

Desktop Land Contamination Assessment

Date: 17th November 2019

Time: 17:19hrs

Weather: Dry at the time of photos

Name of person undertaking assessment: Martin Harper C.Build.E Fcabe

Aim: To identify if any of the land has any contamination

Land overview



Since the land purchase over 10 years ago the ground has been used as a garden and an allotment for growing vegetables

On day of assessment there were no odours whilst the trial hole was being excavated.

The trial hole was excavated next to the existing brick base previously used as the transformer base, this location was chosen for the trial hole as following the construction of the base there would be a high probability the ground reinstated around the base may have contained contaminated waste as it would have been common practice to back fill with ungraded material from around the site.

It is the intension to remove this base as part of the works to erect the detached garage.

The photograph below shows the excavated trial hole approx. 900mm deep the water in the hole was due to the large amount of rain following the excavation of the hole, whilst the excavation of the hole was under way there was no water ingress.

There is approximately 300mm of topsoil to be removed in order to ensure the ground under the proposed floor slab has adequate bearing capacity. As the existing base will be removed the excavation around this will exceed 600mm therefore reinforcement will be introduced in this localised area.

you will also see ducting through the brickwork where the cables have been removed.



Below trial hole prior to water being removed confirms a clay soil (hole with water due to large amount of rainfall).



Below is a sample of ground taken from the bottom of the trial hole the ground conditions appear to be a very Stoney clay, which at 900mm deep would be considered an acceptable depth and would have adequate ground bearing capacity construct the garage off a traditional strip foundation.



Recommendations

From the trial hole there does not appear to be any contaminated ground a planning application was submitted for a new habitable dwelling to the rear of 194 Regent street (9/2017/0665) which is approximately 200 yards away from our proposed garage with no requirements for any ground investigations.

However, if any odour or contamination of the ground is found the work would stop immediately and inform the council and have samples of the ground tested to identify the contaminants and offer a solution before work re-commences.

Martin Harper C.Build E Fcabe