

SITE SURVEY

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Few sites are free from problems or restrictions of any kind, and it is therefore often necessary and - in our opinion - always advisable, to commission a general Site Survey in order to provide sufficient information for the preparation of planning and building regulations applications.

We suggest you either use the services of Scandia-Hus for this work, or engage a local surveyor. The survey will be prepared solely for the use of Scandia-Hus in the preparation of town planning and building regulations applications for your site.

The survey will be limited to include the areas listed below and, based on the information gathered, a detailed site plan will be drawn up covering the following :-

- General description of the site
- Site levels
- Drainage invert levels (if covers are accessible)
- Boundaries and treatment, e.g. hedges, fences, etc.
- Significant trees and general landscaping
- Position and size of any existing building(s) on the site
- DPC/slab levels of any existing buildings (if accessible)
- Location of visible inspection chambers
- Approximate position and height of overhead cables, e.g. BT, electricity
- Relationship of plot to adjacent highway, subject to proximity
- Existing site access
- Proposed site access
- Brief description of adjoining properties, where significant or considered of import
- Photographs of site

The survey will cover only features that are visible and will not take account of any buried or underground cables or services. Nor will it address ground or soil conditions, e.g. fill, settlement, sand, clay, etc. or other factors which may effect the construction of foundations and/or drainage system. It remains the builder's responsibility to obtain details of any underground services from the local authority and relevant utility companies, as well as to dig trial holes, if required, in order to ascertain ground conditions.

It is possible that there are other aspects pertinent to the site which, in the surveyor's opinion, are not likely to be relevant to the planning and building regulations applications, and which will therefore not be covered in his report. However, in addition to the above, he will also evaluate the access to the site for Scandia-Hus' standard articulated trailers or rigid lorries, as well as for a suitable crane, for the delivery and off-loading of your building set on site.

The surveyor's report is for Scandia-Hus' use only and is provided to you for information only. All proposed finished floor levels and modifications of existing ground levels shown on the survey drawings must be agreed with the local authority prior to commencement of work on site.

The cost of a Site Survey, as outlined above, is likely to be in the region of £700, a worthwhile investment. Most of the information provided will be required for your planning and building regulations applications. Some will be of value to your builder, when preparing his tender documentation, and will help ensure that nothing gets overlooked or omitted from his estimate. The balance will ensure that the correct methodology is adopted for the manufacture and delivery of the building set to site.

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