

SITE INTELLIGENCE

Geotechnical Desk Study

Desktop Ground Investigation Report

14 Oakfield Road, Guildford, Surrey GU2 4EH



PREPARED FOR

Sample Client

DOCUMENT REFERENCE

SAMPLE-PFCO-REP-DeskStudy-R00

DATE

1 March 2026

PREPARED BY

Site Intelligence

CLASSIFICATION

Client Confidential

PF & Co Construction Ltd

Registered in England & Wales

info@pfcoconstruction.co.uk

+44 (0)1483 363210

www.pfcoconstruction.co.uk



HOW TO READ THIS REPORT

Reading Order

- **Start Here:** Section 2 (Executive Summary) tells you what the ground is like and what it means for your build.
- **Then:** Read 'What This Means for the Proposed Works' for cost and foundation implications.
- **Deep Dive:** Sections 5–15 cover geology, ground hazards, flood risk, contamination, trees, and radon. Section 18 gives foundation recommendations.

Traffic-Light Key

Rating	Meaning
Low	Minimal ground risk — standard construction approach likely suitable
Medium	Moderate ground risk — some additional measures may be needed
High	Significant ground risk — specialist design and further investigation required
Very High	Severe ground risk — major constraints, detailed investigation essential

SAMPLE
REPORT

 **TABLE OF CONTENTS**

	HOW TO READ THIS REPORT	2
	TABLE OF CONTENTS	3
	2. EXECUTIVE SUMMARY	5
	3. SCOPE, LIMITATIONS, AND RELIANCE	6
	4. SITE IDENTIFICATION AND LOCATION.....	7
	5. SITE DESCRIPTION AND TOPOGRAPHY	8
	6. GEOLOGICAL SETTING	9
	7. HYDROGEOLOGICAL AND HYDROLOGICAL CONDITIONS	10
	8. GEOTECHNICAL HAZARD ASSESSMENT.....	11
	9. FLOOD RISK ASSESSMENT	12
	10. ENVIRONMENTAL AND CONTAMINATION RISK	13
	11. HISTORICAL LAND USE	14
	12. RADON RISK ASSESSMENT	15
	13. PLANNING AND REGULATORY CONTEXT	16
	14. TREE PROXIMITY AND VEGETATION ASSESSMENT	17
	15. CONCEPTUAL SITE MODEL	18
	16. PRELIMINARY RISK ASSESSMENT	19
	17. SUMMARY OF GROUND CONDITIONS AND ENGINEERING IMPLICATIONS.....	20
	18. PRELIMINARY FOUNDATION RECOMMENDATIONS	21
	19. REQUIRED PHYSICAL INVESTIGATION AND DESIGN HOLD POINTS	22

 20. REFERENCES AND DATA SOURCES 23

 Important: Limitations, Disclaimers and Conditions of Use 24

SAMPLE REPORT DISCLAIMER..... 29

SAMPLE
REPORT



2. EXECUTIVE SUMMARY

This geotechnical desk study presents the findings of a desk-based assessment for 14 Oakfield Road, Guildford, Surrey GU2 4EH, in connection with: Proposed two-storey rear extension and loft conversion with associated landscaping and off-street parking provision. The site lies at an elevation of approximately 62.5 m AOD.

The site is underlain by sandy bedrock (illustrative: Lower Greensand Group), a fine- to medium-grained sandstone. The bedrock is non-shrinkable with low volume change potential (VCP), providing generally good bearing capacity.

The BGS GeoSure shrink-swell hazard rating for this location is Low, reflecting the sandy nature of the bedrock.

The site lies within Environment Agency Flood Zone 1 (low probability of fluvial flooding). Surface water flood risk is assessed as low to very low.

What This Means for the Proposed Works

- **Foundation depths:** Standard strip foundations at 0.9–1.0 m depth are likely suitable, subject to confirmation by trial pit investigation.
- **Cost implications:** On low VCP sandy ground, substructure costs are unlikely to carry significant premium.
- **Drainage:** Sandy bedrock is permeable. Soakaways are potentially viable, subject to BRE 365 percolation testing.
- **Investigation:** A minimum of two trial pits (1.5–2.0 m deep) is required to confirm foundation bearing stratum and groundwater conditions.

3. SCOPE, LIMITATIONS, AND RELIANCE

This report presents the findings of a desk-based ground investigation. The scope is limited to compilation and interpretation of publicly available data. No physical ground investigation, laboratory testing, or contamination assessment has been undertaken.

