

Monitoring Details:

Level Monitoring

Provider Name: My Home Needs

Monitoring Interval: Every 6 weeks

Instruction Date: 09/10/2020

Number of Visits: MUFN

Reading Date: 02/01/2026

Visits Completed: 36

Date of Issue: 02/01/2026

Visits Outstanding: MUFN

Client Details:

Client: Questgates

Engineer / Handler: -

Job Reference: QG1S1132179

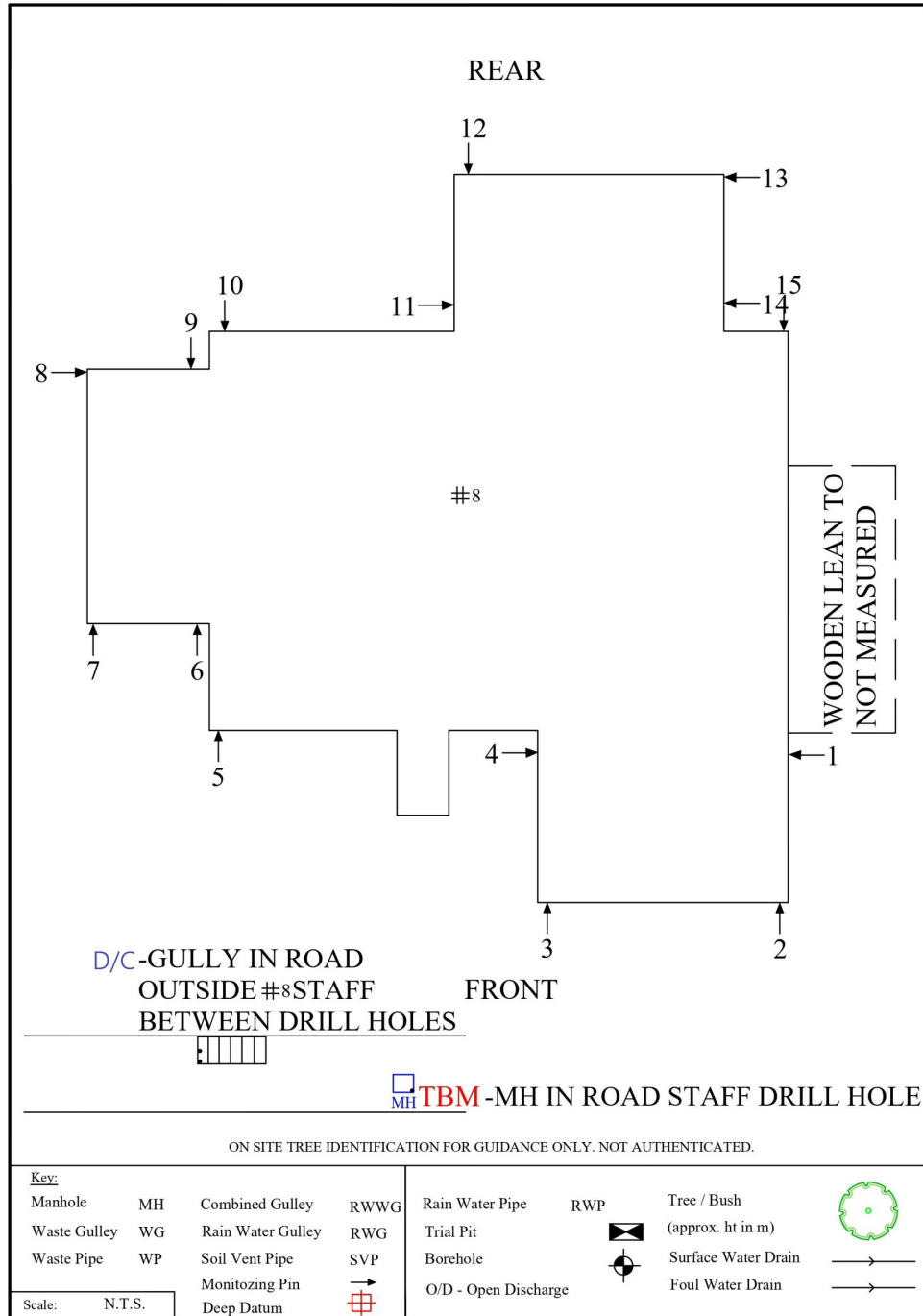
Monitored Address:

Address: 8 St Gabriels Road, Billingshurst, West Sussex, RH14 9TX

Front Elevation



Site Plan



Visit Notes

Visit	Surveyors Note
Visit 7	No concerns raised.
Visit 8	No concerns raised.

Level Readings

	Visit 1	Visit 2	Visit 3	Visit 4	Visit 5	Visit 6	Visit 7	Visit 8
	08/10/20	23/11/20	11/01/21	23/02/21	06/04/21	18/05/21	25/06/21	11/08/21
1	10.9514	10.9531	10.9525	10.9529	10.9534	10.9530	10.9525	10.9525
2	10.9520	10.9539	10.9529	10.9533	10.9535	10.9530	10.9533	10.9533
3	10.9627	10.9641	10.9632	10.9634	10.9639	10.9638	10.9636	10.9636
4	10.9628	10.9646	10.9635	10.9638	10.9643	10.9645	10.9641	10.9637
5	10.9767	10.9785	10.9773	10.9775	10.9782	10.9784	10.9777	10.9777
6	10.9840	10.9860	10.9849	10.9852	10.9859	10.9860	10.9857	10.9854
7	10.9769	10.9802	10.9802	10.9806	10.9813	10.9811	10.9809	10.9805
8	10.9569	10.9631	10.9661	10.9667	10.9673	10.9675	10.9656	10.9665
Taken by	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Serial number	000	000	000	000	000	000	000	000

Level Movement (Displayed in Millimeters)

	Visit 1	Visit 2	Visit 3	Visit 4	Visit 5	Visit 6	Visit 7	Visit 8
	08/10/20	23/11/20	11/01/21	23/02/21	06/04/21	18/05/21	25/06/21	11/08/21
1	0	+1.7	+1.1	+1.5	+2	+1.6	+1.1	+1.1
2	0	+1.9	+0.9	+1.3	+1.5	+1	+1.3	+1.3
3	0	+1.4	+0.5	+0.7	+1.2	+1.1	+0.9	+0.9
4	0	+1.8	+0.7	+1	+1.5	+1.7	+1.3	+0.9
5	0	+1.8	+0.6	+0.8	+1.5	+1.7	+1	+1
6	0	+2	+0.9	+1.2	+1.9	+2	+1.7	+1.4
7	0	+3.3	+3.3	+3.7	+4.4	+4.2	+4	+3.6
8	0	+6.2	+9.2	+9.8	+10.4	+10.6	+8.7	+9.6

Level Readings - Continuation of levels

	Visit 1	Visit 2	Visit 3	Visit 4	Visit 5	Visit 6	Visit 7	Visit 8
	08/10/20	23/11/20	11/01/21	23/02/21	06/04/21	18/05/21	25/06/21	11/08/21
9	10.9635	10.9663	10.9668	10.9668	10.9682	10.9680	10.9664	10.9670
10	10.9650	10.9679	10.9684	10.9684	10.9696	10.9696	10.9683	10.9687
11	10.9576	10.9612	10.9616	10.9618	10.9630	10.9630	10.9613	10.9622
12	10.9370	10.9466	10.9486	10.9490	10.9506	10.9505	10.9488	10.9490
13	10.9404	10.9471	10.9472	10.9471	10.9484	10.9490	10.9474	10.9467
14	10.9581	10.9619	10.9622	10.9621	10.9637	10.9640	10.9620	10.9626
15	10.9641	10.9655	10.9654	10.9651	10.9664	10.9665	10.9644	10.9653
D/C	10.8030	10.8030	10.8030	10.8030	10.8030	10.8030	10.8030	10.8030
Taken by	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Serial number	000	000	000	000	000	000	000	000

Level Movement (Displayed in Millimeters) - Continuation of readings

	Visit 1	Visit 2	Visit 3	Visit 4	Visit 5	Visit 6	Visit 7	Visit 8
	08/10/20	23/11/20	11/01/21	23/02/21	06/04/21	18/05/21	25/06/21	11/08/21
9	0	+2.8	+33	+33	+47	+45	+2.9	+35
10	0	+2.9	+34	+34	+46	+46	+33	+37
11	0	+3.6	+4	+4.2	+5.4	+5.4	+3.7	+4.6
12	0	+9.6	+11.6	+12	+13.6	+13.5	+11.8	+12
13	0	+6.7	+6.8	+6.7	+8	+8.6	+7	+6.3
14	0	+3.8	+4.1	+4	+5.6	+5.9	+3.9	+4.5
15	0	+1.4	+1.3	+1	+2.3	+2.4	+0.3	+1.2
D/C	0	0	0	0	0	0	0	0

Visit Notes

Visit	Surveyors Note
Visit 9	No concerns raised.
Visit 10	No concerns raised.
Visit 11	PH is still waiting for a response from his phone calls & emails to his insurance company in regards to the new cracks appearing in the front of his LH extension. He says these have only started to appear since the trees at the front were removed. Can we let someone know?

Level Readings

	Visit 9	Visit 10	Visit 11	Visit 12	Visit 13	Visit 14	Visit 15	Visit 16
	27/09/21	04/11/21	21/04/22	13/06/22	27/07/22	01/09/22	14/10/22	25/01/23
1	10.9525	10.9532	10.9522	10.9527	10.9527	10.9527	10.9538	10.9540
2	10.9540	10.9537	10.9527	10.9529	10.9531	10.9541	10.9546	10.9542
3	10.9642	10.9640	10.9631	10.9630	10.9629	10.9643	10.9653	10.9652
4	10.9647	10.9645	10.9634	10.9636	10.9634	10.9651	10.9654	10.9655
5	10.9789	10.9785	10.9773	10.9774	10.9779	10.9793	10.9795	10.9793
6	10.9862	10.9861	10.9850	10.9850	10.9853	10.9866	10.9869	10.9872
7	10.9811	10.9813	10.9803	10.9799	10.9790	10.9786	10.9788	10.9786
8	10.9644	10.9659	10.9664	10.9656	10.9600	10.9573	10.9586	10.9585
Taken by	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Serial number	000	000	000	000	000	000	000	000

Level Movement (Displayed in Millimeters) - Continuation of readings

	Visit 9	Visit 10	Visit 11	Visit 12	Visit 13	Visit 14	Visit 15	Visit 16
	27/09/21	04/11/21	21/04/22	13/06/22	27/07/22	01/09/22	14/10/22	25/01/23
1	+11	+18	+0.8	+1.3	+1.3	+1.3	+2.4	+2.6
2	+2	+1.7	+0.7	+0.9	+1.1	+2.1	+2.6	+2.2
3	+1.5	+1.3	+0.4	+0.3	+0.2	+1.6	+2.6	+2.5
4	+1.9	+1.7	+0.6	+0.8	+0.6	+2.3	+2.6	+2.7
5	+2.2	+1.8	+0.6	+0.7	+1.2	+2.6	+2.8	+2.6
6	+2.2	+2.1	+1	+1	+1.3	+2.6	+2.9	+3.2
7	+4.2	+4.4	+3.4	+3	+2.1	+1.7	+1.9	+1.7
8	+7.5	+9	+9.5	+8.7	+3.1	+0.4	+1.7	+1.6

Level Readings - Continuation of levels

	Visit 9	Visit 10	Visit 11	Visit 12	Visit 13	Visit 14	Visit 15	Visit 16
	27/09/21	04/11/21	21/04/22	13/06/22	27/07/22	01/09/22	14/10/22	25/01/23
9	10.9668	10.9669	10.9672	10.9666	10.9654	10.9650	10.9657	10.9654
10	10.9684	10.9683	10.9686	10.9680	10.9676	10.9671	10.9673	10.9674
11	10.9615	10.9616	10.9621	10.9612	10.9591	10.9596	10.9595	10.9597
12	10.9438	10.9473	10.9489	10.9480	10.9381	10.9356	10.9371	10.9373
13	10.9420	10.9466	10.9470	10.9468	10.9377	10.9365	10.9408	10.9411
14	10.9622	10.9624	10.9626	10.9631	10.9595	10.9589	10.9593	10.9591
15	10.9657	10.9652	10.9655	10.9657	10.9652	10.9668	10.9674	10.9676
D/C	10.8030	10.8030	10.8030	10.8030	10.8030	10.8030	10.8030	10.8030
Taken by	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Serial number	000	000	000	000	000	000	000	000

Level Movement (Displayed in Millimeters) - Continuation of readings

	Visit 9	Visit 10	Visit 11	Visit 12	Visit 13	Visit 14	Visit 15	Visit 16
	27/09/21	04/11/21	21/04/22	13/06/22	27/07/22	01/09/22	14/10/22	25/01/23
9	+3.3	+3.4	+3.7	+3.1	+1.9	+1.5	+2.2	+1.9
10	+3.4	+3.3	+3.6	+3	+2.6	+2.1	+2.3	+2.4
11	+3.9	+4	+4.5	+3.6	+1.5	+2	+1.9	+2.1
12	+6.8	+10.3	+11.9	+11	+1.1	-1.4	+0.1	+0.3
13	+1.6	+6.2	+6.6	+6.4	-2.7	-3.9	+0.4	+0.7
14	+4.1	+4.3	+4.5	+5	+1.4	+0.8	+1.2	+1
15	+1.6	+1.1	+1.4	+1.6	+1.1	+2.7	+3.3	+3.5
D/C	0	0	0	0	0	0	0	0

Visit Notes

No visit notes have been entered for any visits

Level Readings

	Visit 17	Visit 18	Visit 19	Visit 20	Visit 21	Visit 22	Visit 23	Visit 24
	09/03/23	07/08/23	06/10/23	15/11/23	24/01/24	06/03/24	23/04/24	20/06/24
1	10.9511	10.9528	10.9536	10.9533	10.9533	10.9537	10.9516	10.9512
2	10.9532	10.9544	10.9546	10.9545	10.9520	10.9542	10.9530	10.9526
3	10.9623	10.9639	10.9645	10.9645	10.9576	10.9644	10.9628	10.9627
4	10.9632	10.9646	10.9651	10.9650	10.9637	10.9655	10.9640	10.9623
5	10.9774	10.9784	10.9793	10.9793	10.9788	10.9795	10.9783	10.9778
6	10.9847	10.9860	10.9866	10.9864	10.9861	10.9874	10.9858	10.9849
7	10.9800	10.9790	10.9782	10.9805	10.9807	10.9818	10.9805	10.9794
8	10.9658	10.9613	10.9586	10.9649	10.9643	10.9682	10.9666	10.9641
Taken by	N/A	N/A	N/A	N/A	N/A	N/A	N/A	JK
Serial number	000	000	000	000	00	000	000	523936

