INNOVATION GROUP

Engineers Addendum Report

This Report sets out in concise terms the nature of the evidence collected and the consultant's conclusions and recommendations

Policyholder, Property & Event Details

Policyholder Name	Mr & Mrs Chris & Grace Brown	**Date of discovery**	21/04/2021
Risk Address	12 Cape Copse Rudgwick Horsham RH12 3HG	**Our Ref**	IFS-LBG-SUB-21-0094330
		Date of relevant construction	Garage circa 1970,
Location of damage	Garage to the right and conservatory to the rear	**Property Type**	Two storey detached house
Nature of Damage		**Indicated mechanism of movement**	Downward and rotational movement to the garage pier and the conservatory.
Crack Widths	3 and would be classified as moderate.	**BRE Classification**	Category 3
Occupiers' Observations	Noticed cracks around the property and the conservatory pulling away form the house	**Previous Relevant movement**	N/A
Comments	Greatest movement is to the rear left of the conservatory		

Investigation Evidence

Examination by Building Professional	Yes	Richard Bryant	BSc (Hons) MRICS				
Trial Hole/Bore Hole Excavations	Yes	Report Ref: C61491G27609				Date of related SI	12/06/2021
CCTV Drainage survey	Yes	The drains are not implicated in the damage				Date of Drain survey	26/07/2021
Soil Laboratory Testing	Yes	Shrinkable soils	Yes	Desiccated soils	Yes	Date of related SI	12/06/2021
Root Analysis	Yes	Quercus spp. (Oaks) & Castanea spp. (Sweet chestnut).				Date of related SI	25/06/2021
Arboriculture Assessment	Yes					Date of related SI	29/07/2021
Heave Risk after tree removal	No	Assesed By	Richard Bryant	richard.bryant@innovation.group			
Building Monitoring	Yes	Crack Width	No	Level/Distortion	Yes	Date of related SI	12/09/2022
Monitoring to date confirms	Downward movement to the rear left of conseratory						
Supporting Comments	Greatest movement recorded in September following drough conditions						

Repair Scope

If prompt vegetation removal	Only Superstructure repairs required	Initial likely cost of repairs	£ 6,500.00
If NO vegetation is removed	A piled raft to the cosnervatory and isolated underpinning to the garage pier	Potential additional costs	£ 28,000.00
Supporting Comments	Refer to above		

Conclusions & Recommendations

The site investigation has confirmed that the cause of the subsidence to the conservatory is clay shrinkage due to the moisture demand of the vegetation in your/neighbours garden. The garage foundations are 400mm deep, the main house foundations are 1500 mm deep and the conservatory foundations is 700mm deep. The soil below the garage foundations (TP/BH1) is soft to firm mottled silty clay, sand and brick fragments. The soil below the main house and the conservatory (TP/BH2) is firm to stiff silty clay with adequate bearing capacity. The soil below the conservatory is desiccated throughout its depth with root (Quercus spp. or Castanea spp.) activity between 1600-2600mm.
Minor defects to the rear of the building have been repaired to eliminate these contributing to movement.

Report Prepared By	Richard Bryant	BSc (Hons) MRICS