Site Inspection Report

41 Lamb Hall Road

For Mr R Hossenally

Ref	**22088/01**
Author	**JD**
Rev	**-**
Date	**January 2023**

CONTENTS

1. GENERAL			
Site address	*41 Lamb Hall Road, Huddersfield.*		
Client contact	*Reshad Hossenally*	Tel:	
Client contact		Tel:	
Inspector	*James Dalton*	Competency	*Chartered Engineer*
Company	*James Dalton Consultants Ltd.*	Competency	*Chartered Engineers*
Address	*Three Valleys, Cold Hill Lane, New Mill, Holmfirth, HD9 7JX*	Tel:	*07784 284661*
Report Ref. No	*22088/01*		

2. SUMMARY

The terracing works are to be completed. Sloping faces of the landscaped terracing remain exposed and require finishing appropriately with turfing to incorporate a geomesh, topsoil and turf.

Typically, batters on site have been cut to the natural angle of repose limits. Following appropriate turfing and finishing of sloping faces, no significant future movement is anticipated.

At one point (as marked on Figure 1) very close to the neighbour's boundary, the excavation has extended right up to the boundary line. We recommend that during the slope finishing / turfing works, a nominal amount of material is reinstated to ensure the neigbour's lawn and fence post remain secure and unaffected.

3. INTRODUCTION

James Dalton Consultants Ltd [JDCL] have been appointed by **Mr Reshad Hossenally** to undertake a site inspection of the rear garden to 41 Lamb Hall Road, Huddersfield.

Concerns have been raised regarding slope stability of the land following landscaping works to terrace the rear garden.

Photographs taken on the day of the inspection are included in this report.

4. OBSERVATIONS & DISCUSSION

A full site inspection was undertaken on foot. All boundary lines were walked and inspected with particular attention payed to any effect the works may have on neighbouring property.

Proposed site plans retrieved from the planning portal indicate proposals to form terracing to the rear garden. The site inspection revealed that the works undertaken had produced a terraced profile in sympathy with the proposals indicated on ACUMEN drawing 2582 (100)30B.

The raised patio surround to the plunge pool area is supported by perimeter retaining walls of appropriate dimensions. The retaining wall has been returned parallel to the boundary of No. 39 so as not to affect the land on the party line.

Further down the garden, the earthworks contractor appears to have balanced the cut and the fill such that little or no material has been imported or taken away from site. There are three main terrace slopes as indicated on the ACUMEN drawing. The top two slopes of these are exposed weathered mudrock with the slopes cut to a natural angle of repose. These sloping faces will need seeding / turfing to protect them from weathering and it was confirmed by the client that the intention is to fully grass all surfaces. The two cut face slopes were measured in numerous places with a finished angle of approx 32 degrees.

The lowest of the three terrace slopes falls down toward the neighbouring field on the low side of the property. The works have not encroached against the boundary. This slope was also measured at approx 32 degrees, the natural angle of repose and was comprised of the fill, though this slope had partly naturally seeded.

At one location on the boundary (location is highlighted in Appendix B on Figure 1 – marked up site plan) the cut of the slope has encroached, in our view, slightly too close to the boundary with the garden / lawn edge of No 43. A simple limited replacement of material in this location when the slope turfing works are undertaken could mitigate the risk of any possible instability of the neighbour's fence and lawn edge.

5. CONCLUSIONS

The landscaping works appear to be undertaken to leave a stable surface profile, though the turfing of the sloping faces of the terracing is yet to be undertaken.

In forming the terraces, no significant overburden change has occurred as material has been redistributed locally on the site with little imported or exported material.

The works have no material impact on the boundary with No. 39.

The works have no material impact on the boundary with the field at the bottom of the garden. The bottom of the new terrace slope is remote from the marked boundary line.

The works have no material impact on the boundary with No. 43, save in one location referred to in section 4, indicated on Figure 1 and shown in Photo 4.