Level Movement (Displayed in Millimeters) - Continuation of readings

	Visit 17	Visit 18	Visit 19	Visit 20	Visit 21	Visit 22	Visit 23	Visit 24
	09/03/23	07/08/23	06/10/23	15/11/23	24/01/24	06/03/24	23/04/24	20/06/24
1	-0.3	+1.4	+2.2	+1.9	+1.9	+2.3	+0.2	-0.2
2	+1.2	+2.4	+2.6	+2.5	0	+2.2	+1	+0.6
3	-0.4	+1.2	+1.8	+1.8	-5.1	+1.7	+0.1	0
4	+0.4	+1.8	+2.3	+2.2	+0.9	+2.7	+1.2	-0.5
5	+0.7	+1.7	+2.6	+2.6	+2.1	+2.8	+1.6	+1.1
6	+0.7	+2	+2.6	+2.4	+2.1	+3.4	+1.8	+0.9
7	+3.1	+2.1	+1.3	+3.6	+3.8	+4.9	+3.6	+2.5
8	+8.9	+4.4	+1.7	+8	+7.4	+11.3	+9.7	+7.2

Level Readings - Continuation of levels

	Visit 17	Visit 18	Visit 19	Visit 20	Visit 21	Visit 22	Visit 23	Visit 24
	09/03/23	07/08/23	06/10/23	15/11/23	24/01/24	06/03/24	23/04/24	20/06/24
9	10.9669	10.9667	10.9640	10.9674	10.9650	10.9686	10.9667	10.9656
10	10.9683	10.9683	10.9672	10.9693	10.9672	10.9707	10.9687	10.9680
11	10.9620	10.9607	10.9599	10.9611	10.9602	10.9638	10.9617	10.9592
12	10.9491	10.9421	10.9352	10.9443	10.9428	10.9500	10.9482	10.9453
13	10.9473	10.9434	10.9375	10.9440	10.9430	10.9491	10.9469	10.9445
14	10.9622	10.9622	10.9584	10.9612	10.9615	10.9635	10.9618	10.9599
15	10.9659	10.9671	10.9658	10.9648	10.9660	10.9668	10.9657	10.9640
D/C	10.8030	10.8030	10.8030	10.8030	10.8030	10.8030	10.8030	10.8030
Taken by	N/A	N/A	N/A	N/A	N/A	N/A	N/A	JK
Serial number	000	000	000	000	00	000	000	523936

Level Movement (Displayed in Millimeters) - Continuation of readings

	Visit 17	Visit 18	Visit 19	Visit 20	Visit 21	Visit 22	Visit 23	Visit 24
	09/03/23	07/08/23	06/10/23	15/11/23	24/01/24	06/03/24	23/04/24	20/06/24
9	+3.4	+3.2	+0.5	+3.9	+1.5	+5.1	+3.2	+2.1
10	+3.3	+3.3	+2.2	+4.3	+2.2	+5.7	+3.7	+3
11	+4.4	+3.1	+2.3	+3.5	+2.6	+6.2	+4.1	+1.6
12	+12.1	+5.1	-1.8	+7.3	+5.8	+1.3	+11.2	+8.3
13	+6.9	+3	-2.9	+3.6	+2.6	+8.7	+6.5	+4.1
14	+4.1	+4.1	+0.3	+3.1	+3.4	+5.4	+3.7	+1.8
15	+1.8	+3	+1.7	+0.7	+1.9	+2.7	+1.6	-0.1
D/C	0	0	0	0	0	0	0	0

Visit Notes

Visit	Surveyors Note
Visit 25	D/C to be installed at next visit

Level Readings

	Visit 25	Visit 26	Visit 27	Visit 28	Visit 29	Visit 30	Visit 31	Visit 32
	01/08/24	12/09/24	25/10/24	03/12/24	14/01/25	24/02/25	08/04/25	25/05/25
1	10.9530	10.9529	10.9531	10.9532	10.9534	10.9534	10.9530	10.9535
2	10.9544	10.9542	10.9541	10.9544	10.9546	10.9543	10.9544	10.9548
3	10.9638	10.9638	10.9642	10.9640	10.9643	10.9641	10.9643	10.9645
4	10.9650	10.9643	10.9654	10.9644	10.9646	10.9645	10.9658	10.9655
5	10.9787	10.9785	10.9791	10.9789	10.9788	10.9788	10.9796	10.9794
6	10.9863	10.9856	10.9866	10.9863	10.9861	10.9863	10.9864	10.9856
7	10.9798	10.9771	10.9793	10.9806	10.9806	10.9809	10.9819	10.9810
8	10.9632	10.9608	10.9621	10.9660	10.9660	10.9663	10.9681	10.9666
Taken by	LD	AB	RS	SM	AB	SM	TW	DH
Serial number	190	1212155	1212368	524015	12121418	1211931	2888	001

Level Movement (Displayed in Millimeters) - Continuation of readings

	Visit 25	Visit 26	Visit 27	Visit 28	Visit 29	Visit 30	Visit 31	Visit 32
	01/08/24	12/09/24	25/10/24	03/12/24	14/01/25	24/02/25	08/04/25	25/05/25
1	+1.6	+1.5	+1.7	+1.8	+2	+2	+1.6	+2.1
2	+2.4	+2.2	+2.1	+2.4	+2.6	+2.3	+2.4	+2.8
3	+1.1	+1.1	+1.5	+1.3	+1.6	+1.4	+1.6	+1.8
4	+2.2	+1.5	+2.6	+1.6	+1.8	+1.7	+3	+2.7
5	+2	+1.8	+2.4	+2.2	+2.1	+2.1	+2.9	+2.7
6	+2.3	+1.6	+2.6	+2.3	+2.1	+2.3	+2.4	+1.6
7	+2.9	+0.2	+2.4	+3.7	+3.7	+4	+5	+4.1
8	+6.3	+3.9	+5.2	+9.1	+9.1	+9.4	+11.2	+9.7

Level Readings - Continuation of levels

	Visit 25	Visit 26	Visit 27	Visit 28	Visit 29	Visit 30	Visit 31	Visit 32
	01/08/24	12/09/24	25/10/24	03/12/24	14/01/25	24/02/25	08/04/25	25/05/25
9	10.9673	10.9651	10.9656	10.9673	10.9672	10.9673	10.9703	10.9683
10	10.9691	10.9676	10.9675	10.9696	10.9695	10.9695	10.9724	10.9695
11	10.9618	10.9598	10.9590	10.9611	10.9622	10.9621	10.9641	10.9635
12	10.9440	10.9404	10.9427	10.9467	10.9481	10.9478	10.9506	10.9491
13	10.9435	10.9424	10.9439	10.9469	10.9474	10.9476	10.9493	10.9477
14	10.9626	10.9613	10.9621	10.9622	10.9627	10.9626	10.9642	10.9629
15	10.9664	10.9656	10.9643	10.9659	10.9664	10.9660	10.9678	10.9667
D/C	10.8030	10.8030	10.8025	10.8021	10.8025	10.8028	10.8025	10.8025
Taken by	LD	AB	RS	SM	AB	SM	TW	DH
Serial number	190	1212155	1212368	524015	12121418	1211931	2888	001

Level Movement (Displayed in Millimeters) - Continuation of readings

	Visit 25	Visit 26	Visit 27	Visit 28	Visit 29	Visit 30	Visit 31	Visit 32
	01/08/24	12/09/24	25/10/24	03/12/24	14/01/25	24/02/25	08/04/25	25/05/25
9	+3.8	+1.6	+2.1	+3.8	+3.7	+3.8	+6.8	+4.8
10	+4.1	+2.6	+2.5	+4.6	+4.5	+4.5	+7.4	+4.5
11	+4.2	+2.2	+1.4	+3.5	+4.6	+4.5	+6.5	+5.9
12	+7	+3.4	+5.7	+9.7	+11.1	+10.8	+13.6	+12.1
13	+3.1	+2	+3.5	+6.5	+7	+7.2	+8.9	+7.3
14	+4.5	+3.2	+4	+4.1	+4.6	+4.5	+6.1	+4.8
15	+2.3	+1.5	+0.2	+1.8	+2.3	+1.9	+3.7	+2.6
D/C	0	0	-0.5	-0.9	-0.5	-0.2	-0.5	-0.5

Visit Notes

No visit notes have been entered for any visits

Level Readings

	Visit 33	Visit 34	Visit 35	Visit 36	Visit 37	Visit 38	Visit 39	Visit 40
	07/07/25	07/09/25	28/10/25	02/01/26				
1	10.9536	10.9520	10.9547	10.9554				
2	10.9544	10.9538	10.9559	10.9568				
3	10.9642	10.9626	10.9656	10.9657				
4	10.9651	10.9627	10.9661	10.9671				
5	10.9792	10.9776	10.9805	10.9814				
6	10.9861	10.9837	10.9871	10.9882				
7	10.9801	10.9724	10.9780	10.9789				
8	10.9663	10.9530	10.9590	10.9600				
Taken by	AP	DH	JP	JH				
Serial number	522903		1212241	524015				

Level Movement (Displayed in Millimeters) - Continuation of readings

	Visit 33	Visit 34	Visit 35	Visit 36	Visit 37	Visit 38	Visit 39	Visit 40
	07/07/25	07/09/25	28/10/25	02/01/26				
1	+2.2	+0.6	+3.3	+4				
2	+2.4	+1.8	+3.9	+4.8				
3	+1.5	-0.1	+2.9	+3				
4	+2.3	-0.1	+3.3	+4.3				
5	+2.5	+0.9	+3.8	+4.7				
6	+2.1	-0.3	+3.1	+4.2				
7	+3.2	-4.5	+1.1	+2				
8	+9.4	-3.9	+2.1	+3.1				

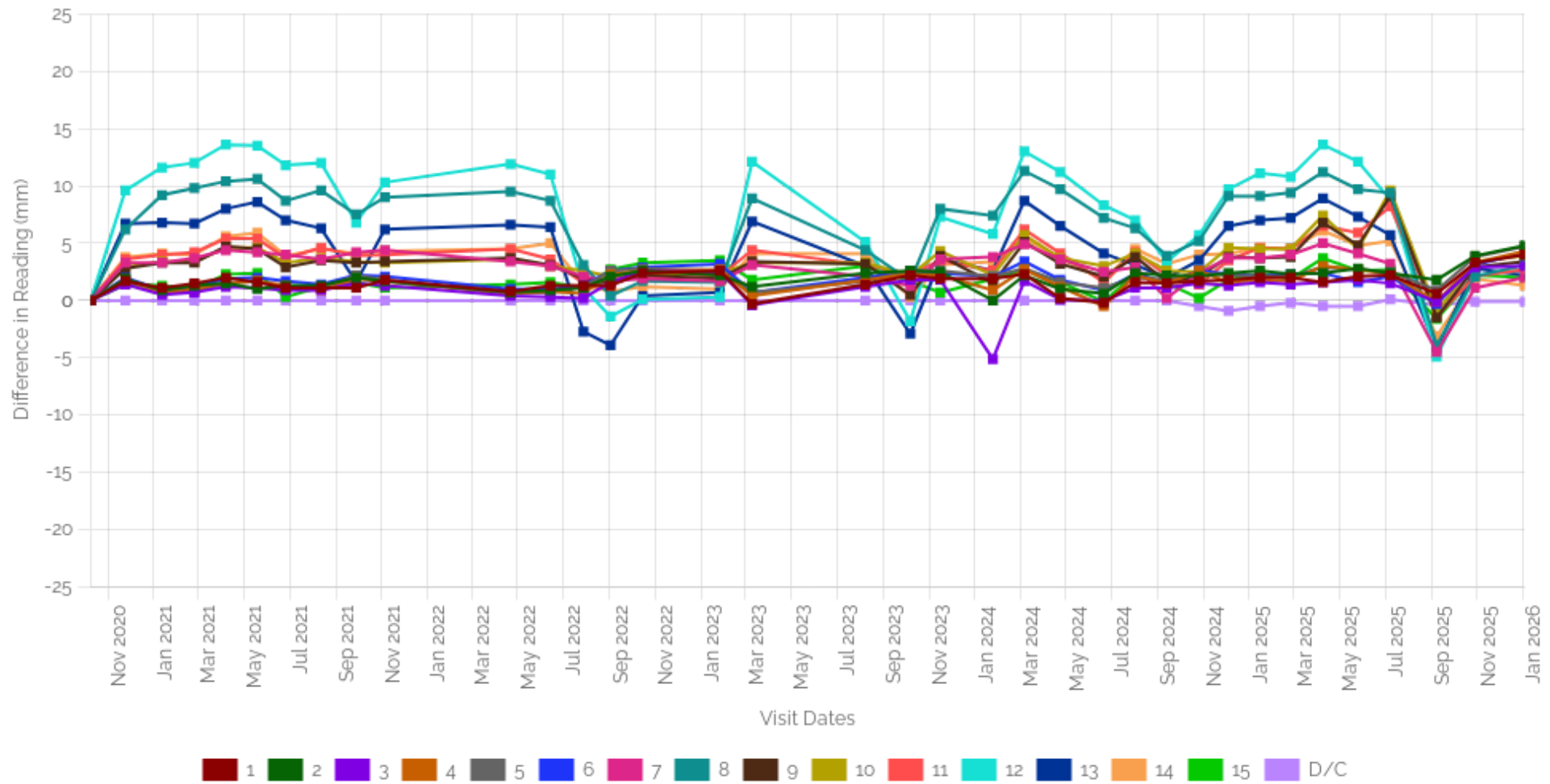
Level Readings - Continuation of levels

	Visit 33	Visit 34	Visit 35	Visit 36	Visit 37	Visit 38	Visit 39	Visit 40
	07/07/25	07/09/25	28/10/25	02/01/26				
9	10.9726	10.9620	10.9664	10.9669				
10	10.9746	10.9640	10.9684	10.9689				
11	10.9658	10.9562	10.9597	10.9603				
12	10.9458	10.9321	10.9392	10.9397				
13	10.9461	10.9362	10.9432	10.9426				
14	10.9633	10.9550	10.9600	10.9594				
15	10.9668	10.9625	10.9663	10.9661				
D/C	10.8031	10.8026	10.8029	10.8029				
Taken by	AP	DH	JP	JH				
Serial number	522903		1212241	524015				

