



WRD Engineers

Civil & Structural Engineering Consultants

W76846\241213 SSI (1/6)
13 December 2024

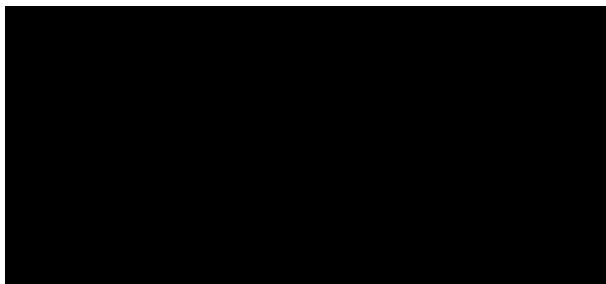
Mr & Mrs Hamilton
118 Park Road
Chandlers Ford
EASTLEIGH
SO53 1HY

The Stables, rear of 60
The Avenue
SOUTHAMPTON
SO17 1XS

tel: 023 8072 0770
fax: 023 8072 0788

SPECIFIC STRUCTURAL INSPECTION

118 PARK ROAD
CHANDLERS FORD
EASTLEIGH
SO51 1HY



M D Royall ACGI BSC CEng MICE MFPWS
for and on behalf of **WRD Engineers Limited**

tel: [REDACTED]

email: [REDACTED]

WRD Engineers Limited

Registered in England and Wales : No. 07977613 : 6 St Georges Business Centre, St Georges Square, PORTSMOUTH, PO1 3EY

W76846\241213 SSI (2/6)
13 December 2024

1.0 BRIEF

- 1.1 Scope and limitations:** This is a Specific Structural Inspection report is limited in its scope to the problems and/or concerns as noted below. We have not inspected parts or problems which are not relevant to these problems and/or concerns unless noted in the report. The inspection was undertaken externally and internally as necessary, subject to access being available. The inspection was limited to a visual inspection. We have not moved heavy furniture or equipment, lifted fitted floor coverings, or made exploratory holes unless noted in the report. The report has been prepared in accordance with the addressee's request and therefore any liabilities which may arise are restricted to the addressee.
- 1.2 Problems and concerns:-** inspect and advise on potential structural risks to the property from roots of neighbouring trees
- 1.3 Orientation of the property:** For the purposes of this report, unless otherwise stated, the front elevation is considered to be that which faces the public road or path from which access to the property is given, and all references to left and right are given as if viewing a plan of the property with the front elevation located to the bottom, and the rear elevation located to the top of the plan.
- 1.4 Inspection:** The property was inspected by M D Royall ACGI BSC CEng MICE MFPWS on 31 October 2024.

2.0 BACKGROUND INFORMATION

- 2.1** The property is a two-storey, detached house. It is of traditional construction with masonry walls a tiled roof. It is believed to have been built in 1896.
- 1.5** We are advised that the trees of concern are Douglas Firs, around 80 years old, and around 25m in height. This means that there were planted after the house was built.

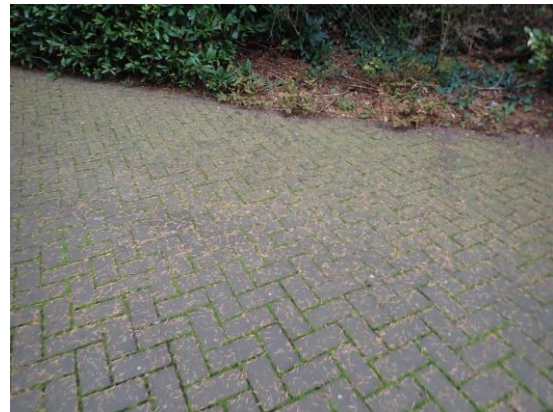
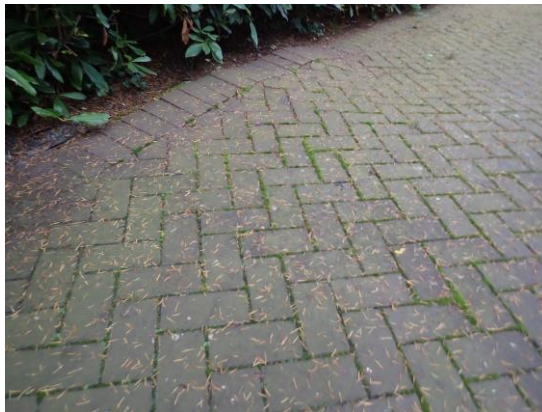
W76846\241213 SSI (3/6)
13 December 2024

3.0 OBSERVATIONS

- 3.1** The trees of concern are located about 8m from the left side of the house. The ground between the trees and the houses is a block paved driveway.



