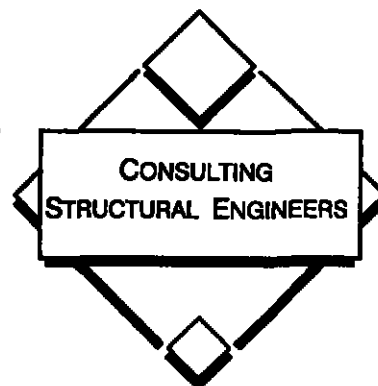

TOM HENRY & ASSOCIATES



Our Ref: TCH/JM/321

27 July 2012

Mr Dean Ingram
1 Kings Croft
Worsborough Dale
Barnsley

Mr S Savage
29 George Street
Worsborough Dale
Barnsley

all correspondence to
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Dear Messrs Ingram & Savage,

Structural Inspection - 27/29 George Street & 1 Kings Croft, Worsbrough Dale, Barnsley

I refer to my report of 28 March concerning the structural significance of trees situated between the gardens of the above properties and, as requested, have made a further inspection on site.

At the time of my original visit to the properties in March, structural damage consistent with differential foundation movement, was noted to the boundary retaining wall between Nos 27 and 29 George Street, and the precast concrete base plinth at the boundary between 27 George Street and 1 Kings Croft.

On my recent visit to the site, structural cracking was also noted to the brickwork of No 29 George street, comprising of cracking both below and above the right side entrance door and with the latter following a stepped raking pattern consistent with differential foundation movement. Further cracking was noted at low level towards the rear of the right elevation to the house.

In view of the above and taking into account the damage previously detailed in my earlier report, I remain of the opinion that the cause is seasonal changes in the clay sub strata exacerbated by the significant vegetative presence.

I understand that the possibility of forming root barriers has been considered, However, I would view this option with caution. Such barriers tend not to be fully effective unless taken down to considerable depth

as there would otherwise remain the potential for moisture draw-down in the ground beyond the cut off point of the roots. Furthermore, the use of a deep barrier would tend to destabilise the trees and with this of particular concern in respect of the largest tree (positioned inside the garden of No 29) and at which is currently towards No 1 Kings Croft at an angle in the order of 60 degrees and which is over sailing the car port of No 1.

Conclusions;

The damage to the boundary wall between 27 and 29 George Street, to the precast concrete boundary fencing between 27 George Street and 1 Kings Croft, and to the house walling of No 27, is considered to be associated with the root moisture demands of the trees causing seasonal differential movement of the foundations to the wall.

It is therefore felt that significant reduction in this tree presence should be considered in order to ensure the long term stability of the buildings and boundary walling etc.

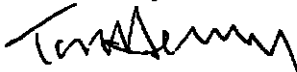
The use of a root barrier is not considered to be viable, especially in view of the already hazardous lean of the largest tree, ie, that located just inside of the boundary of No 29.

Furthermore, the lean to this tree gives rise to concern for both as to both to the structures, but more importantly to the occupants of the No 1.

It is therefore recommended that the tilted tree should be cut down and its roots killed off, and that some localised tree maintenance/reduction measures should be implemented with regards to the other trees within the clump.

I trust that the above report is sufficient for your present requirements, but please do not hesitate to contact me again if I can be of any further assistance.

Yours sincerely



Thomas C. Henry
for and on behalf of
TOM HENRY & ASSOCIATES