

SITE INVESTIGATION FACTUAL REPORT

Report No: 472002
Client: Crawford Claims Management
Site: South lodge, Stanbury Park
Client Ref: [REDACTED]
Date of Visit: 06/11/17

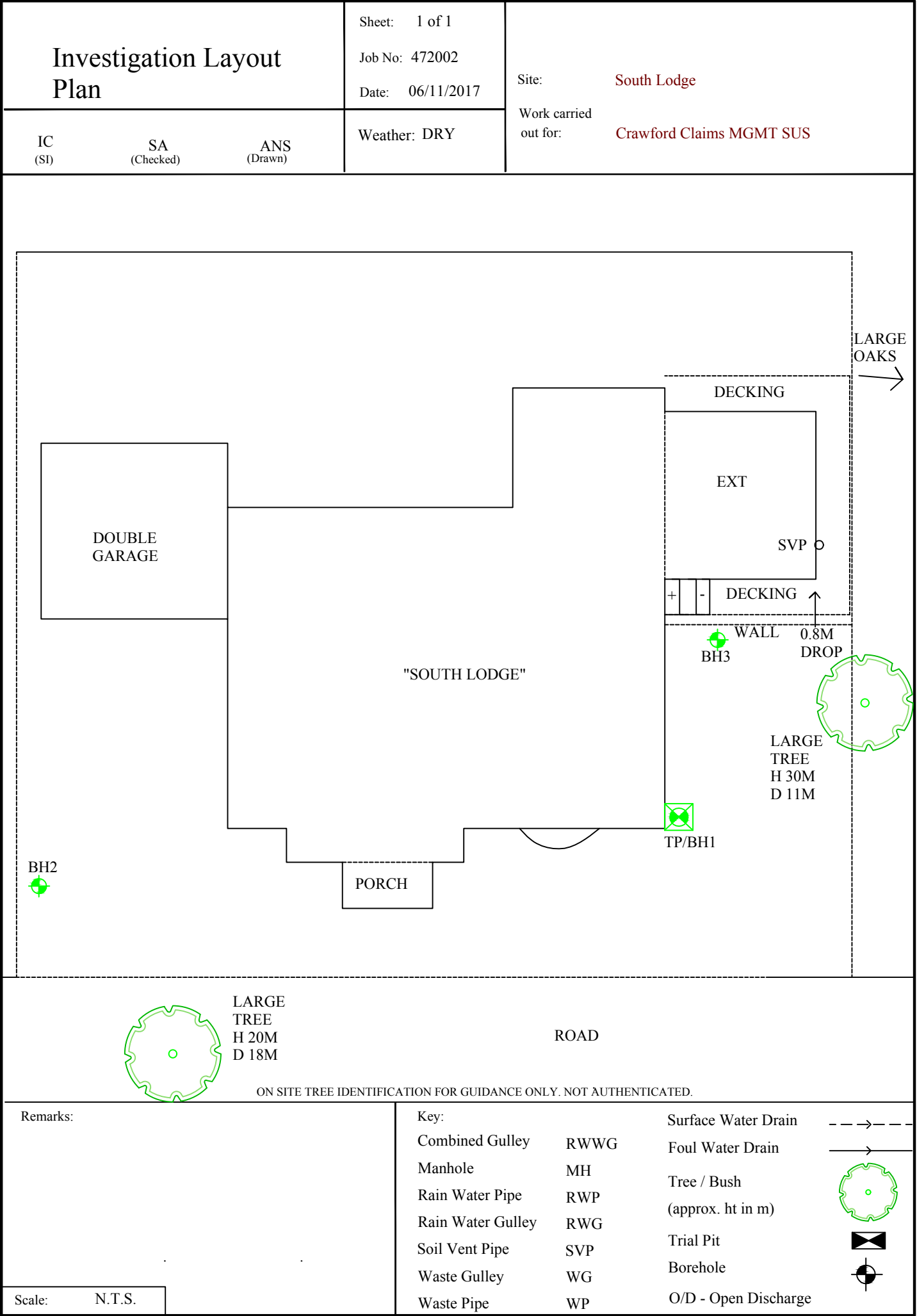


Home Emergency Response - Subsidence Investigation - Drainage Services – Crack & Level Monitoring – Property Video Surveys