- 3.2** The driveway is being lifted by the root growth from the trees.

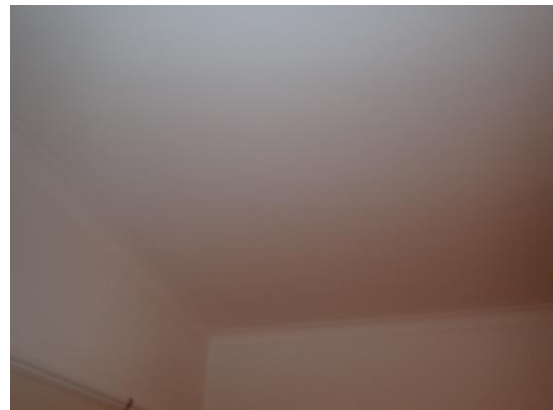


W76846\241213 SSI (4/6)
13 December 2024

- 3.3** To the left side wall there is stepped diagonal cracking over the ground floor window opening.



- 3.4** In the left side living room there is cracking to the rear wall, above the picture rail, either side of the double-door opening.



W76846\241213 SSI (5/6)
13 December 2024

- 3.5** In the left side, first floor, bedroom there is cracking along the coving of the rear wall, close to the left side.



- 3.6** The foundations to the left side wall comprise the brickwork stepping out and founded at around 0.6m below ground level. They are underlain by a gravelly, silty, sandy CLAY of intermediate Plasticity / Medium Shrinkage Potential – see attached laboratory analysis.

W76846\241213 SSI (6/6)
13 December 2024

4.0 CONCLUSIONS AND RECOMMENDATIONS

- 4.1** The roots from the neighbour's trees are damaging the driveway by means of their roots lifting the block paving.
- 4.2** The foundations of the house are not deep enough to cope with the soil conditions and close proximity of the neighbour's trees.
- 4.3** The roots of the neighbour's trees are likely to be causing foundation movement, by means of drying out and shrinking the clay soil, resulting in the external and internal cracking to the left side of the house.
- 4.4** It is recommended that the neighbour's trees be removed to prevent further and more serious damage to the driveway and building.

END OF REPORT



Laboratory Report



Contract Number: 75954

Client Ref: 21674

Client PO: 21674/SA

Date Received: 20-11-2024

Date Completed: 25-11-2024

Report Date: 25-11-2024

Client: **Soils Limited**

This report has been checked and approved by:

Contract Title: **118 Park Road**
For the attention of: **Sharon adekunle**



Brendan Evans
Office Administrator

Description	Qty
Moisture Content BS 1377:1990 - Part 2 : 3.2 - * UKAS	1
1 Point Liquid & Plastic Limit BS 1377:1990 - Part 2 : 4.4 & 5.3 - * UKAS	1
Disposal of samples for job	1

Notes: Observations and Interpretations are outside the UKAS Accreditation

* - denotes test included in laboratory scope of accreditation

- denotes test carried out by approved contractor

@ - denotes non accredited tests

This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This test report/certificate shall not be reproduced except in full, without the approval of GEO Site & Testing Services Ltd. Any opinions or interpretations stated - within this report/certificate are excluded from the laboratories UKAS accreditation.

Approved Signatories:

Brendan Evans (Office Administrator) - Darren Bourne (Quality Senior Technician) - Paul Evans (Director)

Richard John (Quality/Technical Manager) - Shaun Jones (Laboratory manager) - Shaun Thomas (Site Manager)

Wayne Honey (HR & HSE Manager)



Laboratory Report



Contract Number: 75687

Client Ref: 21674

Client PO: 21674/SA

Date Received: 06-11-2024

Date Completed: 12-11-2024

Report Date: 12-11-2024

Client: **Soils Limited**

This report has been checked and approved by:

Contract Title: **118 Park Road**
For the attention of: **Sharon adekunle**



Darren Bourne
Quality Senior Technician

Description	Qty
Particle Size Distribution BS EN ISO 17892-4 : 5.1 - * UKAS	1
Disposal of samples for job	1

Notes: Observations and Interpretations are outside the UKAS Accreditation

* - denotes test included in laboratory scope of accreditation

- denotes test carried out by approved contractor

@ - denotes non accredited tests

This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This test report/certificate shall not be reproduced except in full, without the approval of GEO Site & Testing Services Ltd. Any opinions or interpretations stated - within this report/certificate are excluded from the laboratories UKAS accreditation.

