

# Site Inspection Report

**Single storey extension, internal alterations and  
refurbishment of existing school building**

**Oasis Academy Aspinal, Broadacre Road, Manchester,  
Greater Manchester, M18 7NY**

**W204107**

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Regulated by RICS

**Assent Building Control Ltd**

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## Excavations

### Excavations dug to strip foundations

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Excavation inspection for the new Year 1 classroom and toilet extension.

A small section of excavations has been dug exposing the existing building foundations. The concrete foundations measure 1.8m deep from FFL.

The ground excavated is firm yellow clay with some fill and narrow roots at high level.

Using the NHBC tree calculator it states the largest tree on roadside is a mature beech that is remaining. 2.8m from foundation. A foundation depth of 1.65-1.8m is required.

On the back left corner another Beech tree is located 5.50m away from the corner of the foundations. The existing extensions concrete foundations are still in situ. The small, exposed section of this concrete footing measures 600mm wide by approx. 250mm thick, overall, 1300-1400mm deep from external ground level.

In the first instance this would have the potential to remain in place and be re-used for the new extension. The NHBC tree guide asks for 1.45m depth to the closest point of the foundations. Based on the existing footing being loaded by a previous single storey extension it is estimated that this can be suitable for the new build. The existing concrete footing is to be exposed entirely and assessed again before use.

The new ground floor is designed as a ground bearing slab. I advise against this based on the ground conditions and possibility for heave. I would ask the architect to re design the floor with either heave precautions to the foundations internal face and the ground bearing slab OR consider a suspended concrete floor such as 'beam and block' which will create a heave void below.

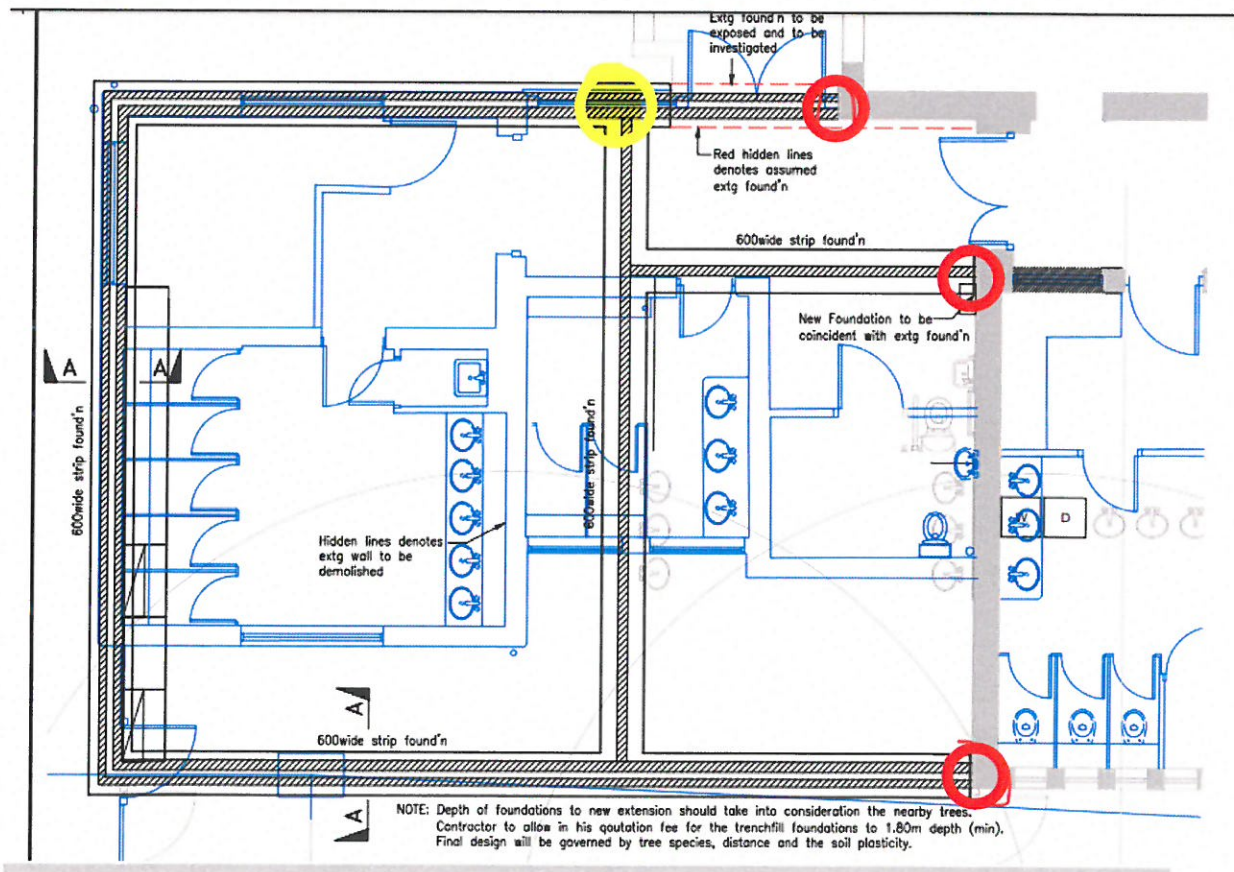
Agreed with contractors on site that the foundations nearest the road can be poured provided they are excavated down to 1.8m onto the same firm yellow clay and some mesh/rebar is laid to provide a continuity link with next foundation pour on side elevation.