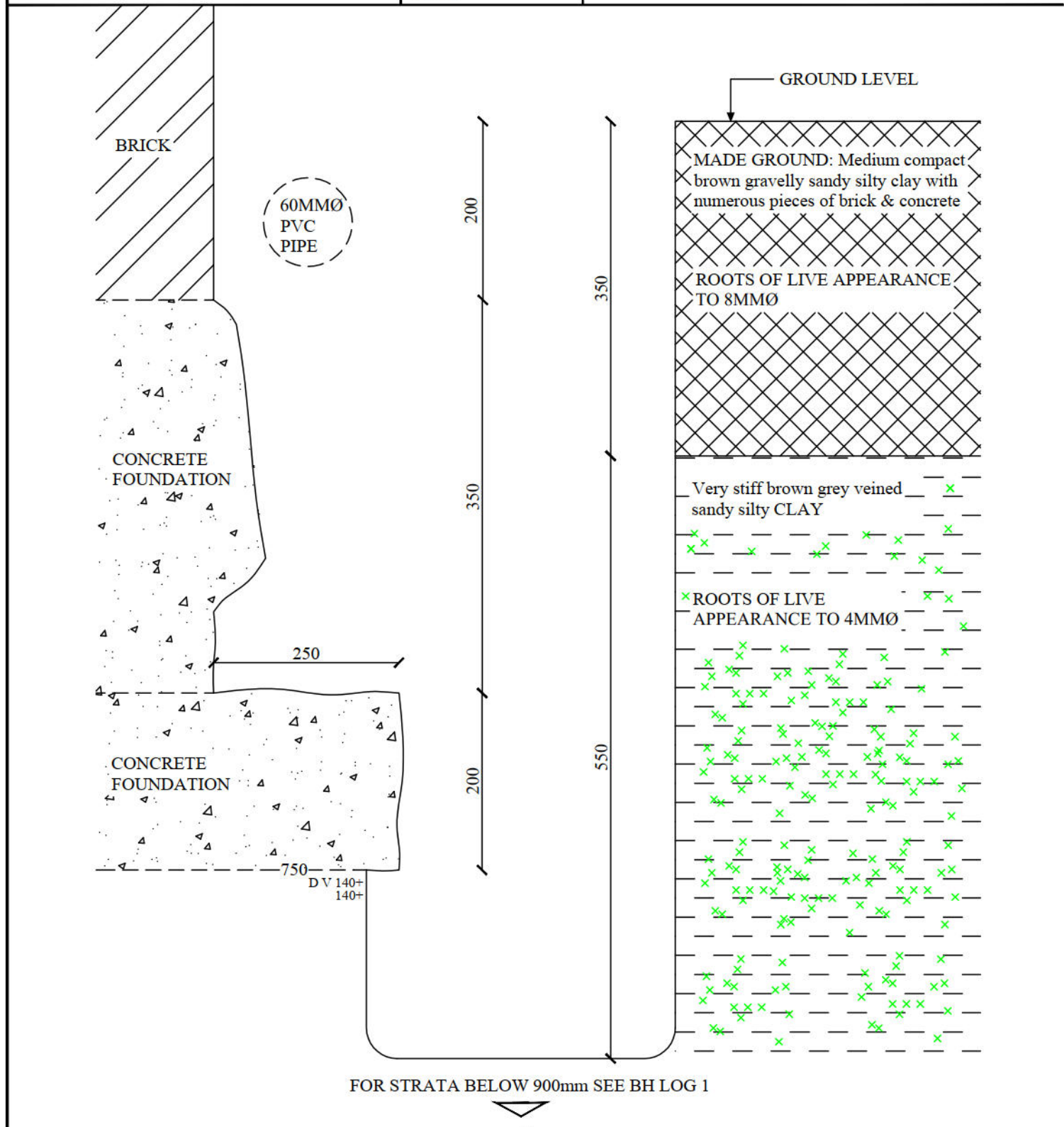
Unit E2 First Floor Suite, Boundary Court
Willow Farm Business Park, Castle Donington
Leicestershire, DE74 2NN

☎ 0843 2272362
✉ enquiries@cet-uk.com
💻 www.cet-uk.com

CET is the trading name of CET Structures Ltd
Registered in England No. 02527130



Trial Pit No: 1	Sheet: 1 of 1	Site: South Lodge
	Job No: 472002	
	Date: 06/11/2017	Work carried out for: Crawford Claims MGMT SUS
Hand Tools	Ground Level	
Weather: DRY	Drawn By: ANS MOD:	



Remarks:	Curved steel pin knocked 250mm under concrete foundation at 750mm below ground level.	Key:	D	Small disturbed sample	J	Jar sample
	All measurements in millimetres.		B	Bulk disturbed sample	V	Pilcon Vane (kPa)
			W	Water sample	M	Mackintosh probe
			TDTD	Too dense to drive		
Logged: IC	Checked: SA	Approved:	Scale:	N.T.S.		

