

Pamela Beck
59 Glasslyn Road
London
N8 8RJ

by email only

DMC
STRUCTURAL
REPORTING
LIMITED

6th February, 2026
Our ref: SRC7585/RJT/KFH

Dear Mrs Beck,

Re: 59 Glasslyn Road, London N8 8RJ

STRUCTURAL
CONSULTANTS

Further to a request from Haringey Council, I confirm my role as structural engineer in the matter of your concerns regarding crack formations affecting your property, which have developed more and more in very recent years and where the DMCSR report dated 11th August, 2025 (copy attached) did make note of those crack formations and, in particular, the significant size of a tree within your front garden, as referred to in item 10 of the DMCSR report and later confirmed as a Maple tree.

I attach also the site investigation package provided by Construction Testing Solutions, which identifies roots of the Maple tree existing local to the base of the front elevation bay of your property.

I also attach crack monitoring records, commenced On the 2.10.2025 up to the date 5.02.2026. It should be noted that crack monitoring has taken place during the wet seasons to date and consequently does not show a progressive movement of crack formations, but more so in the four months of crack monitoring a non-progressive movement, as expected for this wet season.

However, I consider there to be sufficient evidence provided with this letter and attachments to allow Haringey Council to appreciate the request for Maple tree removal to be relevant and the felling of this tree should avoid structural movement beyond the already significant structural movement that has occurred to the front elevation bay and front garden retaining walls and boundary walls of your property, but also to the property of that right hand adjoining property, 57.

Please forward a copy of this letter to Haringey Council.

I look forward to receiving a copy response from Haringey Council on this matter.

Yours sincerely,



R J Timson BSc (Eng) C Eng MI Struct E
DMC Structural Reporting Ltd

Enclosed

DMCSR report dated 11.08.2025
CTS 2 no. Geotechnical Reports including tree root identification.
Crack monitoring results to date.

POST
201 - 203
STOKE NEWINGTON
CHURCH STREET
LONDON
N16 9EH

TEL
0207 275 7908

EMAIL
ray@dmcsr.uk

WEBSITE
www.dmcsr.uk



Construction Testing Solutions (CTS) *on behalf*
of CET Property Assurance (AA)

59 GLASSLYN ROAD

Geotechnical Interpretative Report

Revision 0

CGK/00136/63

November, 2025

Card Geotechnics Limited
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London N1C 4EW
Telephone: 02030 967567
www.cgl-uk.com

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Reference	CGK/00136/63	Revision 0
Issue Date		November 2025

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1. INTRODUCTION

Card Geotechnics Limited (CGL) was instructed by Construction Testing Solutions (CTS) on behalf of CET Property Assurance (AA) to undertake a Geotechnical Interpretative Report based upon client provided data for the site at 59 Glasslyn Road, London, N8 8RJ.

The property was understood to be a three-storey terraced house, that is understood to be showing cracking, potentially caused by ground movement. CTS undertook a ground investigation at the site in October 2025, information from which has been provided to CGL.

This geotechnical interpretive report presents:

-  Presentation of the factual information relating to the investigation and subsequent laboratory testing; and
-  Geotechnical interpretation relating to potential cause(s) of ground movement and subsequent cracking.

Attention is drawn to the fact that limited data has been provided for this assessment and CGL has no way of verifying the accuracy of the data supplied. The possibility exists of variations in ground and groundwater conditions between and beyond the sample results and descriptions provided. No liability can be accepted for any such variations in these conditions.

Furthermore, any analysis is specific to the purpose described above and no liability will be accepted should the information contained herein be used for the design of alternative schemes without prior consultation with (CGL).

2. SITE SETTING

2.1 Site Location

The subject property was located at 59 Glasslyn Road, Hornsey, London, N8 8RJ. The approximate National Grid reference for the centre of the site was 539553E, 188568N.

A Site Location Plan is included as Figure 1.

2.2 Site Description

CGL has not visited the site, and the following is derived from the information provided and freely available online sources. The property was a three-storey mid-terrace residence, with plan dimensions of approximately 16m by 7m and orientated broadly north-south.

The property fronted onto Glasslyn Road highway to the south, with a small front garden. The front door at street level was on the upper ground floor, with steps also present adjacent to the front door leading down a retaining wall to the lower ground floor / basement level. A rear garden was present, which was at the same level as the lower ground floor. Glasslyn Road slopes to the east.

The structure had brickwork exposed at upper ground floor level, and painted white at lower ground floor level. Evidence of cracking of the masonry and possible historical repair works are visible at both upper and lower ground floor levels based on the photographs provided to CGL.

In the front garden area there appeared to be a number of small shrubs immediately adjacent to the house, with a tree (possibly maple) approximately 8m in height situated approximately 3m from the building.

A Client provided Site Layout Plan is provided in Appendix A.

2.3 Published Geology

With reference to the British Geological Survey (BGS)¹, the site is directly underlain by bedrock geology of the London Clay Formation, which in excess of 100m thick in this area of London. No superficial deposits are mapped on or in close proximity to the site; however, a limited thickness of Made Ground can be expected in association with historical development and redevelopment of the area.

¹ [GeoIndex - British Geological Survey](#) [Accessed November 2025]

The BGS describes the London Clay Formation as *“bioturbated or poorly laminated, blue-grey or grey-brown, slightly calcareous, silty to very silty clay, with some layers of sandy clay. It commonly contains thin courses of carbonate concretions ('cementstone nodules') and disseminated pyrite”*².

² [BGS Lexicon of Named Rock Units - Result Details](#) [Accessed November 2025].

3. SITE INVESTIGATION

3.1 Fieldwork Information Provided

The site works were undertaken by CTS on the 20th October 2025 and consisted of:

-  Trial Pit – a foundation inspection trial pit was attempted adjacent to the front of the building at lower ground floor level, however a concrete obstruction was encountered at 0.18m depth. The pit was subsequently repositioned further along the frontage, but encountered the same obstruction and as a result was abandoned. It is considered that the mass concrete obstruction may be the foundation of the adjacent retaining wall;
-  Borehole – a single hand auger borehole (BH1) was undertaken above the retaining wall, and completed to a depth of 5.00m below ground level (mbgl). In-situ Hand Shear Vane (HSV) testing was completed at 0.50m intervals within the natural soils in BH1, with soil and root samples also obtained for laboratory analysis;
-  A CCTV survey of drainage runs and manholes was completed at the front of the property; and
-  Photographs of the front of the property were also obtained.

3.2 Ground Conditions (BH1)

The ground conditions encountered within BH1 comprised 0.9m of Made Ground overlying the London Clay Formation. The borehole log is presented as Appendix B.

3.2.1 Made Ground

The Made Ground was described as “*medium compact, brown, silty, sandy clay with gravel and brick fragments*”.

3.2.2 London Clay Formation

The London Clay Formation was described as “*very stiff, brown, grey veined, silty clay*” from 0.90m to 5.00mbgl, becoming “*stiff*” between 3.00m and 4.00mbgl.

3.2.2.1 Field Testing

In-situ Hand Shear Vane readings were undertaken within the clay strata in BH1 at 0.50m intervals beginning at 1.00mbgl. All readings were >140kPa, except for at 3.00mbgl and 3.50mbgl, where readings were 127kPa and 135kPa, respectively.

3.2.2.2 Geotechnical Laboratory Testing

Samples of the London Clay Formation from 1.00m, 1.50m, and 2.00mbgl were submitted for geotechnical laboratory analysis including Atterberg Limits and Moisture Content testing. The results are summarised in Table 1, below; and included in Appendix C.

Table 1. Summary of Geotechnical Laboratory Testing Results

Strata	Depth (mbgl)	Moisture Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	% material <425µm	Plasticity Definition ^a (%)
London Clay Formation	1.00	27	79	29	50	100	CV (Very High Plasticity)
	1.50	25	72	25	47	100	
	2.00	31	82	30	52	100	

a) As per Figure 8 of BS5930:2015+A1:2020 Code of Practice for Ground Investigations.

No soil suction testing was undertaken.

3.2.3 Groundwater

Groundwater was not encountered during the investigation.

3.2.4 Roots

Tree root(s) to a maximum diameter of 1.5mm were recorded to a depth of 2.30mbgl in BH1. The laboratory tested roots from the borehole were identified as *Acer* spp, which are maples including sycamore, Norway maple, and Japanese maple trees.

Starch was moderate within the roots, indicating these roots to be active.

The laboratory root identification report is included as Appendix D.

3.3 Drainage

Two manholes were identified at the front of the property, including one in front of the lower ground floor door (MH1), and a second towards the southeast corner of the site beyond the retaining wall (MH2).

The MH1 and MH2 chambers were both 650mm by 450mm in plan, with chamber depths of 0.50m and 2.40m, respectively. A total of six drainage runs were identified (R1 to R6), with flow direction being either to MH1 which then drained to MH2, or directly to MH2.

Roots were noted in the chamber of MH2, and within drainage runs R4 and R5. Runs R4 and R5 were also noted to have circumferential cracking in the CCTV survey.

A Listening Stick Water Mains test was completed on the tap at the front of the property, with no leak heard.

The findings of the drainage survey are included as Appendix E.

3.4 Building Condition

Six photographs of the front of the property, obtained during the ground investigation on the 20th October 2025, were provided to CGL for review. The property appears to be a two-storey building with single basement level accessible from steps adjacent to the front door. The following observations have been made:

- 📍 There is evidence of cracking/damage, indicative of movement, on the area of white-painted wall adjacent to the window at lower ground floor level. Cracks are predominantly horizontal;
- 📍 Above the lower ground floor window there is evidence of cracking across multiple courses of brickwork where the masonry is exposed. Cracks are predominantly vertical, and appear 'fresh', indicative of recent movement;
- 📍 Exposed masonry adjacent to the front door at ground level (above the lower ground floor door) appears slightly misaligned, and mortar appears to have been repaired; suggesting historical movement; and
- 📍 The brickwork steps to the lower ground floor level appear to exhibit significant degradation and deformation, with weeds growing between courses and paving stones. The corner step appears to have been repaired, as the textured paving stones are missing.

It is noted that the building is situated on a slope, and therefore slope failure could be a mechanism for the ground movement. Slope failure associated damage would likely be evident at the rear at the property also, however, CGL has not seen photographs or a condition survey for the rear of the building.

The client provided photographs for the front of 59 Glasslyn Road are included as Appendix F.

4. GEOTECHNICAL DISCUSSION

4.1 General

Based on the information provided to CGL regarding 59 Glasslyn Road, the potential mechanisms influencing ground movement beneath the foundations of the building are discussed below. The extent of interpretation is limited by the following factors:

- 🔍 A foundation inspection trial pit has not been completed, therefore the depth to formation level is not confirmed although in the area of the basement, it is likely to be in the order of at least 2m in depth.
- 🔍 A single borehole has been completed remotely from the building, and above the retaining wall, with no 'control' location undertaken.
- 🔍 Soil sampling and laboratory Atterberg Limit and Moisture Content testing was limited to the upper 2m of BH1, and therefore it is unlikely that any testing has been completed below foundation level.

4.2 Desiccation and Volume Change Potential

4.2.1 BS5930 Method

Using definitions established in BS5930:2015+A1:2020, the three clay soils sampled within the ground investigation were defined as CV (very high plasticity).

4.2.2 NHBC Method

The modified plasticity indices for the three samples ranged from 47% to 52%, indicating that the underlying soils are of high-volume change potential as defined in the National House Building Council (NHBC)³ Standards Chapter 4.2 "Building near trees".

4.2.3 BRE412:1996

The moisture content of clay soils was compared to 40% of its Liquid Limit (LL) to give an indication of desiccation in the soil. Where the moisture content is greater than 40% of its LL, the sample would be identified as not desiccated. Using this method, all three samples are indicated to be desiccated.

³ NHBC (2025) Part 4 – Foundations, Chapter 4.2 – Building Near Trees.

