

Addendum Engineering Recovery Report – (to be read in conjunction with Engineering Recovery Report)

PRIVILEGED – IN CONTEMPLATION OF LITIGATION

Introduction and overview

Ian Davies employed by SMS

The claim was initially notified in October 2011 when damage was noted to the coach house cottage situated to the front right hand side of the main property.

On our initial inspection of the coach house cracking damage was noted throughout the internal rooms and also externally.

SITE INVESTIGATIONS

A trial pit and drainage survey was undertaken July 2012

The trial pit excavation was undertaken to the front right hand corner of the coach house and showed that the strip foundation was at a depth of 1400mm and bearing on to stiff brown gravelly Clay. The borehole was terminated at 2.8m.

During the excavation tree roots to a diameter of 1mm were noted between 1.4m and 2.1m and were analysed to be from Fraxinus (Ash) and Acer (Sycamore)

A drainage survey was also undertaken and it was found that run 4 and the rainwater gully which are situated to the front right hand corner of the coach house had collapsed and repairs were undertaken to remove the defects.

ARBORICULTURAL REPORT

An arboricultural report was undertaken in May 2012 and recommended the following trees for removal T1 Ash, T2 sycamore, T3 Ash, T4 Ash, T5 Plane and Tree group 1.

MONITORING

Level monitoring was undertaken between 17/8/2012 and 16/7/2014 and showed cyclical movement, most notably at stations 8 and 9 on the right hand side of the coach house.

TREE REMOVAL WORKS

In April 2015 tree management works were remove T3, T4, T5, T6 and SG1, which were all situated to the right hand elevation rear corner of the coach house.

BUILDING WORKS

The building repairs were started in June 2015 and the crack repairs were carried out to both the external and internal of the coach house, but during July 2015 the policyholder reported that the cracking had appeared

A revisit was arranged and damage was noted to the internal rooms and the external front elevation, the cracks varied between 1mm and 5mm.



SITE INVESTIGATIONS and arboricultural report

Following the reoccurrence of the structural damage to the property a new site investigation borehole was undertaken to the left hand elevation front corner of the coach house on the 17th of September 2015

The results of the ground investigation show that the coach house is built off a concrete strip foundation at a depth of 1000mm below ground level and the foundation bears on to stiff orange mottled grey gravelly lightly sandy Clay. The borehole terminated at 2.700m.

During the excavation roots to a diameter of 4mm were noted to a depth of 2000mm and were analysed to originate from Fraxinus (common Ash).

An new arboricultural assessment survey was undertaken on the 30th September 2015 this survey recommended further tree management works to the following trees,

T2 Sycamore, which is situated to the front boundary and to the right hand side of the coach house and is 11m high and 14.6 m from the area of the damage.

T3 Ash, this tree is adjacent to T2 and is 19m in height and 19.2 from the area of damage.

T5 Ash, is to the front left hand corner of the main house and is 10.5m high and 1.9m from the corner of the main house.

T7 Ash, is to the left hand elevation of the coach house and 16m high and 2.4m from the structure.

STG 1 is a group of mixed species which includes sycamore, holly and ash and are to the right hand rear corner of the coach and 1.6m in height and 1.7m from the rear right hand corner.

Summary and interpretation of Monitoring

Further to the reoccurrence of the structural damage to the coach house new level monitoring has now been installed to the coach and the initial reading was undertaken on 17th September 2015 and once further reading are received these will be made available.

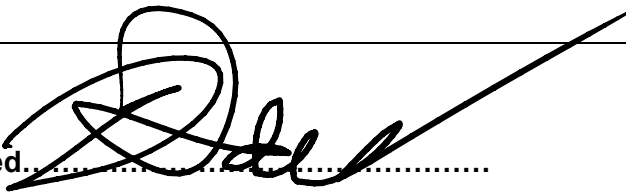


Recommendations

We have assessed the latest information available and we are of the opinion that the reoccurrence of the downward movement to the right hand elevation of the coach house is due to clay shrinkage subsidence, which has occurred due to the presence of the vegetation to the right hand elevation.

At this present time, with the new site investigation information and the arboricultural assessment and also on our inspection of the damage, we are of the opinion with the rotation of the structure to the right hand elevation has been caused by the vegetation situated to the right hand elevation and this includes T2 Sycamore, T3 Ash and also STG1 can be discounted.

We recommend that the Local Authority are made aware of the reoccurrence of the damage and that we are of the opinion that T2 and T3 are the main cause of the damage.

Signed.....

Name.....Ian Davies.....

Dated.....9th November 2015.....