Borehole		1			Sheet:	1 of 1	Site:	South lodge					
					Job No:	472002							
					Date:	06/11/2017							
Boring Method:		Rotary Auger			Ground Level:			Client:	Crawford Claims Management				
Diameter (mm):		100	Weather:		dry								
Depth	Soil Description									Samples and Tests			
(m)								Thickness	Legend	Depth	Type	Result	
0.00	See Trial Pit							0.90					
0.95	Very Stiff brown-grey veined silty sandy CLAY							1.10					
										1.00	DV	140+	
												140+	
										1.50	D		
2.00	Very Stiff moist grey silty sandy gravelly CLAY							0.70		2.00	DV	140+	
												140+	
										2.50	D		
2.70	Medium Dense Wet brown-grey clayey gravelly SAND							1.50					
										3.00	DM	25	
												19	
												27	
												19	
										3.50	D		
										4.00	D		
4.20	Medium Dense Wet orange-brown gravelly SAND							0.80					
										4.50	D		
5.00	End of BH												
Remarks: BH ends at 5.0m .BH collapsed to 3.4m on completion.No roots observed below 3.0m.No insitu strength tests carried out below 3.0m due to collaspsed BH.Unable to extract sample at 5.0m.							Key: D - Disturbed Sample B - Bulk Sample W - Water Sample Roots J - Jar Sample Roots V - Pilcon Shear Vane (kP± Roots M - Mackintosh Probe Depth to Water (m) TDTD - Too Dense To Drive			To	Max		
										Depth	Dia		
										(m)	(mm)		
										2.00	3		
										3.00	1		
Logged:							ic	SA	Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.

Borehole		2			Sheet:	1 of 1	Site:	South lodge				
					Job No:	472002						
					Date:	06/11/2017						
Boring Method:		Rotary Auger			Ground Level:			Client:	Crawford Claims Management			
Diameter (mm):		100	Weather:		dry							
Depth	Soil Description							Samples and Tests				
(m)								Thickness	Legend	Depth	Type	Result
0.00	MADEGROUND medium compact moist brown silty sandy clay with occasional brick pieces							0.40				
0.40	Firm brown-grey silty sandy CLAY							1.60				
										1.00	DV	108
												112
2.00	Medium Dense Wet orange-brown gravelly SAND							2.20		2.00	DM	27
												25
												28
												28
										2.50	D	
										3.00	DM	24
												32
4.20	Very Stiff Wet dark grey silty CLAY							0.80				
										4.50	D	
										5.00	D	
5.00	End of BH											
Remarks: BH ends at 5.0m .BH collapsed to 3.7m,no roots observed.No insitu strength tests carried out below 3.0m due to collapsed BH.							Key: D - Disturbed Sample B - Bulk Sample W - Water Sample Roots J - Jar Sample Roots V - Pilcon Shear Vane (kPa) Roots M - Mackintosh Probe Depth to Water (m) TDTD - Too Dense To Drive		To	Max		
									Depth	Dia		
									(m)	(mm)		
Logged:	ic	SA	Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.					

Borehole		3			Sheet:	1 of 1	Site:	South lodge					
					Job No:	472002							
					Date:	06/11/2017							
Boring Method:		Rotary Auger			Ground Level:			Client:	Crawford Claims Management				
Diameter (mm):		100	Weather:		dry								
Depth	Soil Description							Samples and Tests					
(m)								Thickness	Legend	Depth	Type	Result	
0.00	MADEGROUND medium compact to compact brown silty sandy clay with brick and clinker pieces							0.70					
0.70	Very Stiff brown silty sandy CLAY							1.30					
2.00	Very Stiff brown-grey silty sandy gravelly CLAY							0.40					
2.40	Medium Dense moist brown-grey clayey gravelly SAND							0.30					
2.70	Medium Dense Wet orange-brown clayey gravelly SAND							2.30					
5.00	End of BH												
Remarks: BH ends at 5.0m.BH collapsed to 3.2m on completion. No roots observed below 3.0m,no insitu strength tests carried out below 3.0m due to mcollapsed BH.							Key: D - Disturbed Sample B - Bulk Sample W - Water Sample Roots J - Jar Sample Roots V - Pilcon Shear Vane (kPa) Roots M - Mackintosh Probe Depth to Water (m) TDTD - Too Dense To Drive		To	Max			
									Depth	Dia			
									(m)	(mm)			
									3.00	2			
Logged:							ic	SA	Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.