4.3 Roots / Trees

Roots of *Acer* spp. species were present to a depth of up to 2.3mbgl at BH1, with root analysis recording a moderate starch content, indicating that the roots are active. These roots likely belong to the inferred maple tree present in the southern area of the site, approximately 3m from the front of the property.

Online imagery indicates that the tree has been present and mature since at least 2008. This species of tree has a moderate water demand.

4.4 Shear Strength

Hand shear vanes were undertaken at 0.50m depth intervals within BH1, starting at 1.00mbgl. All shear vane readings gave an undrained shear strength value of >140kPa, except for at 3.00mbgl and 3.50mbgl, where readings reduced to 127kPa and 135kPa, respectively.

4.5 General Desiccation Assessment

The laboratory results indicate that desiccation has occurred between 1.0 and 2.0m BGL in the London Clay Formation. No laboratory results outside of these depths were available.

The increase in apparent Shear Strength based on the hand shear vanes above 3.0m BGL, may also suggest a degree of external influence on the clay, potentially by drying due to root activity.

Tree roots recorded to 2.3mbgl would be a potential cause of moisture reduction and based on the results of the investigation there is the potential that tree roots extend beneath the foundations.

4.6 Drainage

If a leak is present within the drainage, water infiltrating the clay could lead to swelling beneath the foundations due to the high-volume change potential of the clay.

Some cracking and root ingress into the drains were reported from the drainage survey.

5. CONCLUSION AND RECOMENDATIONS

5.1 Conclusion

Evidence of desiccation has been identified by the ground investigation findings provided to CGL.

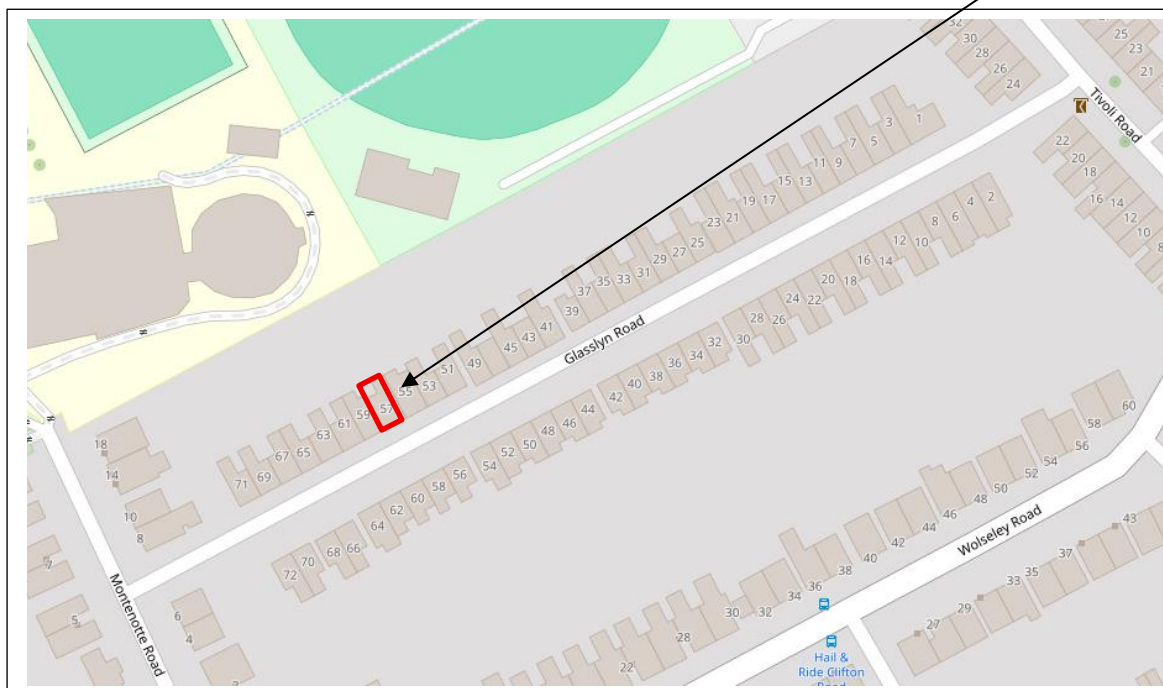
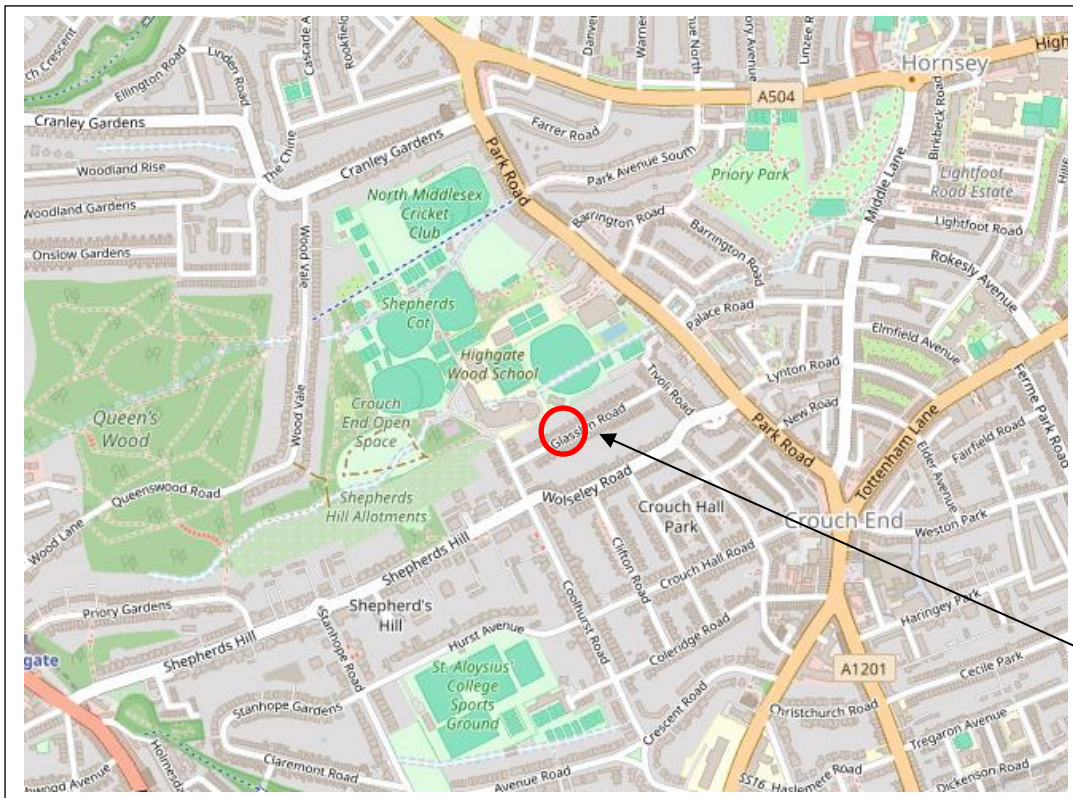
Based on the log of the soil, the material underlying the structure is London Clay to a depth of at least 5m BGL, and as such can be anticipated to have a high-volume change potential.

The depth of the foundations has not been ascertained and no laboratory testing below the likely depth of the basement been provided.

Further investigation is recommended to both inform further detailed desiccation and heave assessments and inform potential remedial solutions (if required). The investigation should comprise as a minimum:

- 📍 Structural report across the entire property to identify the evidence of extent, location and direction of any movement across the property and potentially neighbouring properties to inform likely mechanisms for movement and to assess or discount the possibility of slope failure. This should include consideration to poor state of brickwork visible in the photographs provided to CGL;
- 📍 Investigation to determination of the foundation type(s) and depth(s) at the property;
- 📍 Further investigation to a depth of at least 5m BGL to include in-situ testing and collection of representative samples for further laboratory testing. Note, deeper investigation may be required for any underpinning design based on the findings; and
- 📍 Geotechnical laboratory testing to comprise:
 - Atterberg Limits and moisture content testing at minimum 1m intervals; and
 - Soil suction testing at minimum 1m intervals.
- 📍 Tree root identification testing of any roots encountered.

FIGURES



Reproduced from the Ordnance Survey map with permission of the Controller of His Majesty's Stationary Office, Crown Copyright.

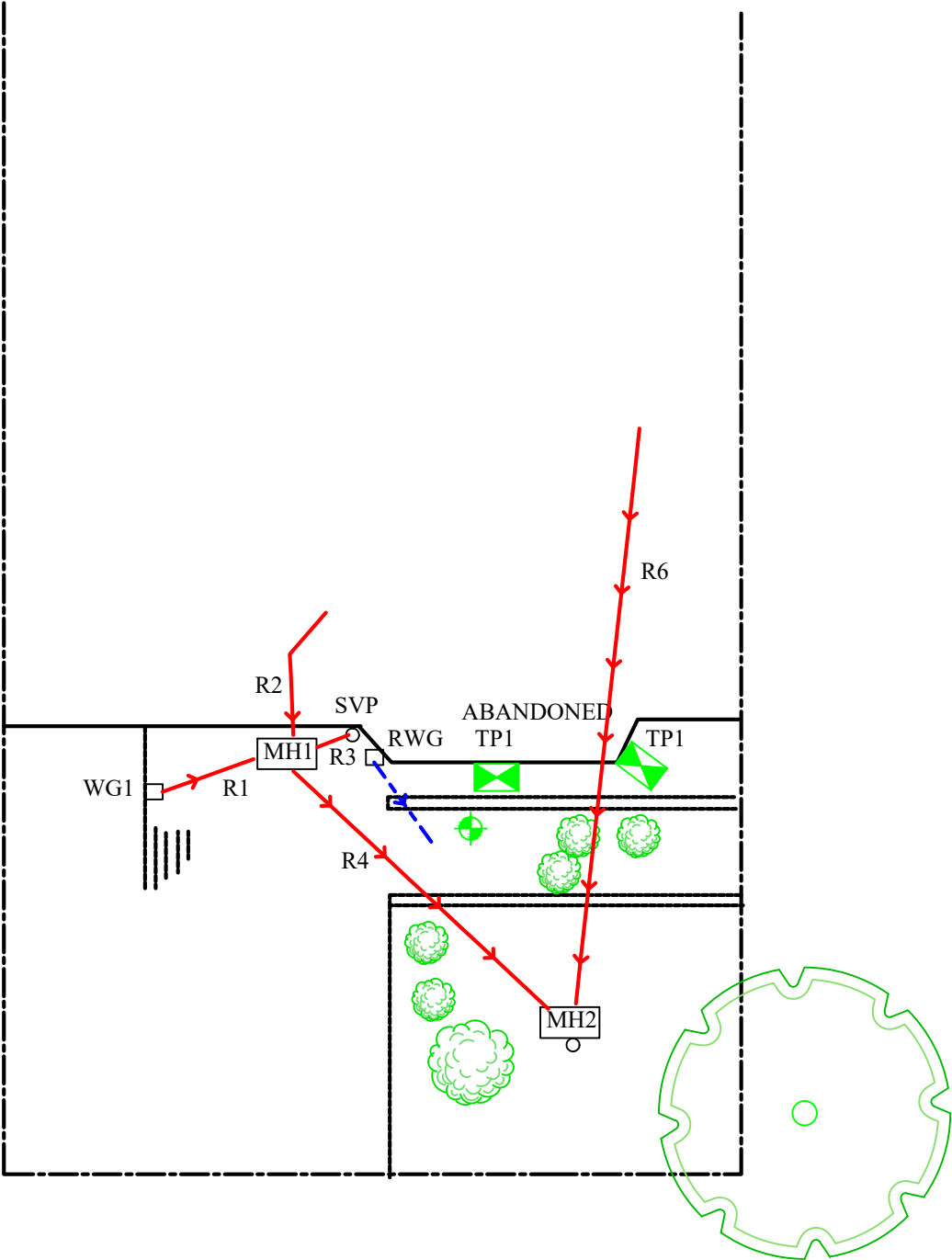
Licence No. 100012585

Client	Project	Job No	
Construction Testing Solutions (CTS) on behalf of CET Property Assurance (AA)	59 Glasslyn Road	CGK/00136/63	
 GEOTECHNICAL & GEOENVIRONMENTAL CONSULTANCY A PHENNA GROUP COMPANY	Title	Figure 1	
	Site Location Plan	Drafted by:	WTN
		Approved by:	GRF

