

Chartered Membership Programme

Scenario for June and November exams 2017

Project Title: Englemere Housing Development

A housing association is proposing to develop the site shown on the site plan with housing for rent.

The land was a former maintenance depot and garage for a bus company.

The enclosed extract from an engineer's report should be read in conjunction with the site plans and proposed house types.

The land was purchased by a government funded Regional Development Agency who was tasked to make the land suitable for redevelopment.

An 'enabling' contract was entered into with a contractor. The enabling contract was designed to make the site more attractive to developers. The existing garage building was demolished and the foundations were removed and crushed to form hardcore. The existing contaminated top soil was also removed. The existing garage inspection pits could not be removed and were infilled with consolidated stable hardcore fill. The site was covered with fresh topsoil.

Mains services, including surface water drains and sewers, are installed under Englemere Drive, which is a main thoroughfare.

The site boundary to the north has a 900mm high steel post and wire fence.

Engineer's Report (extract)

This report has been commissioned by the Regional Development Agency to establish the condition of the site following the demolition of the former bus garage. This report has been limited to one bore hole (split spoon disturbed sample and rotary core drilled sample) and a desk study. Soil samples were obtained and sent for chemical analysis to determine the extent of possible residual contamination. The results of the chemical analysis did not detect significant residual contamination. No laboratory tests were carried out to determine the load bearing characteristics of the soils. The site investigation was carried out in June 2005. During the site investigation the water table was recorded at 1.0m below the surface of the soil.

The site has a history of coal mining activity, which was recorded during the 19th century. The workings are recorded as 'pillar and stall' but no accurate records of the actual workings exist.

