

Table 14: site feasibility investigations

Soil condition and formation, geological formation, bearing capacity and depth, previous mining, underground obstructions, rock outcrops, ground slips, slope, springs, pounds, water table and liability to flooding, excessive fill or waste material, overhead cables, adjoining trees.	<i>May require special foundations (e.g., piling), retaining walls, land drainage, construction of river wall raising the level of the site. May influence position of buildings. Check site levels.</i>
Previous usage, presence of buildings.	<i>May require demolition, treatment of contaminated or polluted areas (e.g., methane from organic refuse tipped as backfill after gravel extraction, toxic chemical waste), removal of existing concrete slabs, roads or other built features, removal of tipping, filling of site.</i>
Difficult shape of site (e.g., narrow), trees that must be retained.	<i>May result in expensive outlay on location of access roads, orientation of dwellings, extra handling or storage costs of materials.</i>
Buildings that must be retained.	<i>Involves cost of renovation and may adversely affect layout costs.</i>
Obsolete sewers, gas, water, and electricity mains.	<i>May require removal or diversion.</i>
New sewers, gas, water, electricity mains.	<i>Occasionally installation costs are, e.g., long runs, water/sewage-pumping stations, or electricity sub-stations may be required.</i>
Access to the site.	<i>Higher costs may be incurred if it is necessary to construct specific access onto site for the purposes of delivery of materials or movement of plant.</i>
Any site matters that would assist or potentially make it difficult to meet the Code for Sustainable Homes should be addressed.	<i>Matters to be considered should include protection and/or enhancement of site ecology, site layout, orientation of units, potential for the use of alternative forms of energy, waste management, grey & rainwater harvesting, surface water & sewage disposal, environmental impact of proposed material etc. For a more comprehensive list reference should be made to the latest version of Code for Sustainable Homes - Technical Guide Communities.gov - Code for Sustainable Homes BREEAM - Code for Sustainable Homes</i>
Site clearance, demolitions, re-housing road closures, etc.	<i>Procedural and legal arising can delay contract commencement, resulting in higher costs.</i>