6. RECOMMENDATIONS

1. Complete all turfing works to the exposed cut faces of the terracing.

2. Provide nominal additional fill to the location indicated on figure 1 when completing the turfing works to ensure the localised stability of the lawn and the fence posts to the neighbour's garden (See Photo 4).

7. QUALIFICATIONS

Refer to the attached Conditions of Engagement (Appendix A).

APPENDIX A

Conditions of Engagement

STRUCTURAL INSPECTION REPORT – CONDITIONS OF ENGAGEMENT

1 Structural Engineer's Inspection.

1.1 The object of the inspection is to detect and assess defects in the structural elements of the building/structure within the limitations of the report.

1.2 Foundation movement, overall stability, over-stressing and deterioration of load-bearing beams and walls will be considered as well as any other defects which may give rise to these effects.

1.3 No assessment will be made of non-structural woodwork (windows, doors, etc), finishings, sanitary fittings, services, drains, fences, roof coverings, environmental factors (noise, floods, etc), future adjacent developments or current market value.

1.4 Conclusions will be based on visual evidence only. We will only undertake further investigations if you so instruct us.

2. Conditions of Engagement.

2.1 James Dalton Consultants Ltd will report to the Client their opinion of the structural condition of the building/structure.

2.2 The Engineer will carry out such work as he considers reasonable in his professional judgement to enable him to prepare his report within the limitation of the engagement.

2.3 The Engineer will inspect as much of the surface area as is practicable. Any easily accessible trapdoors will be used and light loose items moved to provide access. Areas not exposed or not readily accessible will not be inspected. Hence the inspection excludes inaccessible flat roofs, roof areas not visible from the ground, roof spaces and under-floor spaces not served by an accessible hatch and cavity wall ties.

2.4 Fixtures will not be disturbed. Thus, no fixed floorboards will be raised or linings opened up. No floor or wall coverings will be lifted for inspection under.

2.5 Foundations will not be exposed nor drains inspected.

2.6 The Report will express opinion on the condition of unexposed parts only insofar as these can be deduced from the visible evidence. If such opinions require confirmation by further investigation, such investigation shall be recommended.

2.7 The Client will pay James Dalton Consultants Ltd the agreed fee for the Structural Inspection Report upon presentation of the Report.

2.8 The report is provided for the sole use of the named Client and is confidential to the Client and his/her professional advisers. James Dalton Consultants Ltd accept responsibility to the Client alone for the stated purposes that the Report will be prepared with skill, care, and diligence reasonably to be expected of a competent Structural Engineer, but accepts no responsibility whatsoever to any person other than the Client him/herself. Any such person relies on the Report at his/her risk.