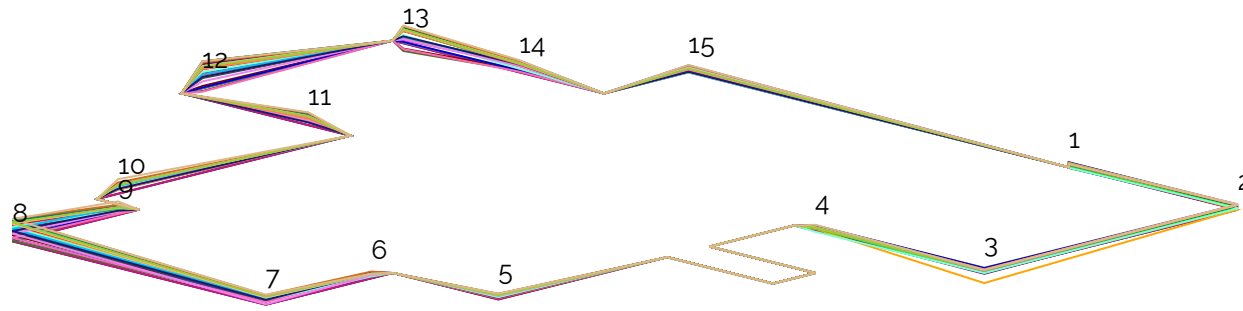
Level Movement (Displayed in Millimeters) - Continuation of readings

	Visit 33	Visit 34	Visit 35	Visit 36	Visit 37	Visit 38	Visit 39	Visit 40
	07/07/25	07/09/25	28/10/25	02/01/26				
9	+9.1	-15	+2.9	+3.4				
10	+9.6	-1	+3.4	+3.9				
11	+8.2	-14	+2.1	+2.7				
12	+8.8	-4.9	+2.2	+2.7				
13	+5.7	-4.2	+2.8	+2.2				
14	+5.2	-3.1	+1.9	+1.3				
15	+2.7	-1.6	+2.2	+2				
D/C	+0.1	-0.4	-0.1	-0.1				

Level Readings Chart (Points 1 - D/C)



Relative Movement (Relative Survey, for illustration purposes only)



07/10/2020



23/11/2020



11/01/2021



23/02/2021



05/04/2021



17/05/2021



24/06/2021



10/08/2021



26/09/2021



04/11/2021



20/04/2022



12/06/2022



26/07/2022



31/08/2022



13/10/2022



25/01/2023



09/03/2023



06/08/2023



05/10/2023



15/11/2023



24/01/2024



06/03/2024



22/04/2024



19/06/2024



31/07/2024



11/09/2024



24/10/2024



03/12/2024



14/01/2025



24/02/2025



07/04/2025



24/05/2025



06/07/2025



06/09/2025



28/10/2025



02/01/2026

Site Investigation Report

WHC reference: 20164

Job information

Client: Optera Structural Solutions

Client reference: 9850

Visit date: 3rd October 2025

Report date: 24th October 2025

Job Summary



Address: 8 St. Gabriels Road, Billingham, RH14 9TX

Services Utilised:



Trial Hole
Actioned: Yes
Number: 2



Drainage repairs
Actioned: No



Borehole
Actioned: Yes
Number: 2



Root samples taken
Actioned: Yes



Dynamic or Mackintosh probe
Actioned: No
Number: 0



Soil samples taken
Actioned: Yes



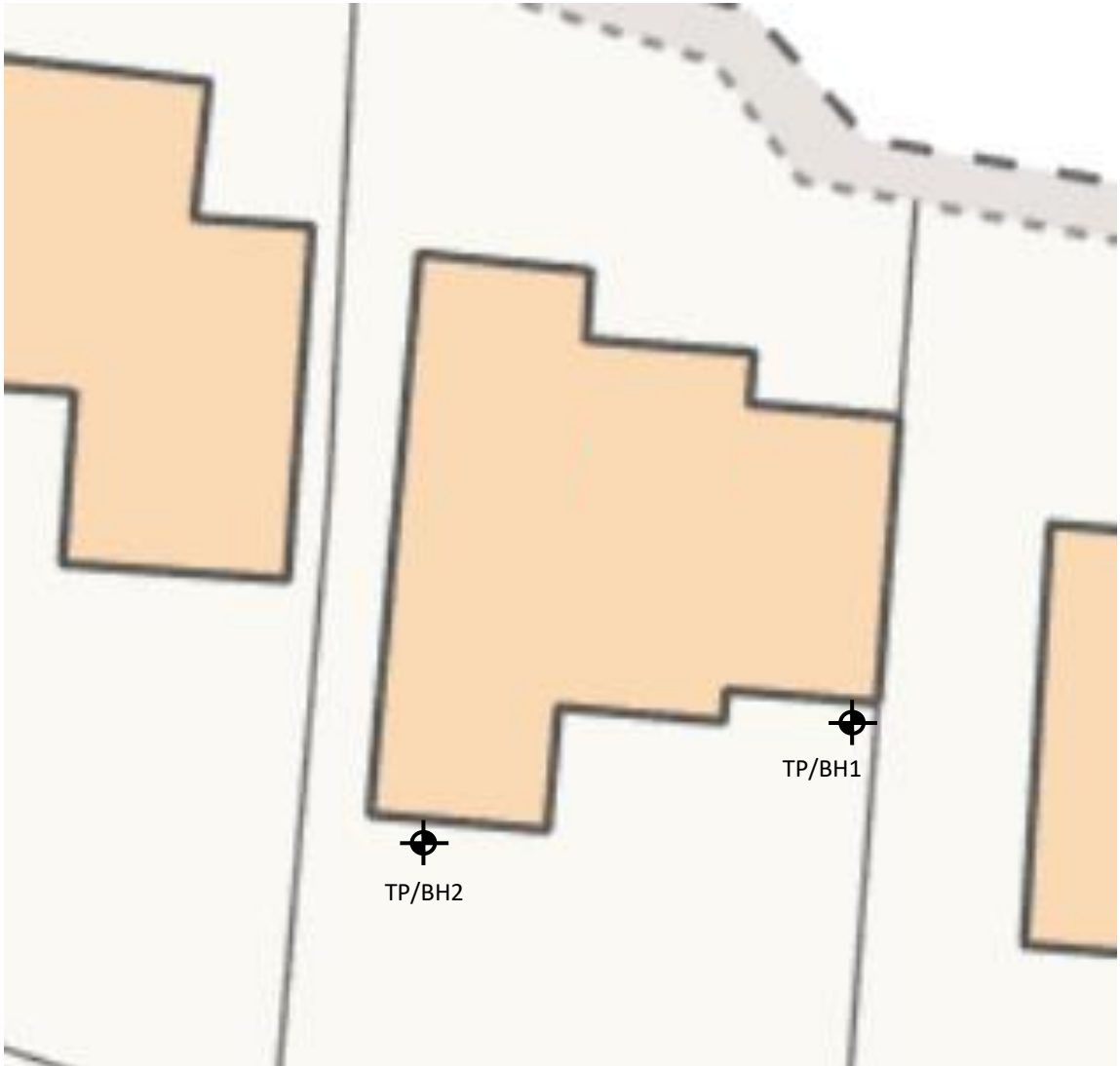
CCTV survey
Actioned: No



Contact us
Read below

Plans

Site Plan:



Key

	Datum Point		Combined Drains		Foul Pipe
	Dynamic Probe		Foul Drains		Storm Pipe
	Trial Pit		Storm Drains		Foul Gulley
	Borehole		Unsurveyed Drains		Storm Gulley
	Trial pit/BH		Property Boundary		Area of Damage

Job Information

Job Overview:

Brief

William Hunt Consulting were commissioned by Optera Structural Solutions to undertake a site investigation within the area of concern, located at the rear elevation of the property. Site Investigation to consist of 2No. Trial Pits together with 2No. Boreholes alongside Laboratory Testing and Root Identification.

Findings:

Borehole Findings

Borehole Logs can be found in Appendix A, where in borehole 1, Made Ground consisting of paving slab and concrete was found present from ground level to 0.10m BGL, followed by Made Ground consisting of soft light brown sandy gravelly Clay with pieces of brick and breeze blocks to a depth of 0.70m below ground level. Firm orangey light brown mottled grey gravelly silty Clay was then recorded to a depth of 1.70m BGL, underlain by firm brown mottled grey silty Clay to 5.20m BGL, with sandstone fragments present from 3.20m. Below this, firm blue Clay was encountered to a depth of 6.00m, at which point the borehole was terminated at target depth. Borehole did not encounter groundwater, with roots present at 2.00m and 2.50–2.60m.

In borehole 2, Made Ground consisting of paving slab and concrete was found present from ground level to 0.10m BGL, followed by Made Ground consisting of soft light brown sandy gravelly Clay to 0.50m below ground level. Firm orangey light brown mottled grey silty was then recorded to a depth of 2.00m BGL, underlain by firm brown mottled grey silty Clay to 5.50m BGL. Below this, stiff blue Clay was encountered to a depth of 6.00m below ground level, at which point the borehole was terminated at target depth. Borehole did not encounter groundwater, with roots present at 1.00m, 2.10m, 2.80m and 3.70m.

Root Identification

Root Identification Results can be found in Appendix B, where in borehole 1, Quercus (oaks) roots were identified at a depth of 2.00m and 2.50–2.60m, with root diameters of <1mm and 2mm, respectively. In borehole 2, further Quercus (oak) roots were identified at depths of 1.00m, 2.10m, 2.80m and 3.70m, with root diameters of 12mm, 2mm, 3mm and <1mm, respectively. Starch was recorded as either abundant or moderate in all samples which were not juvenile.

Trial Pit Records

Trial Pit Details can be found in Appendix C, where in trial pit 1, a 1450mm thick concrete footing was founded at a depth of 1.70m below ground level, with a projection of 150mm only present at the top 700mm of the footing.

In trial pit 2, a 300mm thick concrete footing was founded at a depth of 0.50m below ground level, with a projection of 50mm.

Soil Sample Testing

Laboratory Testing Results can be found in Appendix D.

Photographs

Images:

Photo 1 – Trial Pit 1



Photo 2 – Trial Pit 1



Photo 3 – Trial Pit 2



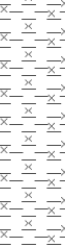
Photo 4 – Trial Pit 2



Appendices

Appendix A – Borehole Logs

		Percussion Drilling Log									
Project Name: 8 St. Gabriels Road				Client: Optera Structural Solutions				Date: 03/10/2025			
Location: 8 St. Gabriels Road, Billinghamurst, RH14 9TX				Contractor: WHC							
Project No. : 20164				Crew Name: ABE & CB				Drilling Equipment: Windowless Sampler			
Borehole Number BH1		Hole Type WLS		Level		Logged By ABW		Scale 1:30		Page Number Sheet 1 of 1	
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
		Depth (m)	Type	Results							
					0.10			Made Ground consisting of paving slab and concrete.			
					0.70			Made Ground consisting of soft light brown sandy gravelly Clay with pieces of brick and breeze blocks.			
					1.70			Firm orangey light brown mottled grey gravelly silty Clay.	1		
		2.20	D					Firm brown mottled grey silty Clay.	2		
		2.70	D								
		3.20	D						3		
		3.70	D					Sandstone fragments present from 3.20m.			
		4.20	D						4		
		4.70	D								
		5.20	D		5.20			Firm blue Clay.	5		
		6.00	D		6.00			End of Borehole at 6.000m	6		
Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation
Remarks Borehole was terminated at 6.00m below ground level at target depth. Borehole did not encounter groundwater, with roots present at 2.00m and 2.50-2.60m.											

		Percussion Drilling Log									
Project Name: 8 St. Gabriels Road				Client: Optera Structural Solutions				Date: 03/10/2025			
Location: 8 St. Gabriels Road, Billingham, RH14 9TX				Contractor: WHC							
Project No. : 20164				Crew Name: ABW & CB				Drilling Equipment: Windowless Sampler			
Borehole Number BH2		Hole Type WLS		Level		Logged By ABW		Scale 1:30		Page Number Sheet 1 of 1	
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
		Depth (m)	Type	Results							
					0.10			Made Ground consisting of paving slab and concrete.			
					0.50				Made Ground consisting of soft light brown sandy gravelly Clay.		
		1.00	D					Firm orangey light brown mottled grey silty Clay.	1		
		1.50	D								
		2.00	D		2.00					2	
		2.50	D								
		3.00	D							3	
		3.50	D								
		4.00	D							4	
		4.50	D								
		5.00	D							5	
		5.50	D		5.50						
		6.00	D		6.00			Stiff blue Clay.	6		
								End of Borehole at 6.000m			
Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation
Remarks Borehole was terminated at 6.00m below ground level at target depth. Borehole did not encounter groundwater, with roots present at 1.00m, 2.10m, 2.80m and 3.70m.											

ROOT IDENTIFICATION

8 St Gabriels Road,

Client Reference: WHC089-20164
Report Date: 9 October 2025
Our Ref: R62489

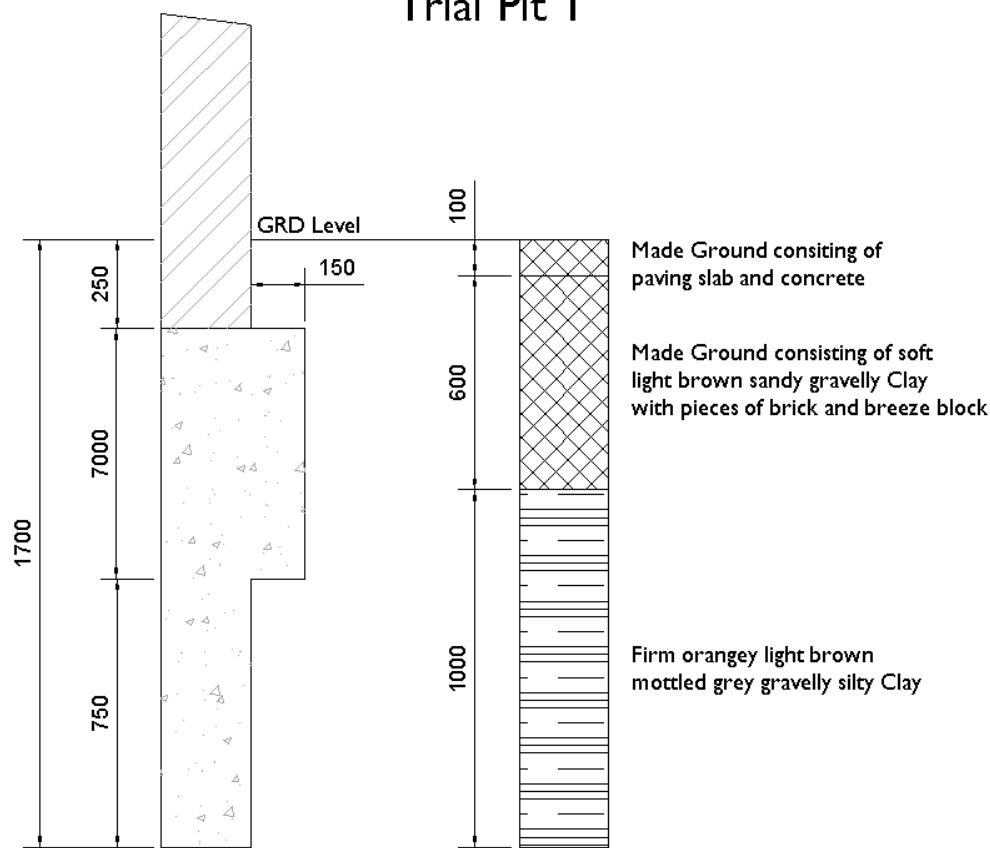
Sub Sample	Species Identified		Root Diameter	Starch
BH1:				
2m	probably <i>Quercus</i> spp.	1	<1 mm	Absent
2.5-2.6m	<i>Quercus</i> spp.	2	2 mm	Abundant
BH2:				
1m	<i>Quercus</i> spp.	3	12 mm	Moderate
2.1m	<i>Quercus</i> spp.	4	2 mm	Moderate
2.8m	<i>Quercus</i> spp.		3 mm	Moderate
3.7m	probably <i>Quercus</i> spp.	5	<1 mm	Absent

