Alexandra House
Level 5-10 Station Road
London N22 7TR
Control.HaringeyBuilding@haringey.gov.uk
T 020 8489 5504
www.haringey.gov.uk
Structures Group

242 Lordship Lane N17 7QT
SCOPE OF WORKS
To remove rear garden vegetation



16th October 2026

Prepared for:
Promise Williams
Project Manager (Asset Management)
Housing Repairs Service
Alexandra House
LONDON N22 7TR

Prepared by:
Miguel Gonzalez
Structural Engineer
Building Control Dept
Level 5, Alexandra House
LONDON N22 7TR

Client Name: **Placemaking & Housing - Housing Repairs Service**

Location: **242 Lordship Lane N17 7QT**

Description: **Scope of Works To remove rear garden vegetation**

Project No: **BCC/L23**

CONTENTS

INTRODUCTION 2
DESCRIPTION OF THE PROPERTY. 2
OBSERVATIONS 3
INVESTIGATIVE WORKS 6
CONCLUSIONS 7
SCOPE OF WORKS 9
APPENDIX A: 12
PHOTOGRAPHS 12

Issue	Date	Description	Created By	Reviewed by
1	25th September 2025.	Report	MG	SA
2	16th October 2026.	Report	MG	SA

Client Name: **Placemaking & Housing - Housing Repairs Service**

Location: **242 Lordship Lane N17 7QT**

Description: **Scope of Works To remove rear garden vegetation**

Project No: **BCC/L23**

INTRODUCTION

Further to your email dated 06th August 2025, our Engineer, Miguel Gonzalez, inspected the property on 22nd September 2025 and we submit our report as follows.

Please note, the damage noted to the property pertains to those noted visually through an internal and external inspection of the property. No opening up works have taken place during or prior to the inspection.

This property has been previously inspected in October 2020, however since then both cracking and mould damage to the rear have significantly worsened.

DESCRIPTION OF THE PROPERTY.

The structure is two storeys mid-terraced off traditional build, tiled pitched roof, masonry walls and timber floor decks which has been divided into two flats. Our Tenant resides on the one-bedroom ground floor flat, we did not have access to other areas of the property. The flat consists of one reception room, one bedroom, a kitchen and a bathroom. The building's external elevations are a painted render finish. The property was likely an Edwardian era property constructed circa 1910.

Client Name: Placemaking & Housing - Housing Repairs Service
Location: 242 Lordship Lane N17 7QT
Description: Scope of Works To remove rear garden vegetation
Project No: BCC/L23

OBSERVATIONS

Local Vegetation

There are no major trees in the vicinity of the front garden of the building except for overgrown hedge in the front garden next to the property No. 244 and a pruned one bordering a road.

There are several trees and overgrown vegetation noted in the rear garden, some of which appear to be new growth. Several of these trees lie close to the rear elevation of the property, and have likely significantly affected the drainage as they lie directly over where the drain lines appear to be located. The rainwater gutters are also blocked, the rainwater gully is blocked and full of water which has not drained, and the soil of the rear garden is visibly waterlogged. Extensive mould damage is noted rising up along the rear walls from ground level and down from the rainwater gutters which serve the roof.

Local BGS data indicates the local stratum consists of London Clay. Site Investigation data indicates the initial stratum consists of made ground to a depth of 1.5 metres, and London Clay below this. Please see Photos 1 – 2, 20 & 25 - 27.

Front Elevation

The front elevation of the property does not contain any major visible damage. There is a hedge infront of the property, and a small street tree. Please see photos 1 & 1.5.

Entrance Hallway

A vertical crack is noted to the internal wall between the lounge and hallway. The crack lies at the entrance right beside the doorway frame into the property. Previous crack monitoring device showed movement up to 0.6mm. Please see photos 3 – 4.

Client Name: Placemaking & Housing - Housing Repairs Service
Location: 242 Lordship Lane N17 7QT
Description: Scope of Works To remove rear garden vegetation
Project No: BCC/L23

Lounge

There is a large diagonal crack noted to internal wall which divides the lounge and internal hallway. Wall noted to be constructed on foundations above made ground with foundations at a depth of 0.2 metres. Movement of this wall has been up to 7mm according to the crack monitoring device. Additionally, cracks occur at the junction between the lounge wall and ceiling. It is clear the lounge wall is moving significantly due to the shallow footing in made ground. Please see photos 5 – 7.

Internal Hallway

A diagonal crack lies within the internal hallway leading to the bedroom, which is located on the internal wall between the lounge and hallway. Crack monitoring showed movement up to 7mm in the vertical plane, and the crack mirrors the crack noted in Photo 6. Ceiling plaster within internal hallway has come loose. Please see photos 8 – 10.

Bathroom

There is some mould buildup underneath the bathroom bathtub possibly due to leaking drains. Please see Photo 11.