This report does NOT cover:

- Physical ground investigation (trial pits, boreholes, window sampling)
- Laboratory testing of soil samples
- Formal contamination assessment or remediation strategy
- Structural design or foundation engineering
- Arboricultural survey or tree root assessment
- Drainage design or SuDS sizing

Reliance and Limitation of Use

This report has been prepared by Site Intelligence™ (a service of PF & Co Construction Ltd) for the sole benefit of Sample Client (“the Client”) in connection with the proposed works at 14 Oakfield Road, Guildford, Surrey GU2 4EH. No third party may rely on this report without prior written consent.

SAMPLE
REPORT

4. SITE IDENTIFICATION AND LOCATION

Parameter	Detail
Site Address	14 Oakfield Road, Guildford, Surrey GU2 4EH
OS Grid Reference	SU 993 498
Easting / Northing	499350 / 149800
Latitude / Longitude	51.2362 / -0.5742
Elevation (approx.)	62.5 m AOD
Local Authority	Guildford Borough Council
County	Surrey
Region	South East England

SAMPLE
REPORT

5. SITE DESCRIPTION AND TOPOGRAPHY

The site is located in a residential area characterised by semi-detached houses. Properties are typically two-storey with pitched roofs and rear gardens.

Parameter	Description
Site Elevation	Approximately 62.5 m AOD
Slope Direction	Gentle
Property Type	Semi-detached, two-storey, brick construction (typical)

SAMPLE
REPORT

6. GEOLOGICAL SETTING

The geological setting has been assessed using the BGS Geology of Britain Viewer and borehole records from the BGS Onshore Borehole Index.

Bedrock Geology

The site is underlain by sandy bedrock (illustrative), a well-sorted, fine- to medium-grained sand and weakly cemented sandstone formation.

Superficial Deposits

Alluvial deposits (silty clay, typically 2–4 m thick) may be present in the wider area. Head deposits of variable thickness may also be present.

Parameter	Description
Bedrock	Sandy formation (illustrative)
Lithology	Fine- to medium-grained sand and weakly cemented sandstone
Superficial	Alluvium possible — silty clay
Shrink-Swell Rating	Low (sandy bedrock, non-shrinkable)

Borehole Records

BGS borehole records were identified within 1,500 m of the site, providing good coverage of ground conditions in the area.

7. HYDROGEOLOGICAL AND HYDROLOGICAL CONDITIONS

The sandy bedrock is classified as a Principal Aquifer by the Environment Agency.

Groundwater Levels

Groundwater levels in sandy formations are typically several metres below ground level. Seasonal fluctuations can cause temporary perched water conditions.

SAMPLE
REPORT

8. GEOTECHNICAL HAZARD ASSESSMENT

Hazard	BGS Classification	Rating	Engineering Implication
Shrink-Swell	Low (Class A)	Low	Sandy bedrock — no significant volume change. Standard foundations suitable.
Landslide	Low	Low	Gentle topography.
Compressible Ground	Low–Medium	Low	Alluvium near river may be compressible.
Collapsible Ground	Negligible	Low	No collapsible deposits mapped.
Running Sand	Low–Medium	Low	Sandy — possible below water table in open excavations.
Mining Risk	None	Low	No mining recorded.
Natural Cavities	Negligible	Low	No dissolution features mapped.

SAMPLE
REPORT

9. FLOOD RISK ASSESSMENT

Flood Type	Risk Level	EA Classification
Fluvial	Low	Flood Zone 1
Surface Water	Very Low	Very low risk
Groundwater	Low	No significant risk
Reservoir	Not at risk	No risk from reservoir failure

No Flood Risk Assessment is required for planning purposes as the site is in Flood Zone 1.

SAMPLE
REPORT



10. ENVIRONMENTAL AND CONTAMINATION RISK

The site is within a long-established residential area. No significant industrial, military, or potentially contaminating historical land use has been identified.

Source	Risk Level	Notes
Historical Industrial Use	Very Low	No industrial activity identified
Landfill / Waste Sites	Very Low	No sites within 1 km
Ground Gas	Very Low	No organic deposits near site
Made Ground	Low	Possible localised made ground from historical development

SAMPLE
REPORT

11. HISTORICAL LAND USE

Historical land use has been reviewed using Ordnance Survey map editions. The site has been in residential use since at least the mid-20th century.