Comments:

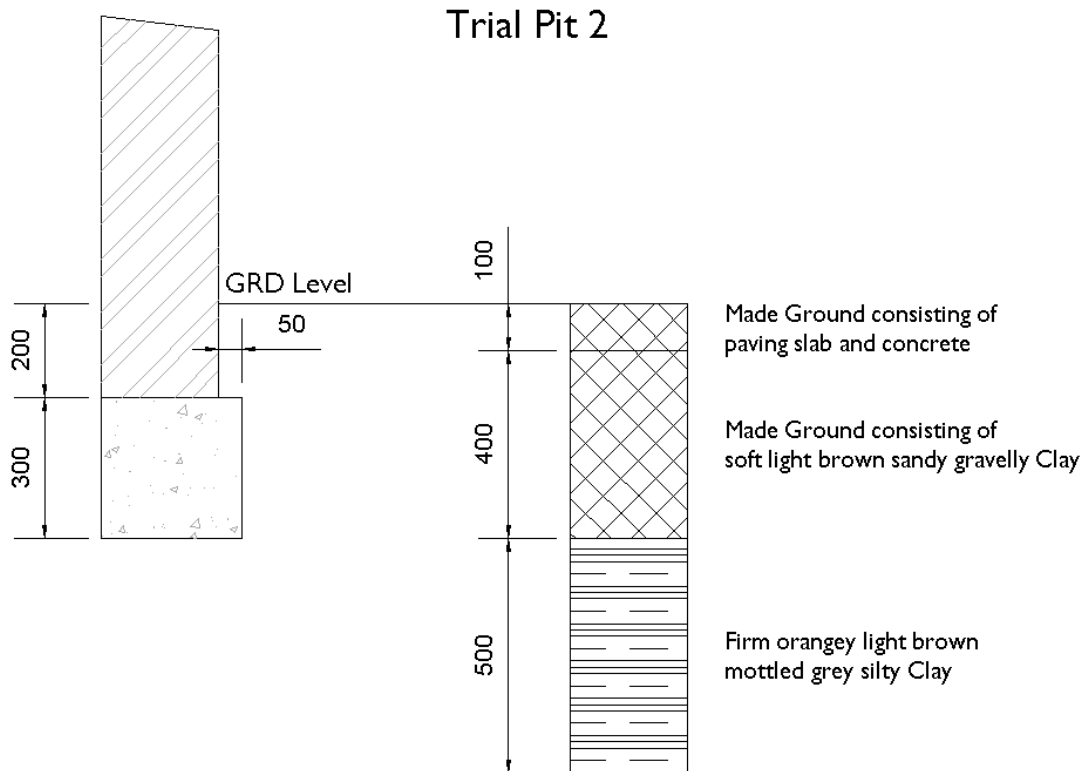
- 1 - Very juvenile.
- 2 - Plus 2 others also identified as *Quercus* spp.
- 3 - Plus 2 others also identified as *Quercus* spp.
- 4 - Plus 2 others also identified as *Quercus* spp.
- 5 - Two the same; both rather juvenile.

Quercus spp. are oaks (both deciduous and evergreen).

Trial Pit 1



Trial Pit 2



Appendix D – Laboratory Testing Results

Laboratory Summary Results

Our Ref : WHC089

Location[†] : 8 St. Gabriels Road, Billingham, RH14 9TX (20164)

Client: William Hunt Consulting

Address: The Barn, Oxburgh, Fosse Way, Rugby, CV23 9JF

Date of Report : 22/10/2025

Sample Ref [†]	Type	Water Content (%) [1]	Soil Fraction >0.425mm (%) [2]	Liquid Limit (%) [3]	Plastic Limit (%) [4]	Plasticity Index (%) [5]	Liquidity Index* [5]	Modified Plasticity Index* (%) [6]	Soil Class* [7]	Filter Paper Contact Time (d) [8]	Soil Sample Suction (kPa) [8]	Oedometer Strain [9]	Estimated Heave Potential (Od) (mm) [10]	Roots Present or No Roots Observed*† [11]	In situ Shear Vane Strength*† (kPa) [12]	Organic Matter O.M (%) [13]	pH Value [14]	Sulphate Content (g / l)		Class* [17]
																		SO ₃ [15]	SO ₄ [16]	
BH1	1.7-2.2	D	<5	78	24	54	-0.05	54	CV											
	2.2-2.7	D	<5																	
	2.7-3.2	D	<5																	
	3.2-3.7	D	<5	52	19	33	-0.15	33	CH											
	3.7-4.2	D	<5																	
	4.2-4.7	D	<5	49	24	25	-0.36	25	CI											
	4.7-5.2	D	<5																	
	5.2-6.0	D	<5	58	20	38	0.07	38	CH											

Test Methods / Notes

- [1] BS EN ISO 17892-1 : 2014 + A1 : 2022
 [2] Not recorded if <5%, otherwise measured as agreed with client
 [3] BS EN ISO 17892-12 : 2018 + A2 : 2022 Clause 5.3 - 1 P Test - Cone 8kg/307
 Note: One-Point Correction Factor obtained from Table 1, Clause 5.3.2, BS 1377-2 : 2022
 [4] BS EN ISO 17892-12 : 2018 + A2 : 2022 Clause 5.5
 [5] BS EN ISO 17892-12 : 2018 + A2 : 2022 Clause 6.5
 [6] BRE Digest 240 : 1993
 [7] BS 5930 : 2018 : Figure 8 - Plasticity Chart for the classification of fine soils
 [8] BRE IP 4/93
 [9] ODM One Dimensional Swell / Strain Test, Oedometer testing by GSTL UKAS no. 2788. Full report provided upon written request.
 [10] Estimated Heave Potential calculated by GSTL UKAS no. 2788. Full report provided upon written request.
 Test results reported relate only to the items tested.
 This report shall not be reproduced except in full without approval of the laboratory.
- [11] Roots present at depth or below. Info taken from logs if provided
 [12] Value of shear strength were determined in situ using a piston head vane.
 [13] EOD based on Vialley-Black methodology. Completed by DTS UKAS no. 4489.
 [14] BS 1377 : Part 3 : 2018 + A1 2021 Clause 12. PH testing by K4 Soil Ltd UKAS no. 2319. Full report provided upon written request.
 [15] BS 1377 : Part 3 : 2018 + A1 2021 Clause 7.6. Sulphate testing by K4 Soil Ltd UKAS no. 2319. Full report provided upon written request.
 [16] SO₃ - 1.2 x SO₄
 [17] BRE Special Digest One (Concrete in Aggressive Ground) August 2005
 Note: If the SO₃ content falls into the DS-4 or DS-5 class, it would be prudent to consider the sample as falling into the DS-4M or DS-5M class respectively unless water soluble magnesium testing is undertaken to prove otherwise.

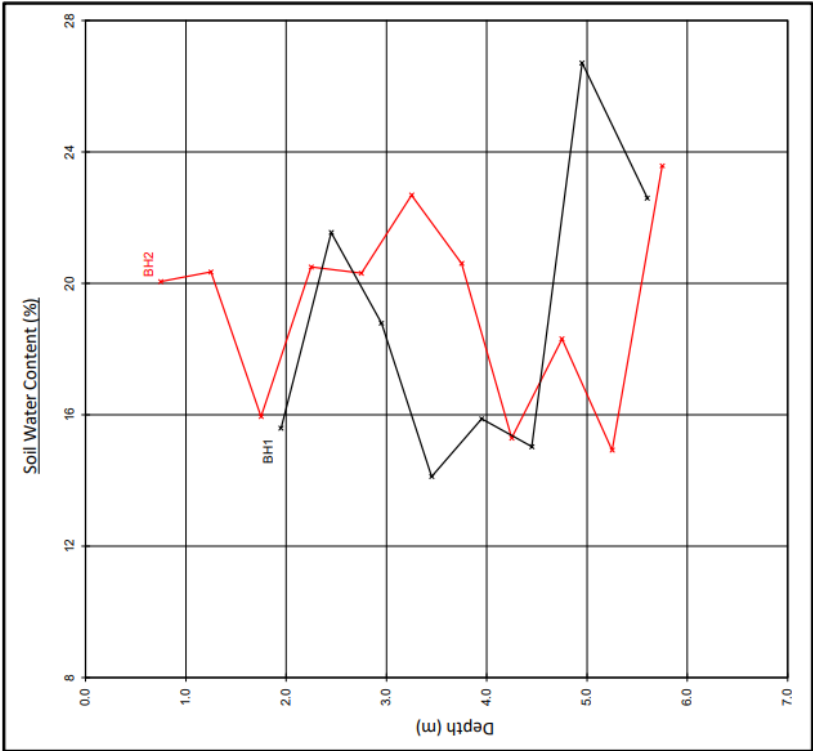


Version: SumRep (Issue 1, Rev 1 & Issued 01.10.25)

Flawless Soil Testing Ltd - 22 Francis Road, Braintree, Essex, CM7 2NR

Water Content Profiles

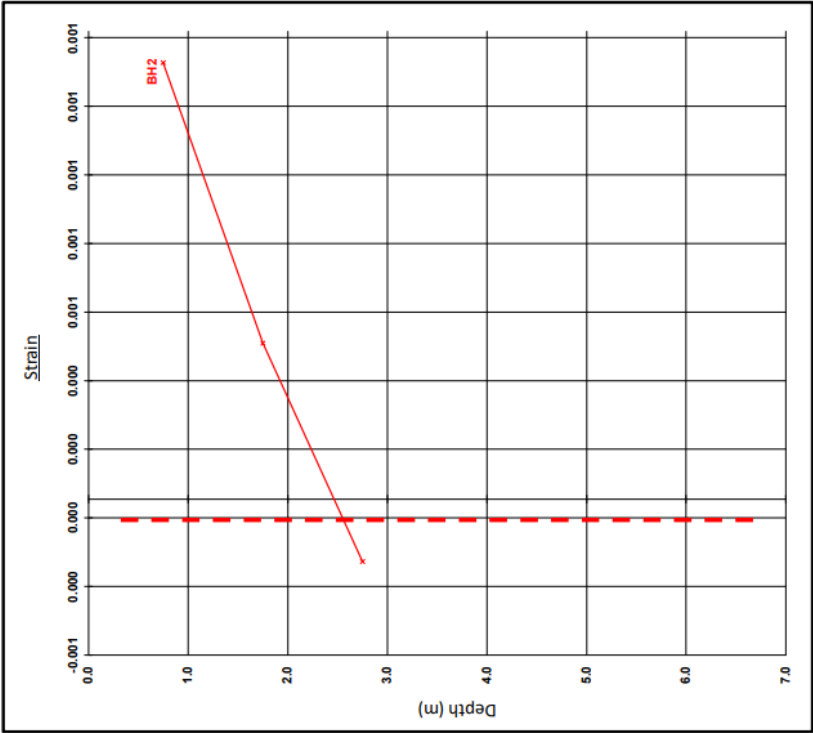
Our Ref : WHC089
Location † : 8 St. Gabriels Road, Billingham, RH14 9TX (20164)
Work carried out for: William Hunt Consulting
The Barn, Oxburgh, Fosse Way, Rugby, CV23 9JF



Notes
1. If plotted, 0.4 LL and PI x2 (after Driscoll, 1983) should only be applied to London Clay (and similarly overconsolidated clay) at shallow depths.
2. Unless specifically noted the profiles have not been related to a site datum.
† Client supplied information.

Oedometer Strain Profiles

Date of Report : 22/10/2025

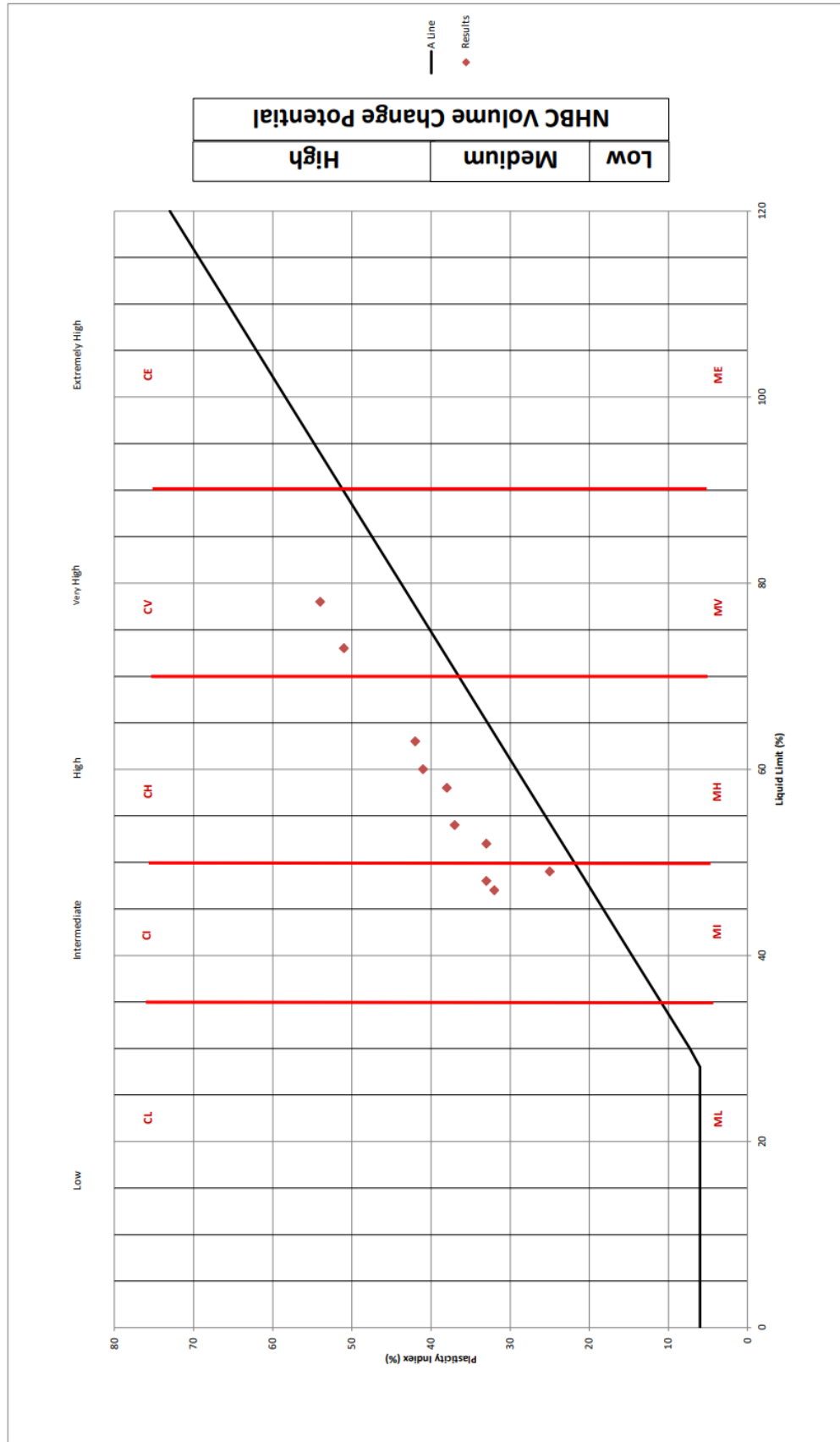


Notes
1. DHHM One Dimensional Swell / Strain Test. Oedometer testing by GSTL UKAS no. 2788. Full report provided upon written request.
--- Remoulding Disturbance

Plasticity Chart

Our Ref : WHC089
Location¹ : 8 St. Gabriels Road, Billingham, RH14 9TX (20164)
Work carried out for: William Hunt Consulting
The Barn, Oxburgh, Fosse Way, Rugby, CV23 9JF

Date of Report : 22/10/2025



Comments:
1. Volume Change Potential: NHBC Standards Chapter 4.2 Unmodified Plasticity Index (Non UKAS).
¹ Client supplied information.



