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APPENDIX TWENTY SEVEN.



Insights

When you're responsible for maintaining critical infrastructure—whether it's a commercial building, bridge, or utility network—you need reliable data. But often, that data is hidden beneath...

MAY 15, 2022

The Worst Trees That Cause Subsidence

Concrete Case Studies

Trees are often the cause of subsidence. This is a result of moisture being taken from the ground and also the tree roots so we will name and shame the worst trees that cause subsidence.

It has been found that trees with fine and long root structures cause the most damage in regard to building subsidence.

*1.

11 July 2025

Restoring the Royal Corinthian

Hey There!



subsidence, certain types of trees can grow to a substantial size extremely quickly.

The roots may then affect the soil and foundations beneath the property.

If the soil is clay, the tree roots are more likely to cause subsidence to the property as clay will shrink and swell depending on its moisture content.

In the summer or in dry conditions the tree roots search for water. As this occurs the ground dries out and shrinks often causing movement and building subsidence.

The amount of water trees drink varies, but typically a large oak tree will drink 1000 litres a day.

Willows are known for being thirsty trees and thrive in wet conditions. Where they are planted in drier conditions the root system increases in size in its search for water.

Willow tree roots can extend to 40 metres so whilst that attractive looking tree halfway down your garden is aesthetically pleasing, it could be causing issues to the soil and foundation beneath your property.

Oak trees though are connected to the most amount of building subsidence issues in the UK.

Tree roots not only can cause issues to the foundations of your property, but also to the drains.

Roots seek to enter the drains in the search for water and once they have entered the drains they can rapidly grow quickly in the unrestricted space.

we recently completed a specialised concrete restoration project at the Royal Corinthian Yacht Club in Burnham-on-Crouch. This work involved not only identifying...

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Restoration

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*1: Recent surveys have found that Oak, Willow, Sycamore, Ash, Plane and Poplar are the most common trees related to building subsidence.

polyurethane has emerged as one of the most effective materials for stabilizing...

Where there is an extensive root system beneath a property or in the vicinity of a property, removing the tree may cause desiccation.

This is where the tree roots will rot over a period of time and leave voids in the soil beneath or adjacent to the property foundations. The property may well settle into these voids causing subsidence.

The most common remedial solutions for property subsidence are, underpinning, screw piles, or resin ground injection.

The ground conditions determine which option is the most suitable.

Screw piles are often a preferred option where there is trees or clay conditions and the screw piles can be installed to a depth where they are unaffected by clay shrink and heave and below

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applications.

Sometimes though depending on the ground conditions and the proximity of neighbouring properties the depth of excavation can be challenging in terms of health and safety.

Tree roots can also cause extensive damage to walls whether they are brick or concrete.

Structural Repairs can provide a subsidence underpinning solution to your problems though, so contact us to discuss your project.

However, the...

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12 June 2025

Sinkhole Prevention Services UK

Sinkholes can appear without warning. They disrupt infrastructure, endanger safety, and cost businesses millions. Across the UK, they're becoming more frequent—especially in areas with chalk

Hey There!

