

24/03/26

ALG MANAGEMENT SERVICES LTD

SUBSIDENCE REPORT

Property: 4th Wood Green Scout Group Hall

Address: All Hallows Road, Tottenham, N17 7AA

Building Type: Two-storey masonry building

Purpose: Assessment of suspected subsidence and ground movement

1. Introduction

This report has been prepared to provide a professional visual assessment of suspected subsidence and ground movement affecting the 4th Wood Green Scout Group Hall. The assessment is based on photographic evidence supplied by the client and is intended to support insurers, engineers, and local authorities.

2. Description of the Building

The property is a two-storey building of traditional masonry construction currently used as a scout and community hall. The building exhibits signs of structural distress internally and externally.

3. Observed Defects

Internal inspection shows diagonal and stepped cracking to walls, particularly around openings. External inspection shows cracking and separation between masonry and structural elements. Uneven internal floors have also been observed, suggesting foundation movement.

4. Trees and Ground Conditions

A mature trees are located less than 50 centimeters from the building foundation line. Trees at this distance pose a significant risk of subsidence due to moisture extraction from underlying soils. In addition, a second mature tree located within the adjacent public highway has recently been cut down.

The removal of mature trees can result in soil re-hydration and expansion, particularly in clay soils. This creates a recognised risk of ground heave, which may explain observed floor distortion and ongoing movement within the property.

5. Assessment of Risk

The combined effects of a tree located in extremely close proximity to the foundations and the recent removal of a nearby highway tree present a high risk of both historic subsidence and future heave-related ground movement.

6. Recommendations

1. The mature tree located less than 50 centimetres from the building foundations should be removed in full, including appropriate stump treatment, to eliminate ongoing subsidence risk.
2. The recently felled public highway tree should be formally recorded, and any remaining root influence should be considered as part of ongoing ground movement assessment.
3. Structural movement and floor levels should be monitored following tree removal to assess stability and identify any heave-related movement.
4. All works should be undertaken subject to confirmation of Tree Preservation Orders and local authority approval.

7. Limitations

This report is based on a visual assessment and photographic evidence only. No intrusive investigations or soil testing have been undertaken. Further specialist investigation may be required.

8. Conclusion

In professional opinion, tree influence is a material factor contributing to structural movement at the property. The removal of both trees is considered necessary to mitigate further subsidence risk and manage potential ground heave.