Contact us

Need further information?

William Hunt Consulting

The Barn
Oxburgh
Fosse Way
Stretton on Dunsmore
Rugby
Warwickshire
CV23 9JF

Telephone. 02476 930 333

Email. info@williamhuntconsulting.com

www.williamhuntconsulting.com

ARBORICULTURAL ASSESSMENT REPORT

For:	Client:	QuestGates Ltd
	Insurer:	AXA Insurance
Site:	Policyholder:	Mrs Caroline Rothead
	Risk Address:	8 St Gabriels Road, Billinghamurst, RH14 9TX
Refs:	PRI Ref:	178148
	Client Ref:	QG1S1132179
	Insurer Ref:	12373681J

Arborist Name:	Will Hinde	Date:	02/02/2021
QC:	Margaret MacQueen	Date:	02/02/2021



2 The Courtyards, Phoenix Square, Severalls Park, Wyncolls Road, Colchester, Essex, CO4 9PE

Tel.No: 01206 751626

Email: insurance@propertyriskinspection.co.uk

www.propertyriskinspection.co.uk



CONTENTS

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2.0 LIMITATIONS.....	3
3.0 DISCUSSION AND ANALYSIS	4
4.0 CONCLUSIONS AND RECOMMENDATIONS	5
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7.0 APPENDIX 2: SITE PLAN	9
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1.0 INTRODUCTION & BRIEF

- 1.1** Property Risk Inspection has been instructed on behalf of the building insurers of the insured property. We have been advised that the insured property has suffered differential movement and damage that is considered to have been caused by trees growing adjacent to the property influencing soils beneath its foundations.
- 1.2** We have been instructed to undertake a survey of the vegetation growing adjacent to the insured property in order to provide our opinion as to whether, based on the available information, any of this vegetation is likely to be influencing soil moisture levels beneath the foundations of the property, and if so, to provide recommendations as to what tree management could be implemented to effectively prevent damage continuing.
- 1.3** The vegetation growing adjacent to the risk address has been surveyed from the ground. All distances are measured to the nearest point of the risk address unless otherwise stated.

2.0 LIMITATIONS

- 2.1** Recommendations with respect to tree management are associated with the risk address as stated on the front cover of this report and following consultation with investigating engineers. The survey of trees and any other vegetation is associated with impacts on the risk address subject of this report. Matters of tree health, structural condition, and/or the safety of vegetation under third party control are specifically excluded. Third party land owners are strongly advised to seek their own professional advice as it relates to the health and stability of trees under their control.
- 2.2** Recommendations do not take account of any necessary permission (statutory or otherwise) that must be obtained before proceeding with any tree works.
- 2.3** Recommendations do not take account of any requirements for survey or mitigation relating to European or other protected species, e.g. bird nesting or bats. Land owners must obtain their own professional advice in respect of any protected species.

3.0 DISCUSSION AND ANALYSIS

3.1 Soils, soil water and vegetation

All vegetation requires water to live, and this water is substantially accessed from the soil within which the plants' roots grow.

If the soil is classified as a clay soil, then it will hold very much more water than sands, gravels and loam soils. As plants abstract water from the clay soil, the soil volume will "shrink" and "swell" during the summer as water is first removed and then added by summer rainfall. In years in which rainfall during the summer is less than the total amount of water taken from the soil by plants, shrinkage will occur. This shrinkage may remove support from building foundations, leading to cracking in the fabric of the building.

3.2 Vegetation management

The control of trees, shrubs, and climbers, by removal or pruning as appropriate, are proven techniques that can control total soil water loss thereby minimising soil shrinkage and allowing repairs to proceed.

If vegetation management works are carried out promptly, then repairs can usually proceed very quickly and the duration and distress associated with the disruption that tree related subsidence brings can be minimised.

3.3 Third party liaison and statutory controls

Tree roots do not respect physical or property boundaries and can travel for many metres beyond the above ground "dripline" of the canopy of the vegetation.

The purpose of this report is to ascertain which vegetation is the most likely substantial and/or effective contributory cause of the damage witnessed to allow for liaison with third parties or with local administrative Councils as necessary.

3.4 Evidential framework

The engineer has determined on a preliminary basis the damage to the property, its location and the likely mechanism of movement, and has concluded that the building failure is related to differential subsidence damage caused as a result of the action of vegetation.

Where a factual geotechnical report has been completed, this will describe the below ground foundation design, soil and geotechnical conditions, as well as any root identification where available.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Recommendations

On the basis of our findings, we have considered a practical vegetation management specification.

This specification will assist in reducing the impact of the adjacent vegetation on soil moisture levels, thereby potentially stabilising foundations of the affected area of the building.

Where felling has been proposed, this will be on the basis that the vegetation in question would not respond well to a severe reduction in leaf area that would inevitably lead to decay, the development of potential hazards, and an annual or other on-going management commitment and cost.

If pruning is recommended, the specification will be designed to allow continual ease of re-pruning with a reasonable prospect of a reduction in soil water use.

4.2 Recommended vegetation management to address the current subsidence:

Tree No:	Species	Works Required
T2	Oak	Fell and treat stump with eco plugs
T3	Oak	Fell and treat stump (deciduous).
T5	Cypress	Fell close to ground level (approx. 50mm) (conifer).

5.0 STATUTORY CONTROLS

Horsham District Council has confirmed that the implicated Oak vegetation is subject to G1 in the Tree Preservation Order. But there are no Conservation Area controls.

6.0 APPENDIX 1: TREE TABLES

Tree No	Common Name	Age Class	Condition	Height (m)	Crown Spread (m)	Stem diam. (mm)	Dist to bldg. (m)	Roots Implicated	Pruning history	Recommendation	Tree work constraints	Notes	Owner address	Owner
H1	Cypress	Early Mature	Fair	2.5	2	100*	5.8	N	Subject to past management.	No work required.			10 St Gabriels Road Billingham RH14 9TX	P3P
ST1	UKN	Mature	DD	0.3	0	180	4.5	N	Subject to past removal.	No work required.		Rotten stump, possibly Whitebeam or Rowan.	8 St Gabriels Road Billingham RH14 9TX	PH
T1	Ash	Mature	Good	16	8	400*	10	N	Subject to past management.	No work required.		18m from LHS extension.	District land registry search required	UKN
T2	Oak	Mature	Good	18	12	1000*	9.5	N	Subject to past reduction management	Fell and treat stump with eco plugs		14.3m from LHS extension.	District land registry search required	UKN
T3	Oak	Mature	Good	22	12	1000*	14.3	Y	Subject to past reduction management	Fell and treat stump (deciduous).			The Parish Council of Billingham	PC
T4	Laburnum	Early Mature	Good	4.8	3.0	110	11.4	N	Subject to past management.	No work required.			8 St Gabriels Road Billingham RH14 9TX	PH

Tree No	Common Name	Age Class	Condition	Height (m)	Crown Spread (m)	Stem diam. (mm)	Dist to bldg. (m)	Roots Implicated	Pruning history	Recommendation	Tree work constraints	Notes	Owner address	Owner
T5	Cypress	Mature	Good	7.2	3.0	200	3.1	N	Subject to past management.	Fell close to ground level (approx. 50mm) (conifer).		Implicated due to size and location.	10 St Gabriels Road Billingham RH14 9TX	P3P
T6	Cypress	Mature	Good	5.2	2.50	140*	5.1	N	Subject to past management.	No work required.			10 St Gabriels Road Billingham RH14 9TX	P3P
T7	Palm	Mature	Good	5.5	3.0	255	5.3	N	Subject to past management.	No work required.			8 St Gabriels Road Billingham RH14 9TX	PH

* Value is estimated

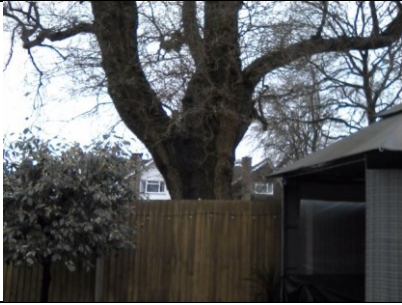
7.0 APPENDIX 2: SITE PLAN



Location:	8 St Gabriels Road, Billingshurst, RH14 9TX
Job Ref:	178148
Survey Date:	02/02/2021 - NTS

By Property Risk Inspection - Insurance Services	
--	--

8.0 APPENDIX 3: SITE PHOTOGRAPHS

	
T1 - Ash	T2 - Oak
	
T2 - Oak	T3 - Oak
	
T3 - Oak	T4 - Laburnum
	
H1 - Cypress	T5 - Cypress
	
T6 - Cypress	ST1 - UKN

		
T7 - Palm		



Property Risk Inspection

L I M I T E D

**Property Risk Inspection
Insurance Services
2 The Courtyards
Phoenix Square
Wyncolls Road
Colchester
Essex CO4 9PE**

01206 752539

insurance@propertyriskinspection.co.uk

www.propertyriskinspection.co.uk



Property Services



Insurance Services



Consumer Services



Data Services



Root identification
Vegetation surveys
Tree/Building investigations
Plant taxonomy

Richardson's Botanical Identifications

Auger Solutions

Auger House

Cross Lane

WALLASEY

Wirral CH45 8RH

Dr Ian B K Richardson
BSc, MSc, PhD, MRSB, FLS
James Richardson
BSc (Hons. Biology)

Enterprise House
49-51 Whiteknights Road
Reading
RG6 7BB

Tel: (0118) 986 9552 *(Direct line)*

E-mail: richardsons@botanical.net

Web: www.botanical.net

Your ref: **112416-1-1**

Our ref: **80/9701**

13/11/2020

Dear Sirs

Root ID

The samples you sent in relation to the above have been examined. Their structures were referable as follows:

TH1, 0.7m		
2 no.	Examined root: QUERCUS (Oak).	Alive, recently* .
TH2, 0.7m		
4 no.	Examined root: very THIN. We cannot rule out QUERCUS (Oak).	Alive, recently* .
TH2, 1.2m		
2 no.	Examined root: QUERCUS (Oak).	Alive, recently* .

Click here for more information: [QUERCUS](#)

I trust this is of help. Please call us if you have any queries; our Invoice is enclosed.

Yours faithfully

Dr Ian B K Richardson

* Based mainly on the Iodine test for starch. Starch is present in some cells of a living woody root, but is more or less rapidly broken down by soil micro-organisms on death of the root, sometimes before decay is evident. This result need not reflect the state of the parent tree.

** Try out our web site on www.botanical.net **

Site Investigation Report

Auger Ref:

112416.1.BSI



Job Information

Client	Questgates
Client ref	QG1S1132179
Visit date	02/11/2020
Report date	03/11/2020

Job Summary

- ✓ CCTV survey undertaken. [Read more.](#)
- ! Further investigations required. [Read more.](#)
- ✓ No drainage defects found. [Read more.](#)
- ✓ 3 trial holes undertaken. [Read more.](#)
- ! TH2 depth not reached. [Read more.](#)
- ! Requested root samples not taken. [Read more.](#)
- ✓ Requested soil samples taken. [Read more.](#)



Job Information

Overview

Brief

Auger were commissioned by Questgates to undertake a site investigation and CCTV inspection of the underground drainage within the area of concern at the property.

Findings

Trial Hole Findings

We were unable to reach the required depth on TH2 because Mud stone was hit at 2.6m which our auger was unable to pass.

We were unable to collect root samples from TH3 because no roots were located within this hole.

Drain Survey

We were only able to carry out a CCTV survey of 1 line within the area of concern. This was from the rodding eye downstream to the buried manhole. Our survey of this line revealed there to be no defects which could be allowing the escape of water.

The RWP to the rear left hand side of the extension was seen to enter the ground in 68mm plastic pipework and then run under a slab and directly to ground beneath the slab path. We would advise that this is re routed into a drainage system or to a soakaway 5m away from the property as under new building regulations soakaways must be installed this distance away to ensure that there is no effect on the foundations.

The 2 FWG's to the front of the property were found to have traps over 1m deep on them. However the gullies were plastic and after flow testing seen to be free flowing and serviceable. In order to survey these lines 2 deep excavations would be required to break into the pipework. However, we do not believe that this is necessary due to the pipework being relatively new 100mm plastic.

We were unable to survey the FWG to the rear of the extension due to the trap on this being too tight. We have scoped for a below ground break in to survey this drain.

When surveying down from the rodding eye we located a buried internal chamber. This has multiple drainage inlets entering it and will require breaking out to survey the lines. However, this chamber is located beneath a karndean floor and therefore a specialist would be required to attend site at the same time as Auger to break this out.

The further investigations we are proposing will come to a cost of £605.2 inc vat. However this cost will likely increase once quotes have been received from the customers contractor to remove the section of karndean flooring.

Recommendations

Refer Back to Client

We will now refer the claim back to the client in order to progress.