SAMPLE
REPORT

12. RADON RISK ASSESSMENT

Parameter	Assessment
UKRadon Probability Band	Low (estimated less than 1–3%)
Radon Affected Area Status	Not classified as a Radon Affected Area
BR 211 Classification	No radon protective measures required

SAMPLE
REPORT



13. PLANNING AND REGULATORY CONTEXT

Parameter	Details
Local Planning Authority	Guildford Borough Council
Conservation Area	To be confirmed with LPA
Tree Preservation Orders	Not confirmed — check with LPA

SAMPLE
REPORT



14. TREE PROXIMITY AND VEGETATION ASSESSMENT

An arboricultural survey by a qualified arborist is required to confirm species, heights, and distances for all trees within influencing distance of the proposed foundations.

On sandy, non-shrinkable bedrock, trees do not compound foundation depth requirements as they would on shrinkable clay.

SAMPLE
REPORT

15. CONCEPTUAL SITE MODEL

The Conceptual Site Model (CSM) is presented in accordance with BS 10175:2011+A2:2017 and the LCRM framework.

Anticipated Ground Conditions

Based on geological mapping, the anticipated stratigraphy beneath the site is:

- 0.0–0.3 m: Topsoil / garden soil
- 0.3–1.0 m: Possible made ground
- 1.0+ m: Sandy bedrock

SAMPLE
REPORT

16. PRELIMINARY RISK ASSESSMENT

Six pollutant linkages have been assessed. All are classified as Very Low or Low risk. No linkages are classified as High risk.

LCRM Compliance Statement

This preliminary risk assessment satisfies LCRM Stage 1 requirements.

SAMPLE
REPORT

17. SUMMARY OF GROUND CONDITIONS AND ENGINEERING IMPLICATIONS

Rank	Hazard	Risk Rating	Engineering Implication
1	Tree proximity	Medium	May require deeper foundations per NHBC 4.2
2	Alluvial clay (if present)	Low–Medium	Compressible alluvium possible
3	Sulphate attack on concrete	Low–Medium	Test during GI
4	Running sand	Low	Trench stability — temporary support
5	Shrink-swell	Low	Sandy bedrock — no significant risk
6	Contamination	Very Low	No significant sources identified

Overall Geotechnical Risk Rating: LOW to MEDIUM

SAMPLE
REPORT

18. PRELIMINARY FOUNDATION RECOMMENDATIONS

The following recommendations are preliminary and based on desk study data only.

Item	Recommendation	Basis
Foundation Type	Strip foundations (standard)	Low VCP sandy ground
Minimum Depth (no trees)	0.9 m below ground level	Standard minimum per NHBC 4.2
Depth (tree-influenced)	1.0–1.8 m	NHBC 4.2 on low VCP ground
Bearing Stratum	Sandy bedrock	Anticipated at 0.5–1.5 m BGL
Concrete Specification	C25/30 minimum	Sulphate class pending GI testing
Radon Protection	Not required	Below action level
Drainage	Soakaways potentially viable	Permeable geology — BRE 365 test required

SAMPLE
REPORT

19. REQUIRED PHYSICAL INVESTIGATION AND DESIGN HOLD POINTS

Physical ground investigation is required before foundation design can proceed.

Ref	Hold Point	Status	Requirement
HP-01	Trial pit investigation	OPEN	Minimum 2 trial pits, 1.5–2.0 m deep
HP-02	Soil chemical testing	OPEN	Sulphate, pH, BRE SD1
HP-03	Arboricultural survey	OPEN	If trees within 15 m of foundations
HP-04	BRE 365 soakaway test	OPEN	Percolation testing for drainage design

SAMPLE
REPORT



20. REFERENCES AND DATA SOURCES

- BGS Geology of Britain Viewer
- BGS Onshore Borehole Index
- EA Flood Map for Planning
- UKHSA Radon Risk Dataset
- National Library of Scotland Historic OS Maps
- Soilscales (Cranfield University)

SAMPLE
REPORT



Important: Limitations, Disclaimers and Conditions of Use

Clause 1: Named Client and Reliance Restriction

This report has been prepared by PF & Co Construction Ltd (trading as “Site Intelligence”) for the sole and exclusive use of Sample Client (“the Client”) in connection with the project described herein at 14 Oakfield Road, Guildford, Surrey GU2 4EH (“the Site”).

This report has been prepared for the Client only. No other person or entity may use or rely upon this report, or any part of it, without the prior written consent of PF & Co Construction Ltd. Any such consent, if given, may be subject to conditions including the payment of additional fees and the execution of a formal reliance letter or collateral warranty.

