Development Control
Civic Offices, Leigh Road
Eastleigh SO50 9YN
Tel: 023 8068 8264
www.eastleigh.gov.uk
Office Hours:
Monday to Thursday 8.30am - 5pm
Friday 8.30am - 4.30pm

For office use only

Application Number: T/10/68226

Date Valid: 23-11-10

Officer: TJ

EASTLEIGH BOROUGH COUNCIL

Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area.

Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.
You must use this form if you are applying for work to trees protected by a tree preservation order (TPO). (You may also use it to give notice of works to trees in a conservation area).
It is important that you read the accompanying guidance notes before filling in the form. Without the correct information, your application / notice cannot proceed.

1. Applicant Name and Address

Title:	MR
First name:	KEVIN
Last name:	PHILLIPS
Company (optional):	RILEY LARKIN LTD
Unit:	
House number:	96
House suffix:	
House name:	HADLEIGH HOUSE
Address 1:	HIGH STREET
Address 2:	
Address 3:	
Town:	BUSHY
County:	HERTFORDSHIRE
Country:	U K
Postcode:	WD23 3HB

2. Agent Name and Address

Title:	MR
First name:	TREVOR
Last name:	WITT
Company (optional):	WITT TREE SERVICES
Unit:	
House number:	1
House suffix:	
House name:	
Address 1:	WEST END
Address 2:	TILSHEAD
Address 3:	
Town:	SALISBURY
County:	WILTSHIRE
Country:	U.K
Postcode:	SP3 4SG.

RECEIVED
23 NOV 2010

3. Trees Location

If all trees stand at the address shown in Question 1, go to Question 4. Otherwise, please provide the full address/location of the site where the tree(s) stand (including full postcode where available)

Unit: | House number: 1 | House suffix:

House name:

Address 1: KENILWORTH DRIVE

Address 2:

Address 3:

Town: EASTLEIGH

County: HAMPSHIRE

Postcode (if known): SO50 4PT

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to the rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Description:

4. Trees Ownership

Is the applicant the owner of the tree(s): ☐ Yes ☑ No

If 'No' please provide the address of the owner (if known and if different from the trees location)

Title: MR | First name: M.

Last name: HOOTON

Company (optional): —

Unit: | House number: 1 | House suffix:

House name:

Address 1: KENILWORTH DRIVE

Address 2:

Address 3:

Town: EASTLEIGH

County: HAMPSHIRE

Country: UK

Postcode: SO50 4PT

Telephone numbers

Country code: +44 | National number: [redacted] | Extension number:

Country code: +44 | Mobile number (optional): [redacted]

Country code: | Fax number (optional):

Email address (optional):

5. What Are You Applying For?

Are you seeking consent for works to tree(s) subject to a TPO? ☑ Yes ☐ No

Are you wishing to carry out works to tree(s) in a conservation area? ☐ Yes ☐ No

6. Tree Preservation Order Details

If you know which TPO protects the tree(s), enter its title or number below.

NOT KNOWN

7. Identification Of Tree(s) And Description Of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below : tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

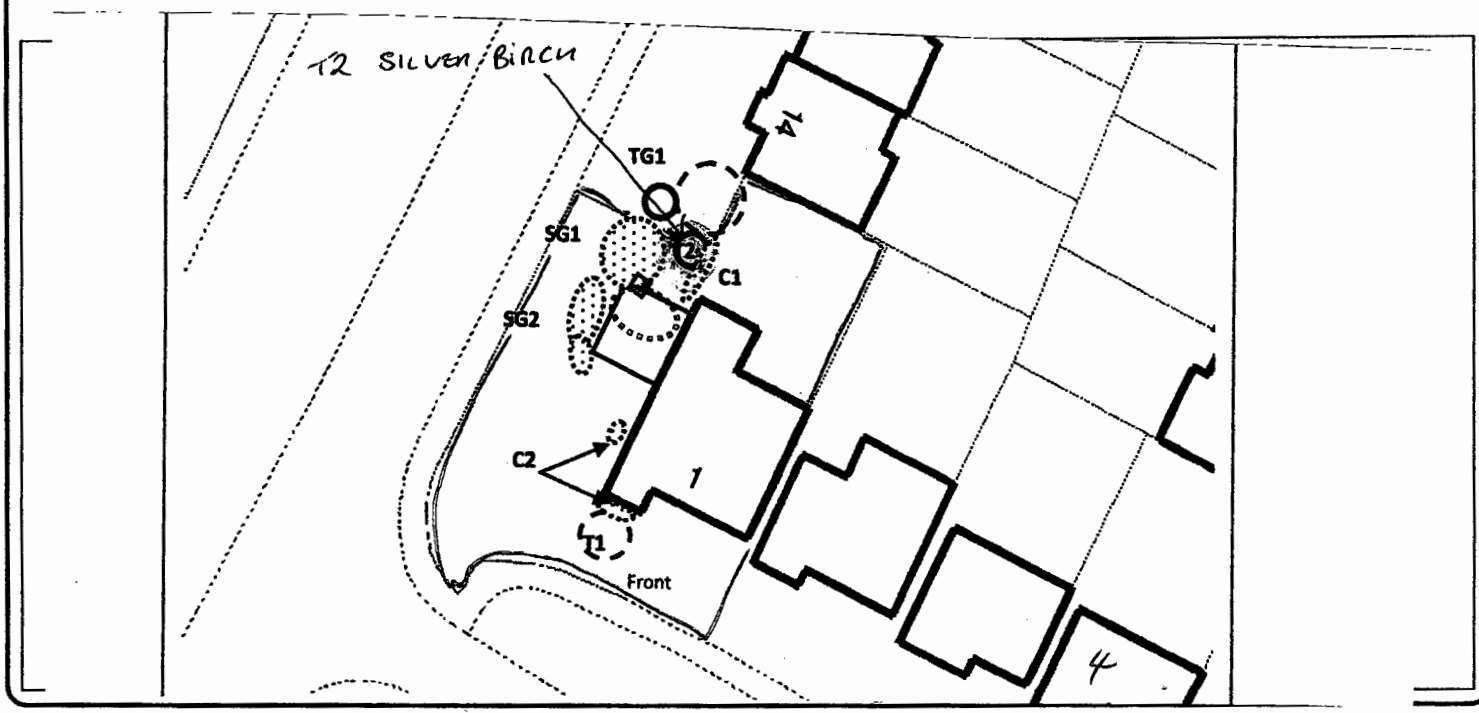
E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