Laboratory Summary Results

Our Ref : 472002

Location : South lodge, Stanbury Park, Wellington Court

Client: Crawford Claims Management

Address: Cartwright House, Tottle Road, Riverside Business Park, NG2 1RU

Date Sampled: 06/11/17

Date Received : 07/11/17

Date Tested : 08/11/17

Date of Report : 15/11/17

Sample Ref		Type	Moisture Content	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 (h)	Soil Sample Suction (kPa) [8]	Oedometer Strain [9]	Estimated Heave Potential (Dd) (mm)[10]	In situ * Shear Vane Strength (kPa) [11]	Organic * Content (%) [12]	pH * Value [13]	Sulphate Content * (g / l)		* Class [16]
TP/BH No	Depth (m)																	SO3 [14]	SO4 [15]	
1	U/S 0.75	D	17	<5	43	19	24	-0.07	24	CI	168	498			> 140					
	1.0	D	17	<5							168	208			> 140					
	1.5	D	16	<5	53	17	36	-0.02	36	CH	168	352								
	2.0	D	18	<5							168	56.0			> 140					
	2.5	D	14	36	54	14	40	0.01	26	CH	Not suitable for suction testing - Too gravelly									
	3.0	D	21	41	Not suitable for further testing - ENP															
	4.0	D	18	54	Not suitable for further testing - ENP															

Test Methods / Notes

[1] BS 1377 : Part 2 : 1990, Test No 3.2

[2] Estimated if <5%, otherwise measured

[3] BS 1377 : Part 2 : 1990, Test No 4.4

[4] BS 1377 : Part 2 : 1990, Test No 5.3

[5] BS 1377 : Part 2 : 1990, Test No 5.4

[6] BRE Digest 240 : 1993

[7] BS 5930 : 1981 : Figure 31 - Plasticity Chart for the classification of fine soils

[8] In-house method S9a adapted from BRE IP 4/93

[9] In-house Test Procedure S17a: One Dimensional Swell/Strain Test

[10] Estimated Heave Potential (Dd)

[11] Values of shear strength were determined in situ by CET using a Pilcon hand vane or Geonor vane (GV).

[12] BS 1377 : Part 3 : 1990, Test No 4

[13] BS 1377 : Part 2 : 1990, Test No 9

[14] BS 1377 : Part 3 : 1990, Test No 5.6

[15] SO₄ = 1.2 x SO₃

[16] BRE Special Digest One (Concrete in Aggressive Ground) August 2005

Note that if the SO₄ 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.

* These tests are not UKAS accredited

Full reports can be provided upon request

Key

D Disturbed sample (small)

B Disturbed sample (bulk)

U Undisturbed sample

W Groundwater sample

ENP Essentially Non-Plastic by inspection

U/S Underside of Foundation



Our Ref : 472002

Location : South lodge, Stanbury Park, Wellington Court

Client: Crawford Claims Management

Address: Cartwright House, Tottle Road, Riverside Business Park, NG2 1RU

Laboratory Testing Results

Date Sampled : 06/11/17

Date Received : 07/11/17

Date Tested : 08/11/17

Date of Report : 15/11/17

Sample Ref.		Type	Moisture Content	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 (h)	Soil Sample Suction (kPa) [8]	Oedometer Strain [9]	Estimated Heave Potential (Dd) (mm)[10]	In situ * Shear Vane Strength (kPa) [11]	Organic * Content (%) [12]	pH * Value [13]	Sulphate Content * (g / l)		* Class [16]		
TP/BH No.	Depth (m)																	SO ₃ [14]			SO ₄ [15]	
BH2	1.0	D	21	<5	49	19	30	0.08	30	CI	168	52.2			110							
	1.5	D	20	<5	50	17	33	0.08	33	CH	168	71.8										
	2.0	D	18	49	Not suitable for further testing - ENP																	
	2.5	D	19	37	Not suitable for further testing - ENP																	
	3.0	D	17	69	Not suitable for further testing - ENP																	
	4.0	D	17	70	Not suitable for further testing - ENP																	
	5.0	D	31	<5	52	20	32	0.34	32	CH	168	29.1										

