

Engineers Conclusion Report – Site Investigations

2 Ringwood Avenue London N2 9NS

Ref:QG1S1213503

Following the occurrence of subsidence at this property which has resulted in crack damage and distortion a site investigation was undertaken on 31 January 2023.

Supporting Evidence

Nature and Extent of Damage

Externally, no damage of significance was found.

Internally, within the first floor landing diagonal cracking was present to the left hand side of the bathroom door with further cracking in the same place in the bathroom.

In the ground floor right hand lounge a vertical crack was present following the line of dry lining boards with further cracking adjacent to the return with the front wall extending onto the front ceiling line.

A glass panel was cracked to the front window below the ceiling line cracking.

The damage would be described as Category 2 using the BRE 251 Classification.

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Trial Hole 1

A trial hole was excavated adjacent to the rear right hand flank of the original property and that revealed a stepped concrete footing with the underside 640 mm below ground level.

The footing was sat on stiff becoming very stiff orangey brownish grey fractured clay that was slightly sandy with gravel and that continued to a depth of 300 mm below ground level where the trial hole terminated.

Laboratory Analysis

Analysis of soil samples taken from Trial Hole 1 revealed clay of intermediate plasticity that would be subject to some volumetric change with changes in moisture content. The clay samples analysed did suggest evidence of desiccation with very low moisture contents for February.

Roots found below foundation level were analysed as Oak

Trial Hole 2

A trial hole was abandoned due to below ground services.

Drainage Survey

The underground drainage that runs to the right hand flank of the property revealed minor defects and also further investigation recommended.

Conclusion

We suspect that the property has suffered damage due to clay shrinkage subsidence exacerbated by nearby trees and vegetation to the right hand flank.

Next Steps

On the basis of the Site Investigation evidence we will instruct an Arboriculturist to inspect and provide recommendations on the extent of mitigation works required with regards to the rear.

Further drainage investigation is recommended as the SI report.