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Phase 4 Verification Report

30 June 2024

La Rose Homes Limited
Land adjacent to Charnwood, 259 High Road, Whaplode, Spalding, PE12 6TG

Report by Mr Louis Turner BSc (Hons)
Supervised by Mr Joseph Turner

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1. Introduction

The following document is a Phase 4 Verification Report carried out by Oakshire Environmental, and includes details of the site, previous investigations, remediation, verification, an evaluation of risk and an assessment of further investigations.

1.1 Project Overview

The client's proposed project involves the erection of a dwelling and detached garage on land adjacent to Charnwood, 259 High Road, Whaplode, Spalding, PE12 6TG. Following the implementation of remediation at the site, verification has been recommended. Oakshire Environmental will carry out a Phase 4 Verification Report, as described below.

1.2 Purpose of Investigation

The objectives of the Phase 4 Verification Report will be to:

- Assess the suitability of site-won soil for re-use.
- Determine the efficacy of remediation work carried out at the site.
- Assess the requirement for further investigations, remediation or mitigation measures.

1.3 Scope of Work

- In order to assess the suitability of site-won soil for re-use, 3 x samples will be taken from site-won soil and analysed for Metals (As,Be,Cd,Cu,Pb,Hg,Ni,Se,V,Zn), Chromium (III & VI), Phenols, PAHs, BTEX & MTBE, TPH CWG (Aliphatic/ Aromatic), pH and Organic Matter in a UKAS accredited laboratory. in a UKAS accredited laboratory.
- Results of laboratory testing will be assessed with reference to suitable screening values, including LQM/CIEH Suitable 4 Use Levels (S4ULs), CL:AIRE Category 4 Screening Levels (C4SLs) and Generic Assessment Criteria (GAC).
- To determine the efficacy of remediation, desk studies will be carried out to analyse photographic evidence, certificates and supporting documentation collated during remediation at the site.
- This information will be used to update the Conceptual Site Model, produced as part of previous investigations to categorise the severity of consequence and probability of identified contaminant linkages, and conduct an evaluation of contamination risk to assess the requirement for further investigations, remediation or mitigation measures.
- Supporting appendix to include photographs, maps and plans of the site.

1.4 Limitations

Quantum Intelligent Trading Ltd is previously and hereafter referred to as “Oakshire Environmental” or “the company”. Oakshire Environmental has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. This report is only valid when used in its entirety and any information or advice contained within the report should not be relied upon until considered in the context of the whole report. Oakshire Environmental disclaims any responsibility to the client, as named on the front of this report (“the client”), and others in respect of any matters outside the scope of this work. Any comments made on the basis of information obtained from the client or other third parties are given in good faith on the assumption that the information is accurate. This report has been prepared solely for the benefit of the client and any other party using or placing reliance upon any information contained in this report does so at their own risk. Oakshire Environmental accepts no responsibility or liability for the contents of this report being used for any purpose or project for which it was not commissioned. Oakshire Environmental accepts no liability whatsoever for any loss or damage arising from the interpretation or use of this report and in no event shall the company be liable for any punitive, exemplary or other special damages, or for any indirect, incidental or consequential damages, including with respect to the performance or non-performance of any services, whether arising under breach of contract, tort or any other legal theory, and regardless of whether the company has been advised of, knew of, or should have known of the possibility of such damages. Furthermore, Oakshire Environmental does not accept any liability for the consequences of any legislative changes or the release of subsequent guidance documentation and following delivery of the report has no obligation to advise the client or any other party of such changes or their repercussions.

This report excludes consideration of potential hazards arising from any activities at the site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities. Oakshire Environmental does not warrant or guarantee that the site is free of hazardous or potentially hazardous materials or conditions. It should be noted that this report has been produced for environmental purposes only.

Oakshire Environmental cannot be held responsible for incorrect analysis of samples. The information and conclusions provided in this report are limited to, and representative of, the samples taken and cannot be extended to apply to the whole site, in addition, Oakshire Environmental cannot guarantee the accuracy of analysis for samples not taken at the source by the company or those which deviate due to exceedance of holding time or inappropriate sampling practises. The findings and/or recommendations of this report do not take into account any conditions that may be present but have hitherto not been encountered and as such further investigation and/or a reconsideration of the findings of this report should be undertaken if such conditions are subsequently encountered or an alternative development plan or land use is subsequently proposed.

2. Site

The following section provides a description of the site and location, proposed project and previous investigations, utilising information obtained from the client and publicly available sources.

2.1 Site Description and Location

The site is located on land adjacent to Charnwood, 259 High Road, Whaplode, Spalding, PE12 6TG, and is comprised of an approximately 0.03ha soft landscaped area, formerly the private garden of the adjacent dwelling.