APPENDIX A

Site Layout Plan

Investigation Layout Plan		Sheet: 1 of 1	Site: 59 GLASSLYN CLOSE
		Job No: DMC003	
		Date: 20/10/2025	Work carried out for: DOMESTIC
IC (SI)	CK (Checked)	Weather: Dry	



ONSITE TREE IDENTIFICATION FOR GUIDANCE ONLY. NOT AUTHENTICATED.			
Combined Gully	RWWG	Surface Water Drain	---
Manhole	MH	Foul Water Drain	---
Rain Water Pipe	RWP	Tree / Bush	(approx. ht in m)
Rain Water Gully	RWG	Trial Pit	
Soil Vent Pipe	SVP	Borehole	
Waste Gully	WG	O/D - Open Discharge	
Waste Pipe	WP		

APPENDIX B

BH1 Borehole Log

Borehole		1		Sheet:	1 of 1	Site:	59 GLASSLYN ROAD										
				Job No:	DMC003												
				Date:	20.10.25												
Boring Method:		Hand Auger		Ground Level:		Client:	DOMESTIC										
Diameter (mm):		75	Weather:		rain												
Depth	Soil Description						Samples and Tests										
(m)						Thickness	Legend	Depth	Type	Result							
0.00	MADEGROUND, medium compact, brown, silty, sandy clay with gravel and brick fragments					0.90											
0.90	Very stiff, brown, grey veined, silty CLAY					2.10											
								1.00	DV	140+							
										140+							
																	
																	
																	
								1.50	DV	140+							
										140+							
																	
																	
																	
								2.00	DV	140+							
										140+							
																	
																	
								2.50	DV	140+							
										140+							
																	
							3.00	Stiff, brown, grey veined, silty CLAY					1.00		3.00	DV	126
																	128
																	
																	
																	
	3.50	DV	132														
			138														
																	
																	
																	
4.00	Very stiff, brown, grey veined, silty CLAY					1.00		4.00	DV	140+							
										140+							
																	
																	
																	
								4.50	DV	140+							
										140+							
																	
5.00	End of BH							5.00	DV	140+							
									140+								
Remarks: BH ends at 5.0m. BH dry and open on completion, no roots observed below 2.3m					Key: D - Disturbed Sample B - Bulk Sample W - Water Sample Roots J - Jar Sample Roots V - Pilcon Shear Vane (kPa) Roots M - Mackintosh Probe Depth to Water (m) TDTD - Too Dense To Drive					To Max Depth Dia (m) (mm) 2.30 1							
Logged:	IC	AM	Checked:	Approved:	Version	V1.0 28/01/16			N.T.S.								

APPENDIX C

Geotechnical Laboratory Testing Results

SITE INVESTIGATION LABORATORY TEST REPORT

SI REPORT NUMBER: DMC003

CLIENT : Domestic

SITE:
59 Glassyn Road
N8 8RJ

DATE OF SITE VISIT:
20/10/2025

DATE RECEIVED BY LABORATORY:
24/10/2025

Approved by : 
C Kosma - Project Delivery Supervisor

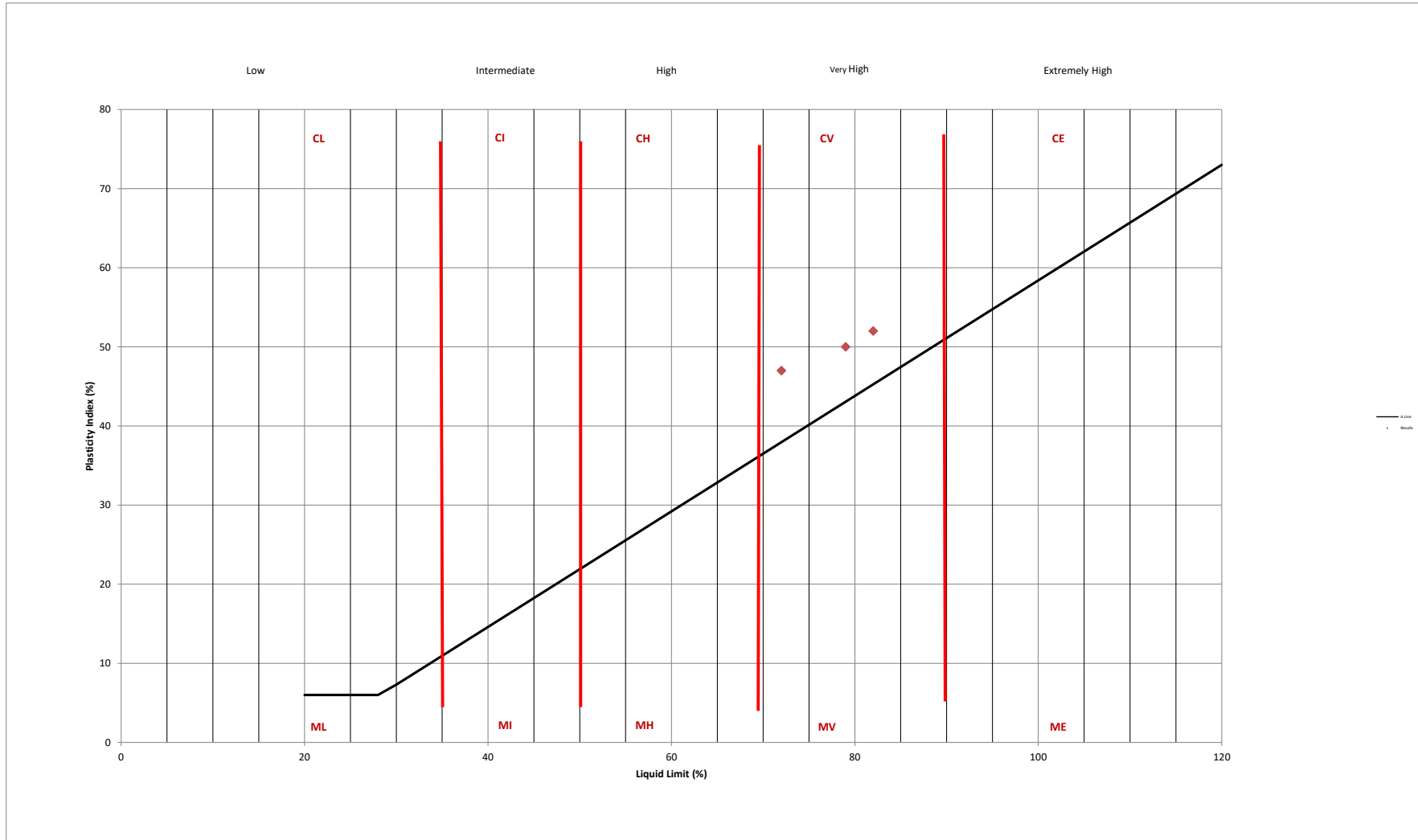
DATE REPORTED: 29-Oct-2025

The testing on this report has been subcontracted, see Summary for testing
Laboratory details

Plasticity Chart

Our Ref : DMC003
Location : 59 Glassyn Road
Work carried out for: Domestic
CET, Unit 4, Boundary Court, Willow Farm Business Park, Castle Donington, DE74 2NN

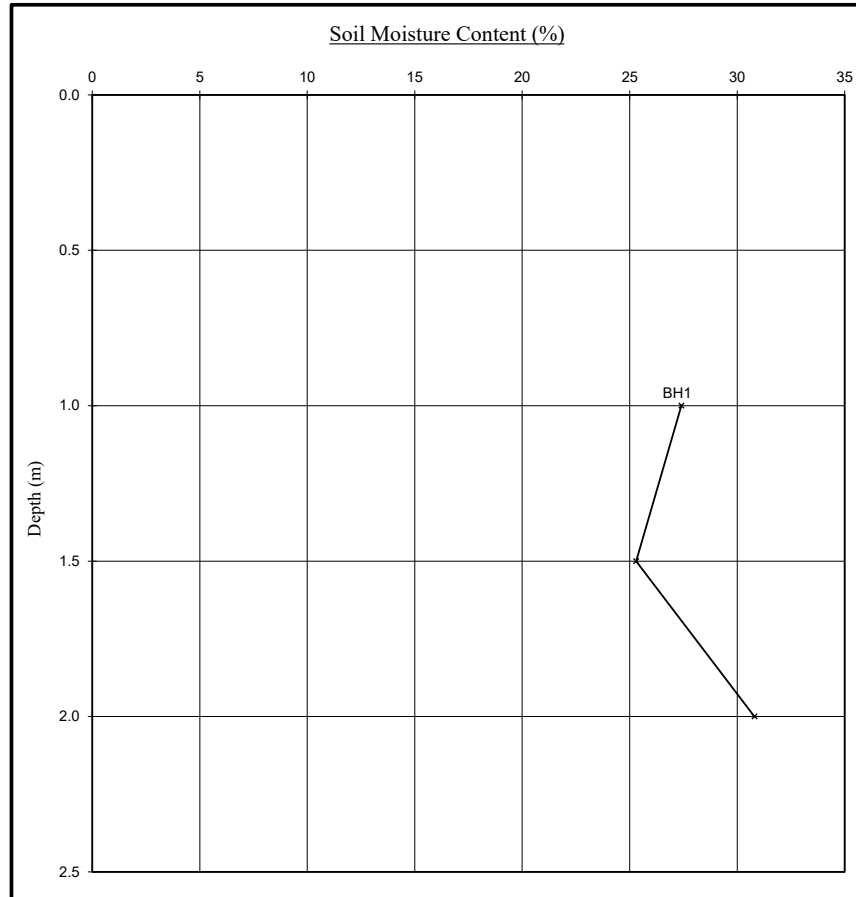
Date Sampled : 20/10/2025
Date Received : 24/10/2025
Date Tested : 28/10/2025
Date of Report : 29/10/2025



Moisture Content Profiles

Our Ref : DMC003
Location : 59 Glassyn Road
Work carried out for: Domestic

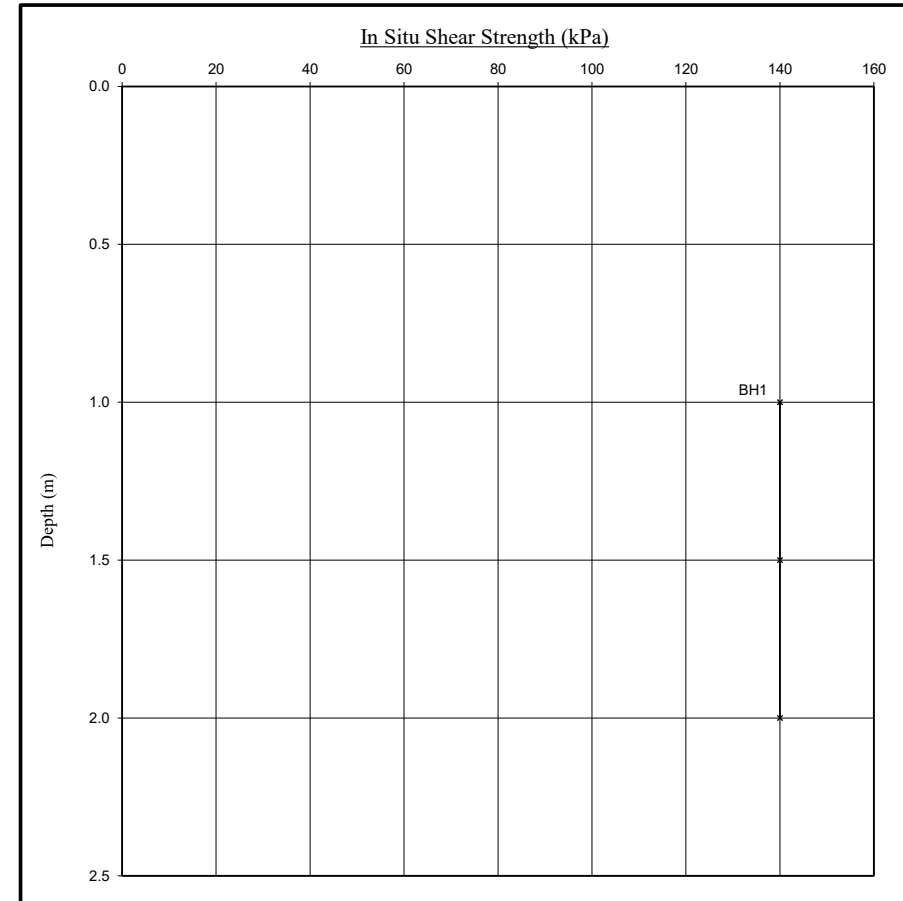
Date Sampled : 20/10/2025
Date Received : 24/10/2025
Date Tested : 28/10/2025
Date of Report : 29/10/2025



Notes

1. If plotted, 0.4 LL and PL+2 (after Driscoll, 1983) should only be applied to London Clay (and similarly overconsolidated clay) at shallow depths.
2. Unless specifically noted the profiles have not been related to a site datum.

