

Addendum K - Site Investigation Brief

We require the most commercially viable solutions in the following areas:-

- Foundation solutions
- Gas protection measures
- Chemical Contamination measures/groundwater.
- Road construction specification
- Site remediation measures
- Mining and Quarrying
- Ecological restrictions
- Any other matters affecting the proposed development

Our preferences would be for minimum depth, 450/600mm wide strip foundations with a beam and block floor

Your report must contain the following elements of work as a minimum:-

Desk Study Report

- Review of British Geological Survey maps and memoirs
- Review of historical maps and other sources, readily available for inspection at the local library/archives office
- Coal Authority report
- Sitescope Environmental setting Report/or full Environmental Agency Report
- Site specific Radon Report

Site Works

The type of intrusive investigation carried out on site will be determined by you, to meet our requirements set out earlier.

You will be deemed to carry out the works in accordance with current NHBC guidance chapter 4.1 and all other current best practices. Where specific locations are required, for drainage reasons, these will be identified on our layout, giving the likely depths of excavation for the drains we will require investigations in these areas to the depth indicated.

We will require asbestos testing if the site has buildings or demolished buildings or evidence of building waste.

If there are any existing roads we will require core samples taken in the highway to determine the road construction thickness and materials used.

While you are investigating the ground and the ground looks suitable for soakaways then we will require soakaway tests to be carried out. The price for this work is to be a separate cost as

soakaways may not be suitable once you have investigated the ground. We will require the report to make reference to whether soakaways are or are not suitable with specific reasons to justify the decision.

If during the fieldworks additional investigations, above and beyond what has been allowed for within your quotation, are required, then contact must be made immediately. An additional instruction to proceed with these works will be issued accordingly. A separate quotation for these works will be required. A decision will be made if these works run concurrently or are to be undertaken at a later stage.

Upon completion of the works, including soil sampling and testing, you will provide your report electronically. The report should be set out in a user friendly format, with recommendations in layman's terms, giving clear and concise conclusions and recommendations. A summary sheet must be provided, outlining the key issues of the report.

We require the report to state clearly if any material will need to be removed to one of the landfill sites as hazardous waste in view of the landfill directive.

Please include in your report a plan showing depths of made ground recorded and the depth of any rock encountered.

Also we require a simple table showing the anticipated founding strata depth/type, foundation type, size of foundation and concrete type, etc as the example table shows below:-

TP or BH	Anticipated founding Strata depth/type	Ground	Foundation Type	Foundation	Type of Concrete	Remarks
		Water		Size/width		
TP 1	0.9 Stiff clay	1.9	Strip footing			May require deepening due to trees
TP 2	1.5 Limestone	-	Trench fill			-
BH 1	0.45 Limestone	-	Strip footing			-
TP 3	0.90 Very weak mudstone	-	-			-
BH 2	0.60 Dense ground	1.6	-			-
BH 3	4.50 Limestone	-	Piled			Made ground

We will expect you to attend a meeting with us to discuss your findings and options.

You will pass the reports to the Local Authority and NHBC and obtain written approvals to your proposals. You will also need to complete a United Utilities Water Contaminated Land Assessment Form for inclusion in the new water main application that we will make. These works are to be included in your quotation.

Any Gas Monitoring requested should be continuous from the initial Site visit in order to provide the relevant report at the earliest opportunity and must also satisfy the requirements of the NHBC and Local Authority.

If the scheme proceeds we may require you to produce foundation design details for all house types on the site and foundation schedules showing foundation depths and type of ground floor construction to each plot, (the cost of this work is to be agreed prior to carrying out the designs). If a third party is appointed to undertake the foundation design, a schedule will be prepared and you will be asked to review this and comment accordingly. No liability for the designs will be required. A separate fee for this work should be included within your quote.

It is a requirement of any subsequent appointment that all measuring devices used, for the purposes of this investigation, be serviced and calibrated on a regular basis and records are made available for inspection as required, in accordance with ISO 9001 section 7.6.

The reports produced may be passed on to a third party and we would expect your professional indemnity to pass on to that third party.

We will require a separate fee including within your quotation for the preparation of a Remediation Strategy. This will need submitting to the relevant Planning Authority/NHBC for approval along with any subsequent discussions/meetings/follow up letters. An appointment for this will follow under a separate cover to suit the Planning Application timescale.

Please find enclosed the following for your information:-

- An OS Plan/Aerial Photo
- Proposed Layout.
- Topographical Survey.
- Contamination Land Assessment Form.
- Position of known Services and drainage (you will be expected to use a CAT detector on site). We cannot be held responsible for services being located in the wrong location.

Your quote should be prepared on a lump sum fixed price basis, with the additional items, requested above, listed separately, with a breakdown of operations required and should be inclusive of all plant and labour.

Please provide a time scale for your works, to include any lead in period and the production of your report.

As part of the information we will require a document register detailing all documents and revisions, this register to be provided with every document issue or revision.

Health and Safety

We require you to confirm that all works shall take place in a safe manner in compliance with all relevant statutory requirements.

Please provide us with your Health and Safety Policy while carrying out the Site Investigation work.

Note that you shall also be required to provide copies of site safety inspections to be undertaken during the works at defined regular and appropriate intervals.

Employer's Requirements Version 18 Apartments Specification
New Build Specification
Revision 18 **October 2023**