The site is bordered by residential dwellings and gardens to the east, south and west and High Road to the north. No Environmentally Sensitive Sites, Ecological Protection Zones, Ramsar Sites or Special Areas of Conservation were identified on or within 250m of the proposed development, in addition, no Conservation Areas, Listed Buildings or Scheduled Ancient Monuments were identified on or within 50m of the proposed development.

National Grid Reference: 532471, 324298

2.2 Proposed Development

The client's proposed project involves erection of a dwelling and detached garage with associated access, parking and landscaping.

2.3 Previous Investigations

A Phase 1 Desk Study Report was carried out by STM Environmental Consultants in May 2022. This assessment considered there to be a moderate to risk to future occupiers, visitors and construction workers and a low to moderate risk to buildings and services from potential contaminants associated with the site history and potential made ground as well as adjacent uses such as orchards, corn mill, landfill, petrol station and infilled ground. The assessment recommended that an intrusive site investigation is undertaken with the objective of determining the presence and extent of any soil contamination at the site.

Based on the findings of the Phase 1 Preliminary Risk Assessment, Oakshire Environmental carried out a Phase 2 Intrusive Site Investigation including sampling of soil and made ground at the site. This assessment identified made ground comprising brick fragments at depths of between 0.6m and 1.5m and soil conditions were comprised of sandy clay, silty clay and sand.

Lead contamination was identified in made ground material at a depth of 1m (sample S05). It was noted that the depth of this contamination and the absence of contamination in a shallower sample taken from this location suggests that the pathway may be limited. Mercury concentration also exceeded the residential screening value in the same sample, however, it should be noted that this is based on the 'worst-case' screening value for Elemental Mercury and it is considered unlikely that any Mercury present in the soil would exist in this form.

Further assessment of the risk to the proposed development from the ingress of ground gases was also carried out as part of this assessment and concluded that the impermeable underlying geology, comprising cohesive soils, will inhibit the migration of ground gases to the site. The low organic matter content and limited quantity of identified made ground at the site suggests that this will also not present a credible risk from ground gas production through the degradation of putrescible material. A GeoEnvironmental Desk Study, carried out by Goldfitch Environmental Ltd in July 2017 for a development located 156m east of the site, and a subsequent letter to the council concluded that the risk to the development from off-site landfill could be dismissed due to the local geology inhibiting the migration of ground gas. A precautionary approach was approved by Environmental Protection and the installation of a 1200 gauge LDPE membrane was recommended.

The Phase 2 Intrusive Site Investigation, therefore, concluded that remediation is necessary.

As per the recommendations of the Phase 2 Intrusive Site Investigation, Oakshire Environmental carried out a Phase 3 Remediation Options Appraisal & Strategy, which recommended remediation via source management and pathway interruption, by way of excavation and off-site disposal of

contaminated soil and made ground and containment through the placement of a clean cover layer, in addition to, membrane and passive venting.

3. Remediation

3.1 Remediation Strategy

Remediation was recommended through excavation and off-site disposal of contaminated soil and made ground and containment through the placement of a clean cover layer, in addition to, membrane and passive venting.

Soil and made ground from the proposed garden at the south of the site should be excavated and disposed of off-site, however, there is no minimum requirement for excavations provided that they allow for the placement of the required thickness of clean cover.

A cover layer of clean material should then be placed to a minimum depth of 0.6m at the south of the site in the proposed rear garden area. This material can be site-won material from the north of the site can be used, provided this can be shown to be free from made ground material.

To mitigate the risk from ground gas permeation into the dwelling, subfloor ventilation will be provided via an open void at least 150mm deep and will be ventilated through periscope vents and/or straight through vents in the external walls. Airbricks should be installed where possible on all side of the building with a minimum ventilation to the void of 1500mm^2/m of wall on two opposite sides to provide adequate dilution of gas. This can implemented with either a reinforced concrete cast in-situ floor slab, pre-cast concrete slab or a block and beam design.

In order to further mitigate the risk of ground gas ingress into the dwelling, a polyethylene, LDPE or modified bitumen/LDPE layer should be installed above a cast in-situ concrete floor slab, pre-cast concrete slab or a block and beam design. The minimum recommended standard of membrane for a cast in-situ floor slab is 1200 gauge while a pre-cast concrete slab or block and beam floor will require a 2000 gauge membrane. A single membrane should satisfy both the requirements of a damp proofing course and gas protection and any screed and insulation should then be laid on top of the membrane.