T2 SILVER BIRCH (NEAREST TREE) TO REAR/SIDE OF PROPERTY

FELL TO GROUND LEVEL + REMOVE STUMP

REASON IMPLICATED IN INSURANCE CLAIM SUBSIDENCE.
BY MWA ARB REPORT + RILEY LUNKIN SUBSIDENCE REPORT

7. Identification Of Tree(s) And Description Of Works continued ...



8. Trees - Additional Information

Additional information may be attached to electronic communications or provided separately in paper format.

For all trees
A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes). It would also be helpful if you provided details of any advice given on site by an LPA officer.

For works to trees covered by a TPO
Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **Condition of the tree(s)** - e.g. it is diseased or you have fears that it might break or fall: ☐ Yes ☑ No
   If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives. ☑ Yes ☐ No
   If YES, you are required to provide for:

   Subsidence
   A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

   Other structural damage (e.g. drains, walls and hard surfaces)
   Written technical evidence from an appropriate expert, including description of damage and possible solutions.

Documents and plans (for any tree)
Are you providing separate information (e.g. an additional schedule of work for Question 7)? ☑ Yes ☐ No

If YES, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application. If they are being provided separately from this form, please detail how they are being submitted.

(ENCLOSED) ① ARBORICULTURAL APPRAISAL REPORT
② RILEY LARKIN SUBSIDENCE REPORT
③ CRACK MONITORING RESULTS

9. Application For Tree Works - Checklist

Only one copy of the application form and additional information (Question 8) is required. Please use the guidance and this checklist to make sure that this form has been completed correctly and that all relevant information is submitted. Please note that failure to supply precise and detailed information may result in your application being rejected or delayed. You do not need to fill out this section, but it may help you to submit a valid form.

Sketch Plan

- A sketch plan showing the location of all trees (see Question 8) ☑

For all trees
(see Question 7)

- Clear identification of the trees concerned ☑
- A full and clear specification of the works to be carried out ☑

For works to trees protected by a TPO
(see Question 8)

Have you:

- stated reasons for the proposed works? ☑
- provided evidence in support of the stated reasons? in particular:
  - if your reasons relate to the condition of the tree(s) - written evidence from an appropriate expert ☑
  - if you are alleging subsidence damage - a report by an appropriate engineer or surveyor and one from an arboriculturist. ☑
  - in respect of other structural damage - written technical evidence ☐
- included all other information listed in Question 8? ☑

10. Declaration - Trees

I/we hereby apply for consent/give notice for tree work as described in this form and the accompanying plans and additional information.

Signed - Applicant:

Or signed - Agent: [redacted] WITT TREE SERVICES

Date (DD/MM/YYYY): 20/11/2010 (This date must not be before the date of sending or hand-delivery of the form)

11. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	020 [redacted]	

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional): [redacted]

12. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	01980 620836	

Country code: Mobile number (optional): 07831 409909.

Country code: Fax number (optional):

Email address (optional): witttree@btconnect.com

Electronic communication - If you submit this form by fax or e-mail the LPA may communicate with you in the same manner.

