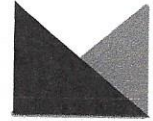


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STRUCTURAL INSPECTION

of

Trial Pit on Land Behind
69 Ashley Lane
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Manchester
M9 4NU

for

Andrew R. Chadwick

E-mail: andrewrchadwick@outlook.com

Our Ref: S22.03.15

Date: 28th March 2022

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1.0 BRIEF

At the verbal request of Mr. Andrew R. Chadwick, understood to be the owner of the site and the proposed new dwelling, an inspection was carried out on the 25th of March 2022.

The purpose of the inspection was to report on the results of the construction of a trial pit behind the existing property.

2.0 PROPERTY DESCRIPTION

The existing property is a distinctive, two-storey detached house with turreted semi-circular bays to the front and rear.

The property, apart from the bays, is of conventional timber and clay brick construction with a cellar along the right-hand half of the property.

The ground is relatively flat but beyond the rear boundary it reduces in level to form an open site which is understood to have been previously occupied by a school that has now been demolished.

Prior to the construction of the school historical maps have indicated that the site had previously been a clay works for the production of bricks for the building industry.

3.0 REPORT

- 3.1** A trial pit had been hand dug some days ago by builders appointed by the site owner and these were present on site when I undertook the inspection.

The trial pit was approximately halfway down the length of the rear garden and on plan it measured approximately 600mm by 600mm. The pits had been terminated at approximately 600mm in depth.

The top 550mm of soil appeared to be largely top soil below a garden.

Clay had been struck at approximately 600mm below outside ground level and this was probed with the end of a long spirit level. The clay was found to be extremely firm.

- 3.2** The weather both during and for some days before the inspection was carried out was above average temperature for this time of the year.

4.0 CONCLUSIONS

From the plans that have been provided and drawn by S. Ingram and Associates the proposed detached house is 10 metres long by 6 metres in depth and consists of a ground and first floor with the latter partly in the roof space.

From the trial pit it would seem that beneath the relatively thick layer of top soil there is a clay surface that is likely to be consistent with the use of the area as a clay pit for brick making.

Other than manual probing no tests were carried out on the clay but provided the strata does not change across the site the clay encountered is likely to be natural and capable of sustaining the loads from a house of traditional construction using standard concrete strip foundations.

5.0 SUMMARY

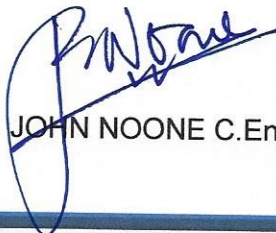
The evidence suggest that provided the strata remains consistent the foundations can be traditional concrete strips placed on the firm clay.

6.0 RECOMMENDATIONS

- 6.1 Construct concrete strip foundations below the load-bearing internal and external walls in accordance with the sizes laid down in the Building Regulations.

It was not possible to inspect woodwork or other parts of the building structure which were covered, unexposed or inaccessible, and it is not therefore possible to report that any such parts of the property were free from defects.

This report should not be considered a comprehensive appraisal of the structural condition of the property, it deals with the matters referred to in it.



JOHN NOONE C.Eng., M.I.Struct./E., Lic. (RCAT) Salford

PHOTOGRAPHS









APPENDIX 2

HISTORICAL INFORMATION