Bedroom

Diagonal crack within bedroom extends into the internal hallway and mirrors the crack noted in photo 6. Internal wall between bedroom/hallway and the lounge appears to be clinker block wall on shallow foundations as noted on the Site Investigation. Bedroom door unable to close due to movement of the ground bearing slab. Please see Photos 12 – 14.

Kitchen

Extensive mould and timber rot damage noted to the rear elevation window and walls within kitchen. Please see Photos 15 – 16.

Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

Toilet

The rear toilet appears to be in good condition.

Rear Exit and Rear Elevation

Within the hallway leading to the rear exit, extensive mould and timber rot damage is noted to the rear exit from the property and surrounding door frame, internal walls and ground. Extensive mould damage and dilapidated plaster have been noted to the internal wall between the rear exit hallway and kitchen. Lastly, extensive mould is also noted at the base of the rear exit.

On the rear elevation, the gutters above rear exit and kitchen window show extensive corrosion and blockages. The resident has confirmed this leaks severely and does not flow into the rainwater drainage correctly after rainfall. Rainwater Gully Drains are fully blocked, noted by the pooling standing water within the drain that would not drain out. Surrounding soil is visibly damp despite the lack of rainfall on the day of the site visit showing extensive blockages and leakages within the drains. Extensive mould and rising damp noted at the base of the rear elevation walls.

Please see Photos 17 – 27.

Client Name: Placemaking & Housing - Housing Repairs Service
Location: 242 Lordship Lane N17 7QT
Description: Scope of Works To remove rear garden vegetation
Project No: BCC/L23

INVESTIGATIVE WORKS

Site Investigation

Site Investigation conducted internally within the building near the wall which lies between the lounge and internal hallway, where the diagonal crack noted in Photo 6 lies. Findings indicate wall sits on foundations at a depth of 0.2m, above made ground that exists for a depth of 1.5 metres. London Clay with good bearing capacity lies below 1.5 metres. Bearing pressure of London Clay is above 100KN/m^2 while for Made Ground it is below this minimal bearing pressure. Desiccation of soil is insignificant. Site Investigation was conducted in early 2023 and has not been conducted towards the rear of the property where tree growth has occurred. Likely the growth of the trees since then has significantly worsened the situation at the rear and possibly led to root penetration underneath the foundations and bridging of the DPC causing damp and mould. As such a new Site Investigation of the rear would be required to provide evidence towards the necessary removal of the trees. Please see Photo 28.

CCTV Drainage Survey

A CCTV Drainage Survey was conducted in 2022, of the drains to rear of property. As per the map it is noted that drainage lines R3 and R4 lie where the trees in the rear elevation would be located. Results show R4 requires repair. CCTV Drainage Survey was conducted in 2022, as such likely damage has worsened since then and a new survey will be required. Please see Photo 29.

Crack Monitoring

Crack monitoring data indicates movement of up to 0.6mm occurred in the crack within the entrance hallway, and of up to 7mm occurred in the crack within the internal hallway wall between the lounge and internal hallway. The movement does not appear to be cyclical, indicating damage to this wall is solely due to the inadequate footing provided for this wall of 0.2m depth. Please see Photo 30.

Client Name: Placemaking & Housing - Housing Repairs Service
Location: 242 Lordship Lane N17 7QT
Description: Scope of Works To remove rear garden vegetation
Project No: BCC/L23

CONCLUSIONS

Buildings of this age are likely to have shallow foundations that may have been affected by either leaking drains, or tree roots. In addition, the terraced property extends beyond 12 metres in length with no movement joints provided to allow for thermal and moisture movement of the masonry. Current LABC guidelines allow for movement joints at 12 metre intervals within masonry brickwork, and 6 metre intervals within masonry blockwork, to allow for thermal movement.

The internal damage noted to the internal wall between the lounge and internal hallway/bedroom, is likely due to the shallow foundations placed above made ground, as per the Site Investigation, where the made ground does not make for suitable bearing soil due to its low bearing capacity. Underpinning will be required to stabilise this wall.

Cracks noted elsewhere within the property are likely due to thermal and moisture movement of the masonry and blockwork, exacerbated by the tree root action of the roots of the trees to the rear of the property. The rear elevation has suffered significant mould and rot damage, with the drains blocked, the gutters corroded, and the trees allowing for bridging of the DPC leading to damp moss noted within the walls and possible rising damp as well.

As per a HHSRS Rating System, the category of damage noted within this building, due to the extensive buildup of mould particularly in the rear of the building within the rear hallway and kitchen, would be classed as Category 1 requiring immediate action due to the health and safety implications of the extensive mould noted to the rear. The cracking within the internal walls, such as those noted in the internal hallway, would be classed as Category 3 as per BRE 251 crack assessment guidelines with cracks noted on the internal wall up to 15mm in width.

Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

A Site Investigation towards the rear of the property will be required to determine if the tree roots have trespassed underneath the foundations, and would therefore require removal. In addition a new CCTV Drainage Survey of the rear is required to check the extent of the damage, fractures, root penetrations, and blockages of the drains, to determine the amount of repairs required.