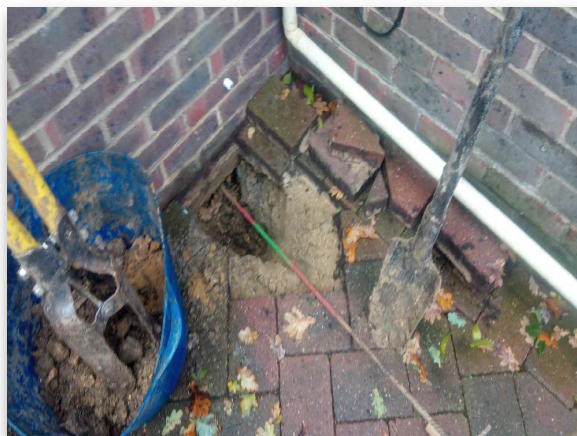
Photographs

Trial Hole 1

Fig 1.1: Trial Hole 1 Location



Fig 1.2: Trial Hole 1 Footing



Trial Hole 2

Fig 2.1: Trial Hole 2 Location

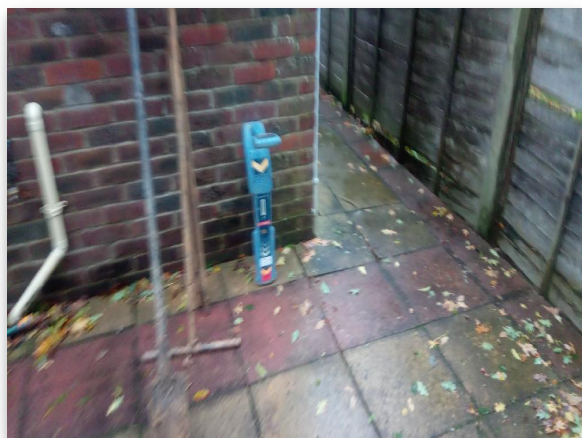
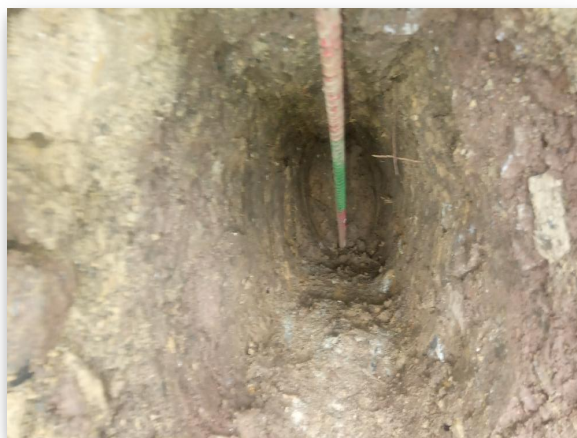
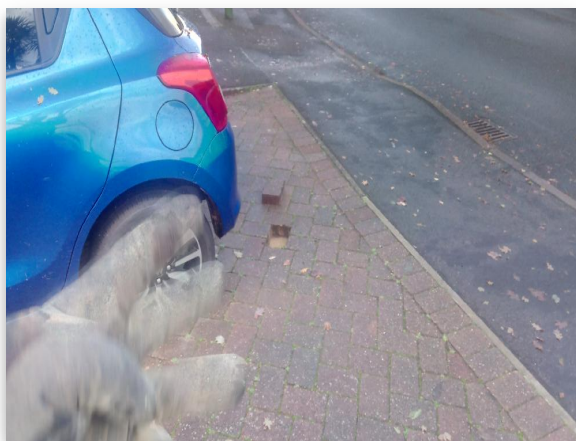


Fig 2.2: Trial Hole 2 Footing



Trial Hole 3

Fig 3.1: Trial Hole 3 Location (borehole)



Other Photos

Fig 7.1: Deep FWG



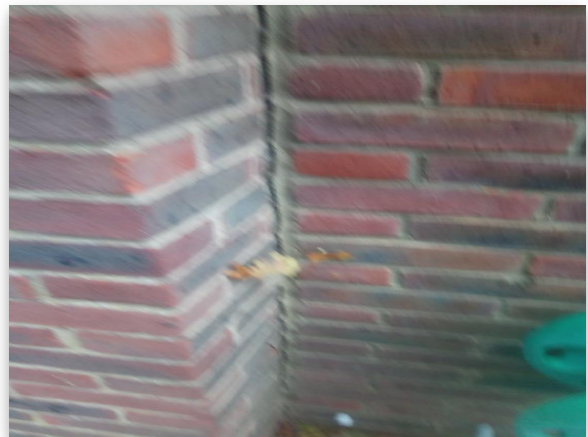
Fig 7.2: Location of buried manhole

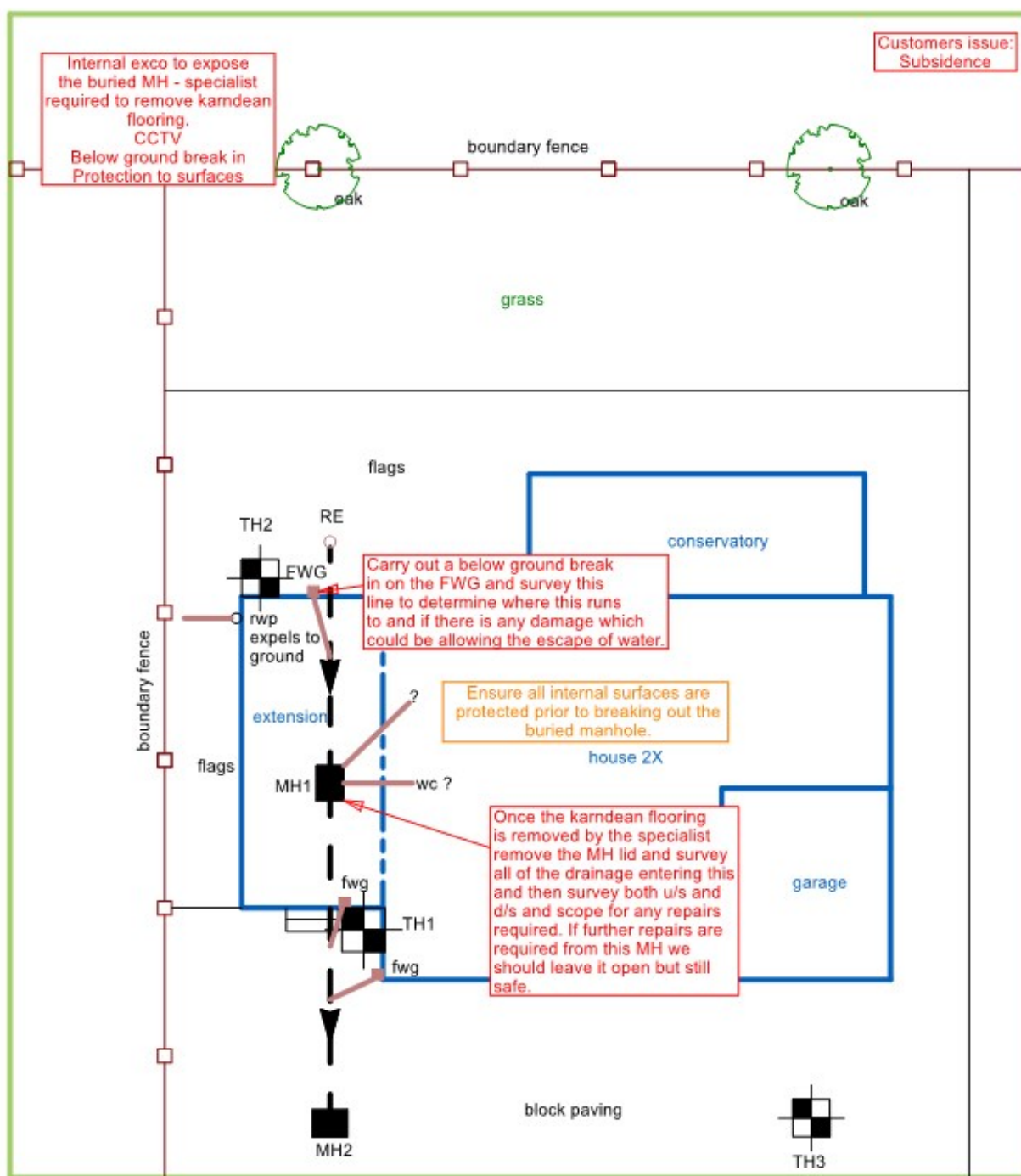


Fig 7.3: Samples collected



Fig 7.4: Area of damage

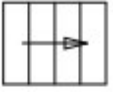
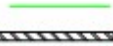
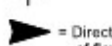




FRONT OF PROPERTY

This drawing should be used for diagrammatic purposes only. Auger are not responsible or liable for any 3rd party works undertaken using the details outlined in this drawing. Confirmation of the drainage configuration can only be confirmed by excavation or detailed technical survey.

LEGEND

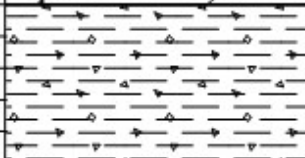
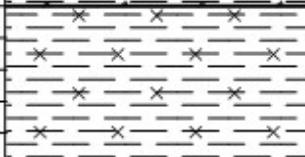
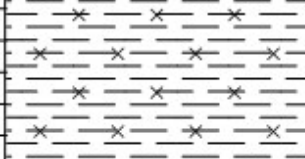
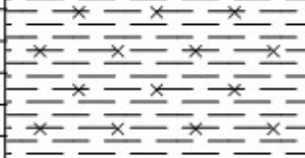
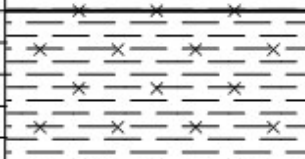
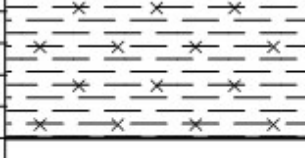
	= Manhole		= Blockage		= Drainage Lines		= Steps		= Trial hole		= Shrubs/bush
	= Inspection Chamber		= syp/w/c		= Assumed water mains feed		= gate / door		= Borehole		= Hedge
	= Inspection Pot		= wg/fwg		= Walls				= Direction of flow		= Tree
			= rwg		= Fences						
			= rwp		= Building Outline						



Trial Hole Log No.1

Location: Front wall of 1 story extension

Job Ref:
112416.1.BSI

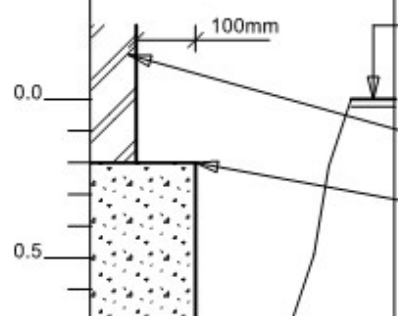
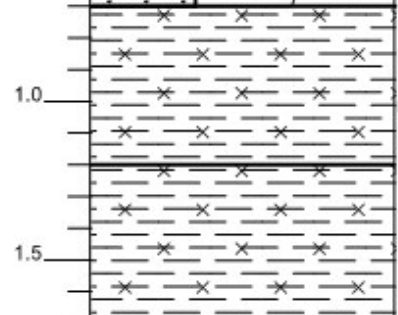
Depth (m)	Symbolic Log	Strata Description	Insitu Tests		Soil Sample	Root Sample
			SV(19)			
0.0		Ground Level Brickwork Block Paving Concrete slab				
0.5		Moist firm Brown sandy fine to coarse gravelly silty CLAY	24kpa		Soil @ 0.2m	
1.0			94kpa		Soil @ 0.7m	Root @ 0.7m
1.5		Moist very stiff Brown fine to medium gravelly silty CLAY	120kpa		Soil @ 1.2m	
2.0			120kpa		Soil @ 1.7m	
2.5			120kpa		Soil @ 2.2m	
3.0		Moist very stiff Brown silty CLAY	120kpa		Soil @ 2.7m	
3.5		TRIAL HOLE TERMINATED	120kpa			



Trial Hole Log No.2

Location: Rear wall of extension

Job Ref:
112416.1.BSI

Depth (m)	Symbolic Log	Strata Description	Insitu Tests		Soil Sample	Root Sample
			SV(19)			
0.0		Ground Level				
		Block Paving				
		Brickwork				
		Concrete				
0.5						
1.0		Moist very stiff Brown sandy fine to medium gravelly silty CLAY	120kpa		Soil @ 0.7m	Root @ 0.7m
1.5		Moist very stiff Brown fine to medium gravelly silty CLAY	120kpa		Soil @ 1.2m	Root @ 1.2m
2.0		Moist very stiff Brown sandy fine to medium gravelly silty CLAY	120kpa		Soil @ 1.7m	
2.5		Moist very stiff Greyish brown silty CLAY	120kpa		Soil @ 2.2m	
3.0		TRIAL HOLE TERMINATED Unable to pass 2.6m Mud stone hit				
3.5						