(Please see guidance notes)

Copy

T/10/68226

RILEY LARKIN Limited
Consulting Engineers & Surveyors

Hadleigh House 96 High Street Bushey Hertfordshire WD23 3HB
T 020 8421 8670 F 020 8421 8671 E post@rileylarkin.co.uk
www.rileylarkin.co.uk

Our ref: PR090583RL/KJP/SV

27 October 2010

Mr Trevor Witt
Witt Tree Services
1 West End
Tilshead
Salisbury
SP3 4SG

Dear Sirs

Insured Name: **Mr M Hooton**
Insured Address: **1 Kenilworth Drive, Eastleigh SO50 4PT**
Claim Reference: **59840015/01**

Further to our letter of instruction dated 13 July 2010 to undertake the tree management works in accordance with the Arboricultural Report, you will be aware that planning permission to undertake the works has been refused by the Local Authority. However, I would like you to re-submit the application enclosing the crack monitoring results that clearly shows seasonal movement occurring over the Summer months due to the influence of the Birch trees and await their decision.

In the meantime the monitoring exercise will continue and you will be forwarded the results of these as they become available.

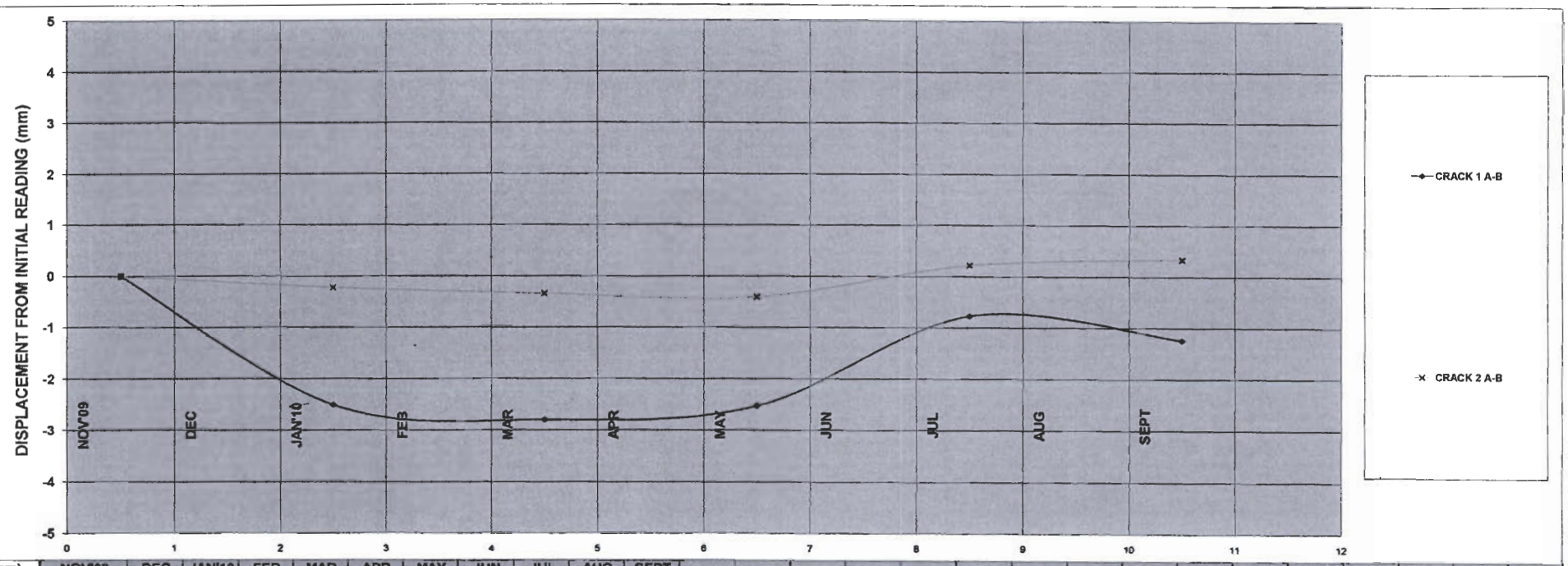
Could you please acknowledge this letter and confirm you have re-submitted the application with the monitoring information.

Yours faithfully

Kevin J Phillips MCIOB MB Eng
Riley Larkin Limited
Direct Dial: 020-8421-7466

Secretary : Sunita
Direct Dial : 020-8421-7466
Email : Sunita@rileylarkin.co.uk

cc Mr Hooton



READINGS IN (mm)	NOV'09	DEC	JAN'10	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT
CRACK 1 / A-B	51.05		48.54		48.25		48.52		50.28		49.81
CRACK 2 / A-B	61.46		61.24		61.12		61.06		61.68		61.8

CRACK 1 / A-B	LOCATION : - INTERNAL - REAR OF EXTENSION	MAX-MIN (mm)=	2.8
CRACK 2 / A-B	LOCATION : - EXTERNAL - REAR OF EXTENSION	MAX-MIN (mm)=	0.74

MONITORING DATA FROM : -
1 KENILWORTH DRIVE
EASTLEIGH
HANTS
SO50 4PT
CLIENT : - MR M HOOTON
DATE : - 20/Sep/2010
JOB NO :- 090583 MB

COMMENTS.

CRACK MONITORING DATA.