Test Methods / Notes

[1] BS 1377 : Part 2 : 1990, Test No 3.2

[2] Estimated if <5%, otherwise measured

[3] BS 1377 : Part 2 : 1990, Test No 4.4

[4] BS 1377 : Part 2 : 1990, Test No 5.3

[5] BS 1377 : Part 2 : 1990, Test No 5.4

[6] BRE Digest 240 : 1993

[7] BS 5930 : 1981 : Figure 31 - Plasticity Chart for the classification of fine soils

[8] In-house method S9a adapted from BRE TP 4/93

[9] In-house Test Procedure S17a: One Dimensional Swell/Strain Test

[10] Estimated Heave Potential (Dd)

[11] Values of shear strength were determined in situ by CET using

a Pilcon hand vane or Geonor vane (GV).

[12] BS 1377 : Part 3 : 1990, Test No 4

[13] BS 1377 : Part 2 : 1990, Test No 9

[14] BS 1377 : Part 3 : 1990, Test No 5.6

[15] SO₄ = 1.2 x SO₃

[16] BRE Special Digest One (Concrete in Aggressive Ground) August 2005

Note that if the SO₄ 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.

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Key

D Disturbed sample (small)
 B Disturbed sample (bulk)
 U Undisturbed sample
 W Groundwater sample
 ENP Essentially Non-Plastic by inspection
 U/S Underside of Foundation



Our Ref : 472002

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Date Sampled : 06/11/17

Location : South lodge, Stanbury Park, Wellington Court

Date Received : 07/11/17

Client: Crawford Claims Management

Date Tested : 08/11/17

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Sample Ref.		Type	Moisture 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 (h)	Soil Sample Suction (kPa) [8]	Oedometer Strain [9]	Estimated Heave Potential (Dd) (mm)[10]	In situ * Shear Vane Strength (kPa) [11]	Organic * Content (%) [12]	pH * Value [13]	Sulphate Content * (g / l)		* Class [16]
TP/BH No.	Depth (m)																	SO3 [14]	SO4 [15]	
BH3	1.0	D	14	<5	48	15	33	-0.03	33	CI	Not suitable for suction testing - Too stiff				> 140					
	1.5	D	15	<5							Not suitable for suction testing - Too stiff									
	2.0	D	16	23	38	14	24	0.06	19	CI	Not suitable for suction testing - Too stiff				> 140					
	2.5	D	14	45	Not suitable for further testing - ENP															
	3.0	D	15	62	Not suitable for further testing - ENP															
	4.0	D	19	58	Not suitable for further testing - ENP															
	5.0	D	Insufficient sample for testing																	

Test Methods / Notes

[1] BS 1377 : Part 2 : 1990, Test No 3.2

[2] Estimated if <5%, otherwise measured

[3] BS 1377 : Part 2 : 1990, Test No 4.4

[4] BS 1377 : Part 2 : 1990, Test No 5.3

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[13] BS 1377 : Part 2 : 1990, Test No 9

[14] BS 1377 : Part 3 : 1990, Test No 5.6

[15] SO₄ = 1.2 x SO₃

[16] BRE Special Digest One (Concrete in Aggressive Ground) August 2005

Note that if the SO₄ 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.