The gas membrane should span the cavity and be supported over the cavity with concrete fill or foamed plastics inserts and be continuous across the internal walls. All laps or joints in the membrane must be fully sealed where sitting within a wall. A minimum 150mm lap is recommended.

3.2 Remediation Implementation

Information and supporting evidence supplied by the client show that soil and made ground from the garden area at the south of the site was excavated down to 600mm, and removed from site, and replaced with clean site-won soil.

In addition, the dwelling has been constructed with a block and beam floor design, incorporating a subfloor void with air bricks, and a 2000 gauge polythene membrane has been installed to mitigate the risk from ground gases.

4. Verification

The following section includes a review of documents and supporting evidence collected during remediation implementation, in addition to, an evaluation of sampling methodology.

4.1 Document Review & Evidence

Remediation work was not supervised by Oakshire Environmental, however, waste transfer notes, analytical reports and photographic evidence has been supplied by the client.

Excavated soil and made ground from the site was collected and disposed off site as Non-Hazardous Waste by K.M.A Utilities Ltd (Licence No. CBDU192998) between 19th April 2023 and 25th April 2024. Waste Transfer Notes are shown in Appendix.

Photos showing the excavation of 600mm of soil and made ground from the south of the site are shown in Appendix.

Photos showing the installation process and completed building basework and floor were reviewed and confirm that a minimum 150mm underfloor void with telescopic vents and a 2000 gauge polythene membrane has been installed to mitigate the risk from ground gases, in addition, the installation and completion of this work was inspected and signed off by AIS Chartered Surveyors. AIS Site Inspection Reports were reviewed and are attached as supporting evidence to the report.

4.2 Sampling Work

Three samples were taken, on 11th April 2023, from stockpiled site-won soil and placed into sample containers. Sample containers used for analysis of volatile contaminants were filled as much as possible without air spaces as volatile compounds can be lost into these spaces.

4.2 Health & Safety

When collecting soil samples on a potentially contaminated site it must be assumed that the soil is contaminated in order to protect the health of the assessor. Protective rubber gloves were worn at all times as well as substantial footwear. Equipment was washed thoroughly before and after use and kept in a container when transported to avoid the spread of any possible contamination. Sample containers were packed with biodegradable fill for protection and placed in a sealed plastic container for transportation to the laboratory.

5. Evaluation of Results

5.1 Screening Values

Results of laboratory testing of soil samples were analysed by comparing them to industry standard screening levels used for risk assessments. Screening levels used include the DEFRA Category 4 Screening Levels (C4SLs) based on Low Level of Toxicological Risk and the LQM/CIEH S4ULs for Human Health Risk Assessment. These levels cover multiple Soil Organic Matter (SOM) contents (1%, 2% and 6%) and assume a pH of 8. The ‘residential with plant uptake’ screening values were used to assess results. This land use considers direct soil and indoor dust ingestion and inhalation, skin contact with soils and dust, inhalation of vapours and ingestion of homegrown produce as exposure pathways. These levels take a conservative approach to assessing potential risk and concentrations below these screening values can be considered to represent 'uncontaminated conditions' which pose 'LOW' risk to human health based on the proposed land use.

It is important to note that exceedance of a relevant screening value does not necessarily constitute evidence of either a ‘significant possibility of significant harm’ or the need for remediation under the UK’s planning regimes. Rather such exceedance should usually trigger a further detailed quantitative risk assessment, where site-specific parameters are used to derive site-specific assessment criteria. Common sense tells us, and a robust risk evaluation reveals, that a gross exceedance is a good indicator that an unacceptable risk is present.

5.2 Summary of Results

- Heavy metal concentrations were all below residential use screening values
- pH was alkaline in all samples
- Phenols (total) concentration was below the laboratory limit of detection
- Total Organic Carbon values were low in all samples, suggesting that the soil has a low organic matter content
- PAH concentrations were all below residential use screening values
- BTEX and TPHs concentrations were all below the laboratory limit of detection

5.3 Risk Assessment Methodology

The potential level of risk posed by a particular source is determined by assessing the potential severity of the impact of the contaminant linkage on the receptor, if it is assumed to be present, and the probability of the contaminant linkage being present.

Severities are categorised from Minor to Severe and probabilities are categorised from Unlikely to High Likelihood to give a potential level of risk output.

Table 1: Risk Matrix

Probability	**Severity of Consequence**			
	Severe	Medium	Mild	Minor
High Likelihood	Very High Risk	High Risk	Moderate Risk	Low / Moderate Risk
Likely	High Risk	Moderate Risk	Low / Moderate Risk	Low Risk
Low Likelihood	Moderate Risk	Low / Moderate Risk	Low Risk	Very Low Risk
Unlikely	Low / Moderate Risk	Low Risk	Very Low Risk	Very Low Risk

Very High Risk

There is a high probability that severe harm could arise to a designated receptor from an identified source; or there is evidence that severe harm to a designated receptor is currently happening.

