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Mr R E Giles
Tarnwood
63 Ducks Hill Road
Northwood
Middlesex HA6 2SE

JRC/JM/Ealing

9th October 2018

COPY

Dear Mr Giles

Re: Tarnwood – Garage Inspection Report

1. INSTRUCTIONS

Following our earlier discussions we have now concluded our inspection in connection with your instructions related to an apparent problem of structural movement affecting the garaging area at Tarnwood.

Our instructions were to provide a comment on the indications of cracking recorded externally and internally affecting the single bay rear garage extension to the original garage building located to the right-hand side of the house (viewed facing the property from the road frontage).

To that extent no examination of any other areas of the structure were undertaken.

Our inspection was carried out in dry conditions following a period of excessively hot dry weather and following that visit therefore we are pleased to report below as follows.

2. THE BUILDING

Briefly the main building comprises a substantial two storey detached dwelling house with attached garaging facilities constructed abutting the main right-hand flank wall of the property.

Construction of the main building is conventional having walls of cavity faced brick beneath a pitched tiled roof.

As to the garage, originally constructed adjacent to the flank wall was a double garage, the right-hand flank wall of which directly abuts the boundary with the adjoining property. Subsequently and approximately 30 years ago and with the benefit of normal Local Authority approvals, a single bay rear extension to the right-hand side of the double garaging facility was constructed and again the right-hand flank wall of which continues along the line of the original garage building.



The construction of the garage is in our opinion of above average quality for buildings of this type having main walls upto approximately 1m in 225mm solid brick/blockwork (with an external skin of matching facing brick) and above which the walls continue upto roof level in 112mm brick work with 225mm strengthening wings and intermediate piers.

The roof over the building is a pitched timber framed structure which include the provision of doubled rafters pitching up from a perimeter wall plate and strengthened by collar supports at a higher level within the roof frame work. Externally the roof is tiled and internally the garage floors are of concrete slab construction.

3. SITE FINDINGS

As a general comment and as you may already be aware soils in the West London area generally have a heavy clay element and which material can be significantly affected by changes in ground conditions i.e. periods of excessively hot dry weather and/or close proximity of vegetation growth etc.

With regard to the subject property therefore I record the following features.

- The presence of a substantial mature ash tree lying within the curtilage of the adjoining site. This tree is approximately 5m distant from the rear wall of the garage extension and in our opinion this tree lies within 'influencing distance' of the garage even as unextended.
- As the tree predates the garage extension (and indeed construction of the original house) the foundations would have been designed to accommodate the presence of the tree at that time and on the basis of assumed normal weather conditions.

Having recorded the present site conditions etc we then undertook an inspection of the original garage and the extended garage areas and record the following.

Externally

To assist we have attached a number of photographs taken during the course of our inspection but in summary we record the following.

- No indications of cracking or distortion were recorded to the original garage structure
- At the garage extension abutment with the rear wall of the original garage building we record that to the right-hand flank wall the continuation brickwork is butt jointed to the brickwork of the pre-existing wall whereas to the left-hand flank wall abutment to the rear garage wall a pedestrian access door has been provided including the provision of an appropriate door head lintel
- Above the head of the door opening referred to we record a visible diagonal stepped fracture extending downwards from roof level where it has a maximum width of approximately 3-5mm falling through one brick course and then running diagonally as a hairline crack to a second and just into a third brick course falling towards the front right-hand head of that door opening
- Above the rear left-hand head of the door opening is a further fracture running horizontally from the door head for approximately one and a half bricks and a maximum thickness of approximately 10mm reducing in size as it vertically/diagonally upwards again to the underside of the roof structure

Internally

- Within the garage we record sympathetic areas of cracking above the head of the door opening as referred above
- To the right-hand party wall line we record that the original tightly butted 'joint' has now opened at its head to a maximum width of approximately 15mm reducing to a negligible thickness towards floor level
- There is no evidence of any cracking visible to any other areas of the building nor indeed to the flooring

4. CONCLUSIONS/RECOMMENDATIONS

From our discussions on site we understand that the cracking has only recently been noted by yourself as a result of the fact that the pedestrian door was subject to 'sticking' in the frame.

From our inspection of the issues referred to us we also formed the view that the cracking which has developed is of recent nature and affects only the extended area of the garage and that at the abutment of that building with the original garage structure.

It is our view that the proximity of the tree to the rear, allied with the excessively hot dry weather recently experienced has probably caused abnormal shrinkage of the subsoils more specifically in this area resulting in an issue of 'differential movement' beginning to affect the garage extension.

This movement has effectively been 'controlled' by the movement joint on the right-hand flank wall line but has become more noticeable by the lack of similar to the left-hand flank wall line and the nature of the movement is exhibited in the cracks which have developed across the head of the door opening.

The nature and extent of the movement which has so far occurred is not contributing to any structural instability and it would be our view that during the colder wetter winter/spring months that the subsoil conditions will recover and you may find that the cracks gradually close.

