

Project Profile:

Commercial Building Conversions – Investigation & Assessment of Existing Foundations, Building Elements, Geotechnical Properties & Environmental Liability

Former Site Use: Building Conversions to Retail Stores

Value: £100,000

Client: Key Property Solutions

Location: Midlands / Northern England

Remada

Due Diligence

Desk Study

Intrusive Ground Investigation

Human Health Risk Assessment

Water Resource Risk Assessment

Mining Risk Assessment

Preliminary Foundation Design Recommendations

Remediation Strategies & Method Statements

Pre-acquisition Advice

Abnormal Cost Assessment

Materials Management Plans & Declarations

UST Decommissioning

Soil Bio-remediation

Soil Stabilisation

In-situ Groundwater Remediation

EA Remediation Permit

Verification & Completion Reports

Soil Treatment Facility

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Key Property Solutions commissioned Remada to undertake a series of Site Investigations on existing commercial properties, prior to their conversion into retail stores for Coop and Tesco Express.



The investigations comprised:

- Desk Study;
- Trial pits of existing building foundations;
- Window sample boreholes of wider site area and extension footprint;
- CBR tests in existing car parks and assessment of coal tar surfacing;
- Internal investigation as directed by the structural engineer to expose and measure beams and wall thicknesses;
- Contamination testing an assessment of environmental liabilities.

The ground investigation works included hand dug pits to 1.2m depth, boreholes with standard penetration tests, in-situ CBR tests, cores through walls, and localised breaking out of plaster and to expose structural elements.

A soil and groundwater profile was then prepared for the site in order to characterise strata for proposed foundations and identified contaminants.



Determination of TRL Dynamic Cone Penetrometer **Remada**

Project:	The Colter P.H	Client:	Key Property Solutions
Project No:	338-01	Structural Engineer:	Barter HR Partnership
Test No:	CBR5	Date:	27.11.2014
Location:	P.H Car Park (see attached plan)	Start Depth:	130mm tgl
Test Strata:	Vegetation above topsoil		

Layer Properties				
No.	Penetration rate (mm/blow)	CBR (%)	Thickness (mm)	Depth To Layer Bottom (mm)
1.	45.17	4	422	422
2.	36.67	15	100	522
3.	27.20	9	156	678
4.	9.35	2272	4	682

Remada provided a factual and interpretative site investigation report and separately a factual report of the building investigation.

- Assessment of condition of the existing foundations and there suitability for potential future use;
- Assessment of external Car Park Construction;
- Environmental assessment of anthropogenic ground and recommendations on remediation.

Contaminant concentrations were compared with generic assessment criteria for the protection of human health, and separately water resource quality standards.