Following investigative work and vegetation removal works, the drains will need to be repaired as per the drainage survey report, the gutters replaced, a dehumidifier utilised to dry out the internal walls within the kitchen and rear hallway exit, and mould on all walls treated and fully removed. Further repairs as per below recommendations.

Client Name: Placemaking & Housing - Housing Repairs Service
Location: 242 Lordship Lane N17 7QT
Description: Scope of Works To remove rear garden vegetation
Project No: BCC/L23

SCOPE OF WORKS

General

1. This Scope of Works is prepared for the removal of the 2 trees located in the rear garden shown in Photo 25 and 26 only. All other repairs including underpinning, crack repairs etc, will be carried out as a separate Major Works scheme.
2. Prior to commencement of works, the Contractor shall prepare a Schedule of Condition including photographs of all areas that may be affected by the works. Progress and completion photographs shall also be provided.
3. Occupants shall remove all personal and valuable items from affected areas. Any items remaining on site shall be suitably protected and remain at the owner's risk.
4. The Contractor shall protect all adjacent finishes, fixtures, fittings, furniture, gardens, and other areas that may be affected by the works. Adequate dust, weather and impact protection shall be maintained throughout the duration of the contract.
5. Safe access and egress to the property shall be maintained at all times unless otherwise agreed with the Client or Supervising Officer.
6. The Contractor shall provide all necessary health and safety measures, including PPE, barriers, warning signage, and identification for site personnel.
7. The Contractor shall allow for suitable welfare facilities, waste disposal arrangements, skips, permits, licences, temporary services, and any other site facilities as required for completion of the works.
8. The Contractor shall keep the site safe, secure, and tidy throughout the works and allow for regular removal of waste and debris.

Client Name: **Placemaking & Housing - Housing Repairs Service**
Location: **242 Lordship Lane N17 7QT**
Description: **Scope of Works To remove rear garden vegetation**
Project No: **BCC/L23**

9. The Contractor shall minimise disruption to occupants and neighbouring properties and provide advance notice of works to occupants and neighbouring properties.
10. The Contractor shall verify all site dimensions and conditions prior to commencing works and notify the Supervising Officer of any discrepancies or unforeseen conditions.
11. All works shall be undertaken in accordance with current statutory requirements, relevant British Standards, manufacturers' recommendations, and good building practice.
12. Upon completion, the Contractor shall make good all disturbed areas and leave the site clean, safe, and fit for its intended use.

Health and Safety:

1. Contractor to ensure all works comply with CDM Regulations 2015.
2. RAMS (Risk Assessment and Method Statement) and Construction phase plan to be submitted to the client and forwarded to the Health and safety officer or Principal Designer (if any subcontractors are to be appointed) prior to commencement of work.
3. Area where works are to take place should be cordoned off to ensure the public have no access while works are taking place.
4. Contractor to confirm if subcontractors will be used for some of the works.

Temporary Works

1. All temporary works including design and construction of temporary works are the responsibility of the Contractor.
2. Contractor to ensure stability to existing structure during repair works.

Client Name: Placemaking & Housing - Housing Repairs Service

Location: 242 Lordship Lane N17 7QT

Description: Scope of Works To remove rear garden vegetation

Project No: BCC/L23

Asbestos

1. Asbestos Survey pending. If the Asbestos Survey finds any Asbestos, care should be taken to not disturb the asbestos during works. If removal of Asbestos Containing Materials is required, they should be removed by a HSE competent contractor licenced with ARCA or similar.

Tree Pruning

1. **The two trees located on the left-hand side and right-hand side of the property, noted in Photo 25 and 26, are to be fully removed including the stump, and the roots poisoned to ensure no regrowth occurs. These trees are likely affecting the SVP and RWP of the property, leading to the excessive mould and wood rot noted at the rear.**

Miguel Gonzalez, IEng MICE
For and on behalf of Haringey Council Building Control

Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

APPENDIX A:

PHOTOGRAPHS

Client Name: Placemaking & Housing - Housing Repairs Service
Location: 242 Lordship Lane N17 7QT
Description: Scope of Works To remove rear garden vegetation
Project No: BCC/L23

