



Phase I Geo-environmental and Geotechnical Site Assessment

Barton Peveril College School of Art and Design
Chestnut Avenue
Eastleigh
Hampshire
SO50 5ZA

December 2022

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Executive Summary

TRC Companies Limited (TRC) was commissioned by Bidwells LLP acting on behalf of Barton Peveril College (the 'Client') to undertake a Phase I Geo-environmental and Geotechnical Site Assessment at Barton Peveril College, Chestnut Avenue, Eastleigh, Hampshire, SO50 5ZA, UK (hereafter referred to as the 'Site').

This Executive Summary is part of the complete report; and findings, opinions or conclusions in this Executive Summary are made in context with the complete report. TRC recommends that the user reads the entire report for all supporting information related to findings opinions and conclusions.

Executive Summary	
Site Details	
Client	Barton Peveril College
Site Address & Grid Reference	Barton Peveril College, Chestnut Avenue, Eastleigh, Hampshire, SO50 5ZA, UK Easting 444716, Northing 118325.
Site Area	0.1 ha
Proposed Development	Art and Design facility on the existing college campus.
Site Setting	
Current Site Use	The Site is currently an active plot of land, which comprises the Barton Peveril College campus buildings and associated parking.
Site History	Earliest available mapping (1886) shows that the Site comprised undeveloped land. By 1967 the Site had been partially covered with structures and hardstanding associated with the Barton Peveril Grammar School. By 1992 the Site was developed to reflect its current land use.
Expected Geology	Made Ground – Variable thicknesses expected. Not greater than 1 m
	Superficial Deposits – River Terrace Deposits sands and gravels Bedrock Geology – London Clay Formation
Expected Hydrogeology	Superficial Deposits – Secondary (A) Aquifer
	Bedrock Geology - Unproductive Strata
Phase I Assessment	
Ground Gases / Radon	The Made Ground which is associated with history of development at the Site is considered the main source of potential hazardous ground gases. 1-3% of homes are above the Action Level for Radon, as such no radon protective measures are necessary in the construction of new dwellings or extensions.
Unexploded Risk Assessment	The Site is in an area affected by historical UXO risk. Further investigation is recommended prior to undertaking intrusive ground investigation or construction works.
Mining	The Site is not in an area affected by coal mining. The Site is not in an area affected by other mining activity. No special precautions are required.
Initial Conceptual Site Model	On Site: Depending on the source and characteristics, Made Ground at the Site could be a source of asbestos fibres in soil, heavy metals, polycyclic aromatic hydrocarbons (PAH), total petroleum hydrocarbons, polychlorinated biphenyls and ground gases. The sources at the Site are considered to present a low risk to future Site users. Off Site: TRC has not identified any significant off site sources of contamination that could affect the proposed development. There is a sewage pumping station which is approximately 250 m to the south east of

	the site. The sources off Site are considered to pose a low risk to the Site.
Geotechnical Hazards	The following potential geotechnical hazards have been identified and should be considered for future design stages: • Made Ground to depths in excess of 1m; • Soft clays; • Buried obstructions, such as old foundations and obstructions in Made Ground; • High volume change soils; • Soil desiccation; • Ground conditions aggressive to buried concrete; • Shallow groundwater level;
Conclusions / Recommendations	
This desk based assessment has not identified any significant sources of contamination that would present a risk to the proposed development at this Site. A ground investigation should be designed, implemented, and reported by a competent person, in accordance with BS10175:2011 (+A2:2017), BS5930:2015 (+A1:2020), and Eurocode 7 Part 2 (and the associated national annex), and in accordance with current relevant technical guidance. The ground investigation should confirm the geology, groundwater regime and engineering properties of the underlying ground. Further, it should target the identified pollutant linkages and ensure that the geotechnical hazards identified in this report are addressed with focus on the proposed development. Following the ground investigation, a Phase II Environmental and Geotechnical Site Assessment Report should be undertaken in order to confirm the findings of the conceptual Site model and to determine the environmental characterisation of the Site. The Phase II report will include a geotechnical evaluation and provide geotechnical design recommendations for the proposed development.	

1.0 Introduction

1.1 Appointment & Purpose

TRC Companies Limited (TRC) was commissioned by Bidwells LLP acting on behalf of Barton Peveril College (the 'Client') to undertake a desk based Phase I Geo-environmental & Geotechnical Site Assessment for Barton Peveril College, Chestnut Avenue, Eastleigh, Hampshire, SO50 5ZA, UK (hereafter referred to as the 'Site').