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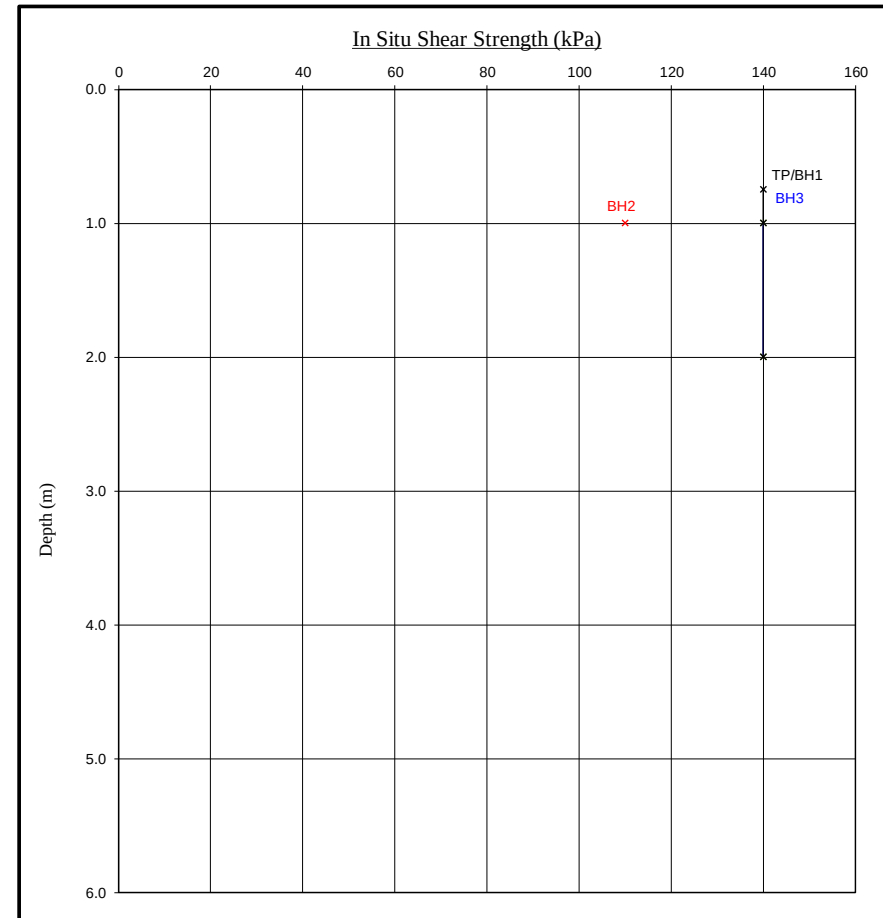
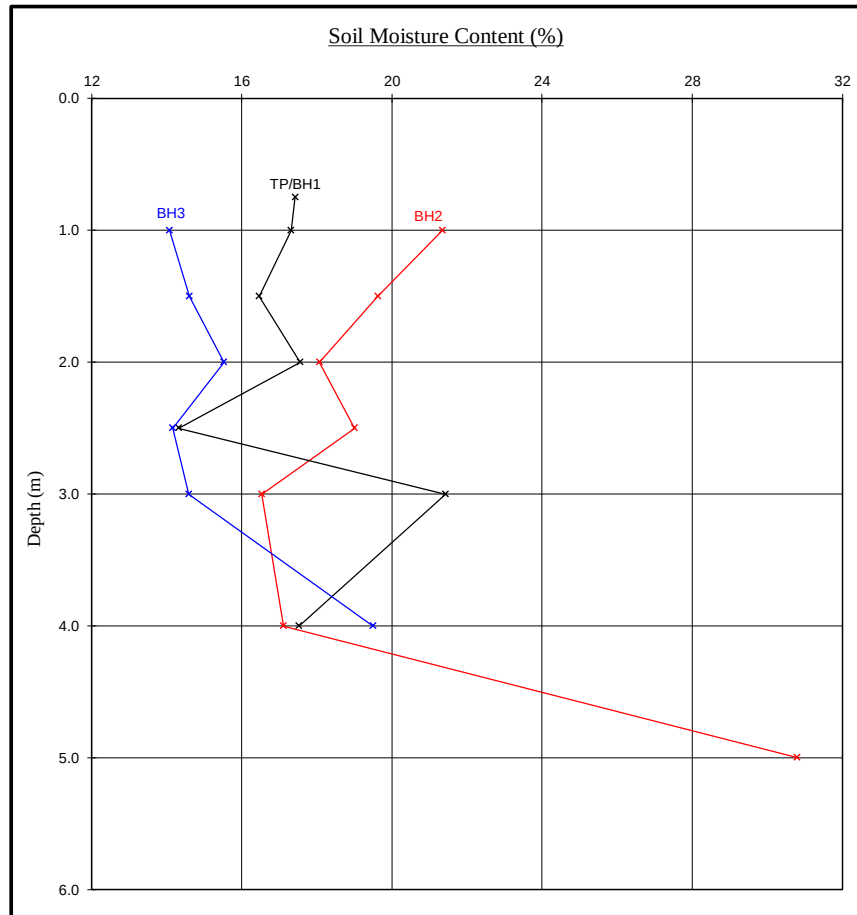
D	Disturbed sample (small)
B	Disturbed sample (bulk)
U	Undisturbed sample
W	Groundwater sample
ENP	Essentially Non-Plastic by inspection
U/S	Underside of Foundation