Photo 1: Front Elevation of the property



Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

Photo 1.5: Front Elevation of the property showing hedge and small street tree



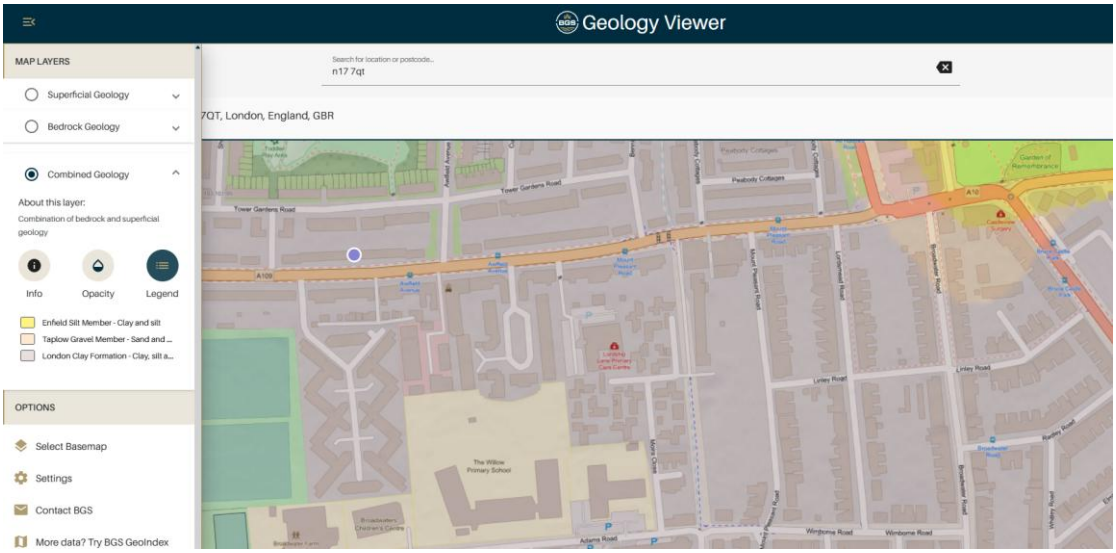
Client Name: **Placemaking & Housing - Housing Repairs Service**

