

A REPORT

To satisfy

PLANNING CONDITION

Relating to

SLOPE STABILITY ISSUES

In relation to

PROPOSED GARDEN ROOM

At the property known as

45 RADNOR CLIFF

SANDGATE

KENT

For

MR S PARRIS

Date :- March 2024

Job No.:- 9286

A REPORT TO SATISFY THE LOCAL AUTHORITY CONDITION OF PLANNING APPROVAL REGARDING SLOPE STABILITY ETC. AT THE PROPERTY KNOWN AS 45 RADNOR CLIFF, SANDGATE, KENT FOR MR S PARRIS

1. Introduction

The Client, Mr S Parris proposes to construct a small timber framed garden room at the rear of his property. 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 Client has 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 Client, Mr S Parris and/or her agents in connection with the specified 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, 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 subject property is located on slightly elevated ground to the northern side of Radnor Cliff. Beyond the rear (northern) site boundary there is a steep bank leading up to a reasonably level; area known as the Leas. The bank has significant quantities of vegetation including trees growing up its full height.

A study of the geological map for the area, Sheets 305 & 306 issued by the British Geological Survey, indicates that the area at the base of the slope is designated as being an area affected by landslips with a small exposure of Sandgate Beds and at the crest of the slope, on the more level plateau, Folkestone Beds. From the section shown on the geological map the majority of the steep bank at the rear of the site is formed in Sandgate Beds.

A small terrace has been formed at the base of the slope with a timber retaining structure to the northern side with a reported concrete retaining wall behind a rendered block facing. Between the masonry retaining wall and the rear wall of the house there is a concrete slab.

3. Proposals

As previously stated, the proposal is to construct a single storey timber garden room/store between the rear of the house and the retaining wall. This is shown on drawings prepared by KP & Co Ltd. Given the lightweight nature of the structure it is not proposed to cast new foundations but merely construct off the existing concrete

slab. There will be, therefore, no excavations completed. The northern wall will be built off the top of the retaining wall. The very slight increase in vertical load on the retaining wall will actually increase the stability of this wall.

4. Conclusions

The proposed timber framed garden room/store will not impose excessive loads on the existing concrete slab so no foundation excavations are required.

No temporary works will be required as there is to be no excavations.

Due to the usage of the garden room, there will be no foul drainage to deal with. Surface water will be dealt with as existing utilising the existing downpipe serving the rear roof slope of the attached garage.

The slight increase in vertical load on the retaining wall will actually increase factor of safety.

There will be no effect on boundaries or existing structures and no effect on the steep slope to the rear of the property.



Andrew Mills

BSc(Hons) MSc CEng MStructE

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.