T/10/68226

Arboricultural Appraisal Report

SUMMARY OF

ARBORICULTURAL MATTERS

Implicated vegetation:	T2 and TG1
Third Party works:	Yes
Statutory protection:	Yes
Heave Risk:	Potentially – engineers to asses
Roots:	Yes but not implicated vegetation
Soils:	Desiccated shrinkable clay
Tree Work Reserve:	Subject to quotation
Date:	17/01/2010

Arboricultural Appraisal Report

Contents:

1.0 Introduction

2.0 Property Description

3.0 Damage description

4.0 Site investigations

5.0 Discussion

6.0 Conclusions

7.0 Site plan

8.0 Images

9.0 Tree works estimate

10.0 Statutory protection

Tables:

1 Tree details

2 Recommendations - Current Claim

3 Recommendations - Future Risk

Arboricultural Appraisal Report

OUR REF:	SO041209.01DW
CLIENT:	Riley Larkin Ltd
CLIENT REF:	PRU090583RL/HMH/LMT
RISK ADDRESS:	1 Kenilworth Drive, Eastleigh, SO50 4PT
POLICYHOLDER:	Mr M Hooton
MWA CONSULTANT:	David Williams
REPORT DATE:	17/01/2010

4.0 Site investigations

Trial Pit & Borehole Locations:

A single trial hole was excavated at the rear left-hand corner of the extension (rear elevation).

Foundations:

TP1 – 650mm deep 390mm thick concrete foundation

Soils:

Laboratory analysis of soil samples recovery at 0.7m and 1.2m below ground level recorded plasticity indices of 16.0% and 19.0% respectively. Moisture values appear not to be corrected in respect of the material retained in the 427um sieve test and corrected values of approximately 16.0% for each sample indicate desiccation when compared to Driscoll's test (PL+2.0%) which we consider to be a more accurate test of lower plasticity soils than the alternative (LL x 40.0%) test.

Roots:

Analysis of roots recovered from below foundation level at TP1 recorded the presence of roots originating from Hedera or Fatsia spp. which are ivy and a shrub species respectively.

Monitoring :

We are not in receipt of any monitoring data at this time although we understand that monitoring has commenced with readings scheduled every two months.

5.0 Discussion

The focal area of damage relates to differential movement of the rear half of the side extension and whilst there are areas of established shrubs, climbers and dwarf conifers nearby (C1, SG1 and SG2), these elements are not judged to be exerting any significant influence on the moisture status of soils at depth.

In our opinion T2 and the closest tree within TG1 will be exerting the principal vegetative influence on the moisture status of soils beneath the focal area of movement because of their size (foliage volume), vigour and proximity.

It is possible that the second birch tree within TG1 is also influencing soil volumes beneath the extension. However we consider that the third tree be retained based on the "slight" nature of the damage (BRE Digest 251). The efficacy of this should be established through monitoring and the engineer's judgement and observations.

Unfortunately no roots originating from the birch trees were recovered from TP1 which will in our opinion be due to the practical limitations associated with window sampling rather than a lack of root presence from the birch trees. Given the proximity of the birch trees to the extension, we have little doubt that the radial development of the birch trees root systems will extend beneath the insured extension.

The desiccation of the soils supporting the rear of the extension at depth will have been the result of moisture abstraction by nearby vegetation; in this case the birch trees T2 and TG1.

The removal of T1 in the interests of future risk is judged to be sensible given its proximity to the porch.

Replacement planting could be accommodated subject to careful species selection and tree positioning.

6.0 Conclusions

The conditions necessary for vegetation induced clay shrinkage subsidence to occur have been established through site investigations and the timing of the damage underlines the causative role of nearby vegetation.

Heave risks whilst being limited in our opinion based on soil plasticity and tree influence at the time of the construction of the extension, should be assessed by engineer's prior to removals being undertaken.

Table 1 **Tree Details**

Tree No.	Species	Ht (m)	Dia (cm)	Crown Spread (m)	Distance to property (m)	Age classification	Ownership
C1	Ivy	2.0	M/S	7.0	0.5	Early mature	Insured
C2	Ivy	2.0-3.0	M/S	3.0	0.0	Early mature	Insured
T1	Magnolia	2.2	M/S	3.0	2.0	Early mature	Insured
T2	Silver Birch	19.0	45	11.0	5.2	Mature	Insured
SG1	Euonymus, aucuba, pittosporum, photinia and camelia	2.0	M/S	5.0	1.0	Early mature	Insured
SG2	Aucuba, cypress, pittosporum, camellia and rose	1.8	M/S	5.0	0.5	Early mature	Insured
TG1	Silver Birch x 2	19.0	M/S	13.0	7.0-9.5	Mature	3rd Party (14 Bosville)