Location: **242 Lordship Lane N17 7QT**

Description: **Scope of Works To remove rear garden vegetation**

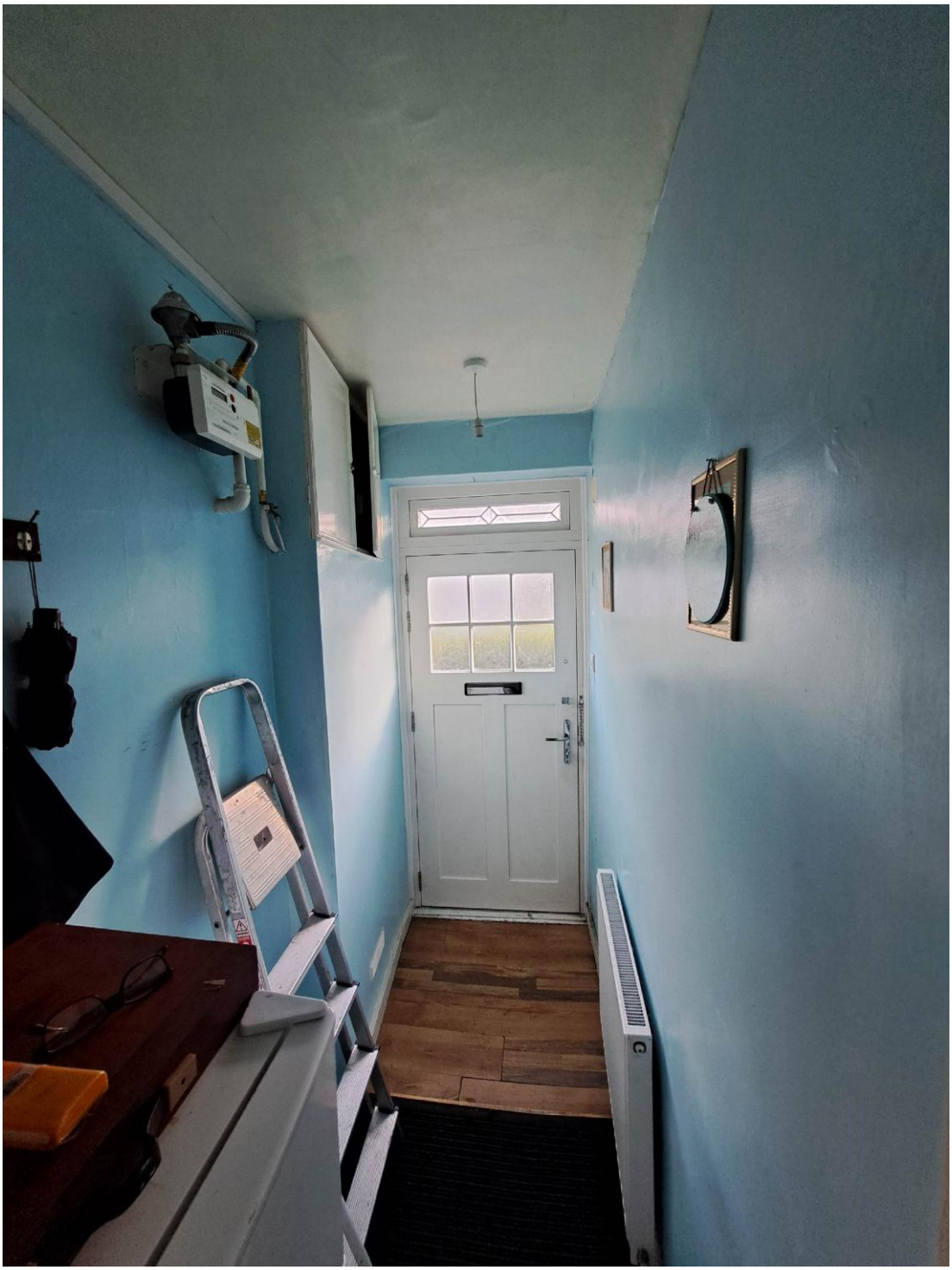
Project No: **BCC/L23**

Photo 2: BGS data indicating local strata is London Clay



Client Name: Placemaking & Housing - Housing Repairs Service
Location: 242 Lordship Lane N17 7QT
Description: Scope of Works To remove rear garden vegetation
Project No: BCC/L23

Photo 3: Entrance Hallway



Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

Photo 4: Vertical crack noted to the internal wall between the lounge and hallway. Previous crack monitoring device showed movement up to 0.6mm.



Client Name: Placemaking & Housing - Housing Repairs Service
Location: 242 Lordship Lane N17 7QT
Description: Scope of Works To remove rear garden vegetation
Project No: BCC/L23

Photo 5: Lounge



Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

Photo 6: Large diagonal crack noted to internal wall which divides the lounge and hallway. Wall noted to be constructed on foundations above made ground at a depth of 0.2 metres.



Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

Photo 7: Cracks occurring at the junction between the lounge wall and ceiling. It is clear the lounge wall is moving significantly due to the shallow footing in made ground.



Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

Photo 8: Diagonal crack within the internal hallway leading to the bedroom, which lies on the internal wall between the lounge and hallway. Crack monitoring showed movement up to 7mm in the vertical plane, and crack mirrors crack noted in Photo 6.



Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

Photo 9: Diagonal crack within the internal hallway leading to the bedroom, which lies on the internal wall between the lounge and hallway. Crack monitoring showed movement up to 7mm in the vertical plane, and crack mirrors crack noted in Photo 6.



Client Name: Placemaking & Housing - Housing Repairs Service
Location: 242 Lordship Lane N17 7QT
Description: Scope of Works To remove rear garden vegetation
Project No: BCC/L23

Photo 10: Ceiling plaster within internal hallway has come loose.



Client Name: Placemaking & Housing - Housing Repairs Service
Location: 242 Lordship Lane N17 7QT
Description: Scope of Works To remove rear garden vegetation
Project No: BCC/L23

Photo 11: Mould buildup underneath the bathroom bathtub, possibly leaking drains.



Client Name: Placemaking & Housing - Housing Repairs Service
Location: 242 Lordship Lane N17 7QT
Description: Scope of Works To remove rear garden vegetation
Project No: BCC/L23

Photo 12: Bedroom



Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

Photo 13: Diagonal crack within bedroom extends into the internal hallway and mirrors the crack noted in photo 6. Internal wall appears to be clinker block wall on shallow foundations between Lounge and Bedroom/Internal Hallway.



Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

Photo 14: Bedroom door unable to close due to movement of the ground bearing slab.



Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

Photo 15: Rear Facing Kitchen.



Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

Photo 16: Extensive mould and timber rot damage noted to the rear elevation window and walls within kitchen.



Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

Photo 17: Extensive mould and timber rot damage noted to the rear exit from the property and surrounding door frame, internal walls and ground.



Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

Photo 18: Extensive mould damage and dilapidated plaster noted to the internal wall between the rear exit hallway and kitchen.



Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

Photo 19: Extensive mould at the base of the rear exit.



Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

Photo 20: Rear Elevation of property



Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

Photo 21: Gutters above rear exit showing extensive corrosion and blockages.



Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

Photo 22: Gutters above rear kitchen window showing extensive corrosion and blockages.



Client Name: Placemaking & Housing - Housing Repairs Service

Location: 242 Lordship Lane N17 7QT

Description: Scope of Works To remove rear garden vegetation

Project No: BCC/L23

Photo 23: Rainwater Gully Drains are fully blocked, no drainage is taking place, and surrounding soil is visibly damp showing extensive blockages and leakages within the drains.



Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

Photo 24: Extensive mould and rising damp noted at the base of the rear elevation walls.



Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

Photo 25: Young tree located close to the rear wall of the building on the right-hand side.



Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

Photo 26: Larger tree located close to the rear exit of the building on the Left-Hand Side.



Client Name: Placemaking & Housing - Housing Repairs Service
Location: 242 Lordship Lane N17 7QT
Description: Scope of Works To remove rear garden vegetation
Project No: BCC/L23

Photo 27: Rear Elevation showing extensive overgrowth of vegetation and several medium sized trees.



