



LSE Building Standards Ltd
Site Inspection Record

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Project Reference:	BC/2025/0382				
Project Description & address:	Single storey rear and side extension including raising of flat roofs and incorporating rooflights at 27 Bridge Street , Wye, Ashford , Kent , TN25 5ED				
Client Name/Reference	Lydia Prentice Challis	Principal Designer:	Patrick Jordan Wyndham Jordan Architects		
Surveyor:	Darren Parrett	Contact number:	07742 048877		
Principal Contractor:		Site contact in attendance:	Clients and groundworkers		
Date of inspection	25/11/2025	Time of inspection:	AM	Inspection No:	2
Reason for inspection:	Foundations				
Weather Conditions:	Dry (above 10 degrees)				

Inspection comments:

Visited as requested for inspection of foundations and met with client and groundworker.

Noted the trench to the right-hand side (as viewed from rear garden) flank elevation of proposed extension adjacent to boundary has already been concreted in with starter bar connections installed.

Remaining excavation is underway to a depth of approximately 1m. This appears to be the depth of the existing house foundations, although the subsoil conditions are not good.; noted dank fill material and topsoil for depth, which would be unsuitable to offer support for the foundations. However at base of trench (below a couple of inches of sludge), there appears to be a solid base, possibly historic concrete.

Client advised me that this could be from historic use of site as gasworks. Client is in possession of a structural engineer's report what refers to this as fact, but also upon a cursory read on site, refers to the depth of this concrete to be investigated to ascertain structural stability.

(Note: on return to office, noted that we do not have a copy of this report on file, just the structural engineer's drawing and calculations from Bytnar reference 2528).

Considerations going forward:

Given the unorthodox nature of the ground conditions noted and the proposed re-use of an apparent historic concrete slab as the base of the footings, we will require a copy of this report for consideration and review for approval of this proposed foundation design. Further liaison with structural engineer/designer may be required subject to any comments arising from this review.

Whilst on site, the client invited neighbour on site as there is an apparent dispute over an alleged breach across the boundary with the concreted-in section of foundation. Advised both parties that as a Registered Building Inspector I cannot be drawn into this, and will only comment on Building Regulations matters, not Party Wall disputes or neighbour concerns in this respect.

Certificates or Notices received: **N/A at this stage**

Photographs: **Yes**





Observations/comments from inspection	As Registered Building Inspectors, we cannot be drawn into Party Wall/neighbour disputes.
Current Contraventions	Foundations not yet formally approved (review of structural appraisal/ground investigation reports required).
Actions Required:	Please provide a copy of the structural appraisal/ground investigation report (noted on site) for review so that approval of the foundation design can be considered.
Previous non-compliances resolved including evidence provided and date	
Next Inspection	This will be dependent upon approval of foundations design and whether any further work will be required subject to this. Otherwise beam and block flooring installation.
<p>Note: This site inspection report is restricted to requirements under the Building Regulations current at that time. It does not constitute evidence that the Building Regulations have been satisfied until a Final Certificate has been issued for the project. It remains the responsibility of the person carrying out the work to ensure that the work complies with the Building Regulations</p>	

Signature of Surveyor:

Darren Parrett BEng(Hons) C.Build E MCABE
 Class 2b Registered Building Inspector
 RBI registration No RBCP01654S1F

For LSE Building Standards Ltd

Date: 25/11/2025



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