High Risk

Harm is likely to arise to a designated receptor from an identified source.

Moderate Risk

It is possible that harm could arise to a designated receptor from an identified source. It is relatively unlikely that any such harm would be severe or if any harm were to occur it is more likely that the harm would be relatively mild.

Low Risk

It is possible that harm could arise to a designated receptor from an identified source, however, it is likely that this harm, if realised, would normally be mild.

Very Low Risk

There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

5.4 Conceptual Site Model

The information in this section has been compiled to produce an initial conceptual site model outlining the potential sources, pathways and receptors to consider at the site. The level of risk was categorised by considering the severity and probability, as outlined in the previous section.

Table 2: Conceptual site model

Sources	Pathways	Receptors	Severity	Probability	Potential Level of Risk	
Potential contaminants associated with site history such as potential made ground and adjacent uses such as orchards, a corn mill, landfill, a petrol station and infilled ground	Ingestion of soils, garden vegetables and dust Ingestion of contaminated drinking water Dermal absorption Inhalation of dusts and vapours indoors and outdoors Migration of ground gases and vapours into properties	Future Occupiers & Visitors	**Medium**	**Unlikely**	**Low**	Based on a review of supporting evidence, remediation work is considered to have been carried out in accordance with the recommended strategy and has sufficiently mitigated the risk to future occupiers & visitors from contaminants associated with site history.
	Migration of ground gases and vapours through the unsaturated zone Attack on water supply service pipes	Buildings and Services	**Mild**	**Unlikely**	**Very Low**	The low organic matter content and limited quantity of identified made ground at the site suggests that it will not present a credible risk to the proposed dwelling and garage from ground gas production through the degradation of putrescible material, in addition, based on a review of supporting evidence, remediation work is considered to have been carried out in accordance with the recommended strategy and has further mitigated the risk to buildings and services through the migration of ground gases and vapours.

6. Conclusions

6.1 Risk Evaluation

The conceptual site model has identified the following contaminant linkages present at the site and the following conclusions have been drawn:

- There is a **low risk** to future occupiers & visitors from the ingestion of soils, garden vegetables and dust, ingestion of contaminated drinking water, dermal absorption, inhalation of dusts and vapours indoors and outdoors, migration of ground gases and vapours into properties.

- There is a **very low risk** to buildings and services from migration of ground gases and vapours through the unsaturated zone, attack on water supply service pipes.

6.2 Further Investigation

Based on a review of supporting evidence and the updated Conceptual Site Model, remediation work is considered to have been carried out in accordance with the recommended strategy and has sufficiently mitigated the risk to on-site receptors from soil contamination.

7. References

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Environment Agency, 2021. *Land contamination: risk management*. [online] Available at: gov.uk/guidance/land-contamination-how-to-manage-the-risks