Shear Strength Profiles



Note

1. Unless otherwise stated, values of Shear Strength were determined in situ by CTS using a Pilcon Hand Vane the calibration of which is limited to a maximum reading of 130 kPa.
2. Unless specifically noted the profiles have not been related to a site datum.

APPENDIX D

Root Analysis Certificate

Construction Testing Solutions
4 Oak Spinney Park
Ratby Lane
Leicester Forest East
Leicestershire
LE3 3AW

Intec
Parc Menai, Bangor,
Gwynedd, North Wales
LL57 4FG
Tel: 01248 672652
Fax: 01248 672601

ROOT IDENTIFICATION

59 Glasslyn Road,

Client Reference: DMC003
Report Date: 27 October 2025
Our Ref: R62944

Sub Sample		Species Identified		Root Diameter	Starch
BH1:					
to 2.3m		<i>Acer</i> spp.	1	1.5 mm	Moderate

Comments:

1 - Plus 3 others also identified as *Acer* spp.

Acer spp. are maples, including sycamore, Norway maple, and Japanese maples.

Signed: M D Mitchell

Unless we are otherwise instructed in writing, the above sample material will normally be disposed of 6 years after the date of this report.



APPENDIX E

Drainage Survey Information

Water Mains Test	Sheet:		Site:	
	Job No:			
	Date:		Client:	DOMESTIC

Test	Start Time	Gauge Pressure (bar)		
		0 mins	5 mins	10 mins

If pressure drops before 5 minute test complete, advise time:

Test	Start Time	Gauge Pressure (bar)		
		0 mins	5 mins	10 mins

If pressure drops before 5 minute test complete, advise time:

Test	Start Time	Gauge Pressure (bar)		
		0 mins	5 mins	10 mins

If pressure drops before 5 minute test complete, advise time:

Listening Stick Water Mains Test

Period listening test carried out with all available water services within property switched off:

Any indication of leak detected by way of sound with stick placed on stop cock:

When taps are used, toilets flushed or any other water demand appliance used is there a noticeable flushing noise heard from the listening stick:

1

No

Yes

Photos Taken of Property

Front

Side

Rear

Internal Floor Coverings and Location of Stopcock

Yes

Reason for No External Photos:

Reason for No Internal Photos:

Information Notes

A site plan with external and internal stopcocks is required - also ground surfaces and assumed route of water main.

Water main stop cocks that appear to be seized or in an un-serviceable condition, are not to be forced to complete test, - a listening stick is to be used.

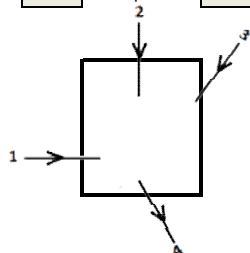
Remarks:

no leak heard test done on front outside tap.

Logged:		Checked:		Approved:		
---------	--	----------	--	-----------	--	--

Manhole Details	Sheet:		Site:	59 GLASSLYN ROAD
	Job No.:	DMC003		
	Date:	20/10/25	Client:	DOMESTIC

MH:- MH1 Depth:- 500 (mm)



Depths of run if
different to invert level:-

[illegible]

Manhole Condition:-	Good
---------------------	------

Reasons for poor condition.

Chamber Dimension:-

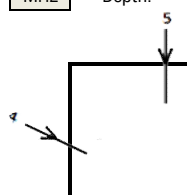
650

 /

450

 (mm)

MH:- MH2 Depth:- 2400 (mm)



Depths of run if
different to invert level:-

[illegible]

Manhole Condition:-	Poor
---------------------	------

Reasons for poor condition.

roots in chamber

Chamber Dimension:-

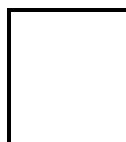
650

 /

450

 (mm)

MH:- Depth:- (mm)



Depths of run if
different to invert level:-

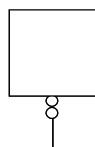
[illegible]

Manhole Condition:-

Reasons for poor condition.

Chamber Dimension:- / (mm)

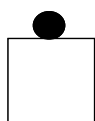
Key



Interceptor



Internal Back Drop.



External Back Drop.

Additional Comments for Poor Condition

Coding Sheet		Sheet:		Site:	59 GLASSLYN ROAD			
		Job No.:	DMC003	Client:				
		Date:	20/10/2025	Client:	DOMESTIC			

Run:	1								
From:		MH1	Invert Level:	500	Direction:	U/S			
To:		U/S	Invert Level:		Function:	F/W			
Pipe Material:		PVC	Pipe Dia:	100					
Water/Pressure Test:			Drain Break-In:	No	Gully Condition:	As Built			
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	No			
					If Shared How:				
0.00	ST				Remarks	Surface Material	Length (m)		
0.30	LR				Line deviates right	concrete			
0.50	FH				reached wg1				
Comments:									

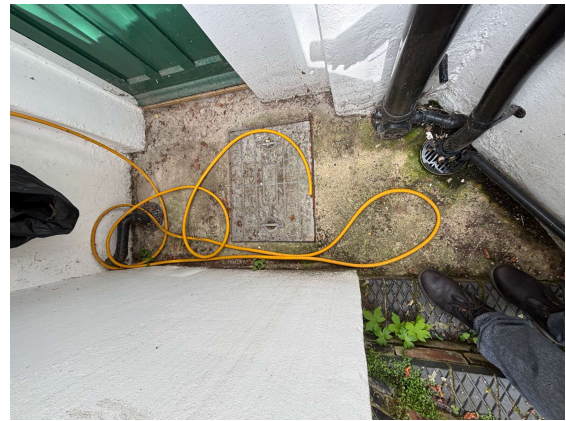
Run:	2								
From:		MH1	Invert Level:	500	Direction:	U/S			
To:		U/S	Invert Level:		Function:	F/W			
Pipe Material:		VC	Pipe Dia:	100					
Water/Pressure Test:			Drain Break-In:	No	Gully Condition:				
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	No			
					If Shared How:				
0.00	ST				Remarks	Surface Material	Length (m)		
0.80	LR				Line deviates right	inside not seen			
1.00	LU				Line deviates up				
1.30	FH				Unknown				
Comments:									

Run:	3								
From:		MH1	Invert Level:	500	Direction:	U/S			
To:		U/S	Invert Level:		Function:	F/W			
Pipe Material:		PVC	Pipe Dia:	100					
Water/Pressure Test:			Drain Break-In:	No	Gully Condition:				
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	No			
					If Shared How:				
0.00	ST				Remarks	Surface Material	Length (m)		
0.10	LL				Line deviates left	concrete			
0.20	LU				Line deviates up				
0.40	FH				reached svp				
Comments:									

Run:	4	reached mh2						
From:	MH1	Invert Level:	500	Direction:	D/S			
To:	D/S	Invert Level:		Function:	F/W			
Pipe Material:	VC	Pipe Dia:	100					
Water/Pressure Test:		Drain Break-In:	No	Gully Condition:				
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	No		
					If Shared How:			
0.00	ST				Remarks	Surface Material	Length (m)	
0.20	CC				Crack circumferential	under steps and walls /soil		
1.00	RTJ				Roots tap at joint			
1.50	CC				Crack circumferential			
2.50	CC				Crack circumferential			
3.20	CC				Crack circumferential			
4.80	CC				Crack circumferential			
5.30	FH				Reached MH2			
Comments:								
Run:	5							
From:	MH2	Invert Level:	2400	Direction:	U/S			
To:	U/S	Invert Level:		Function:	F/W			
Pipe Material:	VC	Pipe Dia:	150					
Water/Pressure Test:		Drain Break-In:	No	Gully Condition:				
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	Yes		
					If Shared How:			
0.00	ST				Remarks	Surface Material	Length (m)	
1.20	CC				Crack circumferential	soil and walls	3.5	
1.40	RTJ				Roots tap at joint	concrete	0.5	
2.30	RTJ				Roots tap at joint	under house not		
8.80	FH				reached 8.8m/unable to push	seen	4.8	
Comments:								
Run:	6							
From:	RWG	Invert Level:		Direction:	D/S			
To:	D/S	Invert Level:		Function:	S/W			
Pipe Material:	PVC	Pipe Dia:	100					
Water/Pressure Test:		Drain Break-In:	Yes	Gully Condition:	As Built			
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	No		
					If Shared How:			
0.00	ST				Remarks	Surface Material	Length (m)	
0.10	LD				Line deviates down	concrete		
0.20	LL				Line deviates left			
0.20	MC				pvc to vc			
0.30	SA				unable to push			
Comments:								
thought to be running into mh2 in benching. too deep to access								