A Site Location Plan is presented as Figure 1 in Annex A.

This Phase I report has been commissioned to assess environmental and geotechnical considerations, predominantly with respect to ground conditions at the Site, which will be used to support future planning applications.

1.2 Proposed Development

The proposed development comprises the construction of a new standalone building to provide additional Art and Design facilities. The construction will be a two storey building with a 0.1 ha footprint.

Based on the above, the proposed development is considered to fall into geotechnical category 2 with respect to BS EN 1997 (Eurocode 7).

The end user sensitivity is considered High for the proposed educational end use.

A Proposed Development Plan is presented as Figure 2 in Annex A.

1.3 Available Information & Standards

This Phase I report presents the findings of a desk study based on the following information:

- Historical uses of the Site and surroundings;
- Current use and condition of the Site;
- Environmental setting in terms of geology, hydrogeology, hydrology and surrounding land uses, based on publicly available environmental records; and
- A Landmark Envirocheck Report (Annex B).

No site walkover has been performed at this time.

This Phase I report has been conducted with due regard to the following guidance:

- The National Planning Policy Framework;
- BS5930:2015 (+A1:2020) Code of Practice for Ground Investigations;
- BS EN 1997 Eurocode 7;
- BS10175:2011 (+A2:2017) Investigation of Potentially Contaminated Sites – Code of Practice;
- Land Contamination Risk Management (LCRM) 2020; and,
- BS8576:2013 Guidance on Investigations for Ground Gas.

1.4 Significant Assumptions

This report presents TRC's observations, findings, and conclusions as they existed on the date that this report was issued. This report is subject to modification if TRC becomes aware of additional information after the date of issue of this report that is material to its findings and conclusions.

The reliability of information provided by others to TRC cannot be guaranteed to be accurate or complete. Performance of this Phase I report is intended to reduce, but not eliminate, uncertainty of geo-environmental and geotechnical conditions associated with the subject Site; therefore, the findings and

conclusions made in this report should not be construed to warrant or guarantee the subject Site, or express or imply, including without limitation, warranties as to its marketability for a particular use. TRC found no reason to question the validity of information received unless explicitly noted elsewhere in this report.

1.5 User Reliance

This report was prepared for Barton Peveril College. Reliance on the Report by any other third party is subject to requesting and fully executing a reliance letter between TRC and the third party that acknowledges the TRC Standard Terms and Conditions with the Client, to the same extent as if they were the Client thereunder.

TRC has been provided with information from third parties for information purposes only and without representation or warranty, express or implied as to its accuracy or completeness and without any liability on such third parties part to revise or update the information. Where reliance has been provided by third parties to potential purchasers this is noted in our report.

2.0 Site Description

2.1 Location

The Site comprises an approximate 0.1 ha plot of land centred on National Grid Reference Easting 444716, Northing 118325.

The Site is a small, square plot of land located in the north-eastern corner of the Barton Peveril College campus. The Site is currently occupied by car parking for the College. The Site is accessed via Tennyson Road.

The Site has an average elevation of approximately 13m above Ordnance Datum (aOD).

The Site location is presented as Figure 1 in Annex A.

2.2 Subject and Surrounding Area

The Site is located within the grounds of Barton Peveril College. This is surrounded by an area of predominantly residential land use. Land uses in the immediate vicinity include the following principal features:

Table 1: Summary of Surrounding Land Use

Direction	Land Use
North	Locksley Road & Cherbourg Road and Derby Road, run east-west 100m and 200m north of the site, respectively.
East	College sports fields and recreation ground.
South	Buildings and a recreation ground associated with the College campus lie immediately south of the Site. Chestnut Avenue runs east-west along the College's southern boundary with residential housing and gardens beyond. A landscaped area with small lakes, trees and scrub can be seen 450 m south of the Site. This is the location of registered local authority landfill.
West	The Barton Peveril Collage buildings with residential housing and gardens beyond this from 180 m.

2.3 Previous Assessment, Investigations or Remediation

No known previous assessments have been carried out at the Site.

3.0 Review of Accessible Information

3.1 Environmental Setting

The environmental setting of the Site can influence the susceptibility to, and relative magnitude of, environmental and geotechnical impacts and liabilities associated with on and off-site sources of contamination and geotechnical hazards.