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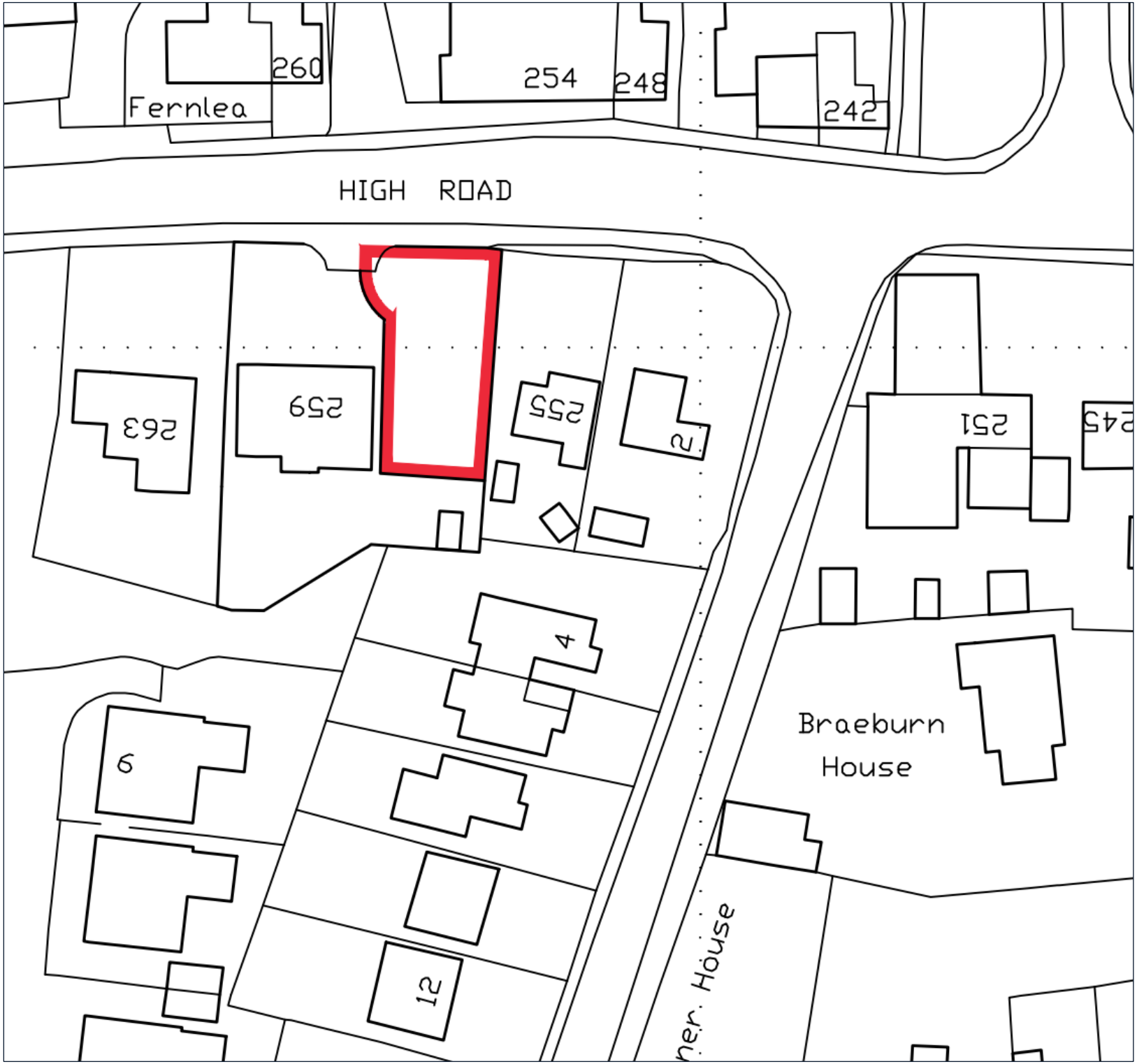
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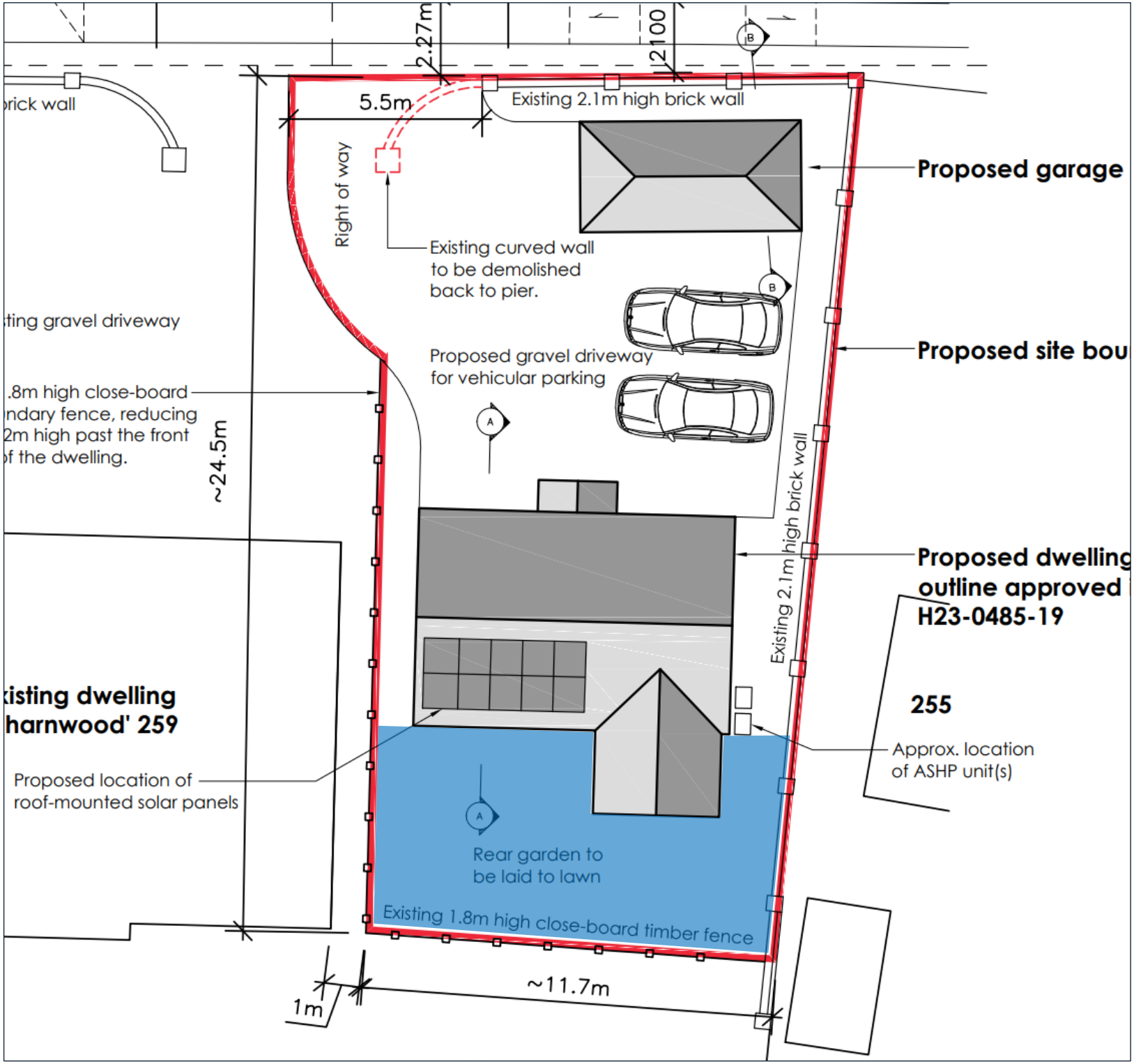
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Oakshire Environmental Available at: <oakshireenvironmental.co.uk>.