APPENDIX F

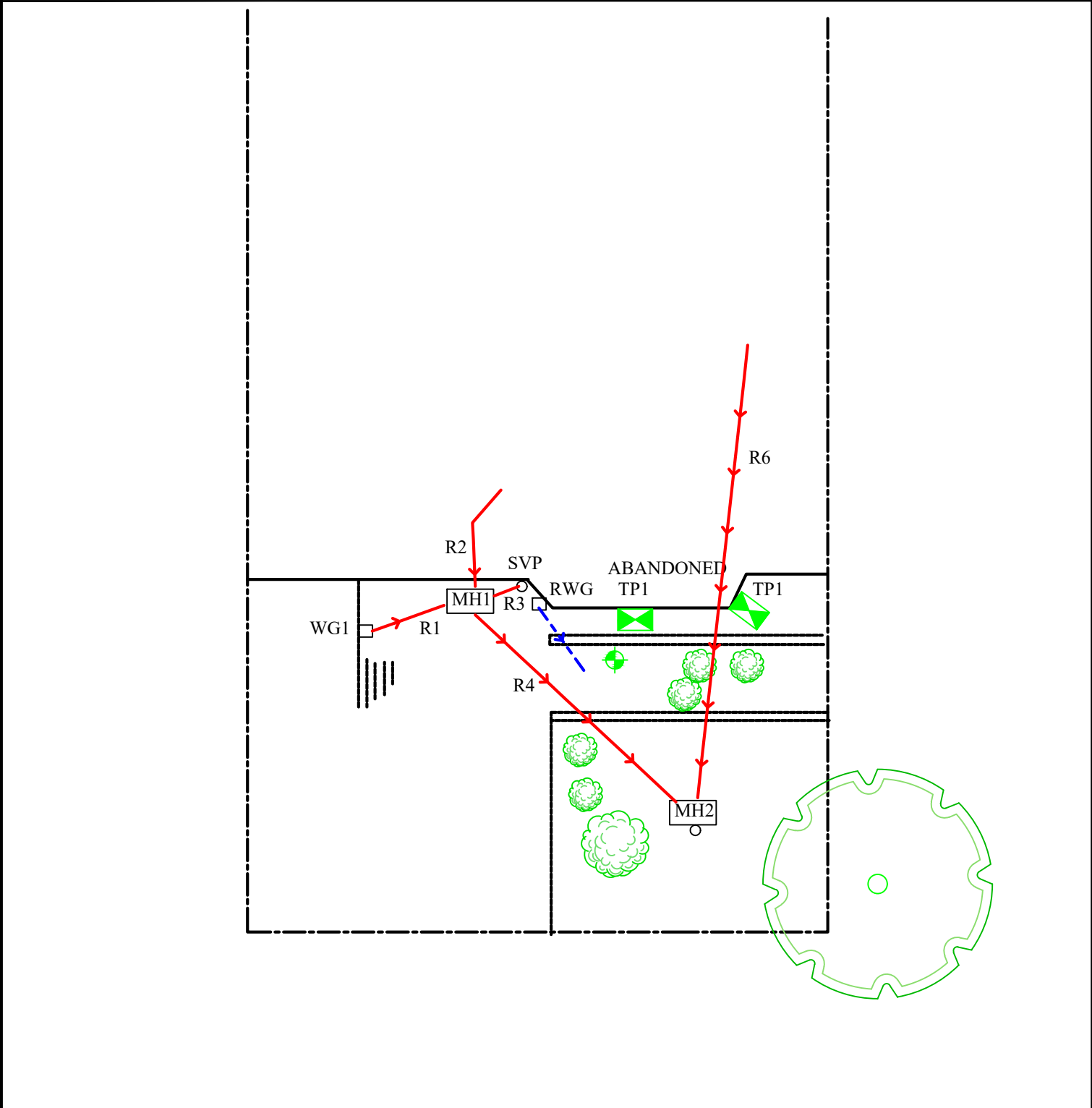
Client Provided Photographs



59 Glasslyn Road, N8
Contractor purposes
1

SITE INVESTIGATION REPORT

REPORT NUMBER	DMC003
CLIENT	DOMESTIC
SITE ADDRESS	59 GLASSLYN ROAD, N8 8RJ
DATE OF VISIT	20/10/2025
DATE REPORTED	14/11/2025



ONSITE TREE IDENTIFICATION FOR GUIDANCE ONLY. NOT AUTHENTICATED.			
Combined Gulley	RWWG	Surface Water Drain	---
Manhole	MH	Foul Water Drain	---
Rain Water Pipe	RWP	Tree / Bush	(approx. ht in m)
Rain Water Gulley	RWG	Trial Pit	
Soil Vent Pipe	SVP	Borehole	
Waste Gulley	WG	O/D - Open Discharge	
Waste Pipe	WP		

REPORT NUMBER: C5015137 / 375228.1.1.1

TRIAL PIT REF: TP1

CLIENT: Domestic

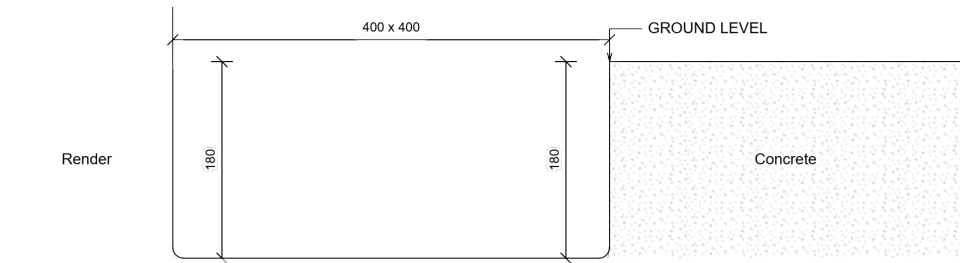
JOB NO: DMC003

EXCAVATION METHOD: Hand tools

DATE: 20/10/2025

SITE: 59 GLASSLYN ROAD

WEATHER: Raining



Trial pit abandoned at 180mm

TP abandoned due to mass concrete, foundation possibly joining retaining wall. A second attempt was made with same results, not drawn. A remote BH was completed behind the retaining wall.

Key:
D Small disturbed sample J Jar sample
B Bulk disturbed sample V Pilcon vane (kPa)
W Water sample M Mackintosh probe
TDTD Too dense to drive

Remarks:

Test results reported relate only to the items tested.
This report shall not be reproduced except in full without approval of the Laboratory.
The laboratory does not apply a conformity statement to test reports as standard, unless specifically requested by the customer.

For and on behalf of CTS
Adam Mason - Quality Control

Approved Signatory
Report date 21-Oct-25

Borehole		1		Sheet:	1 of 1	Site:	59 GLASSLYN ROAD				
				Job No:	DMC003						
				Date:	20.10.25						
Boring Method:		Hand Auger		Ground Level:		Client:	DOMESTIC				
Diameter (mm):		75	Weather:		rain						
Depth	Soil Description							Samples and Tests			
(m)						Thickness	Legend	Depth	Type	Result	
0.00	MADEGROUND, medium compact, brown, silty, sandy clay with gravel and brick fragments					0.90					
0.90	Very stiff, brown, grey veined, silty CLAY					2.10					
								1.00	DV	140+	
										140+	
											
											
											
								1.50	DV	140+	
										140+	
											
											
											
								2.00	DV	140+	
										140+	
											
											
								2.50	DV	140+	
										140+	
											
											
							3.00	Stiff, brown, grey veined, silty CLAY			
			128								
											
											
											
	3.50	DV	132								
			138								
											
											
											
4.00	Very stiff, brown, grey veined, silty CLAY					1.00		4.00	DV	140+	
										140+	
											
											
											
								4.50	DV	140+	
										140+	
											
5.00	End of BH							5.00	DV	140+	
									140+		
Remarks: BH ends at 5.0m. BH dry and open on completion, no roots observed below 2.3m					Key: D - Disturbed Sample B - Bulk Sample W - Water Sample Roots J - Jar Sample Roots V - Pilcon Shear Vane (kPa) Roots M - Mackintosh Probe Depth to Water (m) TDTD - Too Dense To Drive					To Max Depth Dia (m) (mm) 2.30 1	
Logged:		IC	AM	Checked:	Approved:	Version		V1.0 28/01/16		N.T.S.	

Construction Testing Solutions
4 Oak Spinney Park
Ratby Lane
Leicester Forest East
Leicestershire
LE3 3AW

Intec
Parc Menai, Bangor,
Gwynedd, North Wales
LL57 4FG
Tel: 01248 672652
Fax: 01248 672601

ROOT IDENTIFICATION

59 Glasslyn Road,

Client Reference: DMC003
Report Date: 27 October 2025
Our Ref: R62944

Sub Sample		Species Identified		Root Diameter	Starch
BH1:					
to 2.3m		<i>Acer</i> spp.	1	1.5 mm	Moderate

Comments:

1 - Plus 3 others also identified as *Acer* spp.

Acer spp. are maples, including sycamore, Norway maple, and Japanese maples.

Signed: M D Mitchell

Unless we are otherwise instructed in writing, the above sample material will normally be disposed of 6 years after the date of this report.



SITE INVESTIGATION LABORATORY TEST REPORT

SI REPORT NUMBER: DMC003

CLIENT : Domestic

SITE:
59 Glassyn Road
N8 8RJ

DATE OF SITE VISIT:
20/10/2025

DATE RECEIVED BY LABORATORY:
24/10/2025

Approved by : 
C Kosma - Project Delivery Supervisor

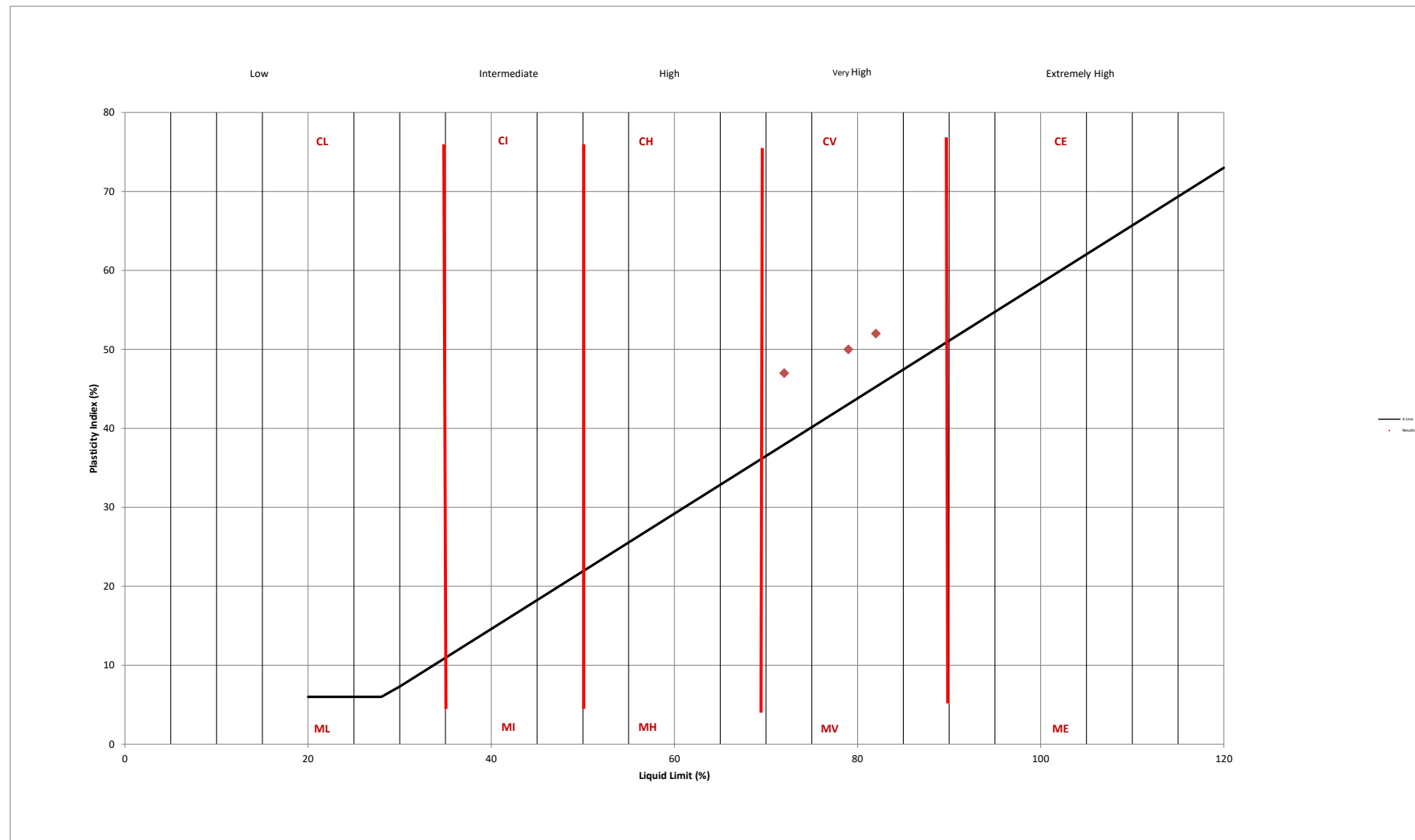
DATE REPORTED: 29-Oct-2025

The testing on this report has been subcontracted, see Summary for testing
Laboratory details

Plasticity Chart

Our Ref : DMC003
Location : 59 Glassyn Road
Work carried out for: Domestic
CET, Unit 4, Boundary Court, Willow Farm Business Park, Castle Donington, DE74 2NN