The following sections present a summary of environmental and geotechnical reviews conducted on publicly available records.

3.1.1 Geology

The following information has been reviewed:

- The British Geological Survey (BGS) geological map, scale 1:50,000, Sheet Number 315, Southampton, 1987;
- The Landmark Envirocheck Report;
- The BGS website;
- The Coal Authority website; and,
- The BGS historic boreholes with reference no. SU41NW705, SU41NW707 and SU41NW706.

Based on the above information, the Site is expected to be underlain by variable thickness of Made Ground, over River Terrace sand and gravel, over London Clay.

The anticipated Site geology is summarised in Table 2.

Table 2: Summary of Anticipated Geology

Strata	Depth to Base (m bgl)	Depth to Base (m aOD)*	Thickness (m)	Typical Description
Made Ground	1.0	12	1.0	Heterogeneous mix of sandy, gravelly clay with brick fragments and concrete obstructions.
River Terrace Deposits	2.7	10.3	1.7	Sand and gravel, locally with lenses of silt and clay.
London Clay Formation	>7.0	>6	>4.3	Bioturbated or poorly laminated, blue-grey or grey-brown, slightly calcareous, silty to very silty clay.

* Assuming a ground level of 13 m aOD across the site

No linear feature or faults are recorded at or near to the Site.

3.1.2 Seismicity

The national forward to BS EN 1998-1:2004+A1:2013 'Eurocode 8: Design of Structures for Earthquake Resistance – Part 1' states that there are no requirements in the UK to consider seismic loading, and the whole of the UK may be considered an area of very low seismicity in which the provisions of EN 1998 need not apply.

3.1.3 Hydrogeology

British Geological Survey (BGS) geological mapping and Environment Agency (EA) hydrogeological mapping indicate the following hydrogeological information for the Site:

Table 3: Summary of Hydrogeology

Geology	Geological Description	Aquifer Status	Aquifer Description
Superficial Deposits: River Terrace Deposits.	Sand and Gravel	Secondary (A) Aquifer	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important base flow to rivers.
Bedrock: London Clay Formation	Clay and Silt	Unproductive Strata	Rock layers with low permeability that have negligible significance for water supply or river base flow.

There are no groundwater abstractions on or within 250 m of the Site. The Site does not fall within a Source Protection Zone (SPZ).

BGS Borehole ref: SU41NW705, located 350 m south-west of the Site, encountered no groundwater at well termination depth of 7 m bgl.

3.1.4 Coal Mining

The database indicates that the Site is not within an area affected by coal mining.

3.1.5 Radon

BGS records indicate that the Site is in an intermediate probability radon area where 1-3% of homes are estimated to be at or above the Action Level. On this basis, the BGS states that no radon protective measures are necessary in the construction of new dwellings or extensions.

3.1.6 Hydrology

No surface water abstraction on or within 250 m of Site

The nearest surface water features where three manmade lakes 450 m south of the Site and an inland river running north-south 450 m west of the Site.

The Site does not fall within a Flood Zone. Envirocheck Reporting states that there is Potential for Groundwater Flooding to Occur at Surface on the Site.

3.1.7 Sensitive Land Uses

The Site falls within a Nitrate Vulnerable Zone.

3.1.8 Summary of Site Sensitivity

The Site is considered to be of low to moderate environmental sensitivity, based on the following key factors:

- The published geology indicates that the Site is underlain by River Terrace Deposits (Secondary (A) Aquifer) over London Clay which is classified as unproductive strata;
- The Site falls within a Nitrate Vulnerable Zone;
- The Site does not fall within a Flood Zone;
- The Site does not fall within a SPZ;
- The Site does not fall within a Coal Authority Reporting Area or a Development High Risk Area; and

- No radon protective measures are considered necessary in the construction of new dwellings or extensions.

3.2 Environmental Regulatory Database Review

The following environmental data has been obtained from a Landmark Envirocheck Report (Annex B), which includes a search of databases held by regulatory bodies including the EA, BGS, the Department for the Environment, Food and Rural Affairs (DEFRA), City, District and Borough Councils and County Councils.

The Table below summarises key features identified on-site and within the 500m search radius.

