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Your Ref: LCD/GT/12040214.20040868
 Our Ref: 24 June 2004

Ben Bailey Homes Limited
 Elizabeth House
 Cliff Street
 Mexborough
 South Yorkshire
 S64 9H



For the Attention of P L Barringer

Dear Phillip

Re: Land at Ashby Institute, off Collum Avenue, Scunthorpe

Further to our Geo Environmental Assessment Report (Reference: LCD/LCD12040164.20040777 Dated 17 June 2004). We are pleased to report the results the results of Geotechnical testing for the above site. Please find copies of the Geotechnical test results enclosed as Appendix A.

The plasticity indexes were modified in accordance with NHBC standards chapter 4.2 "Building Near Trees" and are shown below:

Location	Depth (m)	Sample Number	Plasticity Index (P)	Modified Plasticity Index (P')	Volume Change Potential
TP1	2.20	D4	19	17.48	Low
TP3	2.60	D13	23	20.70	Medium
TP4	2.30	D17	26	24.18	Medium
TP6	2.00	D27	19	18.43	Low

As the table above shows the volume change potential for the above site is classified as low to medium, however we recommend that the site is considered as medium as there is no discernible difference between the samples exhibiting low and medium volume change political. Therefore the recommendations given in the aforementioned report are still applicable.

The minimum founding depth should be 900mm. Footings should be depended in accordance with NHBC standards chapter 4.2 "Building Near Trees". If any footings exceed 2.50m in depth then they will require specialist design in accordance with NHBC Standards Technical Requirement R5.

NORTH LINCOLNSHIRE COUNCIL PLANNING AND REGENERATION SERVICE	
DEVELOPMENT CONTROL SECTION	
1 - NOV 2004	
DATE RECEIVED	
Nottingham	Doncaster
Milton Keynes	Stoke Newington
Warrington	
Referred to	Copies to:
	INVESTOR IN PEOPLE



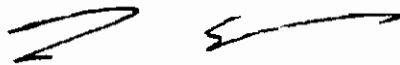
We trust the enclosed is satisfactory for your current needs however should you have any queries then please do not hesitate in contacting the undersigned.

Yours sincerely

For and on behalf of Joynes Pike & Associates Limited



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Encl

APPENDIX A
Geotechnical Test Results



Joynes Pike and Associates
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DN4 5JB

JPA - Doncaster			
Project Number: 12040214			
Review: JMS			
16 JUN 2004			
LCD	CS		
		File:	2

Scientifics Limited
Provincial Park
Nether Lane
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Sheffield
S35 9ZX
Tel: 0114 240 1901
Fax: 0114 240 1744

Joynes Pike and Associates
1-2 Aire House
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DN4 5JB

For the Attention of: Lisa Dunn

Report Date: 15th June 2004

Report Reference: EMM6494

**REPORT FOR THE TESTING OF MATERIAL
FROM LAND AT ASHBY INSTITUTE**

1.0 Introduction and Background:

Scientifics Limited are pleased to submit this report in relation to the above. Testing was requested by your L Dunn under your official order number 14592 and executed between the 7th June 2004 and 15th June 2004 by our Mr S Grayson.

2.0 Scope of Work:

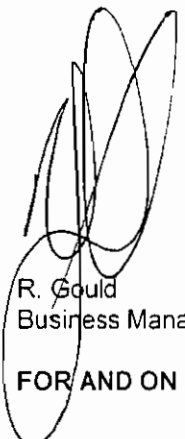
As requested Scientifics Limited performed the following scope of work: -

4 No samples were received on the 7th June 2004 to carry out the following tests.

- a) 4 No Plasticity Index Tests – BS1377: Pt 2: 1990

3.0 Test Results:

Detailed test results are presented in the following page(s).



R. Gould
Business Manager

FOR AND ON BEHALF OF SCIENTIFICS LIMITED



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Notes:

1. Opinions and interpretations expressed herein are outside the scope of UKAS accreditation.
2. The sample(s) reported on herein were neither sampled nor identified by Scientifics unless otherwise stated.
3. Any remaining sample shall be retained for a period of one month from the date of this report and thereafter discarded.
4. This report shall not be reproduced, except in full, without written approval of the issuing laboratory.
5. The results in this report relate only to the samples tested

Regional offices located in Birmingham (0121 552 1565) Sheffield (0114 240 1901) Glasgow (01355 335 488) and Gloucester(01452 714133)