Any party other than the Client who obtains access to this report, or any part of it, does so entirely at their own risk. PF & Co Construction Ltd owes no duty of care to any such party and accepts no responsibility or liability whatsoever, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, to any person or entity other than the Client in respect of the contents of this report.

Clause 2: Purpose Limitation

This report has been prepared for the specific purpose described herein and should not be used for any other purpose. PF & Co Construction Ltd accepts no responsibility for the use of this report, or any information contained within it, for a purpose other than that for which it was commissioned.

Without limitation, this report should not be used in connection with any transaction, valuation, investment decision, or insurance assessment unless PF & Co Construction Ltd has given its prior written consent and has been provided with relevant details of the intended use.

Clause 3: Third-Party Exclusion

The rights of any third party to rely upon or enforce any term of this report, or any benefit arising from it, are expressly excluded under the Contracts (Rights of Third Parties) Act 1999.

No term of this report is intended to be enforceable by any person who is not a party to the engagement under which this report was prepared. Should any third party wish to rely upon the contents of this report, they must first obtain written confirmation from PF & Co Construction Ltd, which may be subject to conditions and additional fees.

Clause 4: Information Reliance

In preparing this report, PF & Co Construction Ltd has relied upon information provided by the Client and/or obtained from publicly available sources, including but not limited to government databases, local authority records, statutory registers, and mapping services. PF & Co Construction Ltd has not independently verified the accuracy, completeness, or currency of such information unless expressly stated otherwise.

PF & Co Construction Ltd accepts no liability for any inaccuracy, omission, or error in information provided by the Client or obtained from third-party sources. Where this report identifies specific data sources, the data confidence and any known limitations are noted.

Clause 5: Limitations of Investigation

This report is based on desk-based research carried out on or before the date of issue. The scope of investigation is described in the body of this report and should be read in full.

Ground conditions, environmental factors, regulatory requirements, planning policy, and site circumstances may change over time. The findings, opinions, and recommendations contained in this report reflect the conditions and information available at the date of issue and may not remain valid indefinitely.

This report must be read in its entirety. No individual section, extract, table, or figure should be taken in isolation or relied upon without reference to the report as a whole, including all caveats, qualifications, and limitations stated herein.

Clause 6: Professional Advice Caveat

This report provides professional assessment and guidance based on the information available at the time of preparation. Every project and every site is unique. The Client should obtain advice specific to their circumstances before making decisions that may have financial, legal, structural, or safety implications.

PF & Co Construction Ltd is a qualified structural engineering and construction consultancy. The opinions expressed in this report represent the professional judgment of qualified engineers exercising reasonable skill and care. They do not constitute legal advice, financial advice, insurance advice, or advice from any other regulated profession.

Where this report identifies matters outside the expertise of PF & Co Construction Ltd (including but not limited to specialist heritage impact assessment, ecological survey, full hydraulic modelling, or contaminated land assessment), the Client should engage appropriately qualified specialists.

Clause 7: No Guarantee of Outcome

The assessments, opinions, and recommendations contained in this report represent the professional judgment of the author based on the information available at the date of issue. They do not constitute a guarantee or warranty of any particular outcome, whether in respect of planning permission, Building Control approval, structural performance, ground conditions, flood risk, or any other matter.

Where this report expresses a view on the likelihood of a particular outcome (for example, the prospect of obtaining planning permission or the probability of flooding), such views are professional opinions based on available evidence and experience. They are not predictions and should not be treated as such.

Clause 8: AI Assistance Disclosure

PF & Co Construction Ltd uses a range of professional tools and technologies in the preparation of its reports. These may include artificial intelligence (AI) software to assist with data gathering, research, analysis, and document preparation.

All outputs from any AI-assisted processes are reviewed, verified, and approved by a qualified engineer before inclusion in this report. The professional opinions, conclusions, and recommendations expressed herein are those of PF & Co Construction Ltd, not of any software system or AI tool.

The use of AI-assisted tools does not diminish or alter the standard of reasonable skill and care applied by PF & Co Construction Ltd in the preparation of this report. PF & Co Construction Ltd retains full professional responsibility for the contents of this report, and no responsibility is transferred to any technology provider.

Clause 9: Data Completeness Caveat

This report draws upon publicly available data from government agencies, statutory bodies, and other sources. Public datasets may contain gaps in coverage, may not be updated in real time, and may not capture all relevant local conditions.

Where data limitations or gaps have been identified during the preparation of this report, they are noted in the relevant sections. The absence of a recorded constraint, hazard, or designation does not confirm that no such constraint, hazard, or designation exists. It confirms only that no record was found in the sources consulted at the date of access.