Should it however be noted that the condition shows signs of continuation i.e. single plane movement then it may be necessary to involve the building insurers in the future.

In that event we consider this letter of advice/report should form a 'datum point' for insurers at the date of our inspection in October 2018 to assist in their enquiries.

At that time the insurers will likely wish to:-

- Excavate a trial hole towards the rear/flank of the garage extension
- Identify any roots which may be found within the trial hole
- Monitor the building for a further period.

5. TERMS AND CONDITIONS

We have been engaged to advise the client as to our opinion of the specific problems referred to for inspection as indicated above.

Save as hereinafter provided we have undertaken such work as is reasonable in our professional judgement to provide a reasoned view on the issues bearing in mind the limitations of the inspection.

Unless the contrary is stated parts of the structure and of the woodwork which are covered and exposed and inaccessible have not been inspected nor have we raised any floorboards or inspected other areas of the property than those indicated within the report.

Our report therefore does not purport to express an opinion or advise upon the condition of unexpected areas and should not be taken as making any implied representation or statement about such parts.

The report is provided for the use of the named client and is confidential to the client and their professional advisors including the building insurers.

We accept responsibility to the client alone for the stated purposes for which the report was undertaken with the skill care and diligence reasonably to be expected of a competent Chartered Surveyor.

We accept no responsibility whatsoever to any person other than the client. The report is not to be reproduced in whole or part without the express permission of Buntings Surveyors.

No account is taken in respect of contaminated or landfilled ground and accordingly no comment has been provided regarding these matters.

We attach herewith our account for your attention in due course.

We trust you will find all the information you require contained within this report/letter of advice but should you require any further assistance in the future then please do not hesitate to contact us.

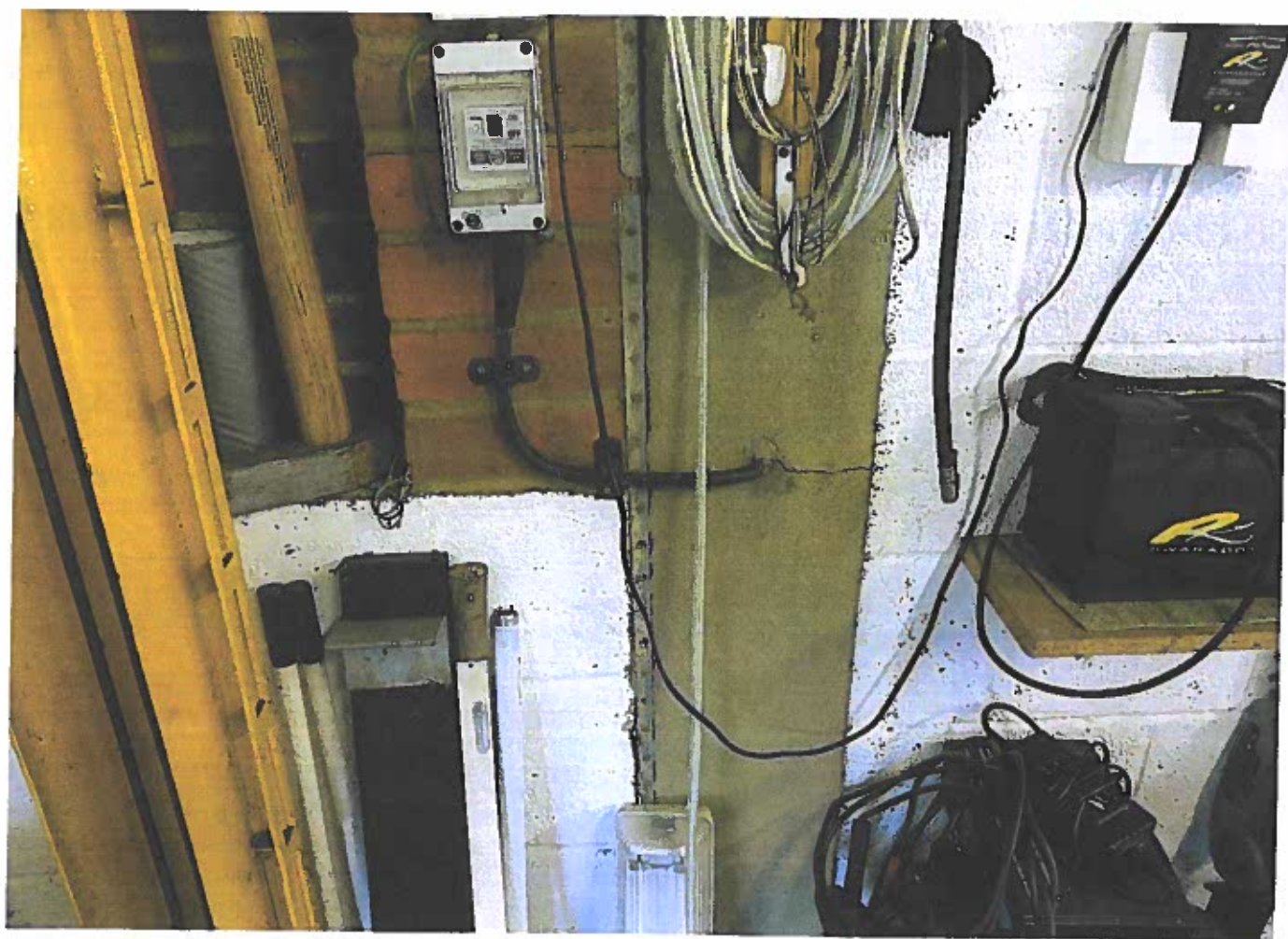
Yours sincerely
For and on Behalf of
B R E N D O N S