* Denotes estimated value

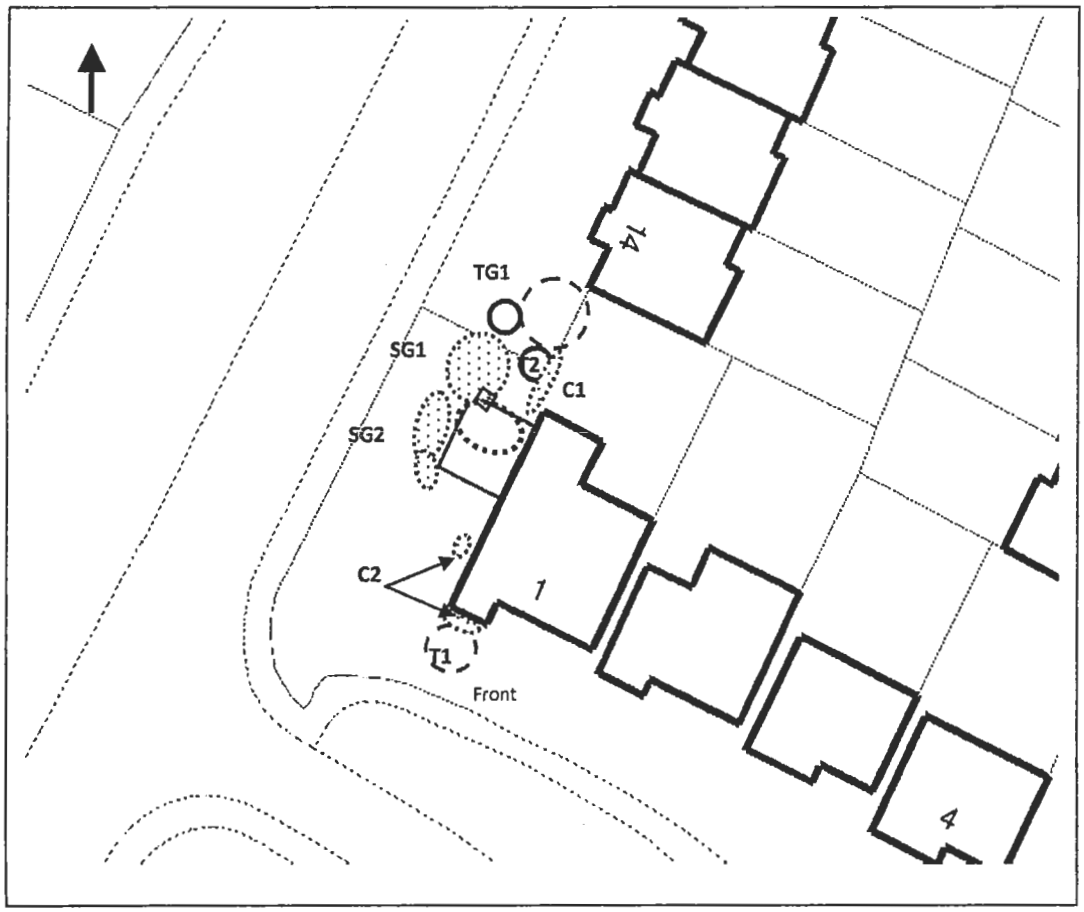
Table 2 **Recommendations – Current Claim**

Tree No.	Species	Ht.(m)	Dia (cm)	Work details	Ownership
T2	Silver Birch	19.0	45	Remove to ground level subject to heave assessment	Insured
TG1	Silver Birch	19.0	M/S	Remove closest tree to extension subject to heave assessment	3rd Party (14 Bosville)

Table 3 **Recommendations – Future Risk**

Tree No.	Species	Ht (m)	Dia (cm)	Work details	Ownership
TG1	Silver Birch	19.0	M/S	Remaining tree: Do not allow to exceed current dimensions	3rd Party (14 Bosville)
C1	Ivy	2.0	M/S	Remove and treat stump	Insured
C2	Ivy	2.0-3.0	M/S	Do not allow to exceed current dimensions	Insured
T1	Magnolia	2.2	M/S	Remove and treat stump	Insured
SG1	Euonymus, aucuba, pittosporum, photinia and camelia	2.0	M/S	Do not allow to exceed current dimensions	Insured
SG2	Aucuba, cypress, pittosporum, camellia and rose	1.8	M/S	Do not allow to exceed current dimensions	Insured

7.0 SITE PLAN



Plan not to scale – indicative only

8.0 Images



Area of damage and SG1



Left-hand flank, extension and birch trees



Front elevation and T1

9.0 Tree Works Estimate

Current claim works can be arranged by professional tree works contractor* subject to quotation.

**MWA* Arboriculture m*aintains a vetted network of professional tree works contractors throughout the United Kingdom all of which are regularly audited to ensure compliance with our service standards.*

10.0 Statutory Protection

We understand that the birch trees are subject to tree preservation order and have requested confirmation from the local planning authority.

T/10/68226

RILEY LARKIN

Limited

Consulting Civil & Structural Engineers

Hadleigh House 96 High Street Bushey
Hertfordshire WD23 3HB
T 020 8421 8670 F 020 8421 8671 E
post@rileylarkin.co.uk

Subsidence Report

On

1, Kenilworth Drive
Eastleigh
Hampshire
SO50 4PT



Date: 16th November 2009

Our ref: PR090583RL/HH

PRELIMINARY REPORT

Introduction:

This report has been prepared under the instructions of Prudential Insurance, for their sole use in connection with the notification of a claim under the subsidence section of their policy.