Data access dates are recorded in this report. Where significant time has elapsed since the data was accessed, the Client should consider whether updated information may be available.

Clause 10: Limitation of Liability

- (a) PF & Co Construction Ltd has exercised reasonable skill and care in the preparation of this report in accordance with the standards reasonably to be expected of a competent structural engineering consultancy undertaking work of a similar scope and nature.
- (b) Nothing in this clause or in this report shall exclude or limit the liability of PF & Co Construction Ltd for death or personal injury caused by its negligence, or for fraud or fraudulent misrepresentation.
- (c) Subject to sub-clause (b), the liability of PF & Co Construction Ltd arising out of or in connection with this report, whether in contract, tort (including negligence), breach of statutory duty, or otherwise, shall not exceed £10,000,000 (ten million pounds sterling) in respect of any one claim or series of claims arising out of any one event or related series.

of events. This cap is not reduced by any excess or deductible applicable under the Consultant's professional indemnity insurance policy.

(d) Subject to sub-clause (b), PF & Co Construction Ltd shall not be liable for any of the following, whether arising in contract, tort (including negligence), breach of statutory duty, or otherwise:

- loss of profit;
- loss of revenue;
- loss of anticipated savings;
- loss of business or business opportunity;
- loss of goodwill;
- loss of use of any property or asset;
- increased cost of working;
- wasted expenditure (other than fees paid directly to PF & Co Construction Ltd for this report);
- any other indirect, special, or consequential loss or damage.

(e) The liability of PF & Co Construction Ltd shall be limited to such sum as is just and equitable having regard to the extent of PF & Co Construction Ltd's responsibility for the loss or damage in question, on the assumption that all other consultants, contractors, sub-contractors, and advisers involved in the project have provided contractual undertakings to the Client on terms no less onerous than those set out herein and have paid to the Client such sums as they are liable to pay.

(f) Sub-clauses (c), (d), and (e) shall not apply to any liability arising under section 1 of the Defective Premises Act 1972, to the extent that such liability cannot lawfully be excluded or restricted by virtue of section 6(3) of that Act. PF & Co Construction Ltd reserves all rights to seek contribution from any other person responsible for the loss or damage under the Civil Liability (Contribution) Act 1978.

(g) This report should not be the sole basis for any property purchase, investment, or development decision. The Client should obtain independent legal, valuation, and environmental advice as appropriate to the nature of the decision being made.

Clause 11: Copyright and Intellectual Property

(a) Copyright and all other intellectual property rights in this report, including but not limited to the text, calculations, drawings, diagrams, maps, tables, scoring methodologies, and report templates, are and shall remain the property of PF & Co Construction Ltd.

(b) PF & Co Construction Ltd grants to the Client a non-exclusive, non-transferable licence to use this report for the specific purpose for which it was commissioned, including:

- reproducing the report for the purposes of obtaining planning permission, Building Control approval, and construction of the project described herein;
- sharing the report with the Client's other appointed consultants, contractors, and statutory authorities in connection with the project.

(c) This licence is conditional upon the full payment of all fees due to PF & Co Construction Ltd in connection with this report. If fees remain outstanding, the licence shall not come into effect, and the Client shall have no right to use, reproduce, or distribute this report.

(d) The Client shall not, without the prior written consent of PF & Co Construction Ltd:

- modify, adapt, or alter this report or any part of it;
- use this report for any project other than that for which it was commissioned;
- assign, transfer, or sub-license the right to use this report to any third party (including a subsequent purchaser or tenant of the property);
- remove or obscure any copyright notice, branding, or attribution contained in this report.

(e) PF & Co Construction Ltd's background intellectual property (including proprietary methodologies, scoring systems, report templates, and software tools) remains the exclusive property of PF & Co Construction Ltd and is not transferred or licensed to the Client.

Clause 12: Statutory Authority Submission Note

Where this report is submitted to a Local Planning Authority, Building Control body, the Environment Agency, a Lead Local Flood Authority, or any other statutory or regulatory authority, it is provided for that authority's information and independent assessment.

PF & Co Construction Ltd does not warrant that any statutory authority will accept the findings of this report. Each authority is responsible for exercising its own professional judgment and for determining compliance with applicable legislation, policy, and standards. The submission of this report to a statutory authority does not confer any right of reliance upon PF & Co Construction Ltd by that authority, its officers, or its agents.