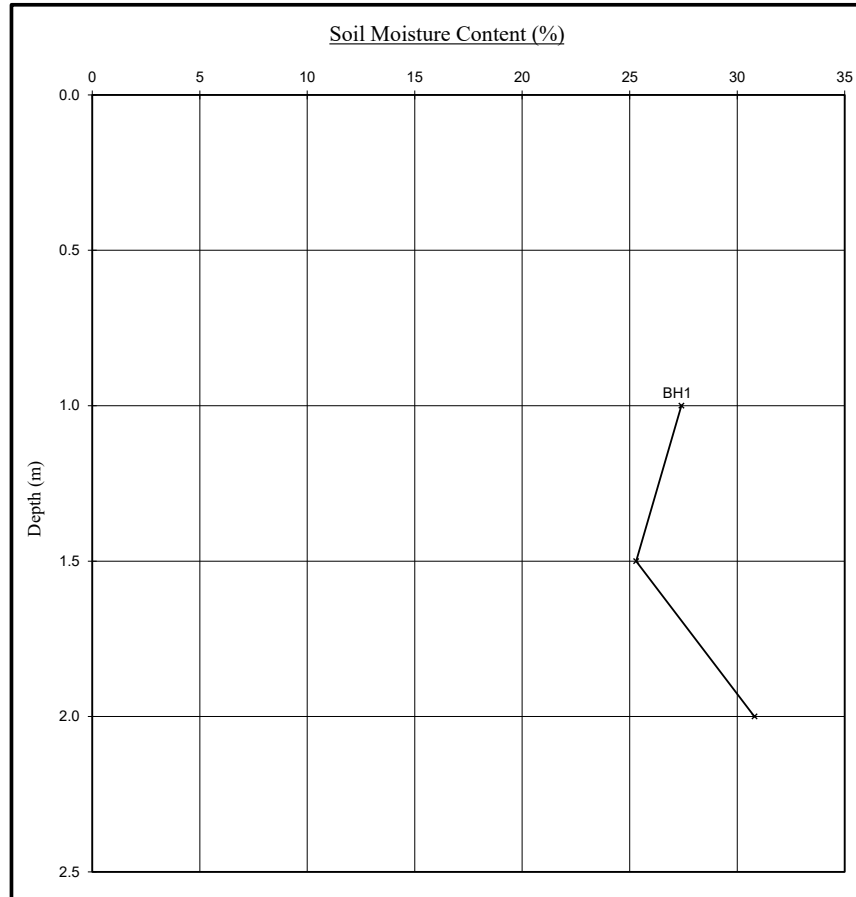
Date Sampled : 20/10/2025
Date Received : 24/10/2025
Date Tested : 28/10/2025
Date of Report : 29/10/2025



Moisture Content Profiles

Our Ref : DMC003
Location : 59 Glassyn Road
Work carried out for: Domestic

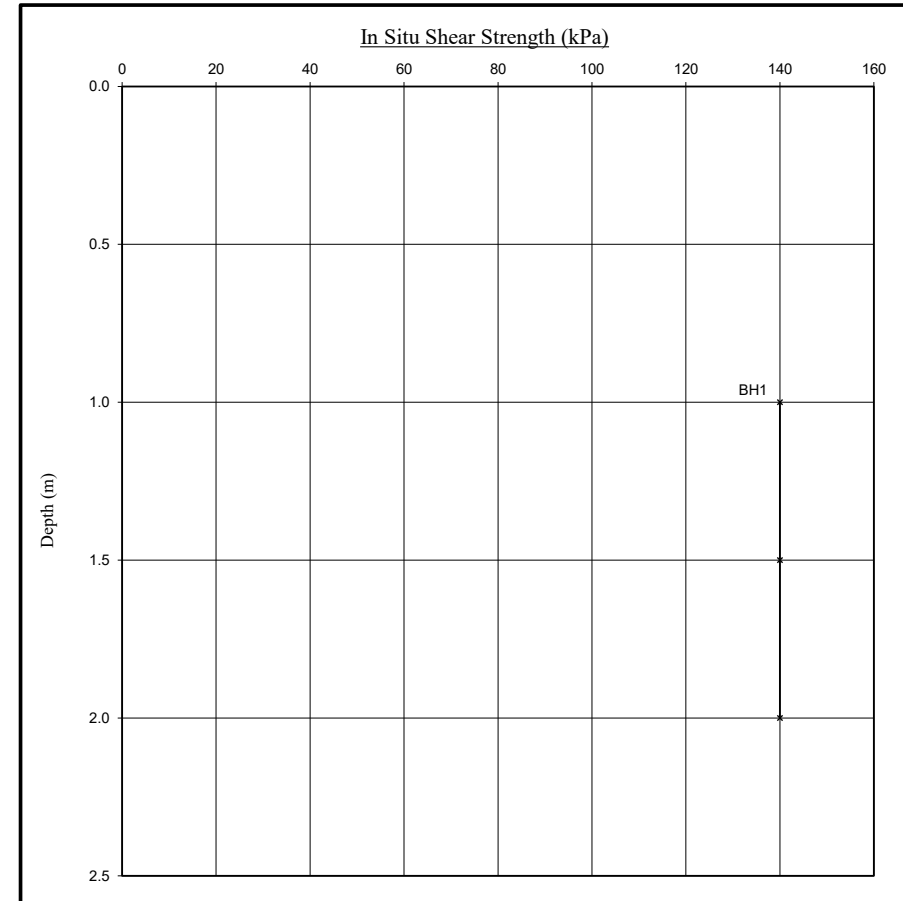
Date Sampled : 20/10/2025
Date Received : 24/10/2025
Date Tested : 28/10/2025
Date of Report : 29/10/2025



Notes

1. If plotted, 0.4 LL and PL+2 (after Driscoll, 1983) should only be applied to London Clay (and similarly overconsolidated clay) at shallow depths.
2. Unless specifically noted the profiles have not been related to a site datum.

Shear Strength Profiles



Note

1. Unless otherwise stated, values of Shear Strength were determined in situ by CTS using a Pilcon Hand Vane the calibration of which is limited to a maximum reading of 130 kPa.
2. Unless specifically noted the profiles have not been related to a site datum.

Coding Sheet		Sheet:		Site:	59 GLASSLYN ROAD			
		Job No.:	DMC003	Client:				
		Date:	20/10/2025	Client:	DOMESTIC			

Run:	1								
From:		MH1	Invert Level:	500	Direction:	U/S			
To:		U/S	Invert Level:		Function:	F/W			
Pipe Material:		PVC	Pipe Dia:	100					
Water/Pressure Test:			Drain Break-In:	No	Gully Condition:	As Built			
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	No			
					If Shared How:				
0.00	ST				Remarks	Surface Material	Length (m)		
0.30	LR				Line deviates right	concrete			
0.50	FH				reached wg1				
Comments:									

Run:	2								
From:		MH1	Invert Level:	500	Direction:	U/S			
To:		U/S	Invert Level:		Function:	F/W			
Pipe Material:		VC	Pipe Dia:	100					
Water/Pressure Test:			Drain Break-In:	No	Gully Condition:				
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	No			
					If Shared How:				
0.00	ST				Remarks	Surface Material	Length (m)		
0.80	LR				Line deviates right	inside not seen			
1.00	LU				Line deviates up				
1.30	FH				Unknown				
Comments:									

Run:	3								
From:		MH1	Invert Level:	500	Direction:	U/S			
To:		U/S	Invert Level:		Function:	F/W			
Pipe Material:		PVC	Pipe Dia:	100					
Water/Pressure Test:			Drain Break-In:	No	Gully Condition:				
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	No			
					If Shared How:				
0.00	ST				Remarks	Surface Material	Length (m)		
0.10	LL				Line deviates left	concrete			
0.20	LU				Line deviates up				
0.40	FH				reached svp				
Comments:									

Run:	4	reached mh2						
From:	MH1	Invert Level:	500	Direction:	D/S			
To:	D/S	Invert Level:		Function:	F/W			
Pipe Material:	VC	Pipe Dia:	100					
Water/Pressure Test:		Drain Break-In:	No	Gully Condition:				
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	No		
					If Shared How:			
0.00	ST				Remarks	Surface Material	Length (m)	
0.20	CC				Crack circumferential	under steps and walls /soil		
1.00	RTJ				Roots tap at joint			
1.50	CC				Crack circumferential			
2.50	CC				Crack circumferential			
3.20	CC				Crack circumferential			
4.80	CC				Crack circumferential			
5.30	FH				Reached MH2			
Comments:								
Run:	5							
From:	MH2	Invert Level:	2400	Direction:	U/S			
To:	U/S	Invert Level:		Function:	F/W			
Pipe Material:	VC	Pipe Dia:	150					
Water/Pressure Test:		Drain Break-In:	No	Gully Condition:				
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	Yes		
					If Shared How:			
0.00	ST				Remarks	Surface Material	Length (m)	
1.20	CC				Crack circumferential	soil and walls	3.5	
1.40	RTJ				Roots tap at joint	concrete	0.5	
2.30	RTJ				Roots tap at joint	under house not		
8.80	FH				reached 8.8m/unable to push	seen	4.8	
Comments:								
Run:	6							
From:	RWG	Invert Level:		Direction:	D/S			
To:	D/S	Invert Level:		Function:	S/W			
Pipe Material:	PVC	Pipe Dia:	100					
Water/Pressure Test:		Drain Break-In:	Yes	Gully Condition:	As Built			
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	No		
					If Shared How:			
0.00	ST				Remarks	Surface Material	Length (m)	
0.10	LD				Line deviates down	concrete		
0.20	LL				Line deviates left			
0.20	MC				pvc to vc			
0.30	SA				unable to push			
Comments:								
thought to be running into mh2 in benching. too deep to access								

Water Mains Test	Sheet:		Site:	
	Job No:			
	Date:		Client:	DOMESTIC

Test	Start Time	Gauge Pressure (bar)		
		0 mins	5 mins	10 mins

If pressure drops before 5 minute test complete, advise time:

Test	Start Time	Gauge Pressure (bar)		
		0 mins	5 mins	10 mins

If pressure drops before 5 minute test complete, advise time:

Test	Start Time	Gauge Pressure (bar)		
		0 mins	5 mins	10 mins

If pressure drops before 5 minute test complete, advise time:

Listening Stick Water Mains Test

Period listening test carried out with all available water services within property switched off:

1

Any indication of leak detected by way of sound with stick placed on stop cock:

No

When taps are used, toilets flushed or any other water demand appliance used is there a noticeable flushing noise heard from the listening stick:

Yes

Photos Taken of Property

Front

Side

Rear

Internal Floor Coverings and Location of Stopcock

Yes

Reason for No External Photos:

Reason for No Internal Photos:

Information Notes

A site plan with external and internal stopcocks is required - also ground surfaces and assumed route of water main.

Water main stop cocks that appear to be seized or in an un-serviceable condition, are not to be forced to complete test, - a listening stick is to be used.

Remarks:

no leak heard test done on front outside tap.

Logged:		Checked:		Approved:		
---------	--	----------	--	-----------	--	--

To: DOMESTIC

Our Ref: **DMC003**

Your Ref:

Date: **21-Oct-25**

Ftaco:

ESTIMATE

Site:- **59 Glasslyn Road**

Item		Amount
1.0	Location MH1 D/S - Run 4	£650.00
	Shared System	
	Condition Grade	
	Drain Serviceability Unserviceable	
	Probable Cause Unknown	
	Work Spec HPWJ then from MH1 line D/S to MH2	
2.0	Location RWG D/S - Run 6	£1,255.00
	Shared System No	
	Condition Grade B	
	Drain Serviceability Unserviceable	
	Probable Cause Unknown	
	Work Spec Excavate and replace gully and a small section of pipe work ,HPWJ and complete CCTV and report back with findings	

Manhole 2 & the main run 5 of the property is shared, therefore owned by the water authority. Repairs may be the responsibility of the water authority.

Notes Repairs to shared runs and off boundary pipe-work may be the responsibility of the water authority.