Our following comments are limited observations upon the nature and suspected cause of the damage notified, and we have not widened our brief to consider other structural matters. We have been asked to comment on the cause of the damage and the scope of any repairs that may ultimately be required.

Our report does not consider questions of timber or damp, services installations or the general condition of the property. We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

Our comments on causation of the damage are based only on the investigations, which, have been carried out at this stage and would be subject to review in the light of further investigations.

This report has been prepared on behalf of Riley Larkin Ltd and by receiving the report and acting on it, the client – or any third party relying on it – accepts that no individual is personally liable in contract, tort or breach of Statutory duty.

Discovery of Damage:

Damage was first noticed in April/May 2008 but Mr Hooton was not initially concerned. However, the damage has gradually worsened and this prompted the claim to Insurers.

Description of Property:

Date :	1976
Accommodation :	Detached two storey, two/three bedroom house.
Construction :	The property is constructed of traditional cavity brick walls with solid ground floor, suspended timber first floor and a pitched tiled roof.
Basement :	None
Extension :	A single storey left hand side extension built approximately 20 years ago.
Garage :	Attached single garage to right hand side.
Other comments :	None

History:

Date of Construction	1976
Purchased	October 1999
Policy Inception Date	27th October 2004
Damage First Noticed	April/May 2008
Claim Notified to Insurers	28th September 2009
Date of Inspection	6th November 2009

Geology of Site:

Reference to the 1:50,000 scale British Geological Survey Map ref 315 Southampton, (solid and drift edition) suggests the underlying geology to be White Cliffe Sand.

Terrain:

The site slopes down towards the front.

Vegetation of Interest:

See sketch plan for locations. The following vegetation is of particular interest:

Species	Height (m)	Distance (m)	Ownership
Silver Birch	14	4.5	Insured
Silver Birch	14	6	Neighbour
Silver Birch	12	8	Neighbour

Roots from trees and other vegetation can be troublesome in cohesive (clay) soils because they can induce volumetric change. They are rarely troublesome in non-cohesive soils (sands and gravel etc.) other than when they enter drains, in which case blockages can ensue.

Birches, (Betula species) are fast growing when young, but short lived, typically declining after 50 - 80 years.

Water demand is low and they are generally a low risk species near buildings. They will tolerate heavy pruning when immature, but not when older and the timber does not resist decay which can lead to structural weakness.

They bleed profusely if cut in late winter or spring, but although this is unsightly, it does not normally do lasting harm. They reach heights of between 15 - 25mtrs, growing at a rate of 400mm[1] per year. They have weak root activity generally.

Description of Damage:

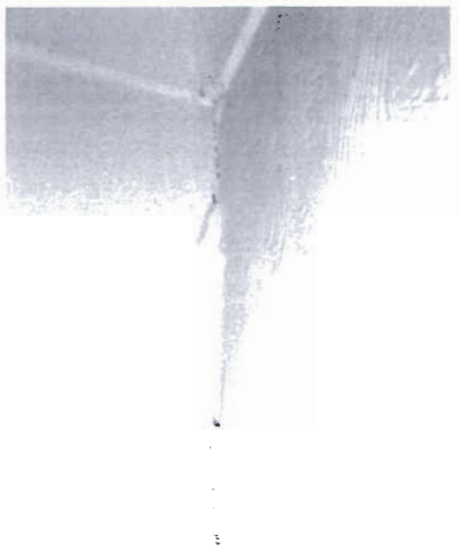
We give, below, a brief description of the damage with photographs.

Damage is confined to the rear half of the left hand side single storey extension. Damage comprises internal and external vertical tapering cracking up to 4mm in width at the junction of the rear wall of the extension with the original main structure of the house, together with cracking up to 1.5mm in width across the ceiling. Whilst there is a 3mm wide tapering external gap between the front wall of the extension and the main house, this is not reflected internally nor associated with any recent damage and is considered to be historic.

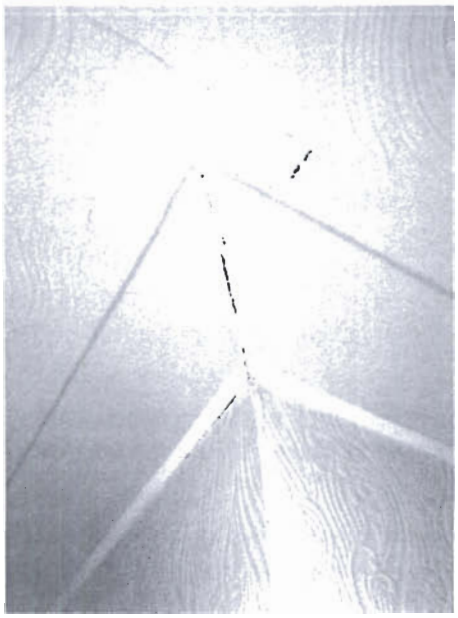
[1] Richardson & Gale (1994) *"Tree Recognition"* Richardson's Botanical Identifications



Crack up to 4mm wide at edge of patio doors to rear of property



Internal crack up to 2mm in width at rear of extension.



