

New Forest District Council  
Legal & Democratic Services  
DX 123010 Lyndhurst 2

Our Ref: NPJ/APH/Verran/V89/2

Your Ref: JMD/LC

Date: 2 June 2008

Email

Dear Sirs

**Re: Mr K Verran  
Tree Preservation Order 62/07**

We attach a letter that our client has received from his surveyor addressing the effect of the trees upon our client's property. We should be grateful if you would add this letter to the representations made on our client's behalf.

We have at our client's request, deleted his address from the letter.

Yours faithfully



Scott Bailey LLP

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# Christchurchsurveyors Ltd.

Chartered Surveyors

Culver House,  
Poplar Lane,  
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Christchurch  
Dorset BH23 8JE

Mr. K. Verran,



Tel: 01425 674344  
Fax: 01425 674344  
Mob: 07920 773857

27 May 2008

Dear Mr. Verran,

RE: [REDACTED]

Following your instructions, I have today carried out a brief inspection of the above property in order to advise you regarding structural cracking to the main walls.

As you are aware, your property is built on shrinkable clay. This material is a suitable substrata for residential property construction, provided that appropriate measures are taken in order to allow for the variable nature of moisture content which results in significant shrinkage and swelling of the clay. This would have been considered at the time of construction.

Since then, a row of poplar trees has matured close to the property. This species of tree extracts a considerable amount of moisture during the growing season. In my opinion it is this that has resulted in the structural cracking to the property.

There are three possible methods that would prevent further damage to the property.

1. Fell some of the trees
2. Construct a root barrier
3. Considerable reduce the size of the trees.

The construction of a root barrier is rarely successful and so I strongly recommend either felling or considerably reducing the size of the nearest trees.

Before taking any action I recommend that you first notify your insurers so that they are made aware of the situation. They may have other recommendations or require further monitoring even after this work is completed.

Another matter to consider is that the tree roots may already have affected both the surface water and foul drains. I suggest that these should be exposed for further examination and testing.

I hope that this is of assistance.

Regards

Yours sincerely,

M.W.G. Hocking BSc(Hons) MRICS Dip HI

For Christchurchsurveyors Ltd. Mervyn Hocking BSc(Hons) MRICS Dip HI  
Chartered Surveyor, Home Inspector & Accredited On Construction Energy Assessor  
Chartered Surveyors

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