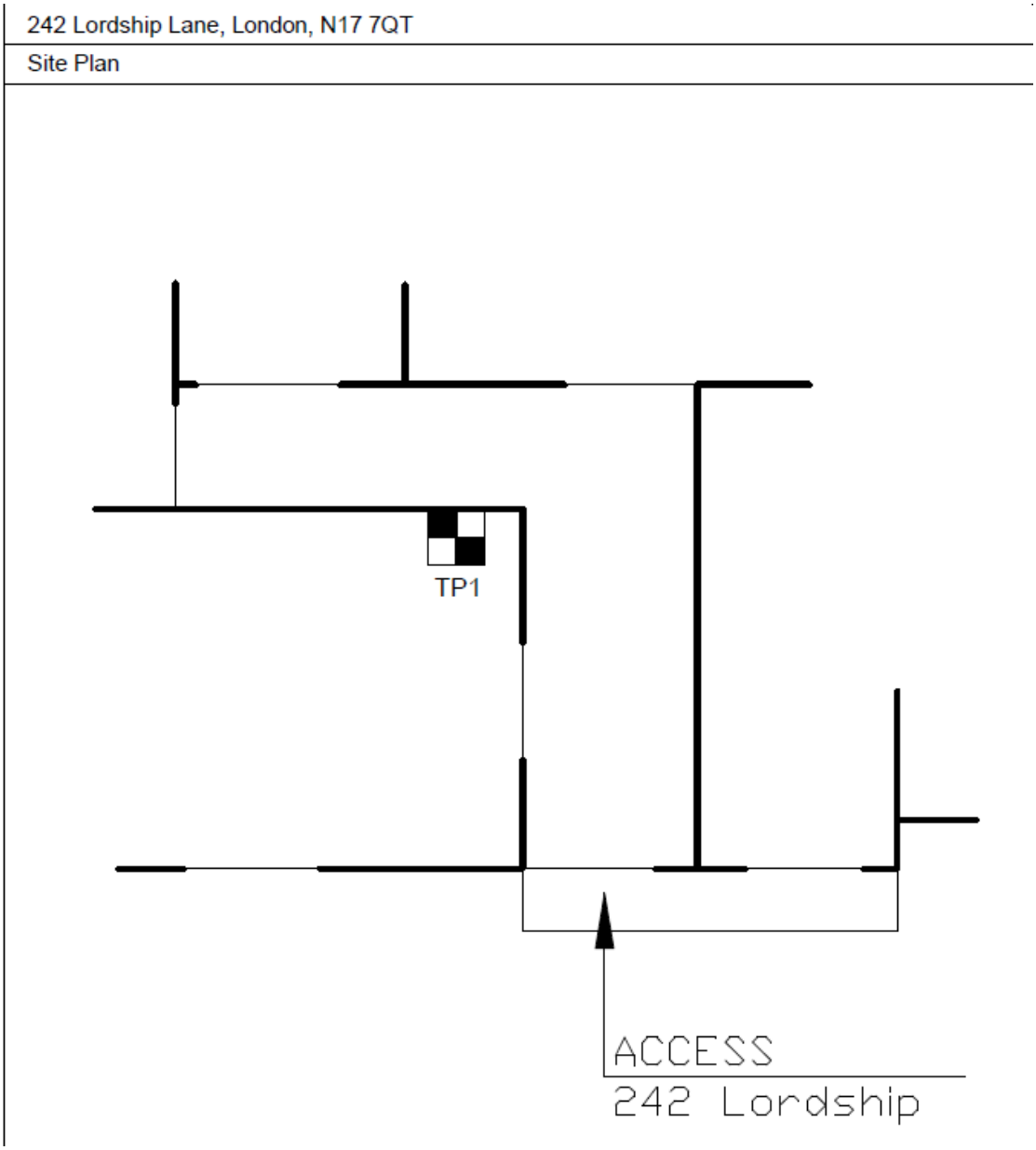
Client Name: **Placemaking & Housing - Housing Repairs Service**

Location: **242 Lordship Lane N17 7QT**

Description: **Scope of Works To remove rear garden vegetation**

Project No: **BCC/L23**

Photo 28: Site Investigation conducted internally within the building near the wall which lies between the lounge and internal hallway, where the diagonal crack noted in Photo 6 is. Findings indicate wall sits on foundations at a depth of 0.2m, above made ground that exists for a depth of 1.5 metres. London Clay with good bearing capacity lies below 1.5 metres. Bearing pressure of London Clay is above 100KN/m^2 while for Made Ground it is below this amount. Desiccation of soil is insignificant.