Appendix - Site Maps & Plans	
Description	
Site location plan	
Sources	
GAS Architecture	
Key	
	Site boundary
▲	North



Appendix - Site Maps & Plans	
Description	
Proposed site plan showing the extent of clean cover required	
Sources	
GAS Architecture	
Key	
	Site boundary
	Extent of clean cover recommended
▲	North



Appendix - Site Photos
Description
Photo showing the excavation of 600mm at the south of the site
Sources
Oakshire Environmental



Appendix - Site Photos
Description
Photo showing the excavation of 600mm at the south of the site
Sources
Oakshire Environmental



Appendix - Site Photos
Description
Photo showing the completed block and beam floor
Sources
Oakshire Environmental



Appendix - Site Photos
Description
Photo showing the installation of a 2000 gauge polythene membrane
Sources
Oakshire Environmental



Appendix - Site Photos
Description
Photo showing the installation of DPM and air bricks
Sources
Oakshire Environmental

Appendix - Site Photos
Description
Photo showing the completion of the building sub floor
Sources
Oakshire Environmental

Duty of Care Waste Transfer Note | SIC 42990

K.M.A. UTILITIES Ltd.

9 Mill Close, Murrow
Wisbech, Cambs. PE13 4HX
Tel: 07876 351652

Waste Carrier	
Haulier (if different)	Delivery

Waste Producer/Description		
Name & Address	EWC Codes	Quantity
NATIONWIDE WASTE TOM 257 HIGH STREET WISBECH PE13 6TG	17 03 02 17 05 04 17 01 07	16,169

Waste Codes	
17 03 02	Bituminous mixtures (tarmac)
17 05 04	Soils and stones
17 01 07	Hard Core

Destination Details	
Address Disposal Site Name and Address:	Date of Transfer: 19/4/23
Disposal Site Licence No.:	Time of Transfer:
Operator's Signature:	Date of Receipt: 19/4/23

By signing the below I confirm that I fulfilled my duty to apply the waste hierarchy as required

Name: Kerry			Registration No.: MJ64 EXN		
Driver Signature:			Customer: T		Sign and Print
Dayworks / Waiting Time	Start Time	Finish Time	Travel Time	Less Breaks	Total Hours

Driver - please ensure the material you are collecting matches one of the descriptions above

Customer - please check all the details and sign to confirm material has been collected as described

Customer Copy - White Office Copy - Pink Office Copy - Yellow

Duty of Care Waste Transfer Note | SIC 42990 |

K.M.A. UTILITIES Ltd.

