

Report on Inspections for Application No. B/2013/0232/**Location: Belle Vue La Rue du Val de la Mare,,St. Ouen****Report produced on the 15/02/2022**

Date	Type	Surveyor	Result	Cost
07/05/2013	Notes	[REDACTED]	Unsatisfactory	0.00
Notes: Notes: SER certificate J004635 received for both barn conversion and new garage. However the wrong certificate has been issued (for extensions and alterations of an existing building, where as two separate certificates should have been produce, one for change of use and for the new building). Contacted [REDACTED] to explain that incorrect certificate issued.				
03/07/2013	Notes	[REDACTED]s	Satisfactory	0.00
Notes: Notes: SER Certificate J004757 for barn conversion and associated extension received and acknowledged by fax. (see schedule 2 for "unkown items". Also SER certificate J004758 for new build workshop. Certifer: [REDACTED]				
08/10/2013	Commencement Of Work	[REDACTED]	Satisfactory	0.00
Notes: Commencement Of Work				
09/10/2013	Routine	[REDACTED]	Satisfactory	0.00
Notes: Routine - called after receiving commencement notice - demoltion and site clearance work in progress and reducing the ground level inside the building which is to be converted.				
17/10/2013	Routine	[REDACTED]	Satisfactory	0.00
Notes: Routine - mot [REDACTED] (foreamn) [REDACTED] and [REDACTED] on site informed the condition of the bank around the new garage is so bad that the retaining wall is to be re - designed using pot blocks and starter bars cast into the extended slab Also went over the drainage with the foreman and that due to levels the main run may extend further down the drive and go through the existing barn to reach the new tank etc reminded that rocker pipes etc will be required where the pipe enters and exits the barn				
22/10/2013	Drainage	[REDACTED]	Unsatisfactory	0.00
Notes: Drainage - the foul water drainage has been laid to the garage area it is beede in chippings but has the sides and top covered with vlay - informed unacceptable , to be removed and not to cover up until seen again.				
23/10/2013	Drainage	[REDACTED]	Satisfactory	0.00
Notes: Drainage - clay removed and drains now surrounded with small size gravel - ok to continue.				
28/10/2013	Excavation For A Foundatic	[REDACTED]	Satisfactory	0.00
Notes: Preperation for foundations and for retaining walls to garage store area, bearing strata to mix of firm clay shale and rock and contractor will blind area as he levels through, discussed with him that if any soft spots are uncovered they should be removed prior to blinding,, contractor mentioned that configuration of rear wall is to change, rang [REDACTED] and informed him that new engineers details should be received prior to any structural concreting being placed				
31/10/2013	Foundation Concrete	[REDACTED]	Satisfactory	0.00
Notes: Foundation Concrete - underpinning underway - the soil conditions are firm yellow clay , 3 no sequences done to date , builder confirmed taken through full depth of wall , approx 450mm.				
01/11/2013	Concrete Oversight	[REDACTED]	Satisfactory	0.00
Notes: Concrete Oversight - mesh being placed for the garage oversight , bottom mesh in place Z bars on site as are L bars which are to be used for the new type retaining wall - slab extended out to banks L bars used in pot blocks (see notes 17/ 10/ 2103)				
05/11/2013	Notes	[REDACTED]	Satisfactory	0.00
Notes: Notes: SER certificate J005102 for revised retaining wall construction received and acknowledged by email. No Schedule 2 items. Certifier: [REDACTED]				
06/11/2013	Concrete Oversight	[REDACTED]	Satisfactory	0.00

Notes: Concrete Oversight - most garage steel work in place except for the extending bar F where required.

14/11/2013	Damp Proof Course	██████████	Satisfactory	0.00
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Notes: Damp Proof Course garage , - dpc,s laid - flat dpc laid across the slab with a tray laid above , reminded that weep holes should be provided for the tray

15/11/2013	Excavation For A Foundatic	██████████	Satisfactory	0.00
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Notes: Excavation For A Foundation - the area for the barn extension has been excavated onto mainly firm yellow clay but there are areas of cowbelly
The engineer has visited site and asked for the cow belly to be removed
(see e mail in info at work)
This has still to be done and there is still some softer clay where the new entrance to the existing building has been formed - this also needs removing.
Agreed ok for builder to blind providing he does as required as he wants to blind pm whilst the weather is still dry.

18/11/2013	Routine	██████████	Satisfactory	0.00
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Notes: Routine - the area has now been blinded with edge deepenings as shown , steel work now to be set up and asked that the land drain is taken to the soakaway as it is presently has no outfall.

