



Figure 1: Location Plan

Location Name	Forty Acre Farm, Havant
Report Date	10/04/2021
Report By	Dan Barnes
Report Reference	As Built Level Check – Forty Acre Farm
Site Co-ordinates	50°50'52.04"N , 1° 1'19.96"W

Summary

Upon visiting the site on the 4th October 2021, Coastal Partners were given a series of As Built Levels from plots 7 to 24 on the Forty Acre Farm housing development site to independently check.

Upon arrival, we found the site was mostly inactive due to the recent rain, and most work had stopped due to the wet weather. We signed in the Health and Safety sheet and made Gary Bickel (Site Manager) aware of our presence prior to works commencing, and whilst checking out.

Coastal Partners began their checks by using a combination of Real Time Kinematic GNSS and Robotic Total Station measurements. Coastal Partners used an advance fixation method of Resection to establish our accurate position coordinates to measure from. All final levels and coordinates are measured to Ordnance Survey, British National Grid OSGB36, using OSTN15/OSGM15 (Geoid Model) transformation, with levels measured to OSTN15 Ordnance Datum, Newlyn.

The below table has been drafted to show the level differences compared to both As Built supplied levels and Approved Finished Floor Levels. An excel version has also been supplied within the email chain, as well as our raw data from the 4th October 2021.

Point on Plan*	Build Status	Structure measured	Approved Level	As-Built Level	Updated Build Status 20211004	Coastal Partners Level 20211004	Level Difference	Notes
Plot 16	Finished Floor Level	FFL	4.700	4.695	Finished Floor Level	4.835	0.135	House Sold
Plot 17	Finished Floor Level	FFL	4.700	4.695	Finished Floor Level	4.841	0.141	House Sold
Plot 18	Finished Floor Level	FFL	4.700	4.705	Finished Floor Level	4.841	0.141	House Sold
Plot 19	Finished Floor Level	FFL	4.700	4.705	Finished Floor Level	4.835	0.135	House Sold
Plot 20	Finished Floor Level	FFL	4.700	4.705	Finished Floor Level	4.840	0.140	House Sold
Plot 21	Finished Floor Level	FFL	5.200	5.185	Finished Floor Level	5.277	0.077	
Plot 22	Finished Floor Level	FFL	5.200	5.185	Finished Floor Level	5.272	0.072	
Plot 23	Finished Floor Level	FFL	4.700	4.72	Finished Floor Level	4.853	0.153	
Plot 24	Finished Floor Level	FFL	4.700	4.72	Finished Floor Level	4.849	0.149	
Plot 59	Block and Beam	Block and Beam	N/A	N/A	Block and Beam	4.874	N/A	CP Not Supplied with Levels
Plot 76	Block and Beam	Block and Beam	N/A	N/A	Block and Beam	4.864	N/A	CP Not Supplied with Levels
Road - Point 1	Primary Road Contour	Primary Road Contour	5.150	5.12	N/A	5.202	0.052	
Road - Point 2	Primary Road Contour	Primary Road Contour	4.600	4.580	N/A	4.703	0.103	
Road - Point 3	Primary Road Contour	Primary Road Contour	4.550	4.510	N/A	4.650	0.100	
Road - Point 4	Primary Road Contour	Primary Road Contour	4.450	4.390	N/A	4.533	0.083	
Road - Point 5	Primary Road Contour	Primary Road Contour	4.450	4.400	N/A	4.509	0.059	
Road - Point 6	Primary Road Contour	Primary Road Contour	4.500	4.450	N/A	4.538	0.038	
Road - Point 7	Primary Road Contour	Primary Road Contour	4.550	4.500	N/A	4.590	0.040	
Road - Point 8	Primary Road Contour	Primary Road Contour	4.650	4.570	N/A	4.666	0.016	
Road - Point 9	Primary Road Contour	Primary Road Contour	4.700	4.640	N/A	4.702	0.002	
Road - Point 10	Primary Road Contour	Primary Road Contour	4.800	4.730	N/A	4.782	-0.018	
Road - Point 11	Primary Road Contour	Primary Road Contour	5.000	4.920	N/A	N/A	N/A	Not Measured
Road - Point 12	Primary Road Contour	Primary Road Contour	5.100	5.030	N/A	N/A	N/A	Not Measured
Road - Point 13	Primary Road Contour	Primary Road Contour	5.300	5.210	N/A	N/A	N/A	Not Measured
Road - Point 14	Primary Road Contour	Primary Road Contour	5.900	5.880	N/A	N/A	N/A	Not Measured
Road Gully North West	Road Feature	Road Feature	4.900	4.900	N/A	4.978	0.078	Level Taken from design drawing BSO E4519 - Adjacent to Plot 20/Plot 23
Road Gully Opposite Plot 17	Road Feature	Road Feature	4.450	4.450	N/A	4.451	0.001	Level Taken from design drawing BSO E4519 -Opposite Plot 17
Road Gully Opposite Plot 13	Road Feature	Road Feature	4.650	4.650	N/A	4.680	0.030	Level Taken from design drawing BSO E4519 -Opposite Plot 13

Upon first inspection of the site plots 7 – 20 had already been sold, and Coastal partners only had access to House Plots 16 to 24, that had all been built to minimum Finished Floor Level (7-24), with plots 7-17 in their final stages. We noticed that plots 59 and 76 had started their builds to Block and Beam level, so we have supplied these levels in addition, should they ever be needed.

In addition to the Finished Floor Levels to check, Coastal partners were supplied with Primary Road Contour levels 1-14. Coastal Partners have checked levels from 1 – 10. Site plant (excavator/dump truck) stored on the road creating an issue for physical measurements on the road.

Coastal Partners have also taken three dimensional measurements of the road features such as drainage gullies and the levels and checks can be seen above and in the excel sheet provided.

After completion of the levels check we can see that the Finished Floor Levels from Plot 16 to 24 are coming in higher than the approved levels with a range from +0.072m to +0.153m.

The Road Levels match approved levels far better, and we can see the range of levels varies from -0.018m to +0.103m.

Coastal Partners have taken measurements and levels of Cable TV/British Telecom service covers and Man Hole Cover Levels throughout the section of road, which will be archived and checked when necessary.

Report Prepared by

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