Client Name: Placemaking & Housing - Housing Repairs Service

Location: 242 Lordship Lane N17 7QT

Description: Scope of Works To remove rear garden vegetation

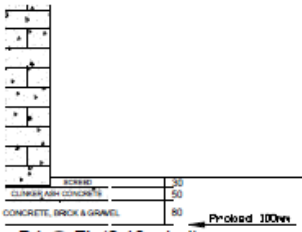
Project No: BCC/L23

HESI
Herts & Essex Site Investigations
Unit J8 | Peek Business Park | Woodside | Bishops Stortford | CM23 5RG
01920 822233 | www.hesi.co.uk | info@hesi.co.uk
Geotechnical Assessments | Environmental Assessments | Desktop Studies | Contamination Analysis

Appendix No	2
Sheet No	1
Job No	17978
Date	April 2023

242 Lordship Lane, London, N17 7QT

Trial Pit No. One



No Roots

Concrete Slab- MADE GROUND

0.16m

Lose - compact dark brown slightly silty brick and gravel HARDCORE with glass fragments - MADE GROUND

0.40m

Soft - firm dark brown slightly silty CLAY with brick and concrete fragments - MADE GROUND

D1 @ FL (0.16m bgl)
N = 7

D2 @ 0.50m
V = 28

D3 @ 1.00m
V = 44

1.40m

Firm - stiff orange brown slightly silty CLAY with occasional medium rounded gravel

D4 @ 1.50m
V = 74

D5 @ 2.00m
V = 90

Trial pit closed at 2.20m bgl

Restricted Head Room

Remarks

Scale 1 : 20

Key : U - Undisturbed Sample (100mm diameter) | B - Bulk Sample | - Water Struck | D - Disturbed Sample | - Water Standing | W - Water Sample | T - Chemical Tub | N - SPT N-Value | V - Vane Test, (kN.m²)

Client Name: Placemaking & Housing - Housing Repairs Service

Location: 242 Lordship Lane N17 7QT

Description: Scope of Works To remove rear garden vegetation

Project No: BCC/L23

LOCATION 242 Lordship Lane, London, N17 7QT

ATTERBERG LIMITS TEST DATA

Excavation Location Number	Depth (m)	Sample	Natural Moisture Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Group Symbol	Ammended Plasticity Index (%)	Desiccation Profile	Percentage Retained on 425 Micron Sieve (%)
TP1	FL	D1	30							
TP1	0.50	D2	34	72	28	44	CV	44	Slight	0
TP1	1.00	D3	31							
TP1	1.50	D4	31	65	30	35	MH	33	Slight	6
TP1	2.00	D5	32	72	28	44	CV	44	Slight	0

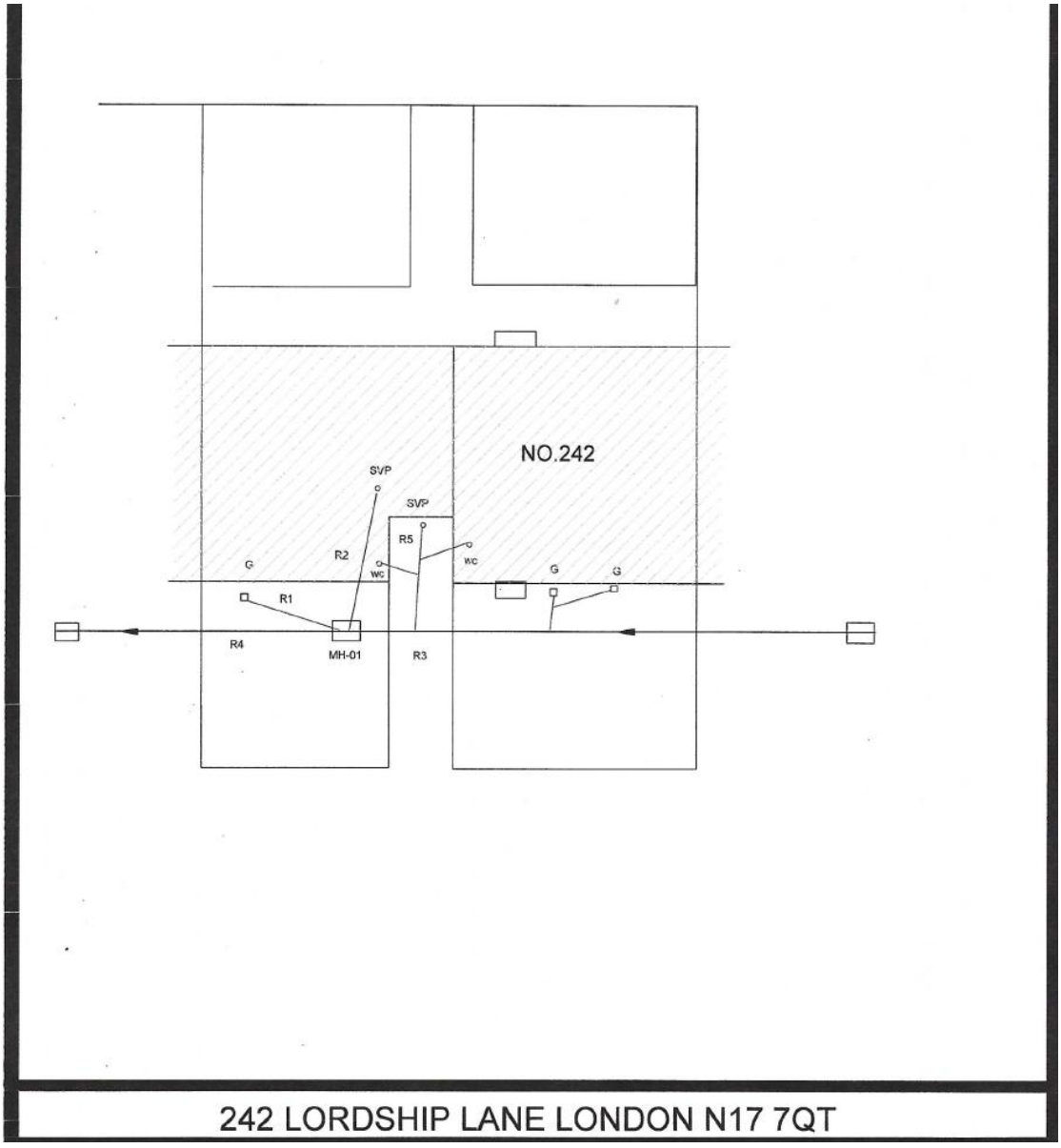
Client Name: **Placemaking & Housing - Housing Repairs Service**

