

## Structural Note

119 Palatine Road

381

16/10/2025

Prepared By

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Contact

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Version Control

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## Introduction

2B Design has been appointed to undertake a structural survey of the existing apartment building at 119 Palatine Road following reports of large trees growing near the property.

2B Design attended 119 Palatine Road on 14<sup>th</sup> October 2025 to review the structural condition of the building; this report details the observations made on that day and should be read in conjunction with the site notes and images appended to this report.

2B Design certify that they have carried out the work contained herein with due skill, care and diligence to their best belief and knowledge based on the time and information available. We have not carried out any structural justification of the existing condition based on modern codes of practice but solely commented on condition and safety on site.

## Commentary

The existing masonry building is positioned adjacent to the Northern Lawn Tennis Club car park, see Figure.1.



Figure.1: Edited extract from Google Earth with location of 119 Palatine Road highlighted in red.

On the day of inspection, the following comments and defects were noted:

- The existing masonry has been repointed and patch repaired historically, however it appears in good overall condition.
- There are two large, mature trees close to the building. One is approximately 1m from the chimney stack on the façade facing the

adjacent car park; the other is approximately 2m from the rear corner of the building.

- There is a basement present which has likely provided resilience to damage from the adjacent trees.
- Root damage from these two trees can be seen in the car park where the surfacing has raised and fractured.

## Summary & Recommendations

The following recommendations are made from a structural perspective only and any financial, logistical, ecological, or other considerations should be provided by appropriately qualified advisors.

The property appears in fair condition and has been maintained and repaired externally. Damage to external surfacing has been caused by the two trees close to the building and it is likely that damage will be caused to the building itself if the trees are not appropriately managed.

It is recommended these two trees are removed and subsequent planting and vegetation growth is managed to prevent future damage to adjacent structures.

## Appendices – Site Notes

### Note 1

Several large trees along the party wall with two close to building.



### Note 2

Large diameter tree approx 1m from chimney stack.



### Note 3

Large diameter tree approximately 2m from building rear corner.  
Potential root damage in adjacent footway and parking area.



#### Note 4

Remaining trees at greater distance from building.



#### Note 5

Building has a basement level so existing foundations are deep.



### Note 6

Brickwork has been repointed and patch repaired historically though looks in good general condition.