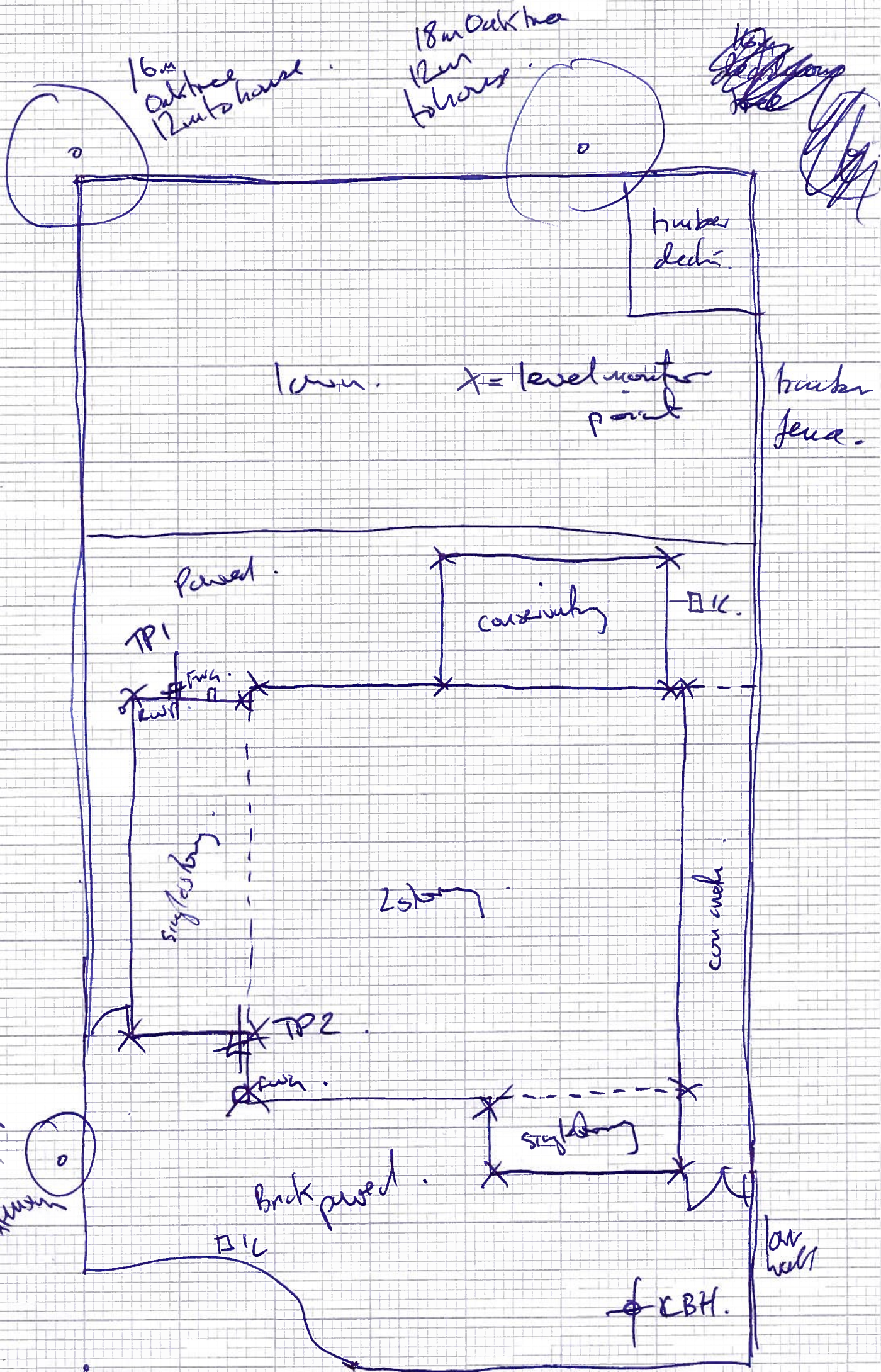


Trial Hole Log No.3

Location: RBH in front drive

Job Ref:
112416.1.BSI

Depth (m)	Symbolic Log	Strata Description	Insitu Tests		Soil Sample	Root Sample
			SV(19)			
0.0		Ground Level Block Paving				
0.5	Remote Borehole					
1.0		Moist very stiff Brown silty CLAY	120kpa		Soil @ 0.7m	
1.5		Moist very stiff Brown fine to medium gravelly silty CLAY	120kpa		Soil @ 1.2m	
2.0		Moist very stiff Greyish brown sandy fine to medium gravelly silty CLAY	120kpa		Soil @ 1.7m	
2.5		Moist very stiff Greyish brown fine to medium gravelly silty CLAY	120kpa		Soil @ 2.2m	
3.0		Moist very stiff Brown sandy fine to medium gravelly silty CLAY	120kpa		Soil @ 2.7m	
3.5		TRIAL HOLE TERMINATED	20kpa			



N
↓

16m Oak tree
12m to house

18m Oak tree
12m to house

16/04/2019
[Signature]

huber ditch

huber fence

X = level marker point

10m

Paved

concrete

10m

TP1

X

sugarbush

25m

TP2

X

concrete

Brick paved

10m

sugarbush

low wall

CBH

6m comp
2.5m between

DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION No **DC/23/2306: Land North of 1, Willow Drive, Billingshurst.**

CONSTRAINT:

TPO 0013 Confirmed 08/01/69 (*Application refers to one oak within G1*)

REPRESENTATION AND CONSULTATION RESPONSES:

Billingshurst Parish Council (the tree owner) has stated an objection to this proposal. They object on the grounds that -

- The oak tree in question is not the nearest one to the building, and what the fate of the second Oak in the area will be should the removal of the tree not help address the structural issues with the property.
- Not all the options to deal with the issues as listed in the supporting reports have been followed up.
- The build quality of the extension.

3 x comments of objection have been received in respect of this application. The objections have been made on the grounds that -

- The removal of the tree will result in harm to the character and amenities of the area.
- Not all the options to deal with the issues as listed in the supporting reports have been followed up.
- The build quality of the extension.

1 x comment of support has been received in respect of this application.

ASSESSMENT:

1. The tree the subject of this application is one of two mature specimens Oaks (T3), located on a parcel of land to the south of 8 St Gabriels Road. Historically the tree would have denoted the extent of an old field boundary in the area before this part of the village was developed. After which both trees found themselves on an isolated parcel of amenity land set within built-up residential area. Due to its location the tree is readily visible within the local street scene and as such it is considered to have a high level of amenity worth when viewed within the local landscape context.

2. The above ground features of the tree have been maintained, by way of repeated surgery work over the last 20 years. It appears to be in good condition, neither exhibiting the basal fruiting bodies of any pathogenic decay fungus, often seen on trees of this species and size.

3. This application seeks consent to remove the eastern most of the two mature oak trees in the area (T3) due to its alleged involvement with, and contribution to, a structural defect at the adjacent property to the north 8 St Gabriels Road. The application has been supported by detailed evidence indicating the presence of oak roots under the building and that the sub-strate consists of clay with a high shrinkage potential. Specialised soil analysis has shown that the underlying clay strata is desiccated, and there is an abnormal soil moisture content profile at a depth beyond which ambient soil drying can be influential. Crack and level monitoring have both indicated a cyclical, seasonal pattern of sub-strate movement, such that it can only realistically have been caused by the adjacent vegetation. It is well known that this can be a result of the abstraction of moisture from clay sub-strate caused by the roots of trees on clay soils.

5. Oak is classified as a species of 'High' water demand, and the house is accordingly within the tree's 'Zone of Influence' (ZOI), both of these terms as defined under NHBC guidelines (**Chapter 4.2: Building near trees**). The presence of the trees to the property and the underlying soil type, clay soils of medium to high plasticity, would imply that, on the balance of probabilities, the root actions of the tree are likely to be contributing to the ground movement causing the structural defect at 8 St Gabriels Road.

6. The level of evidence required to justify the removal of a protected tree in such cases is not determined within the formal guidance. However, clarity was provided by the landmark judgement in the case of Mr & Mrs Wright and Aviva Insurance v Horsham District Council (Upper Tribunal (Lands Chamber), 23 August 2011). This demonstrated clearly and unambiguously that **"the test to be applied is the balance of probabilities"** (para. 74 of judgement). Evidence proving the tree's role in the subsidence event beyond reasonable doubt, the greater evidential test, is **NOT** required.

7. From the information submitted to support this application it is clear that;

- The dwelling in question has suffered from a degree of structural defect, causing it to be blighted.
- The defect is serious enough for action to be warranted in its abatement.
- The property is 15m from the tree and lies within the Zone of Influence (ZOI) of the tree an oak, which is a species of high-water demand.
- The sub-strata is clay of a medium to high degree of plasticity.
- Level monitoring for the period between September 2021 to November 2023 shows a pattern of seasonal movement strongly indicative of the action of vegetation with this demonstrating a high level of likelihood of the involvement of a vegetative contributory factor in the defect.
- Tree roots of oak have been identified in the test holes next to the foundations of the property to a depth of over 2.0 metres.

It can accordingly be seen that, at least on the balance of probabilities, the nearby oak tree is likely to be a contributory factor in the structural defect at the property.

8. Additional advice within the Planning Practice Guidance advises Local Planning Authorities when dealing with such applications to bear in mind the general right of compensation under the TPO, set within Regulation 24 of the Town & Country Planning (Tree Preservation) (England) Regulations [2012]. Most commonly in subsidence cases, there is a differential in the cost of repairing the damaged building either while retaining the tree/trees, or subsequent to their removal. This is because greater expense is incurred in repairing the damage in such a way as to eliminate the possibility of further involvement of the tree/trees. If retained, clearly the tree's root structures will continue to grow - almost no matter what above-ground surgery takes place - and hence account of this would need to be taken in prescribing restorative building works. Should consent be refused, the Council would be liable for the increase in cost because of the trees' retention. Local Planning Authorities are advised that if they believe **"that some loss or damage is foreseeable, it should not grant consent automatically"**. It should take this factor into account alongside other key considerations, such as the amenity value of the tree and the justification for the proposed works before reaching its final decision.

9. The key consideration in this case therefore is that there has been submitted a clear and satisfactory level of evidence which indicates, on the balance of probabilities (the proper evidential test), that the structural defects recorded at the property are being contributed to by the actions of the oak tree. From the information submitted, and from that gleaned on site, it is clear that this is likely to be the case. The additional consideration in whether consent should be granted to fell the trees (whether subject to replacement or otherwise) rests on whether their landscape amenity value is sufficient to warrant refusal, taking regard of the very likely possibility that such a decision could trigger a compensation claim. In this case, given the extent of the damage to the property the insurance company has set a reserve of between £50,000 to £60,000, in the event that tree works are refused, and artificial stabilisation is required. It is not possible for the Council to insure itself against such compensatory costs, which must be raised from public funds.

10. The amenity value of the tree in the landscape has been noted, and it is considered that its removal will result in a loss of amenity to the locality. It is also undesirable to lose such tree's which contributes to the character of the area and for which any replacement would be, for a number of years at least, slim recompense. However, the amenity worth of this particular specimen would not warrant the likely expenditure of a figure upwards of £50,000 to £60,000 of public funds to support its retention.

11. Sufficient evidence has been submitted indicating, on the balance of probabilities, the involvement of the tree in the nuisance of the subsidence event at the property. Given the modern knowledge of the effects of pruning on the water demand of trees, it must be accepted that felling is the only course of action that will abate this nuisance. Resisting the felling leaves the householder with a blighted property, an action that is seen as unreasonable. It also leaves the Council exposed to the likelihood of success in a claim for compensation under the TPO. I find that in regard to the required balanced judgement between the amenity value of the tree in the public interest, the nuisance it is contributing to, and the scale of the costs likely to be forthcoming, the Council has little reasonable option other than to grant consent for their removal.

12. It is always regrettable to lose trees of maturity that do add to the character and amenities of an area. This also being an action which conflicts with the current environmental goals of the Council. However, as the Local Planning Authority, the Council can only determine such applications within the remit of the current legislation, which is set at a national level, even if this may not necessarily be in line with the Council's current environmental, ecological and climate change statements and policies.

14. It is considered that the removal of the tree will have a negative impact on the character and amenities of the locality due to its species, position and size. However, on a balanced judgment it is considered that the reasons put forward for the removal of the tree are reasonable and justified. To help mitigate for the loss of the trees a replacement tree (recommend, Hornbeam, Norway maple, or Midland Hawthorn) shall be secured by condition.

RECOMMENDATION:

Grant consent subject to the conditions below.

CONDITIONS TO BE APPLIED:

- | | |
|--------|----------------------------------|
| 1. TR2 | <i>Time limit, 2 years</i> |
| 2. TR7 | <i>Replacement (single tree)</i> |
| TINF1 | <i>Note to applicant.</i> |
| TINF2 | <i>Wildlife protection.</i> |

DELEGATED

Authorising Officer sign.....ANBU.....**Arboricultural Officer (Development).**

Date.....21 Feb 24

DELEGATED APPLICATIONS

ASSESSMENT SHEET

APPLICATION NO: DC/24/1649: Land East of 1 Willow Drive, Billingshurst.

REPRESENTATION AND CONSULTATION RESPONSES:

Billingshurst Parish Council the tree owner has stated an objection to this proposal.

1 x comment of Objection has been received in respect of this application.

1 x

ASSESSMENT:

1. The tree the subject of this application is one of two mature specimens Oaks (T2), located on a parcel of land to the south of 8 St Gabriels Road, consent was given to fell the second mature Oak indicated on the supporting site plan as T3, under application DC/23/2306 Due to its involvement with the subsidence event at 8 St Gabriels Road.

2. Historically the tree would have denoted the extent of an old field boundary in the area before this part of the village was developed. After which both trees found themselves on an isolated parcel of amenity land set within built-up residential area. Due to its location the tree is readily visible within the local street scene and as such it is considered to have a high level of amenity worth when viewed within the local landscape context.

3. The above ground features of the tree have been maintained, by way of repeated surgery work over the last 20 years. It appears to be in good condition, neither exhibiting the basal fruiting bodies of any pathogenic decay fungus, often seen on trees of this species and size.

4. This application seeks consent to remove the western most of the two mature oak trees in the area (T2) due to its alleged involvement with, and contribution to, a structural defect at the adjacent property to the north 8 St Gabriels Road. The application has been supported by detailed evidence indicating the presence of oak roots under the building and that the sub-strate consists of clay with a high shrinkage potential. Specialised soil analysis has shown that the underlying clay strata is desiccated, and there is an abnormal soil moisture content profile at a depth beyond which ambient soil drying can be influential. Crack and level monitoring have both indicated a cyclical, seasonal pattern of sub-strate movement, such that it can only realistically have been caused by the adjacent vegetation. It is well known that this can be a result of the abstraction of moisture from clay sub-strate caused by the roots of trees on clay soils.

5. Oak is classified as a species of 'High' water demand, and the house is accordingly within the tree's 'Zone of Influence' (ZOI), both of these terms as defined under NHBC guidelines (Chapter 4.2: Building near trees). The presence of the trees to the property and the underlying soil type, clay soils of medium to high plasticity, would imply that, on the balance of probabilities, the root actions of the tree are likely to be contributing to the ground movement causing the structural defect at 8 St Gabriels Road.

6. The level of evidence required to justify the removal of a protected tree in such cases is not determined within the formal guidance. However, clarity was provided by the landmark judgement in the case of Mr & Mrs Wright and Aviva Insurance v Horsham District Council (Upper Tribunal (Lands Chamber), 23 August 2011). This demonstrated clearly and unambiguously that "the test to be applied is the balance of probabilities" (para. 74 of judgement). Evidence proving the tree's role in the subsidence event beyond reasonable doubt, the greater evidential test, is NOT required.

7. From the information submitted to support this application it is clear that;

- The dwelling in question has suffered from a degree of structural defect, causing it to be blighted.
- The defect is serious enough for action to be warranted in its abatement.
- The property is 9m from the tree and lies within the Zone of Influence (ZOI) of the tree an oak,
- which is a species of high-water demand.
- The sub-strata is clay of a medium to high degree of plasticity.
- Level monitoring for the period between September 2021 to September 2024 shows a pattern of
- seasonal movement strongly indicative of the action of vegetation with this demonstrating a high level of likelihood of the involvement of a vegetative contributory factor in the defect.
- Tree roots of oak have been identified in the test holes next to the foundations of the property to a depth of over 2.0 metres.

It can accordingly be seen that, at least on the balance of probabilities, the nearby oak tree is likely to be a contributory factor in the structural defect at the property.