Table 4: Summary of Environmental Regulatory Database Review

Database	On-site	0-500m	Description
Contaminated land register entries	0	0	N/A
Current registered landfills	0	0	N/A
Closed landfills	0	1	McAlpine and Sons Ltd Wide Lane – Doncaster Drove, Eastleigh Inert and household waste 469 m south of Site
Current registered waste transfer facilities	0	0	N/A
Current registered waste treatment/disposal facilities	0	0	N/A
Closed waste transfer/ treatment facilities	0	0	N/A
Contemporary Trade Directory Entries	0	7	Name: Terry Peach Ltd Location: 31 Tennyson Road, SO50 9FS. 251 m north of Site. Classification: Road Haulage Services Status: Active Name: Eurochem Location: 60 Derby Road, SO50 5GU. 326 m north-west of Site. Classification: Graffiti Removers Status: Inactive Name: Cpw Services Location: 38 Grantham Road, SO50 5FJ. 336 m north of Site. Classification: Pest and Vermin Control Status: Inactive Name: LMC Plant and Site Services Location: 12 Coniston Road, SO50 9NP. 373 m north of Site. Classification: Plant and Machinery Repairs Status: Active
Licensed radioactive substances	0	0	N/A

Database	On-site	0-500m	Description
Enforcements, prohibitions or prosecutions	0	0	N/A
Active Discharge Consents	0	1	Operator: Southern Water Services Location: Chestnut Avenue. 441 m west of Site. Receiving Water: The Monks Brook Discharge: Sewage Discharges
Pollution incidents	0	2	Date: 15 th June 2009 Water Impact: Category 2 – Significant Incident Air impact: Category 4 – No Impact Land Impact: Category 4 – No Impact Pollutant: Crude Sewage Location: 446 m west. Date: 2 nd July 2004 Water Impact: Category 2 – Significant Incident Air impact: Category 4 – No Impact Land Impact: Category 4 – No Impact Pollutant: Inert Material and Waste: Soils and Clays Location: 463 m north.
Petrol station entries	0	0	N/A

The Envirocheck Report indicates no hazard for non-coal mining, compressible ground, ground dissolution, running sands and shrinking and swelling of clay, very low risk for collapsible ground and landslides for the Site. The same report indicates potential for groundwater flooding to occur at ground surface.

3.3 History of the Site and the Surrounding Area

The history of development on the Site and immediate surrounding area was investigated with reference to historical Ordnance Survey (OS) mapping and aerial photographs. The findings are presented in subsequent sections below.

3.3.1 Historical Mapping

A summary of the development history of the Site and immediate surrounding area obtained from historic OS mapping and aerial photographs (Annex B) is detailed in the Table below.

Table 5: Summary of Historical Mapping

Edition and Scale	On-Site Activities	Off-site Activities (within ~ 250m)
Hampshire & Isle of Wight. 1886. 1:2500	Undeveloped land.	Undeveloped land. Smithys Lane runs east – west 120 m south of the Site.
Hampshire & Isle of Wight. 1896. 1:2500	No significant change	No significant change. Smithys Lane renamed Stoneham Lane.
Hampshire & Isle of Wight. 1897. 1:10560	No significant change	No significant change

Edition and Scale	On-Site Activities	Off-site Activities (within ~ 250m)
Hampshire & Isle of Wight. 1909. 1:2500	No significant change	No significant change
Hampshire & Isle of Wight. 1910-1911. 1:10560	No significant change	No significant change
Hampshire & Isle of Wight. 1931. 1:10560	No significant change	Eastleigh residential development with housing, gardens and a recreation ground has been constructed from 120 m north of the Site. Derby Road has been constructed 150 m north. The land 100m east of the Site is labelled allotment gardens.
Hampshire & Isle of Wight. 1946. 1:2500	No significant change	No significant change
Ordnance Survey Plan. 1951 - 1952. 1:2500	No significant change	Recreation ground to north of Site is now labelled allotment gardens. Stoneham Lane has been renamed Chestnut Avenue. A sewage pumping station has been constructed 250 m southeast of the Site.
Ordnance Survey Plan. 1954 - 1968. 1:2500	No significant change	The Alderman Quilley secondary school has been constructed 250 m east. Residential housing has been constructed 200 m west and 150 m south beyond Chestnut Avenue.
Ordnance Survey Plan. 1967. 1:2500	Five buildings associated with the Barton Peveril Grammar School have been constructed on the western portion of the Site.	Barton Peveril Grammar School has been constructed immediately west of the Site.
Ordnance Survey Plan. 1968. 1:2500	No significant change	No significant change
Ordnance Survey Plan. 1983-1989. 1:10000	Barton Peveril School which has now been renamed Barton Peveril College.	Barton Peveril College has been expanded west with the construction of new buildings.
Large-Scale National Grid Data. 1992. 1:1250	The configuration of the buildings have changed, there are five buildings which cover most of the Site.	No significant change
10K Raster Mapping. 2000. 1:10000	No significant change	No significant change
Street View. 2022. 1:10000	There are no buildings present on site.	Barton Peveril College has been expanded south with the construction of new buildings.