Moisture Content Profiles

Our Ref : 472002
 Location : South lodge, Stanbury Park, Wellington Court
 Work carried out for: Crawford Claims Management

Date Sampled : 06/11/17
 Date Received : 07/11/17
 Date Tested : 08/11/17
 Date of Report : 15/11/17



Notes

1. If plotted, 0.4 LL and PL+2 (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.

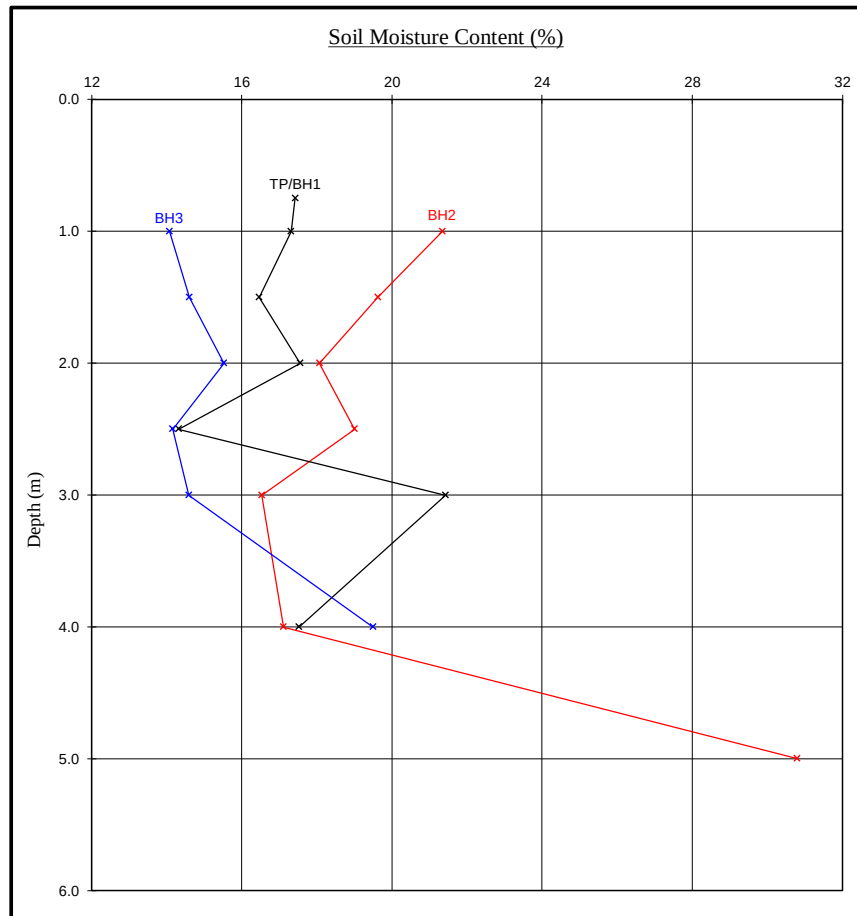
Note

1. Unless otherwise stated, values of Shear Strength were determined in situ by CET using a Pilcon Hand Vane the calibration of which is limited to a maximum reading of 140 kPa.
2. Unless specifically noted the profiles have not been related to a site datum.

Moisture Content Profiles

Our Ref : 472002
 Location : South lodge, Stanbury Park, Wellington Court
 Work carried out for: Crawford Claims Management