Report Reference: EMM6494
Page 1 of 5

CERTIFICATE OF TEST
DETERMINATION OF PLASTIC LIMIT/LIQUID LIMIT/PLASTICITY INDEX
IN ACCORDANCE WITH BS 1377: PART 2: 1990

Client:	Joynes Pike and Associates	Report No:	EMM6494
Site:	Land at Ashby Institute	Our Reference:	6494-1
Material Type:	Clay	Date Sampled:	4/6/2004
Source:	As Site	Date Received:	7/6/2004
Location:	TP1 Depth 2.2m	Date Tested:	7-15/6/2004
Clients Reference:	D4	Tested By:	S Grayson

Visual Description of Material: Soft brown sandy CLAY with sandstone lumps
 Test Method for Plastic Limit: Clause No. 5.3
 Test Method for Liquid Limit: Clause No. 4.3
 Method of Preparation: BS1377: Part 1: 1990
 Sample Preparation: Washed on 425 µm Sieve

Portion Retained on 425 µm Sieve	7.8 %
PLASTIC LIMIT	20 %
LIQUID LIMIT	39 %
PLASTICITY INDEX	19

Comments:

Availability of sampling certificate: No

CERTIFICATE OF TEST
DETERMINATION OF PLASTIC LIMIT/LIQUID LIMIT/PLASTICITY INDEX
IN ACCORDANCE WITH BS 1377: PART 2: 1990

Client:	Joynes Pike and Associates	Report No:	EMM6494
Site:	Land at Ashby Institute	Our Reference:	6494-2
Material Type:	Clay	Date Sampled:	4/6/2004
Source:	As Site	Date Received:	7/6/2004
Location:	TP3 Depth 2.6m	Date Tested:	7-15/6/2004
Clients Reference:	D13	Tested By:	S Grayson

Visual Description of Material: Soft brown slightly sandy CLAY
 Test Method for Plastic Limit: Clause No. 5.3
 Test Method for Liquid Limit: Clause No. 4.3
 Method of Preparation: BS1377: Part 1: 1990
 Sample Preparation: Washed on 425 µm Sieve

Portion Retained on 425 µm Sieve	9.6 %
PLASTIC LIMIT	19 %
LIQUID LIMIT	42 %
PLASTICITY INDEX	23

Comments:

Availability of sampling certificate: No

CERTIFICATE OF TEST
DETERMINATION OF PLASTIC LIMIT/LIQUID LIMIT/PLASTICITY INDEX
IN ACCORDANCE WITH BS 1377: PART 2: 1990

Client:	Joynes Pike and Associates	Report No:	EMM6494
Site:	Land at Ashby Institute	Our Reference:	6494-3
Material Type:	Clay	Date Sampled:	4/6/2004
Source:	As Site	Date Received:	7/6/2004
Location:	TP4 Depth 2.3m	Date Tested:	7-15/6/2004
Clients Reference:	D17	Tested By:	S Grayson

Visual Description of Material: Soft brown/grey sandy CLAY
 Test Method for Plastic Limit: Clause No. 5.3
 Test Method for Liquid Limit: Clause No. 4.3
 Method of Preparation: BS1377: Part 1: 1990
 Sample Preparation: Washed on 425 µm Sieve

Portion Retained on 425 µm Sieve	7.4 %
PLASTIC LIMIT	19 %
LIQUID LIMIT	45 %
PLASTICITY INDEX	26

Comments:

Availability of sampling certificate: No

CERTIFICATE OF TEST
DETERMINATION OF PLASTIC LIMIT/LIQUID LIMIT/PLASTICITY INDEX
IN ACCORDANCE WITH BS 1377: PART 2: 1990

Client:	Joynes Pike and Associates	Report No:	EMM6494
Site:	Land at Ashby Institute	Our Reference:	6494-4
Material Type:	Clay	Date Sampled:	4/6/2004
Source:	As Site	Date Received:	7/6/2004
Location:	TP6 Depth 2m	Date Tested:	7-15/6/2004
Clients Reference:	D27	Tested By:	S Grayson

Visual Description of Material:	Soft brown sandy CLAY
Test Method for Plastic Limit:	Clause No. 5.3
Test Method for Liquid Limit:	Clause No. 4.3
Method of Preparation:	BS1377: Part 1: 1990
Sample Preparation:	Washed on 425 µm Sieve

Portion Retained on 425 µm Sieve	2.6 %
PLASTIC LIMIT	19 %
LIQUID LIMIT	38 %
PLASTICITY INDEX	19

Comments:

Availability of sampling certificate: No