

John R. Soulsby B.Sc. (Est. Man.) F.R.I.C.S. Chartered Surveyor

56 Highfield Way, Rickmansworth, Hertfordshire, WD3 7PR Tel: 01923 775683

Mr. & Mrs. P. Natali
14 Leaside Avenue
London N10 3BU

18th July 2012

Dear Mr and Mrs Natali,

Re: 14 Leaside Avenue, London, N10 3BU

I have set out below extracts from my survey report undertaken in Spring 2012 on your above property: in relation to the porch and two lime trees at the front (Leaside Avenue) of the property and the trees at the rear of the property. (All directions right hand and left hand, front and rear given when facing the property from the road).

There are two lime trees in the front garden of the property. The front porch has badly subsided, almost certainly caused by the lime trees. This has been continuing for many years and it is now at the stage where it needs complete demolition and rebuilding on new foundations. I understand that there was subsidence to the front of No.16 (next door) and considerable movement to their front porch which was subsequently rebuilt following a diagnosis that trees outside No 16 were the cause (and therefore that the subsoil was shrinkable) and they were subsequently removed.

There is also a large lime tree some 9m away at the rear left-hand corner of the property which is approximately 20m high and is likely to have roots reaching and underneath the building. I am of the opinion that the risks of leaving the tree to grow further are high that it will cause some subsidence to this and/or adjoining properties and I consider that it should be radically reduced. It is highly likely to cause damage to foundations in the future. A tree surgeon's advice would be advisable, but I consider that ideally it should be reduced to a height of just above the fork and regularly pollarded in the future. It is however within the Conservation Area and permission will be necessary to carry out any works to it and therefore discussion with the Council will be necessary.

There is also a fruit tree in the rear garden some 6m away from the back addition of the property. This should not be allowed to grow to a height and appropriate bulk of more than 6 m.

Yours sincerely,

John R. S

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Keith Weyman
Tree Surgeon

16 Golf Close, Bushey, Watford, Herts, WD23 2DF
keithweymantrees@hotmail.co.uk

20.7.2012

Dear Sir

Re lime tree, 14, Leaside Rd N10 3BU

I can confirm that severe pruning of this tree
will not be detrimental to its health as lime trees
regenerate well from pruning cuts

Yours faithfully