3.3.2 Planning Department Records

The Eastleigh Borough Council planning portal was searched to appraise the history of planning applications for the Site. The database records show no applications in the last three years.

3.3.3 Unexploded Ordnance (UXO) Records

Information gathered from the Zetica UXO Risk Map website suggests there is a moderate risk of finding UXO's at the Site. Further investigation is recommended to confirm these preliminary findings and enable planning for any future stages of intrusive ground investigation and construction.

3.3.4 Summary of the History of the Site and Surrounding Area

Based on the information obtained by TRC, the history of the Site and surrounding area can be summarised as follows:

- Earliest available mapping (1886) shows the Site and surroundings as undeveloped land.
- By 1931 the Eastleigh residential development had been constructed to the north of the Site. This continued to expand over the following decades and by 1954 surrounded the Site to the north, west and south.
- Between 1951 – 1952 a sewage pumping station has been constructed 250 m south-east of the Site.
- By 1967 the Barton Peveril Grammar School had been constructed covering the western portion of the Site and the adjacent land. Between 1983 -1989 the grammar school was renamed Barton Peveril College.
- By 1992 the configuration of buildings on Site had changed and there were buildings across the majority of the Site area.
- In the 2000 mapping there appeared to be only one building remaining and in the most recent map from 2022 there were no buildings on Site.
- Barton Peveril College expanded between 2000 and 2022 with the construction of buildings directly south of the Site.

4.0 Preliminary Environmental Risk Assessment

4.1 Initial Conceptual Site Model

The methodology of this risk assessment uses the source-pathway-receptor pollutant linkage to provide a qualitative appraisal of environmental risks and potential liabilities associated with soil and groundwater contamination at the Site.

The initial conceptual Site model (CSM) is prepared based on the current proposed development, which will comprise the construction of a new building to provide additional Art and Design facilities.

Table 6: Conceptual Site Model: Potential Contaminant Sources

Source	Pathway	Receptor	Risk
On-Site Sources			
Made Ground from previous phases of construction and demolition of college buildings. Depending on the source and characteristics of this material, these soils could contain potential contaminants including asbestos fibres in soil, heavy metals, PAH's and total petroleum hydrocarbons	Dermal contact, ingestion and inhalation pathways	Future Site users	Low The proposed development will be covered in hard standing which will act as a physical barrier between potential contaminants and future Site users.
		Neighboring residents	Low The proposed development will be covered in hard standing which will act as a physical barrier between potential contaminants and future Site users.
		Construction workers	Low Risk pathway to be mitigated via Personal Protective Equipment (PPE), good hygiene practices and construction site management.
	Leaching of contaminants and vertical migration into groundwater	Controlled waters	Low An unknown thicknesses of Made Ground overlies River Terrace Deposits which have been designated as a Secondary (A) Aquifer. Based on local borehole records shallow groundwater is unlikely to be present. These superficial deposits are underlain by bedrock of London Clay which is designated

Source	Pathway	Receptor	Risk
			as unproductive strata with low permeability and would act as a barrier to vertical migration of contamination.
	Contact with buried services	Buried services	Low Proposed development to consider risk of residual contamination and incorporate protective measures as appropriate. Examples may include barrier pipe or clean service corridors.
	Migration of ground gases onto Site and ingress into buildings	Future Site users	Low No major gas sources have been identified. The site will be covered in hardstanding.
		Construction workers	Low All workers to wear protective Equipment (PPE) and maintain good construction site management practices.
Off-Site Sources			
No significant off-site sources of contamination have been identified.	-	-	-

4.2 Other Property Related Environmental Issues

Table 7: Summary of Other Potential Environmental Issues

Issue	Detail
Coal Mining	Coal Authority records indicate that the Site is not located in an area that is probably not affected by coal mining.
Radon	BGS records indicate that the Site is in a moderate probability radon area where 1-3% of homes are above the Action Level, as such no radon protective measures are necessary in the construction of new dwellings or extensions.
Flood Risk	The Site does not fall within a Flood Zone. There is Potential for Groundwater Flooding to Occur at Surface on the Site.
Asbestos Containing Materials	Made Ground is present at the Site associated with previous phases of development. Depending on the source and character of these materials, these soils may contain asbestos related contamination.