Location: **242 Lordship Lane N17 7QT**

Description: **Scope of Works To remove rear garden vegetation**

Project No: **BCC/L23**

Photo 29: CCTV Drainage Survey Conducted of Drains to rear of property, location of Drainage Line R3 and R4 lies where the trees in the rear elevation would be located. Results show R4 requires repair. CCTV Drainage Survey was conducted in 2022, likely damage has worsened since then.



Client Name: Placemaking & Housing - Housing Repairs Service

Location: 242 Lordship Lane N17 7QT

Description: Scope of Works To remove rear garden vegetation

Project No: BCC/L23

G.O. DRAINAGE SERVICES LTD

53 PREMIER AVENUE GRAYS RM16 2SJ TEL:01375 373302 MOB:07792 815977 E-MAIL: godrainage@aol.com

SUMMARY AND RECOMMENDATIONS

CLIENT: HARINGEY COUNCIL	LOCATION: 242 LORDSHIP LANE LONDON N17 QT
DATE: 15/08/22	JOB: CV.2491

RUN NO.01 NO WORK NEEDED

RUN NO.02 NO WORK NEEDED

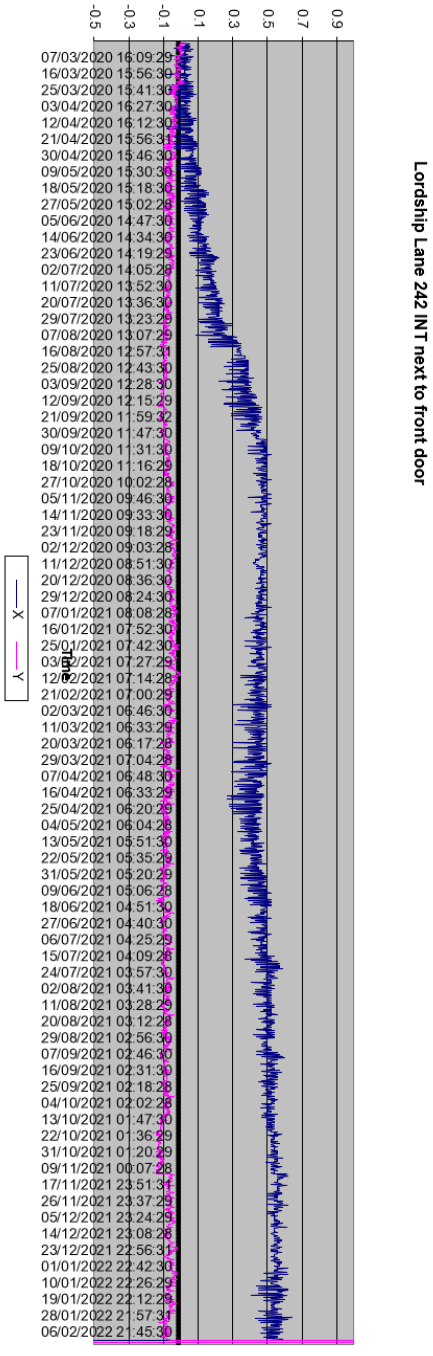
RUN NO.03 NO WORK NEEDED

RUN NO.04 FRACTURES WATER LEAKING INTO PIPE

RUN NO.05 NO WORK NEEDED

Client Name:	**Placemaking & Housing - Housing Repairs Service**
Location:	**242 Lordship Lane N17 7QT**
Description:	**Scope of Works To remove rear garden vegetation**
Project No:	**BCC/L23**

Photo 30: Crack monitoring data indicates movement of up to 0.6mm occurred in the crack within the entrance hallway, and of up to 7mm occurred in the crack within the internal hallway wall between the lounge and internal hallway.



Client Name: Placemaking & Housing - Housing Repairs Service

Location: 242 Lordship Lane N17 7QT

Description: Scope of Works To remove rear garden vegetation

Project No: BCC/L23