Approved Signatories:

Brendan Evans (Office Administrator) - Darren Bourne (Quality Senior Technician) - Paul Evans (Director)

Richard John (Quality/Technical Manager) - Shaun Jones (Laboratory manager) - Shaun Thomas (Site Manager)

Wayne Honey (HR & HSE Manager)

PARTICLE SIZE DISTRIBUTION
BS EN ISO 17892-4:2016
Wet Sieve, Clause 5.2

Contract Number

75687

Borehole/Pit No.

FE1

Project Name

118 Park Road

Sample No.

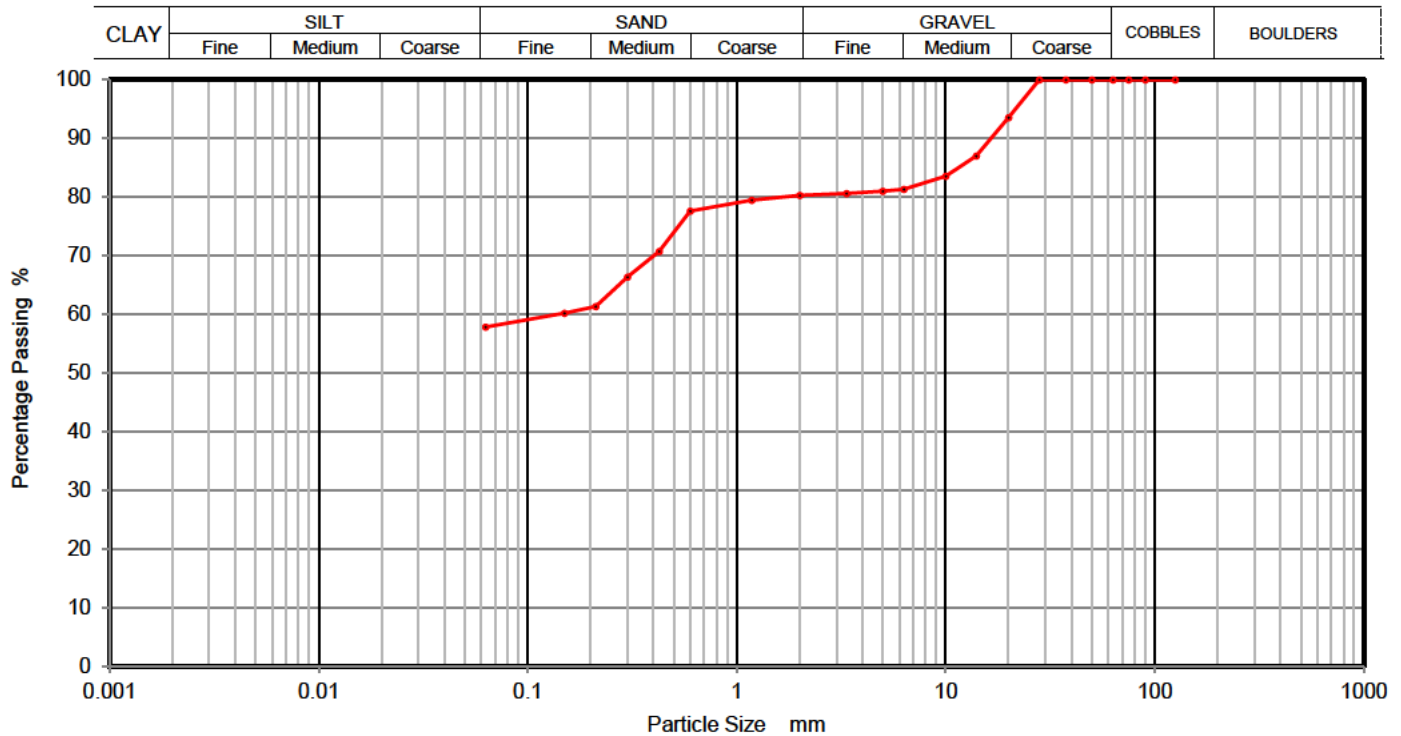
Depth Top

0.40

Depth Base

Sample Type

D



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
125	100		
90	100		
75	100		
63	100		
50	100		
37.5	100		
28	100		
20	94		
14	87		
10	84		
6.3	81		
5	81		
3.35	81		
2	80		
1.18	79		
0.63	78		
0.425	71		
0.30	66		
0.20	61		
0.15	60		
0.063	58		

Sample Proportions	% dry mass
Cobbles	0
Gravel	20
Sand	22
Silt and Clay	58

Remarks

Preparation and testing in accordance with BS17892 unless noted below

Operator

Cameron