9 Mill Close, Murrow
Wisbech, Cambs. PE13 4HX
Tel: 07876 351652

Waste Carrier	
Haulier (if different)	Delivery

Waste Producer/Description		
Name & Address	EWC Codes	Quantity
Nationwide Waste Tom 257 High Street Whaplode PE12 6TG	17 03 02 17 05 04 17 01 07	16,112

Waste Codes	
17 03 02	Bituminous mixtures (tarmac)
17 05 04	Soils and stones
17 01 07	Hard Core

Destination Details	
Address Disposal Site Name and Address:	Date of Transfer: 19/4/23
Disposal Site Licence No.:	Time of Transfer:
Operator's Signature:	Date of Receipt: 19/4/23

By signing the below I confirm that I fulfilled my duty to apply the waste hierarchy as required

Name: Kerry			Registration No.: V56 CXH		
Driver Signature:			Customer: Sign and Print		
Dayworks / Waiting Time	Start Time	Finish Time	Travel Time	Less Breaks	Total Hours

Driver - please ensure the material you are collecting matches one of the descriptions above

Customer - please check all the details and sign to confirm material has been collected as described

Customer Copy - White Office Copy - Pink Office Copy - Yellow

Duty of Care Waste Transfer Note | SIC 42990 |

K.M.A. UTILITIES Ltd.

Beats Lodge, Hooks Drove
Murrow, Wisbech, Cambs. PE13 4HH
Tel: 07876 351652

Waste Carrier	
Haulier (if different)	Delivery

Waste Producer/Description		
Name & Address	EWC Codes	Quantity
Nationwide Waste 257 High road Whaplode	17 03 02 17 05 04 17 01 07	1 Load

Waste Codes	
17 03 02	Bituminous mixtures (tarmac)
17 05 04	Soils and stones
17 01 07	Hard Core

Destination Details	
Address Disposal Site Name and Address:	Date of Transfer: 24/4/23
Disposal Site Licence No.:	Time of Transfer:
Operator's Signature:	Date of Receipt:

By signing the below I confirm that I fulfilled my duty to apply the waste hierarchy as required					
Name: P. Beldam			Registration No.: PX13 SWJ2		
Driver Signature:			Customer: Sign and Print LEIGH		
Dayworks / Waiting Time	Start Time	Finish Time	Travel Time	Less Breaks	Total Hours

Driver - please ensure the material you are collecting matches one of the descriptions above

Customer - please check all the details and sign to confirm material has been collected as described

Customer Copy - White Office Copy - Pink Office Copy - Yellow

Duty of Care Waste Transfer Note | **SIC 42990**

K.M.A. UTILITIES Ltd.

Beats Lodge, Hooks Drove
Murrow, Wisbech, Cambs. PE13 4HH
Tel: 07876 351652

Waste Carrier	
Haulier (if different) Tom@Larose Homes	Delivery .co.uk

Waste Producer/Description		
Name & Address	EWC Codes	Quantity
Tom 257 High Rd PE12 6TG	17 03 02 17 05 04 17 01 07	1 Load

Waste Codes	
17 03 02	Bituminous mixtures (tarmac)
17 05 04	Soils and stones
17 01 07	Hard Core

Destination Details	
Address Disposal Site Name and Address:	Date of Transfer: 25/4/23
Disposal Site Licence No.:	Time of Transfer:
Operator's Signature:	Date of Receipt:

By signing the below I confirm that I fulfilled my duty to apply the waste hierarchy as required

Name: P. Beldom	Registration No.: R×13 WJZ
Driver Signature:	Customer: Sign and Print

Dayworks / Waiting Time	Start Time	Finish Time	Travel Time	Less Breaks	Total Hours

Driver - please ensure the material you are collecting matches one of the descriptions above

Customer - please check all the details and sign to confirm material has been collected as described

Customer Copy - White Office Copy - Pink Office Copy - Yellow

SITE INSPECTION REPORT

24 Bruton Place, London, W1J 6NE
T: +44 (0)20 7491 1914

Project Number:	**P504270**	**SIR Ref No:**	**SIR001**
Address:	**Land Adjacent 259 High Road, Whaplode Spalding LINCOLNSHIRE PE12 6TG**	**Client Ref No:**	**BZ9195108**
Description:	**New Build Timber Frame Detached House with Detached Garage**	**Date:**	**16/05/2023**
		Time on site:	**10:30am**
Surveyor:	**David Rice**	**Email:**	**technical@approvedconsultant.co.uk**
Inspection Type:	**Commencement ☐ Substructure ☒ Drainage ☒ Damp proofing ☐ Superstructure ☐ Fire ☐ Services ☐ Intermediate ☐ Periodic ☐ Completion ☐**		
Weather:	**Clear, 15°C**	**Photographs:**	**Yes**
		Inspection Made with Contractor	**Yes**
Contractor Details:	**Organisation: La Rose Homes Limited Site Contact Name: Tom Wilson Site Contact Tel Number: 07443 952452 // tom@larosehomes.co.uk**		
Summary of Visit:	**Inspection Two – Substructure/Drainage** Inspection carried out with the developer. Strip foundations are complete. Sub structure masonry has been formed as 100mm block work inner skin and 100mm facing brick outer skin forming a minimum 100mm residual cavity. Ground floor structure is to be installed as block and beam bearing down onto the inner skin, over DPC. Foul drainage pipework has been installed, pipes have been laid to correct falls and bedded in pea shingle ready for back fill, ends are capped to prevent ingress. Please note items 2.01, 2.05 and 2.06 on the remediation tracker to supply the required information, this is also listed below: • Provide Site/Soil Investigation report. • Client to provide Engineers Calculations and Drawings. • Client provide Architects Drawings.		
Disclaimer:	**This inspection report is restricted to requirements covered by Building Regulations current at that time. It does not constitute evidence that the Building Regulations have been satisfied and it remains the responsibility of the person carrying out the work to ensure that the work complies with Regulations.**		

