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2 April 2008

Mr N J Axon
Director
Axon Beckett
23a Mount road
HINCKLEY
Leicestershire LE10 1AD

Dear Nigel

125 The Park, Market Bosworth

The existing house appears to be structurally sound in respect of the masonry above ground level. There are a few minor defects in the internal masonry and at present every lintel appeared to be timber.

There is no guidance regarding the foundations as to whether it is built off the clay or that there is a concrete strip footing. At present it is deemed that the hard brick at ground level forms the dpc, typical of the period.

Your present scheme E indicates that the demolition to the present wall structure is in the order of 48%. This excludes the roof structure completely.

This large basement will be difficult to construct and to waterproof with the criteria in place within the Planning Policy.

7 APR 2008

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The construction of the extensive basement is in our opinion beyond the normal skill of the average Building Company. Particularly as no collapse or damage to the existing structure outside that already calculated will be tolerated by the Planning Officer.

We advise:-

a) A quality Site Investigation is commissioned

b) An experienced Specialist Company is charged with constructing the Basement which is a loadbearing structure. This we envisage will be put out to such Contractors with a specification detailing the Planning Criteria, the requirement to be waterproof/damp proof, loadbearing and that no damage to the structure of the original house

c) The type of Company in mind would be Roger Bullivants, Abbey Pynford, May Gurney

d) There would be a requirement for a pumped surface and foul system from a sump constructed elsewhere on the Site

e) In view of the deep dig for the basement, perhaps a Heat Pump system could be incorporated in the design

Trusting this is of assistance.

Regards

Yours sincerely

F A Bradshaw
Francis Bradshaw Partnership

c.c. Mr D de Thierry