8. Additional advice within the Planning Practice Guidance advises Local Planning Authorities when dealing with such applications to bear in mind the general right of compensation under the TPO, set within Regulation 24 of the Town & Country Planning (Tree Preservation) (England) Regulations [2012]. Most commonly in subsidence cases, there is a differential in the cost of repairing the damaged building either while retaining the tree/trees, or subsequent to their removal. This is because greater expense is incurred in repairing the damage in such a way as to eliminate the possibility of further involvement of the tree/trees. If retained, clearly the tree's root structures will continue to grow - almost no matter what above-ground surgery takes place - and hence account of this would need to be taken in prescribing restorative building works. If consent is refused, the Council would be liable for the increase in cost because of the trees' retention. Local Planning Authorities are advised that if they believe "that some loss or damage is foreseeable, it should not grant consent automatically". It should take this factor into account alongside other key considerations, such as the amenity value of the tree and the justification for the proposed works before reaching its final decision.

9. The key consideration in this case therefore is that there has been submitted a clear and satisfactory level of evidence which indicates, on the balance of probabilities (the proper evidential test), that the structural defects recorded at the property are being contributed to by the actions of the oak tree. From the information submitted, and from that gleaned on site, it is clear that this is likely to be the case.

10. Notwithstanding, it is worth noting that the reason provided to support and justify the felling of the tree on CO2e emissions grounds as set out in paragraph 3 of the Statement of Reasons. Whereby, the insurance company (Property Risk Inspection Limited) has claimed – ***"the felling of the tree would limit the extent and need for costly CO2e emissions relating to alternative engineering repair works at the insured property."*** This reason does not carry any weight in the determination of this application, and it is not considered to be an appropriate reason to justify the removal of a protected tree.

11. The additional consideration in whether consent should be granted to fell the trees (whether subject to replacement or otherwise) rests on whether their landscape amenity value is sufficient to warrant refusal, taking regard of the very likely possibility that such a decision could trigger a compensation claim. In this case, given the extent of the damage to the property the insurance company has set a reserve of between £20,000 to £60,000, in the event that tree works are refused, and artificial stabilisation is required. It is not possible for the Council to insure itself against such compensatory costs, which must be raised from public funds.

12. The amenity value of the tree in the landscape has been noted, and it is considered that its removal will result in a loss of amenity to the locality. It is also undesirable to lose such tree's which contributes to the character of the area and for which any replacement would be, for a number of years at least, slim recompense. However, the amenity worth of this particular specimen would not warrant the likely expenditure of a figure upwards of £20,000 to £60,000 of public funds to support its retention.

13. Sufficient evidence has been submitted indicating, on the balance of probabilities, the involvement of the tree in the nuisance of the subsidence event at the property. Given the modern knowledge of the effects of pruning on the water demand of trees, it must be accepted that felling is the only course of action that will abate this nuisance. Resisting the felling leaves the householder with a blighted property, an action that is seen as unreasonable. It also leaves the Council exposed to the likelihood of success in a claim for compensation under the TPO. I find that in regard to the required balanced judgement between the amenity value of the tree in the public interest, the nuisance it is contributing to, and the scale of the costs likely to be forthcoming, the Council has little reasonable option other than to grant consent for their removal.

14. It is always regrettable to lose trees of maturity that do add to the character and amenities of an area. This also being an action which conflicts with the current environmental goals of the Council. However, as the Local Planning Authority, the Council can only determine such applications within the remit of the current legislation, which is set at a national level, even if this may not necessarily be in line with the Council's current environmental, ecological and climate change statements and policies.

16. It is considered that the removal of the tree will have a negative impact on the character and amenities of the locality due to its species, position and size. However, on a balanced judgment it is considered that the reasons put forward for the removal of the tree are reasonable and justified. To help mitigate for the loss of the trees a replacement tree (recommend, Hornbeam, Norway maple, or Midland Hawthorn) shall be secured by condition.

RECOMMENDATION:

Grant consent subject to the conditions below -

RECOMMENDATION:

Grant consent subject to the conditions below.

CONDITIONS TO BE APPLIED:

- | | |
|--------|-----------------------------------|
| 1. TR2 | <i>Time limit, 2 years</i> |
| 2. TR3 | <i>Treeworks limit (standard)</i> |
| 3. TR7 | <i>Replacement (Single tree)</i> |
| TINF1 | <i>Note to applicant.</i> |
| TINF2 | <i>Wildlife protection.</i> |

DELEGATED

Authorising Officer sign.....ANBU..... **Arboricultural Officer (Strategic Planning).**

Date.....25 Apr 18.....

Optera Structural Solutions

The Barn, Oxburgh,
Fosse Way, Stretton on Dunsmore, Rugby, Warwickshire, CV23 9JF
Telephone: 02476 553 776



SOW 9850 Piled raft quote for the kitchen extension and conservatory on behalf of Questgates.

Date

November 4, 2025

Services Performed By:

Optera Structural Solutions
The Barn, Oxburgh,
Fosse Way, Stretton on Dunsmore,
Rugby, Warwickshire, CV23 9JF
Telephone: 02476 553 776

Services Performed For:

Questgates
Surveying Services
Benchmark House,
Folds Point,
Bolton, BL1 2RZ

POLICY HOLDER:	Rochaed
POLICY HOLDER ADDRESS:	8 St. Gabriels Road, Billingshurst, W. Sussex. RH14 9TX
CLIENT REFERENCE:	QG1S1132179
OUR REFERENCE:	9850
UNDERPINNING ESTIMATE:	£130,733.70+ VAT
PROJECT MANAGER:	Spencer Caizley



Fig 1. Front elevation of property.

This scheme is strictly confidential and for the sole benefit of Optera's client, shown above. This document must not be passed in full or in part to another person, party, or organisation without the express written agreement of Optera, other than the Policyholder and insurance company responsible for the respective claim.

Project Description

Optera has been asked to undertake a design and build scheme to stabilise the left hand side extension which is believed to be suffering from ongoing tree root induced clay shrinkage subsidence. From the photographs provided, the extension appears to be formed on a changeable foundation, ranging in depth from a 100mm thick raft footing, bearing on to clay 200mm BGL at the front, to a 400mm thick, concrete strip footing bearing on to very stiff CLAY at the rear, 600mm BGL. Neither would comply with building regulations and are insufficient to withstand normal climatic conditions.

In this instance, there are large trees to the rear which have taken moisture from the ground and caused further and deeper desiccation and roots from the recent WHC SI, show roots and influence to 3.7m BGL>

The information we have received currently is: -

- Site Investigation Report by Auger Ref 112416.1.BSI Dated 03.11.2020
- Photographic schedule
- Arborist report from PRI Ref 178148. Dated 02.02.2021
- Site investigations by WHC Dated 24.10.2025

The property is a 4 bedroom detached house of traditional cavity masonry construction. The first floor is tile hung clad with a dual pitched roof over. The property was seemingly purchased by the insured in 2007 with the single storey side extension in situ at the time of purchase. It is seemingly the extension area which is the subject of the claim. Similarly, the rear extension pre-dates the insureds ownership and level monitoring indicates this shows the most movement.

From our visit, it is clear that the left hand extension is rotating away from the main house and this is most acute at the rear, where the tapering fracture increases in width and is circa 15 mm wide at the top.



In the recent WHC investigations, roots were encountered to 3.7m BGL and this would render any form of mass concrete underpinning, both incredibly expensive and dangerous and for that reason, the proposal is now no longer being pursued.

After discussion with Questgates, our instructions are to demolish the conservatory and provide a new piled raft foundation on which a new conservatory can be built. The existing UPVC frame has been pulled around to such an extent that it now leaks and has no salvageable value.

In addition the side extension is to be stabilised with a piled raft foundation. The extension is a more complex and intricate structure and it is requested that we seek to install a remedial piled raft within the building to retain its fabric. As the extension houses the kitchen which requires removal, the property will be rendered uninhabitable for the duration of the works and the insured will require AA whilst these works are undertaken.

The schematic below indicates the preliminary number and position of piles associated with the works proposed:

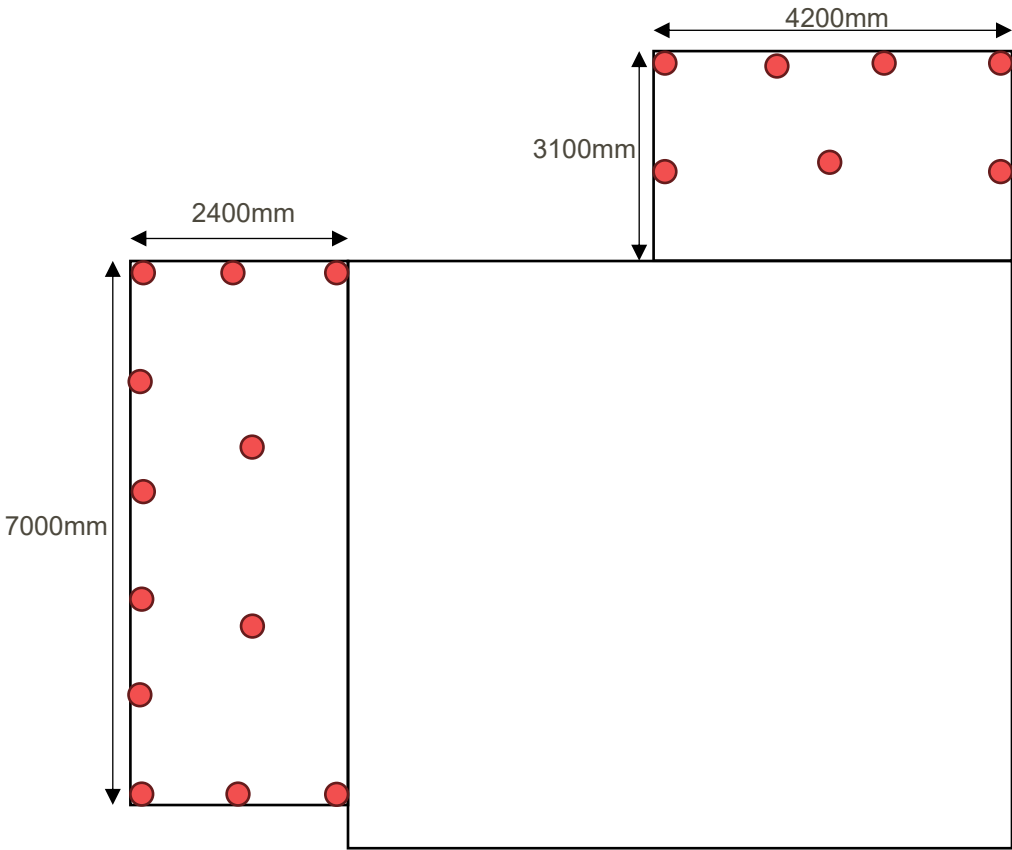


Fig 2 Proposed draft pile layout, to left hand extension and conservatory.

Fig 3 shows a section through a typical proposed mass concrete underpin.

1 - Pre-Start:

- Pre-works
 - Carry out full engineered design
 - Submit a building notice to local authority.
 - Party wall (assumed unnecessary at this stage but to be checked at PCM)
- Set up site and form a compound on insureds drive which will be boarded and protected and used as a compound.
- Take out kitchen and store on site for others to reinstate on completion of the works.
- Isolate all services and form a builders board for the duration of the works.
- Take down the conservatory and dispose to skip. Break out concrete floor slab and foundations and dispose to skip.
- Take out the kitchen front window and set aside within the property. Board and protect the opening to the remaining house from the kitchen and secure.
- Cut and remove the brickwork below the window opening to form a full height access into the kitchen and dispose of arisings to skip. The opening is to be protected ongoing with a set of sacrificial site made barn doors to secure the site.
- Break and remove floor slab and form a reduced level dig within the kitchen to underside of footing, assumed 600mm.
- Mark out pile positions to the conservatory and the extension and mobilise the T8000 rig to site.
- Drill and form 19 piles (220mm diameter) to 8m and remove arisings to the spoil pile.
- Line each pile with 4m spun carboard sleeve and place 2 H16 bars to full depth.
- Fill each pile with C35 concrete and allow to cure.
- Within the kitchen form needle beam excavations under the footings, to measure 450x610mm deep and extend back over the pile. The piles are to be broken down to expose pile steel . The base of each needle pocket is to be lined with 160mm clayboard and the pile is to extend 50mm above. The pile steel is to be bent over and laced into a cage, formed of 3 H16 bars top and bottom with H10 links at 150mm centres.
- Once all of the needle beams have been formed, arrange BC inspection and once approved, flood with C35 concrete and poker to remove air entrainment before allowing to cure.
- Excavate between each needle support and fill with 160mm clayboard.
- Backfill the remaining sub floor void with compacted type 1 MOT Stone to formation level. Place and secure 160mm clayboard around the needle beams and seal. Place 2 layers of A 393 mesh with the mid span piles laced into the floor reinforcement and the needle beams supporting around the edges.
- Arrange BC inspection and flood with C35 concrete to be poked and troweled to an acceptable finish.
- In the rear garden, excavate to a reduced level over the footprint of the conservatory. Any paving is to be lifted and set aside for later reinstatement.
- Form and set shuttering around the periphery of the new conservatory base and set ground beam steel around the external walls of the building and line the base of all excavations with 160mm clayboard. Place and secure two layers of A393 mesh, tied into the piles and ground beam steel and arrange BC inspection.

- Mobilise a concrete line pump to site and flood the raft with C35 concrete and poker to remove air entrainment.
- On completion of the works, clear down all areas, strike shuttering and leave area clean and tidy for local network contractor to carry on with works.

Project Estimates

This scope of works 9850 (hereinafter called the "SOW"), effective as of November 4, 2025, on approval by Questgates is entered into by and between Contractor and Client. The total value for the services detailed in this SOW, including contract management, all labour, plant and materials (unless detailed via a PC SUM) totals.

Scheme Estimate: **£130,733.70 + VAT.** Which can be broken down as:

- | | |
|--|-------------------|
| • Site setup, formal design and BC costs : | £ 7,605.30 + VAT |
| • Enabling inc, taking out kitchen and demo of conservatory: | £ 13,925.49 + VAT |
| • Piled raft to kitchen | £56,967.53 + VAT |
| • Conservatory base demo and rebuild: | £43,944.30 + VAT |
| • Landscaping, fencing, reinstatement and de-mob: | £8,291.08 + VAT |

The quote is valid for 60 days from the date of this report, after which we reserve the right to review and amend the quote accordingly.

Assumptions Made

- It is assumed that all follow on works will be undertaken by a local network contractor.
- We have assumed that a compound can be erected in the front drive with room for excavated spoil.
- The quote assumes the insured is in AA for the duration of our works.
- The Project Fee includes a formal design and Building Control and sign off.
- Any party wall awards are assumed by others.
- The scheme is subject to formal design and Building Regs approval. The scheme may change following a review by our design consultant.
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Proposed Plan of Works for 9850

START DATE: We would anticipate that we could commence work within 4-6 weeks of instruction and subject to attaining all necessary consents and approvals.

COMPLETION DATE. The works are expected to take 10weeks to complete depending on final scheme design.