Condition Grade

A - Structurally sound with no leakage evident.

B - Cracks and fractures observed.

C - Structurally unsound

Total	£1,905.00
plus VAT @20%	£381.00
Total + VAT	£2,286.00

Quotation is binding only if accepted within 28 days from date of issue and is subject to our Standard Terms and Conditions
The price qualification notes, stated on this Schedule of rates, apply to this quotation.
CTS GROUP undertakes to return to site free of charge to carry out remedial work to the drainage repairs set out above for a period of 2 months from the date of this invoice. The company standard charge rates will apply to the visit should the work requested be unrelated to the said repairs.

Crack Monitor Readings

Prepared by DMCSR
Our ref: SRC7585/RJT/KFH

Project: 59 Glasslyn Road, London N8 8RJ

Key: A = Horizontal across crack.
B = Vertical across crack
C= Materials constant across brick.

Measurements taken with electronic callipers in millimetres

Monitoring Locations.

1. Left Hand side GR Floor Bay junction with front elevation

Base readings

2.10.25	A= 73.14	B=83.01	C=107.07
---------	----------	---------	----------

Interim Readings

5.12.25	A=73.23	B=82.90	C=106.92
5.02.26	A=73.18	B=82.92	C=106.88

2. Right Hand side GR Floor Bay junction with front elevation

Base readings

2.10.25	A= 84.70	B=97.72	C=90.04
---------	----------	---------	---------

Interim Readings

5.12.25	A=84.62	B=97.77	C=89.99
5.02.26	A=84.38	B=97.74	C=89.93

Pamela Beck
59 Glasslyn Road
London
N8 8RJ

11th August, 2025
Our ref: SRC7585/RJT/KFH

Dear Mrs Beck,

Re: 59 Glasslyn Road, London N8 8RJ

Further to email correspondence from Suzanne Bretherton, I confirm my visit to the above residential property on the 1st August, 2025 in response to your concerns regarding crack formations affecting front elevation parts of the building, particularly within the last three years.

The property is described as a split-level, four storey mid terrace house, with gardens to the front and rear.

The building is constructed by traditional methods; namely, solid brick 340mm and 225mm external and party walls, solid basement floors, timber suspended upper floors and a timber pitched main roof structure over partially converted for habitable use and sloping areas finished in original style clay plain tiles.

General exterior finish the building is fair face brickwork, with original style timber sash windows remaining. The age of the building is estimated to be 120 years.

My reference to digital British Geological Survey map suggests that subsoil local to the area is of London Clay. The building is situated on a medium gradient sloping site and set within a terrace of similar period buildings.

I confirm my Stage 1 observations and comments during a time-limited consultation and appraisal of front elevation parts, as follows:

1. This report does not constitute a full structural survey of the whole building and responds to the client's concerns regarding front elevation crack formations.

External

Front Elevation

For the purposes of this report, floor levels within the building are described as basement, ground, first and second floors

The main front elevation of the house is part two storeys and part three storeys and with the uppermost storey set within roof lines, back-set from the main front elevation brickwork.

The front elevation includes the main entrance, set within the left

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0207 275 7908

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ray@dmcsr.uk

WEBSITE
www.dmcsr.uk

hand side of the ground floor storey, served by original detail of external timber framed and tiled canopy.

There is a secondary entrance at the base of elevation, off-set from the vertical line of the main front elevation and with the secondary entrance served by original detail of external solid winding steps, leading down to a local lightwell.

Currently, the right hand side parts of the subject front elevation includes a three storey, three sided, splayed bay, with flat roof and parapet detail over. By comparison with the original similar left hand adjoining building, 61, there is an indication that the basement storey parts of the subject front elevation bay have been redeveloped to provide for three sash windows and, in so doing, a lightwell has been created by the local excavation of the front garden, which currently includes modern brick retaining wall constructions to contain the two levels of garden that currently exist.

Construction of the front elevation is considered to be traditional, solid 340mm and 225 mm brickwork, being generally Flemish bond, fair face finished, but with the basement storey bay area finished in renders painted, as part of the process of distant past change.

2. I make no full comment on maintenance issues within the scope of this appraisal, but consider general appearance of the elevation to be good, inasmuch as a general repointing of brickwork has been carried out over the years and with some further distant-past patch repointing carried out. Basement storey bay window heads are in a different style soldier course with steel profile lintel under, which reflects the past alteration to the bay window detail to that basement storey.
3. On structural stability matters, I confirm that the three storey, splayed bay is affected by vertical lines of crack formations within the window lines of the left hand and right hand splayed brick panels. Crack formations vary from hairline up to 4mm width.
4. To the right hand side base of the elevation, there is a horizontal 4mm wide crack formation through renders at basement window cill level of the centre panel and with some indication of painting-over of the renders and crack.
5. To the main front elevation ground floor storey entrance, there is a brick panel to the right to the entrance, which has received patch repointing in past years, but with that patch repointing taking diagonal form reopened to a current hairline/2mm diagonal crack formation.
6. The collection of crack formations to the front elevation and bay give an indication of structural movement to the foundations of the bay in recent years, as determined by the client's identification of cracking occurring during that period of time. However, there is likely to have been long-standing/past structural movement, which currently shows in the form of sloping window lines to the main entrance and ground floor storey bay windows.

7. It should also be noted that the modern construction brick retaining walls, assumed to have been constructed at time of the basement storey development of the front bay, have suffered some vertical distortion and lateral movement, most readily recognised by the bowing of the mid-height brick retaining 215mm wall and the vertical fractures of 12mm up to 20mm wide on the side brick return/boundary walls serving the front garden/lightwell stop. (See photos)
8. Owing to the collection of crack formations to both the front bay and front garden retaining walls, it is likely that slight structural movement of foundations has developed over a significant period of time to both the bay and retaining walls ie. since basement bay area was developed.
9. For the purposes of this report, we confirm that there is a collection of rainwater, waste and soil and vent pipe local to the left hand side of the subject bay. There is a drainage inspection chamber located at the base of those downpipes for reasonable access/inspection and testing of the drains. Certainly, we recommend that a specialist drainage contractor is instructed to clear, test and overhaul, as might be required, the full drainage system serving the building, with emphasis placed on the front half of the building and that drainage system entering the subject front garden. Long term leaks to drainage systems below ground can cause erosion/softening of subsoils, which in turn can lead to localised settlements of structure above. In particular, I noted the utility area and guest WC to the internal front zone of the basement parts. Those items should be included within the drainage survey.
10. Thereafter and for the purposes of this report, I confirm that there is an unidentified specimen tree (height 8m, girth 600mm), situated within the confines of the subject front garden, local to the front boundary, albeit at public highway level and approximately 1.5 metres above the base of the subject front elevation bay. However, owing to the subsoil type in the area, most likely being London Clay and susceptible to desiccation from tree root action, I cannot rule out the possibility of that particular tree causing foundation settlement of the bay/front elevation and retaining walls.

There are no other significant trees on the Local Authority highway or adjacent private gardens local to the subject front elevation, although there is a mature and substantial privet hedge bordering the subject front garden.

Internal

11. My walk-around the front internal parts of the property included areas of ground floor, basement, first and second floors; the second floor being within that zone of developed roof void providing for habitable use.

12. Internal crack formations were noted to the ground floor, basement and first floor parts associated with the front elevation external cracking, as described above. Ground floor front bay cracking takes both horizontal and diagonal form, varying in width from hairline up to 3mm. Splayed bay junctions with the main front elevation are affected by cracking, thereby indicating a differential movement of bay from main elevation, being a topic of observations and comments made externally.
13. It is my understanding that the client is unable to recall the extent of work carried out to the front basement room, currently described as a bedroom/storage area and an adjacent guest WC. It is likely that the utility room adjacent and indirect location to the basement front elevation secondary entrance is an original zone of the habitable parts of the basement. There is a single step down into the front bedroom from that utility room. By definition of the split levels within the building, that utility basement floor is no more than 500mm above the established habitable parts of the split level ground floor/lower ground floor rear parts of the property.
14. The brick finish painted to the basement bay area is heavily obstructed with furniture and domestic storage. From my best close inspection, there is a horizontal/diagonal hairline/4mm wide crack formation affecting brick and paint finishes to the base of the bay at splayed junction, in keeping with observations made externally.
15. The front, first floor part of the property comprises of a master bedroom progressing into the front bay and adjacent ensuite bathroom/WC, being situated above the ground floor main entrance hallway and main entrance doorway.

Decorations to the front bedroom around the bay window are currently affected by both horizontal, vertical and diagonal crack formations, varying in width from hairline up to 3mm and which again is compatible with crack formations to the external face of the front elevation bay.

The ensuite bathroom decorations are affected by a horizontal line of hairline/2mm wide crack formation at ceiling junction with the party wall with adjoining building, 61 and with a continuation of cracking around the same room and bathroom window head, thereby readily interpreting such cracking to be associated with the front elevation bay cracking, as described particularly externally.
16. Access to the top floor of the property is described as situated beneath the main roof zone. That zone is unlikely to be influenced by front elevation bay movement, should that part of the front zone of roof zone habitable parts form part of the roof extension, assumed to have benefit of Building Control approval. There is a separation gap at the front sloping ceiling junction with the party wall with adjoining building, 57. This cannot be readily attributed to the front elevation bay cracking.

Conclusions

- a. This Stage 1 consultation and visual appraisal has highlighted significant, recent structural movement affecting particularly the front elevation bay. Cracking to the internal and external areas of the front elevation and bay give an indication of differential settlement of the bay foundations, causing cracking at high levels within the bay area and junctions of bay with main front elevation.
- b. Such movement, according to the client, has become noticeable in recent years, although it is my opinion that certain noted slopes and distortions to window lines of the front elevation are of a more historic nature and unrelated to current concerns.
- c. I recommend that ground management procedures are carried out, which will require site investigation in the form of drains survey by CCTV monitoring (and gravity head water test if possible), trial pit at base of bay, foundation data sheet and also subsoil and vegetation roots identifications.
- d. Subject to the results of the site investigation report, any defects to the drains should be repaired and any removal of vegetation by definition of root identification should be removed also.
- e. Under further professional guidance of interpreting the site investigation results and with necessary remedial action taken, I recommend that the ground/subsoil local to foundations is allowed to stabilise for six months prior to any crack repairs carried out, both to external facing brickwork and internal plasterwork. External facing brickwork crack repairs should be treated by modern methods of crack repair such as stainless steel bed joint reinforcement set in place with epoxy resins and concealed thereafter by sympathetic patchwork repointing ie. Helifix system or similar. (See product literature attached)
- f. In the preparation of this report, I did not have benefit of site investigation results to consider in the form of trial pits, boreholes and root and soil analysis and drainage testing, which would be provided within a building insurance claim for subsidence.

However, I consider it unlikely that foundation strengthening works will need to be carried out following site investigation results and further advice on ground management procedures.

- g. In a situation where the cracking becomes worse, despite my recommendations, I strongly recommend that further approaches are made to Building Insurers for further attention to this matter. Such an insurance claim will be subject to an excess on the policy, often between £1,000 and £5,000. Crack monitoring procedures within a building insurance claim are likely to extend over a period of not less

than 12 months.

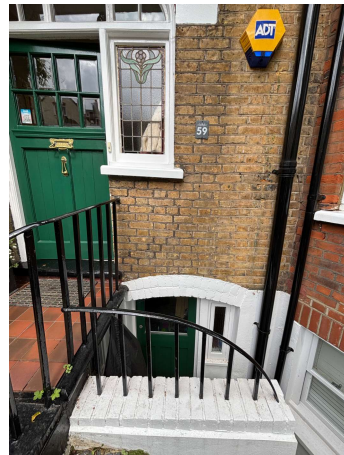
I trust this information proves useful for your purposes at the present time and look forward to your decision on next actions and for this purpose I attach my Fee proposal for next stage assistance.