Further cracking at rear of extension



View of property showing proximity of Silver Birch trees to rear extension

Category of Damage:

It is common practice to categorise the structural significance of the damage in accordance with the classification given in Table 1 of Digest 251 produced by the Building Research Establishment. In this instance, the damage falls into Category 2 ("slight").

Category 0	"negligible"	< 0.1mm
Category 1	"very slight"	0.1 - 1mm
Category 2	"slight"	>1 but < 5mm
Category 3	"moderate"	>5 but < 15mm
Category 4	"severe"	>15 but < 25mm
Category 5	"very severe"	>25 mm

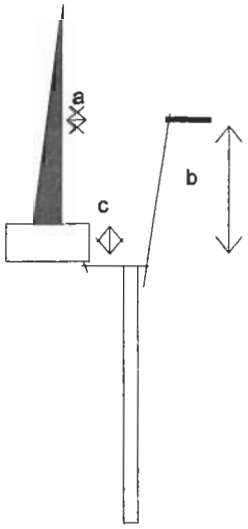
Classification of damage based on crack widths.

Investigations:

The following investigations were undertaken to identify the cause of movement.

Trial Holes

A trial hole was excavated against the rear left hand corner of the extension. The trial hole revealed a 390mm thick concrete foundation founded 650mm below ground level.



Foundation Details
a = 40 mm, b = 650 mm, c = 390 mm

Augered Boreholes

A 50mm diameter hand auger was sunk to a depth of 1.4 metres below ground level. The borehole revealed a very dry stoney, sandy, brown clay with roots throughout. The borehole was terminated at 1.4 metres due to the hardness and the stoniness of the ground.

Soil Samples

Soil samples were retrieved from the bore, wrapped in clingfilm before being bagged and deposited with a testing laboratory.

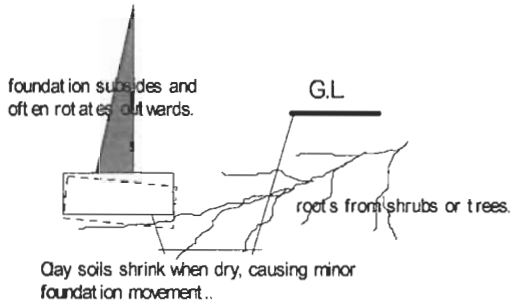
The results will enable us to confirm (i) if the clays are desiccated, (ii) if the roots of the nearby shrubs and/or trees are involved.

Roots
Roots have been submitted for identification.

Drains
The drains were remote from the area of damage and were not therefore inspected by CCTV.

Cause of Damage:

Properties in clay areas typically suffer from subsidence as a result of dry weather conditions compounded by moisture extraction from vegetation. During these conditions, clay will loose its moisture through evaporation. As the clay dries it shrinks. The degree of shrinkage from dry weather is generally not sufficient to cause structural damage unless the foundations are particularly shallow. Usually subsidence damage is the result of vegetation, especially trees, extracting even more moisture from deep within the ground within its' zone of influence.



There is a direct correlation between the moisture uptake of vegetation and its leaf canopy. Reducing the leaf canopy will reduce the water demand of the vegetation. If the vegetation is removed entirely, so the water demand is removed.

When removing vegetation, particularly established broad leaf trees, consideration must be given to heave. Heave occurs where the clay soil expands as the moisture returns. Structural damage can occur as the property suffers from extreme upward movement.

The most common way to adequately establish if movement has been arrested is to monitor the situation for a period of time. Typically this is conducted over twelve months to cover the four seasons. However, each case must be considered on its own merits.

In the majority of cases vegetation works will be sufficient to allow superstructure repairs alone. However, in exceptional cases this may not be sufficient and underpinning may have to be used in order to arrest the movement.

Subsidence can also occur to properties founded on a clay soil due to leaking drains. In such cases the liquid egress will cause over-softening of the clay and therefore a reduction in the clays bearing capacity. Once the leak has been repaired the damage is monitored and provided there is no deterioration superstructure repairs can be implemented.

Similarly, problems with leaking drains also can occur to properties founded on a more granular material such as sand or gravel. Liquid egress will cause the finer particles of the material to migrate downwards. This will result in a change in volume of the material. Again, reinstating the drains will allow the situation to stabilise.

In this case, the damage is indicative of a minor episode of subsidence and the most likely cause is desiccation and shrinkage of the clay element of the subsoil as a result of the moisture demands of the

nearby Silver Birch trees. This will be subject to confirmation when the soil and root samples are received.

Discussion:

We understand that the Birch trees all have Tree Preservation Orders and two of the trees are in Third Party ownership. In the circumstances, we have appointed an Arboriculturist to prepare a report recommending vegetation reduction. As the trees are protected by Preservation Order the consent of the Council will be required first.