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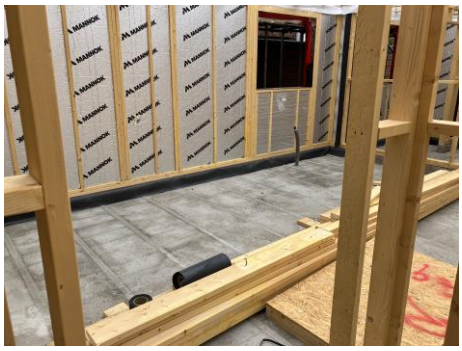
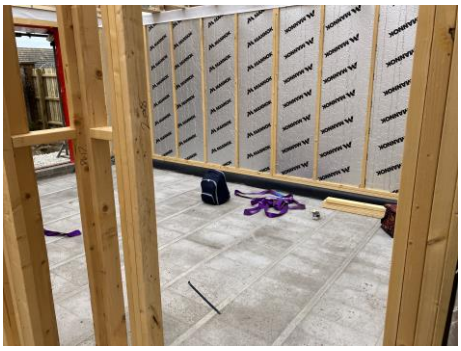
No.	Observations/Comments	Current Status
.02	Notable photos from visit on 16/05/2023:          	Observations
	Next Visit: **Block & Beam Complete/Timber frame commencement – Client to Advise**	Note

SITE INSPECTION REPORT

24 Bruton Place, London, W1J 6NE
T: +44 (0)20 7491 1914

Project Number:	**P504270**	**SIR Ref No:**	**SIR003**
Address:	**Land Adjacent 259 High Road, Whaplode Spalding LINCOLNSHIRE PE12 6TG**	**Client Ref No:**	**BZ9195108**
Description:	**New Build Timber Frame Detached House with Detached Garage**	**Date:**	**07/06/2023**
		Time on site:	**10:33am**
Surveyor:	**David Rice**	**Email:**	**technical@approvedconsultant.co.uk**
Inspection Type:	**Commencement ☐ Substructure ☐ Drainage ☐ Damp proofing ☒ Superstructure ☒ Fire ☐ Services ☐ Intermediate ☐ Periodic ☐ Completion ☐**		
Weather:	**Overcast, 14°C**	**Photographs:**	**Yes**
		Inspection Made with Contractor	**Yes**
Contractor Details:	**Organisation: La Rose Homes Limited Site Contact Name: Tom Wilson Site Contact Tel Number: 07443 952452 // tom@larosehomes.co.uk**		
Summary of Visit:	**Inspection Three – Timber Frame/DPC** Inspection carried out with the developer. Strip foundations are complete. Sub structure masonry has been formed as 100mm block work inner skin and 100mm facing brick outer skin forming a minimum 100mm residual cavity. Telescopic vents are installed at regular centers on all elevations of the structure, with external vent grills installed. Ground structure is installed as block and beam bearing down onto the inner skin, over DPC. It is noted that a minimum of 150mm air flow clearance has been achieved between the underside of the block and beam floor and the concrete blinding. Timber frame to ground floor has commenced with sole plate installed over DPC. Joist installation was in progress, joists are 250mm x 100mm engineered web joists set at 600mm centres, with suitable bearing onto timber frame. Partition walls to ground floor are installed as 100mm x 50mm C16 dry graded timber set at 600mm centers. Cavity fire socks have been installed to all openings, with closers being fitted prior to commencement of external brickwork.		
Disclaimer:	**This inspection report is restricted to requirements covered by Building Regulations current at that time. It does not constitute evidence that the Building Regulations have been satisfied and it remains the responsibility of the person carrying out the work to ensure that the work complies with Regulations.**		

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No.	Observations/Comments	Current Status
.03	Notable photos from visit on 07/06/2023:          	Observations
	Next Visit: **Roof Structure – Booked for 13/06/2023**	Note