20/11/2013	Drainage	██████████	Satisfactory	0.00
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Notes: Drainage - drain laid for proposed kitchen ok but on opposite wall of what is shown on plan as the kitchen layout is to change.
The external drains are also to change again and now will not be going through the barn but exiting the site alongside the new extension.

21/11/2013	Drainage	██████████	Satisfactory	0.00
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Notes: Drainage - drain laid in the drive area from the garage towards the manhole which takes the runs to the tank
Agreed the builder can carry on laying the drain from the same manhole towards the existing house and fill the trench as the trenches are collapsing due to the water around
There is plenty of fall available and the bedding chippings are on site.
The foul drainage layout to date is similar to what is shown for RW 11 - RW 2 and FWM 5 - to the house

22/11/2013	Drainage	██████████	Satisfactory	0.00
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Notes: Drainage - no further drainage work carried out , only the run through the drive to the garage done
Builder to leave run to main house until early next year when the tank is in.

25/11/2013	Concrete Oversight	██████████	Satisfactory	0.00
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Notes: Concrete Oversight - the steelwork is in place for the slab and retaining walls
All looks ok ██████████ also on site Friday
The Sika agent is also on site as waterproof Sika concrete is being used
Battens for water bars are also in place in the upstand.

26/11/2013	Drainage	██████████	Satisfactory	0.00
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Notes: Drainage - the drains are being across the field towards the land drain system being laid to fall and bedded in chippings ok/
went over land drain system with diagram in part H with the drainlayer, pointed out 1/200 fall and sampling point etc.

28/11/2013	Drainage	██████████	Satisfactory	0.00
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Notes: Drainage - drain across top field almost complete , laid to falls and bedded in chippings ok.
work to drainage crossing the road about to start agreed back drop detail and drain below road to be protected with concrete.

04/12/2013	Routine	██████████	Part Satisfactory	0.00
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Notes: Routine - the shuttering and steel for the concrete retaining wall is in place and looks ok but the water bar has gaps where the joints occur.
Foreman informed the Sika consultant is coming to site before the pour and he will speak to him on whether the gaps are acceptable - asked to be kept informed.

04/12/2013	Drainage	██████████	Satisfactory	0.00
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Notes: Drainage - the drains have now been laid through the lower field and builder informed all laid and bedded as seen with the previous drainage.
The manhole that is to take the drainage to the land drain system is to be sited in the hedge.
No testing to date.

06/12/2013	Drainage	██████████	Satisfactory	0.00
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Notes: Drainage - the land drain system has commenced - larger bedding as required - 19mm stone , 2 x 20m runs to go in , in a loop 45 degree bends for corners and reminded 1 : 200 fall.

06/12/2013	Routine	██████████	Satisfactory	0.00
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Notes: Routine - spoken to foreman regarding the water bar who informed the Sika agent called and required 300mm wide strips over the gaps at the joints which was then put in as required.

19/12/2013	Routine	██████████	Part Satisfactory	0.00
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Notes: Routine - the walls to extension are up past first floor , queried who inspected dpc's builder informed they were inspected and ok'd generally but the person asked for the tray on the rear wall to be extended through the granite (which still has to be done) - to be confirmed and notes of visit required.

20/12/2013	Notes	██████████	Unsatisfactory	0.00
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Notes: Notes - it has become apparent that the builder left a message on the voicemail at the end of last week (██████████) but no one from this department made the visit. The person who gave the advice on the tray may have been ██████████ who is involved in supervising the work. The dpc;s as they are will have to remain.

02/01/2014	Routine	██████████	Satisfactory	0.00
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Notes: Routine - little change since the last visit , slab pouted in the converted building , no builders on site.

13/01/2014	Damp Proof Course	██████████	Satisfactory	0.00
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Notes: Damp Proof Course - discussed dpc's to the existing building and pointed out that the sheetseal should be used as the new floor is slightly below the outside ground level. Reminded that the wall and floor requires sealing and priming prior to applying the sheetseal.

04/02/2014	Roof	██████████	Satisfactory	0.00
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Notes: Roof - new roofs on to garage and extension (small amount of pitch garage roof still to do) - all rafter sizes etc as the engineers dwg but pointed out that the joints to the Tri iso need taping and noggins below the joints are also required. The collars have also been put in to the existing roof.

25/02/2014	Routine	██████████	Satisfactory	0.00
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Notes: Routine - roofs on and part covered to main building and garage - discussed reveals with builder and agreed 150mm vertical dpc at door and windows placed at back of granite and to lap onto frame. Cavities to be sealed and wall insulation is to be taken into back of frame.