Yours sincerely,

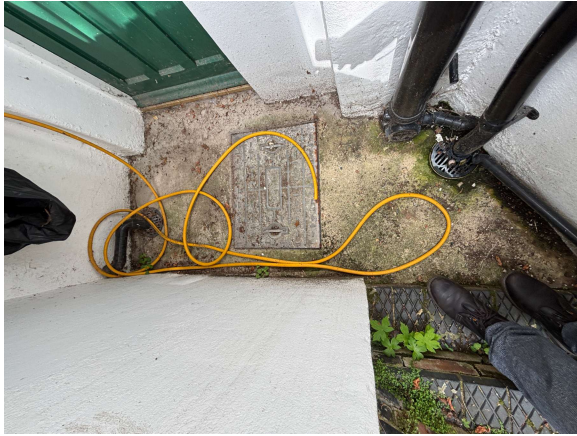


R J Timson BSc (Eng) C Eng MI Struct E
DMC Structural Reporting Ltd

Enclosed
DMCSR photos 1.08.25
BGS Map
Helifix crack repair product literature sheet



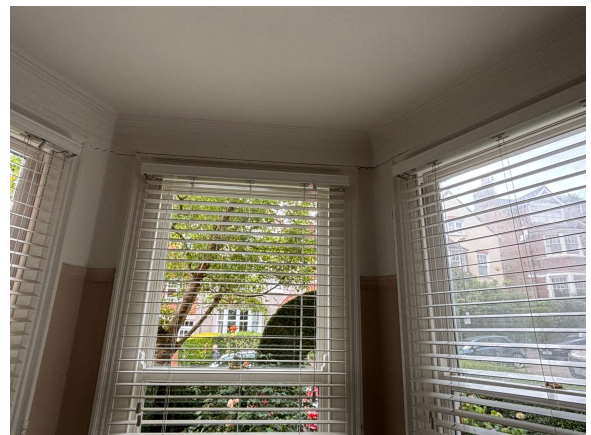
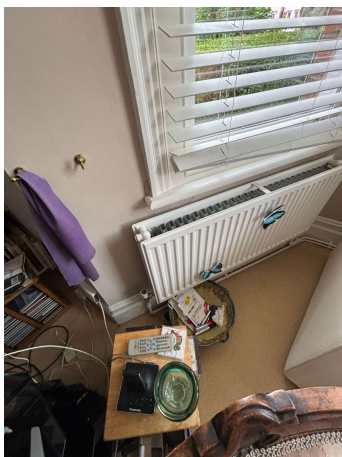
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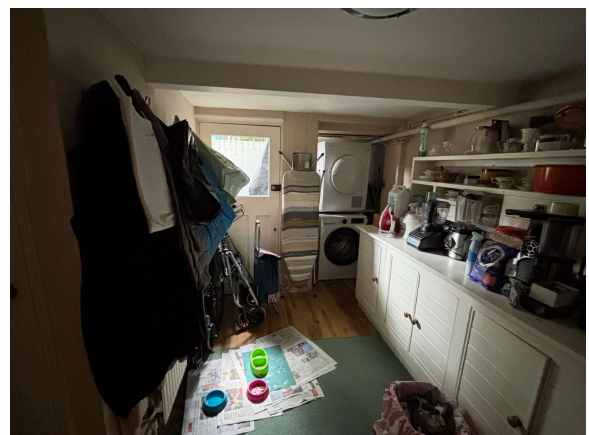
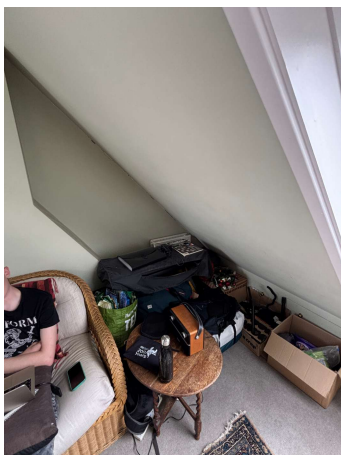
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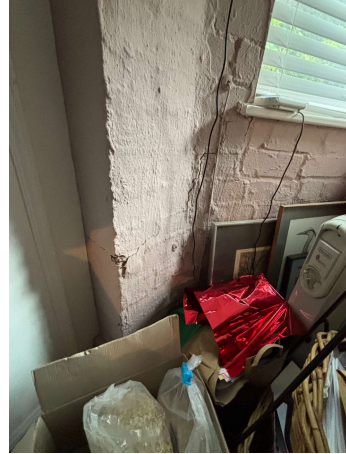
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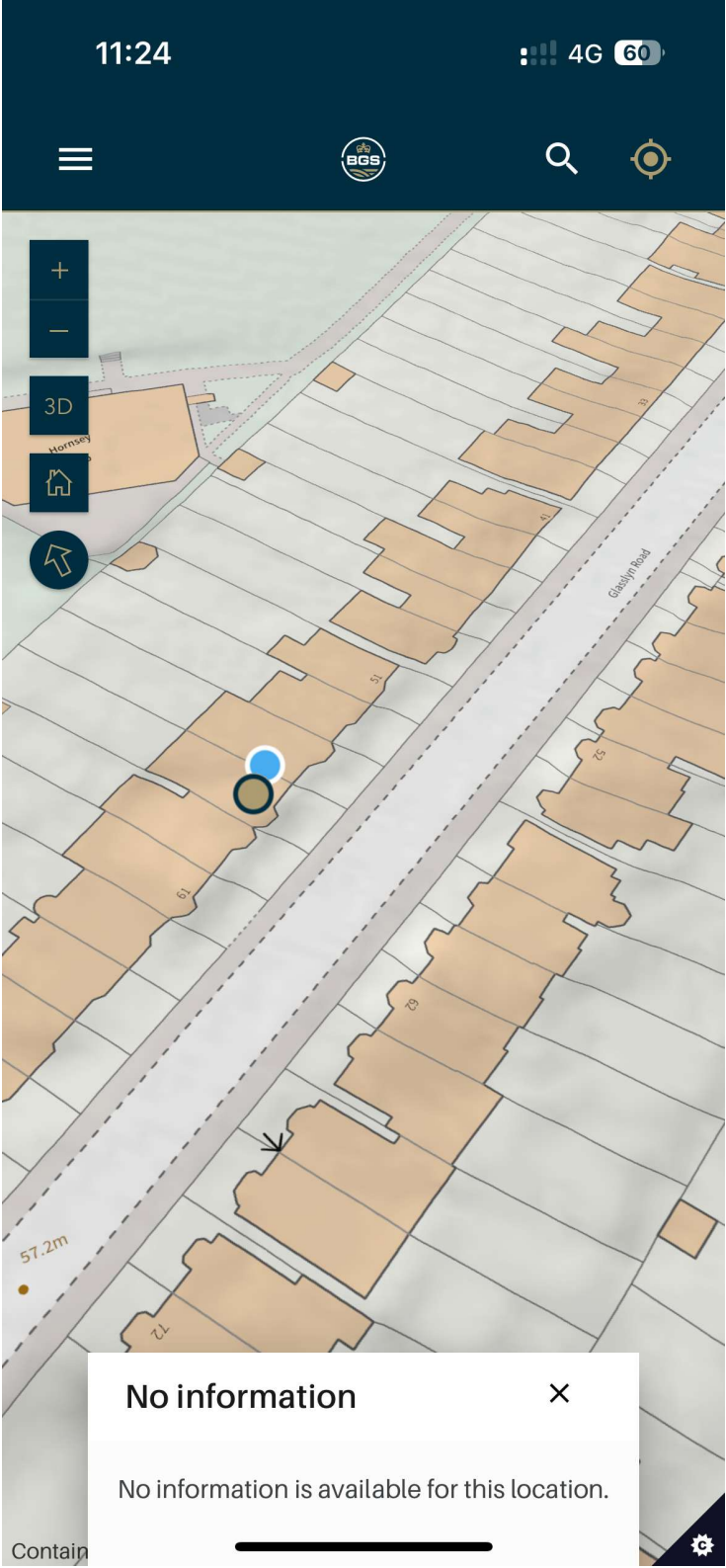
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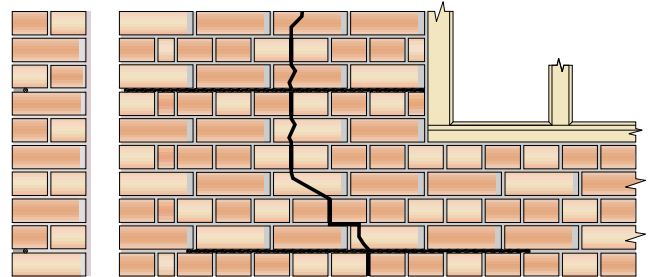


Crack Stitching a Solid Wall using HeliBars

METHOD STATEMENT

1. Using a twin-bladed, diamond-tipped wall chaser with vacuum attachment, cut slots into the horizontal mortar joints to the specified depth and at the required vertical spacing. Ensure that NO mortar is left attached to the exposed brick surfaces in order to provide a good masonry/grout bond.
2. Remove ALL dust and mortar from the slots and thoroughly flush with water. Where the substrate is very porous or flushing with water is inappropriate, use HeliPrimer WB. Ensure the slot is damp or primed prior to commencing step 5.
3. Mix HeliBond cementitious grout using a power mixer and load into the Helifix Pointing Gun CS.
4. Fit the appropriate mortar nozzle.
5. Inject a bead of HeliBond grout, approx. 15mm deep, into the back of the slot.
6. Push the 6mm HeliBar into the grout to obtain good coverage.
7. Inject a second bead of HeliBond grout over the exposed HeliBar and iron it into the slot using a finger trowel. Inject additional HeliBond as necessary, leaving 10-15mm for new pointing.
8. The crack within the wall should be weather-proofed using an appropriate Helifix bonding agent e.g. HeliBond or CrackBond, depending on the width of the crack and the surface made good or left ready for any decoration.
9. Clean tools with clean, fresh water.

N.B. Pointing may be carried out as soon as is convenient after the HeliBond has started to gel.



RECOMMENDED TOOLING

- For cutting slots up to 40mm deep**.....Twin bladed cutter with vacuum attachment
- For mixing HeliBond** 3-jaw-chuck drill with mixing paddle
- For injection of HeliBond into slots** Helifix Pointing Gun CS with mortar nozzle
- For smoothing pointing** Standard finger trowel

Specification Notes

The following criteria are to be used unless specified otherwise:

- A. Depth of slot into the masonry to be 35mm to 40mm.
- B. Height of slot to be equal to full mortar joint height, with a minimum of 8mm. For thin mortar joint specifications refer to the Helifix Technical Dept.
- C. HeliBar to be long enough to extend a minimum of 500mm either side of the crack or 500mm beyond the outer cracks if two or more adjacent cracks are being stitched using one rod.
- D. Normal vertical spacing is 450mm (6 brick courses).
- E. Where a crack is less than 500mm from the end of a wall or an opening, the HeliBar is to be continued for at least 100mm around the corner and bonded into the adjoining wall or bent back and fixed into the reveal, avoiding any DPC.
- F. In hot conditions ensure the masonry is well wetted or primed to prevent premature curing of the HeliBond due to rapid de-watering. Ideally additional wetting of the slot, or priming with HeliPrimer WB, should be carried out just prior to injecting the HeliBond grout.
- G. Do not use HeliBond when the air temperature is +4°C and falling or apply over ice. In all instances the slot must be thoroughly damp or primed prior to injection of the HeliBond grout.

The above specification notes are for general guidance only and Helifix reserves the right to amend details/notes as necessary.

GENERAL NOTES

If your application differs from this repair detail or you require specific advice on your particular project, call the Helifix Technical Sales Team on **020 8735 5222**. Our Technical Department can provide you with a full support service including:

- Advice, assistance and recommendations on all structural repair matters
- Devising and preparing complete repair proposals for specific situations
- An insurance-backed warranty via our Approved Installers scheme