

**Extract from the Report by R.J.Timson BSc (Eng) C.Eng MI Struct,E.
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**Following his visit and meeting with the leaseholders of the four maisonettes
at 42 and 44 Coolhurst Road, London N8 8EU on 18 February 2020 for
the purpose of determining the importance of two substantial
Yew trees in the front garden of Number 42 Coolhurst Road.**

23. However, it is the Yew trees which are causing/substantially contributing to the lateral distortions of the front boundary walls of those gardens associated with buildings 42 and 44, along with the raised front garden soil pressures, which leads me to recommend the best protection of those retaining walls, as well as a long term protection of the main building structures as follows:
- a) Within the next 12 months, to cut back substantially those lateral branches within the height of the two Yew trees, preserving only uppermost branches above the previous cut/crowning level of those trees.
 - b) Two years after, I recommend the crowning of the two Yew trees by 20% of the height of the tree remaining at that stage.
 - c) After a further two years, during which no significant damage or concern has been raised by the Leaseholders with regard to disruption to pathways and steps, in a controlled fashion with regard to heave potential of the clay surrounding the ball root action of the Yew trees, I recommend that the remaining trees are fully felled at base and roots poisoned thereafter, as might be required and advised by specialist tree contractor or arboriculturalist.