The statutory authority may require additional information, investigation, modelling, or assessment beyond the scope of this report. PF & Co Construction Ltd accepts no responsibility for any additional requirements imposed by a statutory authority.

Clause 13: Mortgage, Valuation and Subsequent Purchaser Exclusion

This report has not been prepared for the purpose of mortgage valuation, property valuation, insurance assessment, or any transaction involving the purchase, sale, or financing of the property.

This report is not suitable for use as, or as a substitute for, a mortgage valuation, Home Buyer Report, Building Survey, or any other valuation or survey product. PF & Co Construction Ltd accepts no liability to any mortgage lender, valuer, insurer, subsequent purchaser, tenant, or other party who may use or rely upon this report in connection with a property transaction.

Any subsequent purchaser or new owner of the property should commission their own independent assessment. Findings contained in this report may not remain valid or applicable to changed circumstances, altered proposals, or the passage of time.

Clause 14: Report Validity Period

The findings, opinions, and recommendations contained in this report are based on the conditions and information available at the date of issue. Unless otherwise stated in the body of this report, the findings should be considered valid for a period of twelve (12) months from the date of issue.

After the expiry of this period or where material changes to the site, the proposal, the regulatory framework, or the available data have occurred, PF & Co Construction Ltd recommends that the Client commission an updated assessment. PF & Co Construction Ltd accepts no liability for reliance on this report after the expiry of its validity period or following material changes in circumstances.

Clause 15: Governing Law and Jurisdiction

This report, and any dispute or claim arising out of or in connection with it (including non-contractual disputes or claims), shall be governed by and construed in accordance with the laws of England and Wales.

The courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim arising out of or in connection with this report.

Additional Limitations Specific to This Geotechnical Desk Study

GDS.1 — Desk-Based Assessment Only. This Geotechnical Desk Study has been prepared using publicly available geological, hydrological, environmental, and historical data. It is a desk-based assessment only and is NOT a physical ground investigation. No trial pits, boreholes, window sampling, or other intrusive investigation has been carried out as part of this study.

GDS.2 — Ground Investigation Required. The findings of this desk study must be verified by appropriate physical ground investigation before foundation design is finalised. No construction works, including excavation or foundation construction, should commence on the basis of this desk study alone. Foundation depth recommendations and bearing capacity assessments contained in this report are preliminary and are subject to confirmation by site-specific ground investigation data.

GDS.3 — Borehole and Geological Data. This report references borehole logs and geological data obtained from the British Geological Survey (BGS) GeoIndex and Geology of Britain Viewer. BGS data may not be available for all locations, borehole records may be historic (some pre-dating 1950), and geological conditions can vary significantly over short distances. The nearest available borehole record may not be representative of conditions at the site.

GDS.4 — Contamination Screening. Where this report includes contamination screening (based on historical land use, EA landfill records, and environmental designations), this is a preliminary assessment only. It does not constitute a Phase 1 Preliminary Risk Assessment to BS 10175 or CLR11 standards. Where contamination risk is identified or suspected, the Client should commission a formal contaminated land assessment from a suitably qualified environmental consultant.

GDS.5 — Foundation Design Hold Points. This report identifies design hold points at which further information or verification is required before the design can progress. These hold points are identified in the body of the report and must be addressed before reliance is placed on any foundation recommendation. The structural engineer responsible for the foundation design retains responsibility for verifying ground conditions against design assumptions.

Prepared by:

Site Intelligence — Geotechnical Desk Study, BEng (Hons)

PF & Co Construction Ltd

For and on behalf of:

Site Intelligence

A PF & Co Construction Ltd service

Date of issue: 1 March 2026

Document reference: SAMPLE-PFCO-REP-DeskStudy-R00

Revision: R00

PF & Co Construction Ltd | Registered in England & Wales | Registered Office: Plymouth, Devon

This report has been prepared for the sole use of the Client named herein. It is issued subject to the limitations, disclaimers, and conditions set out above.

SAMPLE REPORT DISCLAIMER

This document is a sample report produced for illustrative purposes only. All site data, assessments, and recommendations contained herein are entirely fictional and relate to a hypothetical project at a fictional address. This report must not be relied upon for any planning, design, construction, or investment decision. PF & Co Construction Ltd accepts no liability arising from the use of this sample document. For a genuine site-specific report, please visit www.pfandcoconstruction.co.uk or contact us directly.

To order a genuine, site-specific version of this report, visit www.pfandcoconstruction.co.uk/site-intelligence

SAMPLE
REPORT