left hand wall extending downwards from the ceiling. The crack corresponds closely with the damage on the other side of the wall within the estate agent's office kitchen. The crack forms close to the junction of the main building and the single storey rear extension.

The suspended timber floor is uneven throughout. This condition is considered to be long-standing and the product of historic movement in the building.

#### **10 - Picture Framers - Rear WC ( rear extension)**

Minor vertical cracking at the junction of the right hand wall and the rear wall. Horizontal cracking at the wall/ceiling junctions.

Gaps noted beneath the skirting board at the right hand side of the room adjacent to the toilet.

The above cracks evident are tapered and consistent with downwards rotational movement of the rear extensions party wall.

The gaps beneath the skirting boards both within the estate agent office kitchen and the picture framers rear wc most likely related to an independent issue with the suspended timber flooring, potential an escape of water promoting wood rot.

### **External Damage**

#### **Rear Elevation of the Rear Extension**

Render cracking adjacent to the rear wc door. The door has required easing and adjusting in recent months.

The damage evident appears consistent with the central section of the rear extension having experienced subsidence. Given the presence of the sycamore tree in the rear garden, I believe the cause of the movement is the result of root induced clay shrinkage. It's possible that the drains adjacent to the rear extension's rear elevation may have sustained damage as a result of root intrusion.