We will then monitor developments for twelve months. Studs have already been set in place and initial readings taken.

Monitoring is a useful diagnostic tool. Cracks that open and close are indicative of clay shrinkage problems, whilst cracks that open, without closing, are usually indicative of either excessive water (due to leaking drains, water services etc.) or poor ground.

It also allows us to tell when movement has stopped, and when repairs can be implemented. Monitoring is carried out in accordance with the recommendations of the Building Research Establishment.

Readings will be taken at two monthly intervals to judge the success of our proposals. When we are satisfied movement has stopped repairs can be undertaken. The full scope of repairs will be agreed closer to the time.

Recommendations/Action Plan:

Arboriculturist appointed and monitoring commenced.

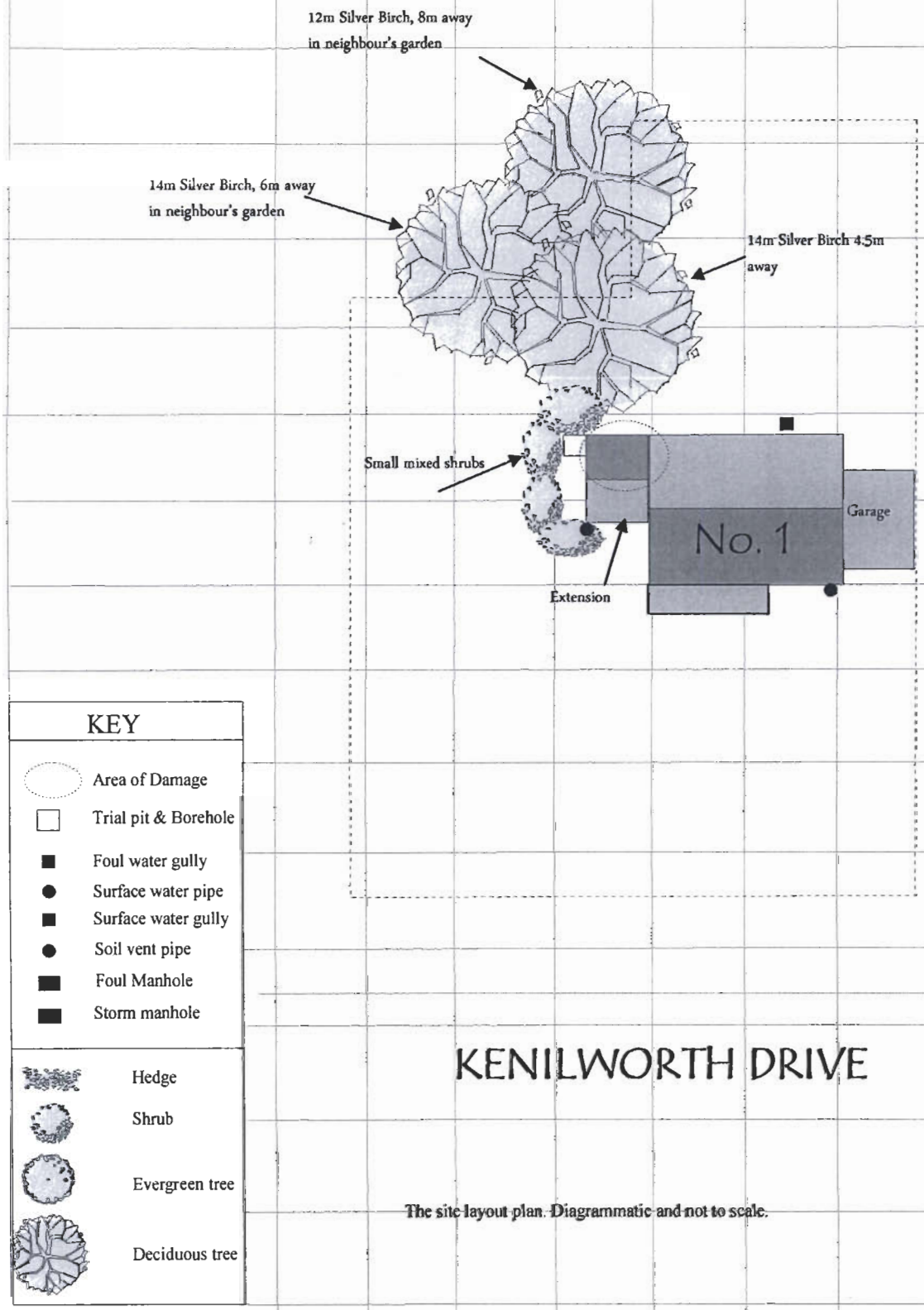


Helen Hoyle, BSc Hons CEng MICE
Riley Larkin Limited

Site Plan

Not to Scale

This plan is diagrammatic only and has been prepared to illustrate the general position of the property and its relationship to nearby drains and trees etc. Tree heights and distances are approximate and tree species are not authenticated The boundaries are not accurate, and do not infer or confer any rights of ownership or right-of-way.



The site layout plan. Diagrammatic and not to scale.