5.0 Conclusions

5.1 Findings

Earliest available mapping (1886) shows the surrounding area as undeveloped land. By 1931 the Eastleigh residential development had been constructed to the north. This continued to expand over the following decades and by 1954 surrounded the Site to the north, west and south. By 1967 the Barton Peveril Grammar School had been constructed on Site and at the land immediately west of the Site. This was renamed Barton Peveril College between 1983-1989. The buildings on site changed in shape and configuration and by 2000 there was only one building on site.

The Site is currently has no buildings on it and is used as a car parking area for the college.

5.2 Summary of Environmental Risk

The initial conceptual site model identified the Made Ground at the Site as potential sources of asbestos, heavy metals, polycyclic aromatic hydrocarbons (PAH), total petroleum hydrocarbons. This Made Ground is linked the previous redevelopment of the school site and its source and characteristics is unknown at this time.

The risk from these contaminants is considered to be low for future site users. The proposed development will be covered in hardstanding which will act as a barrier between potential contaminants and Site users. The risk of leaching and migration of contaminants into groundwater is considered to be low as shallow groundwater within superficial deposits is not expected at the Site. The River Terrace Deposits are underlain by the London Clay Formation which is categorised by the EA as unproductive strata and would act as a barrier to vertical migration of any potential contamination.

Ground investigation work will be required to characterise geotechnical parameters for future development design. TRC recommends further environmental assessment during those works to further evaluate the above potential hazards. These works should include characterisation of the anthropogenic and natural soils, groundwater quality and determine whether hazardous gases are present at the Site, for environmental purposes.

5.3 Summary of Geotechnical Hazards

The anticipated geotechnical hazards associated with the Site are summarised in Table 8 and discussed below along with preliminary design and ground investigation recommendations.

Table 8: Summary of Geotechnical Hazards

Hazard	Distance	Description
Made Ground	On-Site	Made Ground is anticipated on at the Site to depths of approximately 1m associated with previous developments. Due to its high variability and metastable nature Made Ground is not considered a suitable bearing stratum.
Buried Obstructions	On-Site	There is some limited potential of buried obstructions within the Made Ground due to past developments. There is potential for the presence of cobbles within the River Terrace Deposits that may hamper construction operations.
Buried Concrete	On-Site	The London Clay and materials derived from it can naturally contain elevated concentrations of minerals that can be aggressive to buried concrete. Made Ground and superficial deposits should also be checked in that regard.

Hazard	Distance	Description
Soft Clays	On-Site	River Terrace Deposits can comprise soft clays that would be susceptible to consolidation settlement and therefore not a suitable bearing stratum without a suitable ground improvement scheme being implemented
Volume Change Potential of Cohesive Soils	On-Site	Cohesive deposits of London Clay Formation and River Terrace Deposits should have their volume change potential assessed as part of a Phase II site investigation. High volume potential change soils can present heave and settlement issues due to fluctuations in moisture content
Desiccation	On-Site	The presence of trees and other vegetation on Site give the potential for a moisture content deficit to be present within cohesive soils locally.
Running Sand	On-Site	Running Sand phenomena during excavations within the River Terrace Deposits cannot be ruled out especially if these deposits exist on-Site in a loose state and shallow groundwater is present.

A detailed investigation with geotechnical testing is required to confirm the underlying geology, groundwater regime and engineering properties of the underlying soils. The ground investigation should be designed and assessed based on the requirements of BS5930:2015, Eurocode 7 Part 2 (and the associated National Annex), and NHBC Standards. The investigation should be tailored to ensure the geotechnical hazards, reported in the Table above are addressed. A Geotechnical Design Report should be prepared in accordance with Eurocode 7, once the ground investigation has been completed and the final scheme details are known.

Annex A: Figures

Annex documentation provided seperately.

Annex B: Envirocheck Report

Annex documentation provided seperately.