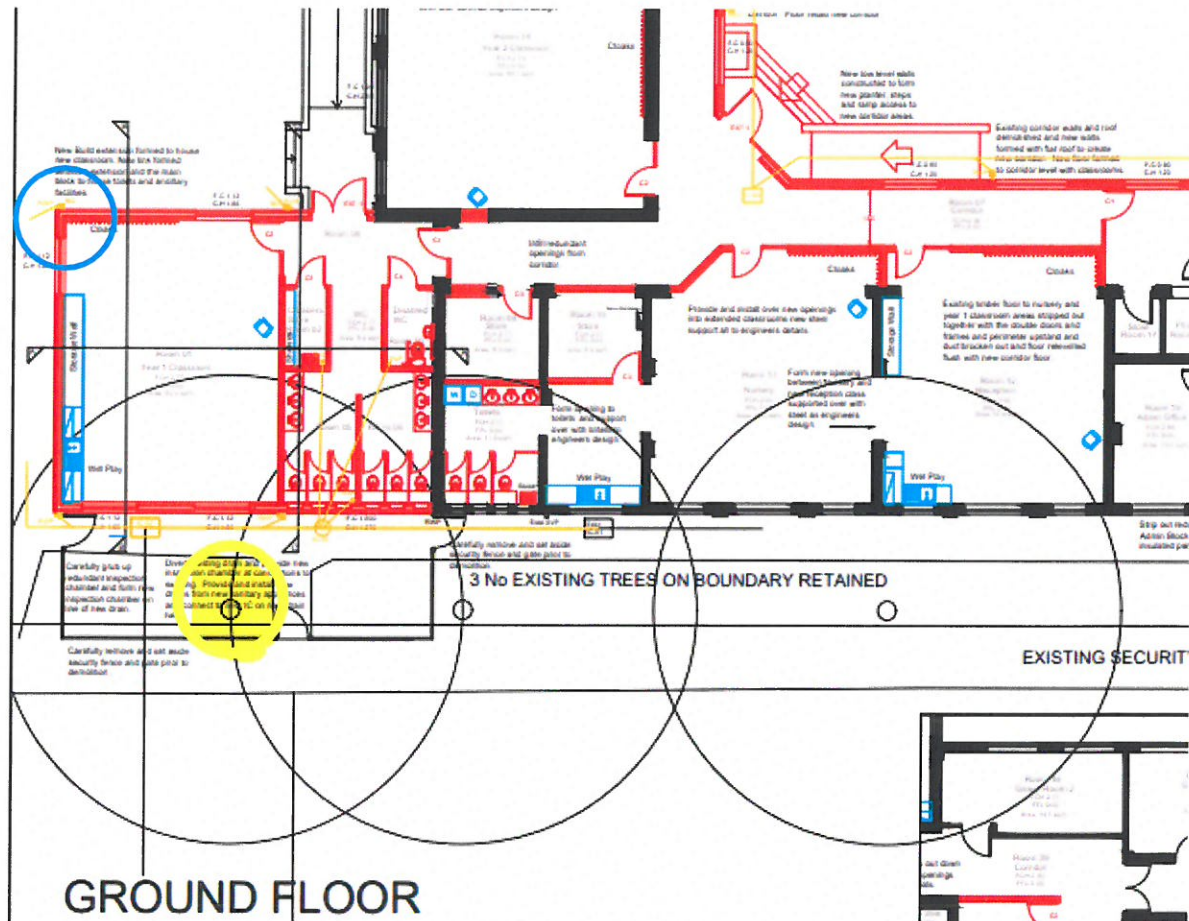






Yellow circle = exposed section of existing concrete foundation.  
Red circles = exposed existing foundation to remaining building at 1.8m depth.





Yellow highlight = Mature Beech Tree  
Blue circle = corner that is 5.50m from rear tree

**NOTE :** This inspection report is restricted to requirements covered by Building Regulations current at that time. It does not constitute evidence that the Building Regulations have been satisfied until a Completion / Final Certificate has been issued for the project. It remains the responsibility of the person carrying out the work to ensure that the work complies with the Building Regulations.