2.9 No search in respect of mining, local geology or flood risk will be undertaken unless otherwise agreed.

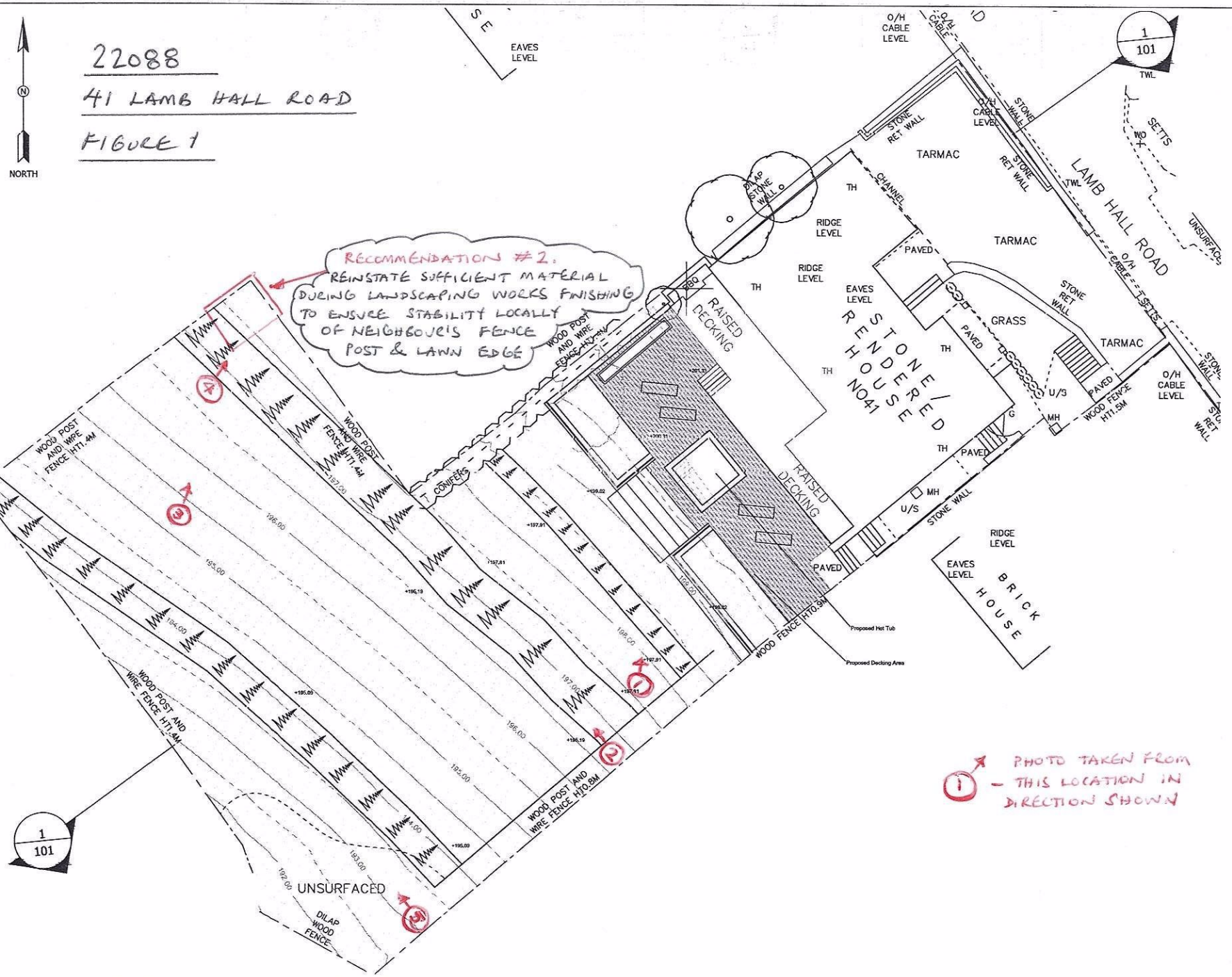
APPENDIX B

Figure 1

22088

41 LAMB HALL ROAD

FIGURE 1



1 PROPOSED SITE PLAN

Scale: 1:100

Only figured dimensions should be used.

Scaled dimensions should be checked with the Architect.

DO NOT SCALE OFF THIS DRAWING

rev	description	drwn	auth	date
B	Extent of decking area reduced.	JA	JC	16.03.22
A	Proposed Hot Tub & Decking Area shown.	JA	JC	22.02.22

AOUMEN

Client: MR. R HOSSENALLY

Project: 41 LAMB HALL ROAD HUDDERSFIELD

Project No.	Drawing No.	Rev
2582	(100)30	B

Description: PROPOSED SITE PLAN

Scale	Date Drawn	Drawn By	Authorised By
1:100@ A1	22.02.22	JA	JC

Purpose of Issue: Planning ○ Building Regs ○ Tender ○ Construction ○ Comment ○

APPENDIX C

Photographs

Photo 1. Top terrace with retaining walls to patio beyond

Photo 2. Middle terrace awaiting turfing

Photo 3. Middle terrace cut faces awaiting turfing

Photo 4. Middle terrace cut faces awaiting turfing and nominal additional fill to ensure stability of lawn beyond and the boundary fencepost – See Figure 1 and Recommendation 2.

Photo 5. Lower terrace – slope has self seeded in part