

A REPORT

To satisfy

PLANNING CONDITION

Relating to

SLOPE STABILITY ISSUES

In relation to

PROPOSED ALTERATIONS TO

The property known as

24 NAILDOWN ROAD

SEABROOK

HYPHE

KENT

For

MR & MRS S DALTON

Date :- April 2017

Job No.:- 7668

A REPORT TO SATISFY THE LOCAL AUTHORITY CONDITION OF PLANNING APPROVAL REGARDING SLOPE STABILITY ETC. AT THE PROPERTY KNOWN AS 24 NAILDOWN ROAD, SEABROOK, HYTHE KENT FOR MR & MRS DALTON

1. Introduction

The Clients, Mr & Mrs Dalton propose to construct an extension to the rear side of their existing property. This will replace an existing single storey porch structure and a detached garage. Details have been taken from Drawing 16/55-2 by Nick Highton. It has been deemed necessary, given the location of the property, for a Planning Condition, known locally as a Latchgate Condition, to be imposed by the Planning Department of the Local Authority, as part of the Planning Consent.

The Clients have therefore instructed Mr A Mills of KSI Ltd. to prepare the necessary Report sufficient to satisfy this condition.

The Planning Condition relates to slope stability issues and requires comment upon the proposals, temporary works and drainage, by a specialist.

This Report is prepared for the sole use of the Clients, Mr & Mrs Dalton and/or their agents in connection with the works. It is not transferable to others or to be used in any way by others without written consent by KSI Ltd.

Whilst we have exercised all possible care, ground conditions can vary from those revealed in recorded documentation and in ground investigation work and in particular ground water levels. We can accept no liability for unforeseen ground conditions that have not been revealed by documentation searches or ground investigations.

2. Description and Geology of the Site

The site is located on the western side of the valley that leads down to the Seabrook Stream. Cut into the general slope is the road known as Naildown Road so that this and neighbouring properties on the northern side of the road, have fairly steeply sloping driveways, leading up the properties. The steepest driveway is close to the valley floor, with the line of neighbouring properties standing on reasonably gently sloping ground upwards to the west.

At the south eastern end of Naildown Road, on the southern side, is the raised embankment of the former railway that led from Sandling Station, north of Saltwood, via Hythe, to a terminus south of Hospital Hill, a little way to the east of the subject property. As the railway line follows a lesser gradient than Naildown Road, as it passes westward, what was an embankment quickly becomes a cutting. Naildown Close is actually built on the cutting.

The bridge over Horn Street for the railway line remains but only the two abutments remain close to the bottom of Hospital Hill.

Work completed at properties constructed on the former railway embankment, of a similar nature to the subject property have revealed flat slab type foundations, but this is assumed to be as a result of their location on the embankment, which slopes steeply down to the southern side.

The geological map for the area, Sheets 305 & 306 issued by the British Geological Survey indicates that the Seabrook Stream valley, close to its base cuts through several different geological strata, as does the slope down to the south.

At the base of the valley the surface solid deposit is Atherfield Clay, overlain by Hythe Beds, in turn overlain by Sandgate Beds. Further up slope towards the top of Naildown Road the Sandgate Beds become overlain by Folkestone Beds.

The Geological Memoir for the area states that the Atherfield Clay in this district consists mainly of bluish grey, in places brown-mottled, sandy clay and pale grey slightly glauconitic clay; its lower part includes reddish brown or chocolate brown clay.

The memoir describes the Hythe Beds as consisting of alternate layers, generally 50 to 600mm thick, of ragstone and hassock, the former a hard, greyish blue, glauconitic sandy limestone and the latter a grey to brownish grey, glauconitic, argillaceous, calcareous sand or soft sandstone.

The memoir states that the Sandgate Beds consist predominantly of glauconitic silty clays and silts. The lowest 3 to 5 metres of the formation everywhere consist of dark green, highly glauconitic loam or clayey sand. The silty clays above this are dark grey or bluish grey at depth and weather to a pale or medium grey mottled with orange. Among them beds of fine-grained grey to yellow sand occur locally.

The slope to the south, formerly lead down to the shoreline, although centuries ago a shingle bank is recorded and the Seabrook Stream discharged into the harbour at Hythe in the early Middle Ages.

Obviously now the sea has receded somewhat from the base of the slope coastal erosion no longer occurs.

To the north and west of the subject property there are numerous houses located on the sloping ground and these have been present for many decades.

3. Proposals

The proposal is to construct a part two storey and part single storey extension to the side and rear of the existing property. At the present time there is access to the rear garden between the existing house and garage, however, revised access will be adjacent to the site boundary, east of the proposed extension.

Due to the position of the proposed extension, away from the site boundary, the slight change in level between the subject and neighbouring down slope property will not be affected by the works.

The subsoil at the site is considered to be Sandgate Beds, as this is known to be present just to the west of the site, from construction works in association with some new houses.

All surface water and foul drainage will be dealt with as existing as will foul drainage.

4. CONCLUSIONS

The proposals do not involve any significant reduction in ground levels or cutting into the slope, other for the formation of foundations for the proposed extension. Given the gently sloping nature of the site no temporary works are considered necessary and foundations may be excavated in a normal manner.

All drainage will be as existing.

It is concluded that the proposals pose no risk to the property and site or surrounding land and property.



Andrew Mills
BSc(Hons) MSc CEng MIStructE
For
KSI Ltd- Consulting Engineers

DOCUMENTS STUDIED

Geological Map, **Folkestone and Dover**, Sheets 305 & 306 issued by the British Geological Survey

'The Geology of the Country around Canterbury and Folkestone', issued by the British Geological Survey

Unpublished ground investigation work and construction work in the area.

Drawing 16/55-2 by Nick Highton