



Location Name	Forty Acre Farm, Havant
Report Date	19/04/2021
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 19th April 2021, Coastal Partners were given a series of As Built Levels from plots 1 to 6 on the Forty Acre Farm housing development site to independently check. The below table was presented to us prior to our site visit.

Point on Plan*	Build Status	Structure measured	Approved Level	As-Built Level
Plot 1	Structural Slab Level	Structural Slab Level	8.275 (FFL 8.500)	8.260
Plot 2	Structural Slab Level	Structural Slab Level	8.275 (FFL 8.500)	8.260
Plot 3	Structural Slab Level	Structural Slab Level	6.975 (FFL 7.200)	6.965
Plot 4	Structural Slab Level	Structural Slab Level	6.975 (FFL 7.200)	6.965
Plot 5	Structural Slab Level	Structural Slab Level	6.075 (FLL 6.300)	6.080
Plot 6	Structural Slab Level	Structural Slab Level	6.075 (FFL (6.300)	6.080
Plot 7	N/A	N/A	6.025 (FFL 6.250)	N/A
Plot 8	N/A	N/A	5.575 (FFL 5.800)	N/A
Plot 9	N/A	N/A	5.575 (FFL 5.800)	N/A
Plot 10	N/A	N/A	5.275 (FFL 5.500)	N/A
Road – point 1	Base course (tarmac to 40mm still required)	Primary Road Contour	8.65	8.60
Road – point 2	As above	Primary Road Contour	7.50	7.450
Road – point 3	As above	Primary Road Contour	7.10	7.030
Road – point 4	As above	Primary Road Contour	6.80	6.75
Road – point 5	As above	Primary Road Contour	6.20	6.150
Road – point 6	N/A	N/A	N/A	N/A

Upon arrival, we found the site well managed, and signed in for health and safety records, and given a site induction by Gary Bickel, the Site Manager. We were promptly shown around the site and briefed by the Senior Technical Manager, Malcom Westcott.

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 transformation, with levels measured to OSTN15 Above 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 19th April 2021.

Point on Plan*	Build Status	Structure measured	Approved Level	As-Built Level	Updated Build Status 20210419	Coastal Partners Level 20210419	Level Difference	Notes
Plot 1	Structural Slab Level	Structural Slab Level	8.275 (FFL 8.500)	8.26	Finished Floor Level	8.529	0.029	Level Compared to Approved FFL
Plot 2	Structural Slab Level	Structural Slab Level	8.275 (FFL 8.500)	8.26	Finished Floor Level	8.534	0.034	Level Compared to Approved FFL
Plot 3	Structural Slab Level	Structural Slab Level	6.975 (FFL 7.200)	6.965	Finished Floor Level	7.219	0.019	Level Compared to Approved FFL
Plot 4	Structural Slab Level	Structural Slab Level	6.975 (FFL 7.200)	6.965	Finished Floor Level	7.22	0.02	Level Compared to Approved FFL
Plot 5	Structural Slab Level	Structural Slab Level	6.075 (FLL 6.300)	6.08	Structural Slab Level (Block and Beam)	6.124	0.044	Level Compared to As Built Level Supplied
Plot 6	Structural Slab Level	Structural Slab Level	6.075 (FFL (6.300)	6.08	Structural Slab Level (Block and Beam)	6.127	0.047	Level Compared to As Built Level Supplied
Plot 7	N/A	N/A	6.025 (FFL 6.250)	N/A	Structural Slab Level (Block and Beam)	6.079	N/A	Not Measured Previously
Plot 8	N/A	N/A	5.575 (FFL 5.800)	N/A	Structural Slab Level (Block and Beam)	5.834	N/A	Not Measured Previously

When we arrived and viewed the site, we found that housing plots 1 to 4 had been built up to finished floor level, leaving plots 5 to 8 at Structural Slab Level. Coastal Partners have made the decision to compare our updated levels to the Approved FFL level stated in brackets in column four, of the table above for plots 1 to 4. For plots 5 and 6, we have been able to compare like for like against As-Built Levels, as the construction was in the same phase. Plots 7 and 8 had no previous As- Built levels to check independently.

Coastal Partners have also taken three dimensional measurements of the road and are awaiting supply of a 3D model of the site. Once we have this model, we can check our levels for the road, service covers and drainage gullies, and report back on this matter.

Update 20210621

Upon delivery of Drainage Gully Levels and Manhole Cover Levels, Coastal Partners were able to check our taken levels on the 19th April 2021, against the design levels. The below table shows the level difference between Drainage Gully and Manhole Cover Levels we were able to accurately measure.

Iron Works (Road) Level Check			
Description	Level Provided (mAOD)	CP Level (mAOD)	Level Difference
Road Gully 1	9.2	9.269	-0.069
Road Gully 2	9.2	9.254	-0.054
Road Gully 3 (West Of Plot 2)	8.3	8.33	-0.03
Road Gully 4 (West Of Plot 3)	7.3	7.292	0.008
Manhole (Number S4)	6.3	6.275	0.025

We can see from the table that our measured points to the North of the Site are slightly higher, however levels match up nicely with Road Gully 3 (West Of Plot 2) coming in 30mm higher than design, and Road Gully 4 (West Of Plot 3) coming in just 8mm Lower than design.

When checking Man Hole Cover Levels, we found a difference of 25mm against the supplied cover level of Man Hole S4 (West Of Plot 6).

Report Prepared by

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Site Photo 1	Site Photo 2	Site Photo 3