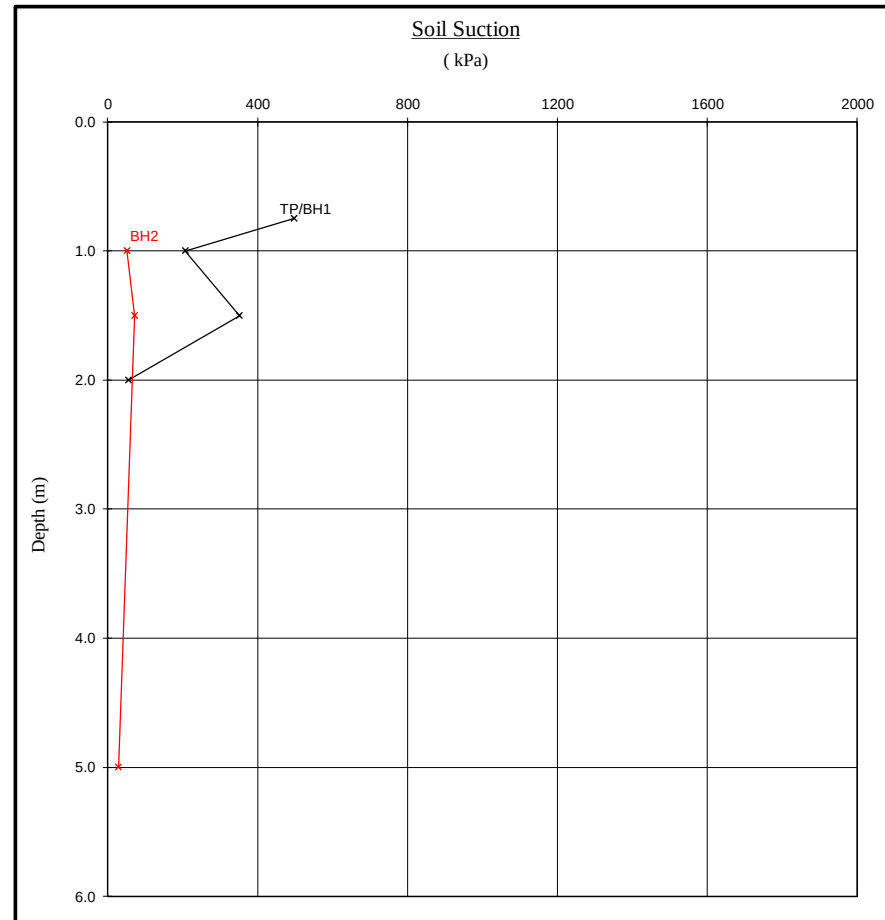
Date Sampled : 06/11/17
 Date Received : 07/11/17
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 Date of Report : 15/11/17



Notes

1. If plotted, $0.4 LL + PL + 2$ (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.

Soil Suction Profiles



Note

When shown, the theoretical equilibrium suction profiles are based on conventional assumptions associated with London Clay (and similarly overconsolidated clays) at shallow depths. Note that the sample disturbance component is dependant on the method of sampling and any subsequent recompaction. The above plots show this to be 100kPa which is the value suggested by the BRE on the basis of their limited number of tests on recompacted samples. This may or may not be appropriate in this instance and judgement should be exercised.

EPSL**European Plant Science Laboratory**

Sheet: 1 of 1

Job No: 472002

Date: 13/11/2017

Order No: 1065527

EPSL Ref: R20643

Site: South Lodge, Reading,

Work carried
out for: Crawford Claims MGMT SUS***Certificate of Analysis***

The following work was commissioned by CET on behalf of their client. Root samples were obtained in sealed packets from the above site with no reference given as to the types of tree or shrub from which they may have originated.

The results were as follows -

<u>Trial pit/ Borehole number</u>	<u>Root diameter (mm)</u>	<u>Tree, shrub or climber from which root originates</u>	<u>Result of starch test</u>
TP1 (USF)	4 mm	Taxodiaceae spp. 5 roots	Positive
BH1 (2-3m)	5 mm	Taxodiaceae spp. 3 roots	Positive
BH3 (to 3m)	1.5 mm	Taxodiaceae spp. 3 roots	Positive

Taxodiaceae spp. include coast redwood, dawn redwood, Wellingtonia and Japanese red cedar.



MDM

Address for correspondence: EPSL, Intec, Parc Menai, Bangor, Gwynedd, North Wales, LL57 4FG

Telephone: 01248 672 652

e-mail: lab@innovation-environmental.co.uk

Head of Laboratory Services : M D Mitchell B.Sc. (Hons), M.Phil.

Plant Anatomist : Dr G S Turner B.Sc. (Hons), M.Sc., Ph.D

Plant Anatomist : Dr R J Shaw B.Sc. (Hons), Ph.D

Consultant: Dr M P Denne B.Sc. (Hons), M.Sc., Ph.D

Registered in England. No 3256771, Registered Office: Yarmouth House, 1300 Parkway, Solent Business Park, Hampshire, PO15 7AE