14/03/2014	Routine	██████████	Unsatisfactory	0.00
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Notes: Routine - the floor insulation in the dwelling has been put down and has been walked on and worked on and is so badly damaged it needs replacing. The cavities have been partly sealed but it can be seen that the wall ties need cleaning - asked foreman to clean all ties and call office before sealing.

20/03/2014	Routine	██████████	Part Satisfactory	0.00
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Notes: Routine - the wall ties have been cleaned , asked that the insulation board is all put firmly in place around openings. Noted dampness around the first course of block work internally. Builder lifted insulation board which showed water on the slab above the dpm. Builder informed the floor was flooded when the diamond drilling machine was recently used - all boards are to come up and the floor and the boards are to be dried prior to replacing.

09/04/2014	Routine	██████████	Part Satisfactory	0.00
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Notes: Commencement Of Work - the floors in the dwelling have now been screeded , the foreman informed the floor and insulation had been dried out prior to screeding. The windows on the upper floors are low level (less than 800mm above floor level) went over protection to the openings and reminded of moe requirements. The foreman is now to discuss with ██████████ and owner and decide on how to provide measures.

29/04/2014	Drainage	██████████	Unsatisfactory	0.00
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Notes: Drainage - drainage has been laid to the front area of the house to the proposed treatment plant position. Some areas have been bedded in sand - informed sand is not an acceptable form of bedding and it needs to be removed. Asked builder to notify when chipping bedding is in place.

0.00

Notes:

06/05/2014	Drainage	██████████	Satisfactory	0.00
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Notes: Drainage - the drain run from the manhole on the corner of the new dwelling to the corner of the existing house has been laid - approx 1.5m deep , laid to fall and bedded in chippings , reminded builder of keeping deep trenches away from existing foundations for when they lay a new pipe across the front of the house.

13/05/2014	Drainage	██████████	s	Satisfactory	0.00
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Notes: Drainage - air test to the internal stack and drainage to the kitchen from the manhole in the upper yard - both held ok.

04/06/2014	Routine	██████████		Satisfactory	0.00
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Notes: Routine - went over the stair with the foreman and the risers and goings on the tapered treads for 2R + G does not exceed 800mm which is acceptable in the BS.
Also went over recently laid drainage in the garden of the main house which looks ok.

18/06/2014	Routine	██████████		Part Satisfactory	0.00
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Notes: Routine - met the foreman on site to go over escape windows and guarding
The escape window in the upper bedroom does not open to 0.33m² - horns to be cut off the lower sash to achieve this
Removable guarding is also required to the escape windows (both bedrooms) and where the first floor windows have openings below 800mm which are not escape windows - a rail is to be provided so that the opening is above 800mm

24/06/2014	Completion	██████████		Part Satisfactory	0.00
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Notes: Completion - outstanding
1/ escape window to bedroom to be replaced and made larger
2/maintenance notice etc to be provided for the treatment system
3/ cylinder blow off to be turned back to wall and type of plastic to be confirmed
4/handrail and landing required to external stair
5/ window at bottom of stair to be fixed shut
6/ glass guarding strength to be confirmed
7/ all glass guardings to be completed
8/ electrical notification required

Note - bars with removable pins have been put where the escape window is below 800mm but asked tha the pins are tightened to prevent easy removal by children
9/ guarding to low level opening in bedroom to complete
10 / drainage to test
11/ handrail etc reqd to lower stair in dwelling

01/07/2014	Routine	██████████		Part Satisfactory	0.00
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Notes: Routine - called to check outstanding items - still outstanding
1/ maintenance notice etc to be provided for the treatment system
2/ glass guarding strength to be confirmed
3/ drainage to test
4/ type of glass to be confirmed in the new casement window provided to the bedroom
5/ handrail required to lower internal stair

02/07/2014	Routine	██████████		Part Satisfactory	0.00
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Notes: Routine - drainage tested and ok - outstanding
1/ maintenance notice etc to be provided for the treatment system
2/ glass guarding strength to be confirmed
3/ glass to be changed in the new casement window
4/ handrail required to lower internal stair

08/08/2014	Routine	██████████		Part Satisfactory	0.00
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Notes: Routine - called to check on outstanding items - there doesn't seem to be any further progress - comp 1 to go.

18/08/2014	SER Acknowledgement	██████████		Satisfactory	0.00
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Notes: SER Acknowledgement - structural certificate J 00 8793 received.

26/09/2014	Completion	██████████		Satisfactory	0.00
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Notes: Completion - outstanding items attended to - work complete.