John R Crosbie FRICS

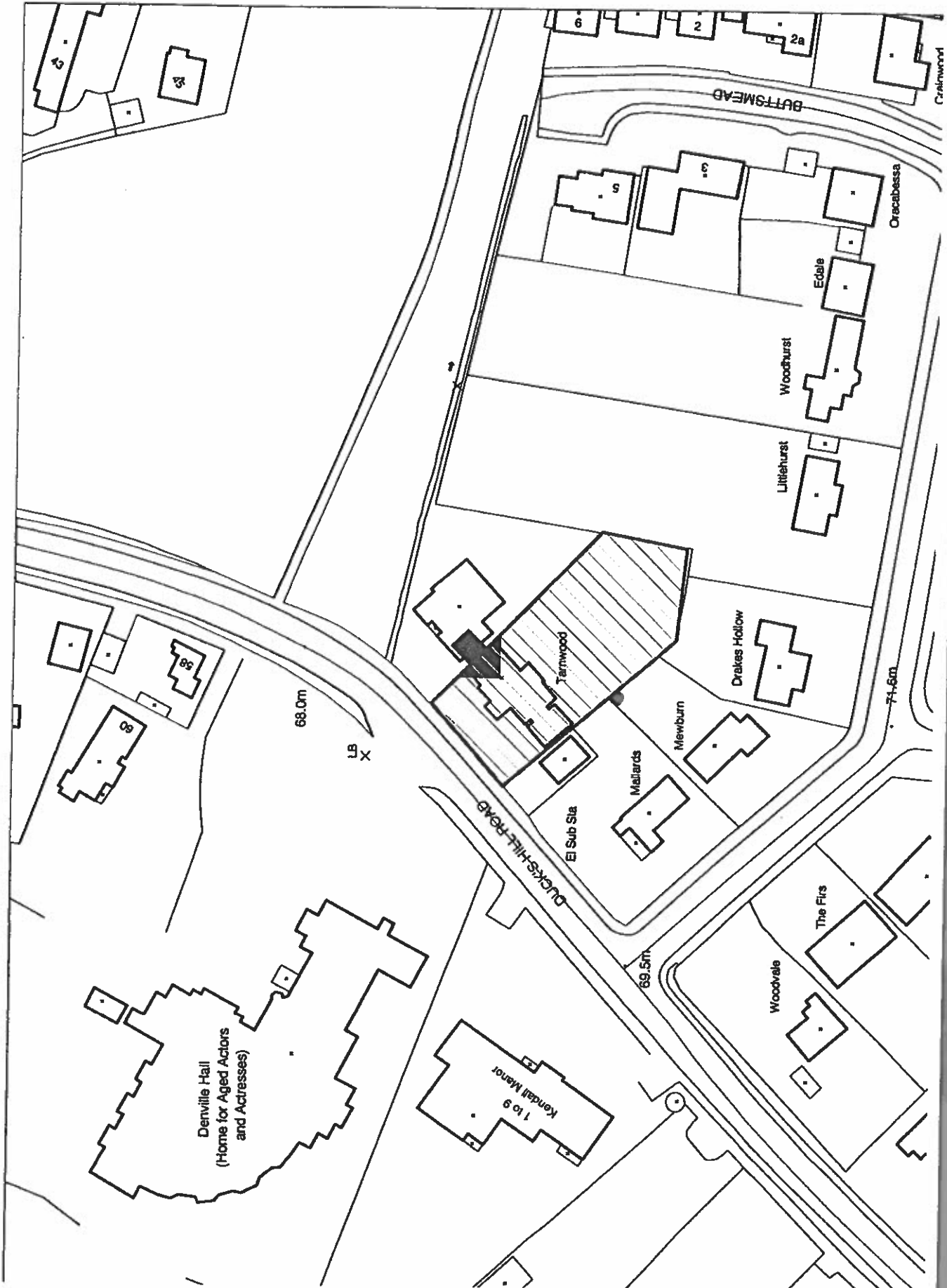
Encs





TREE LOCATION

● ASH TREE



POLLARD TO THIS HEIGHT



