



Geotechnical Survey Report

FSI Ref: 24247
Issue Date: May 2022

Risk Address: 135 Dukes Avenue
Haringey
London
N10 2QD

Engineer: Bret Champion

Company: Pyle Consulting
Claim Ref: 9002

Managing Director:
Finance Director:

Martin Rush MSc FGS
Louise Banks BSc (Hons)

Geotechnical Compliance &
Logistics Supervisor:

Perry Martin MCIHT

Laboratory Manager:

Jade McLellan

Senior Geologist:
Assistant Geologist:
Geotechnical Assistant:

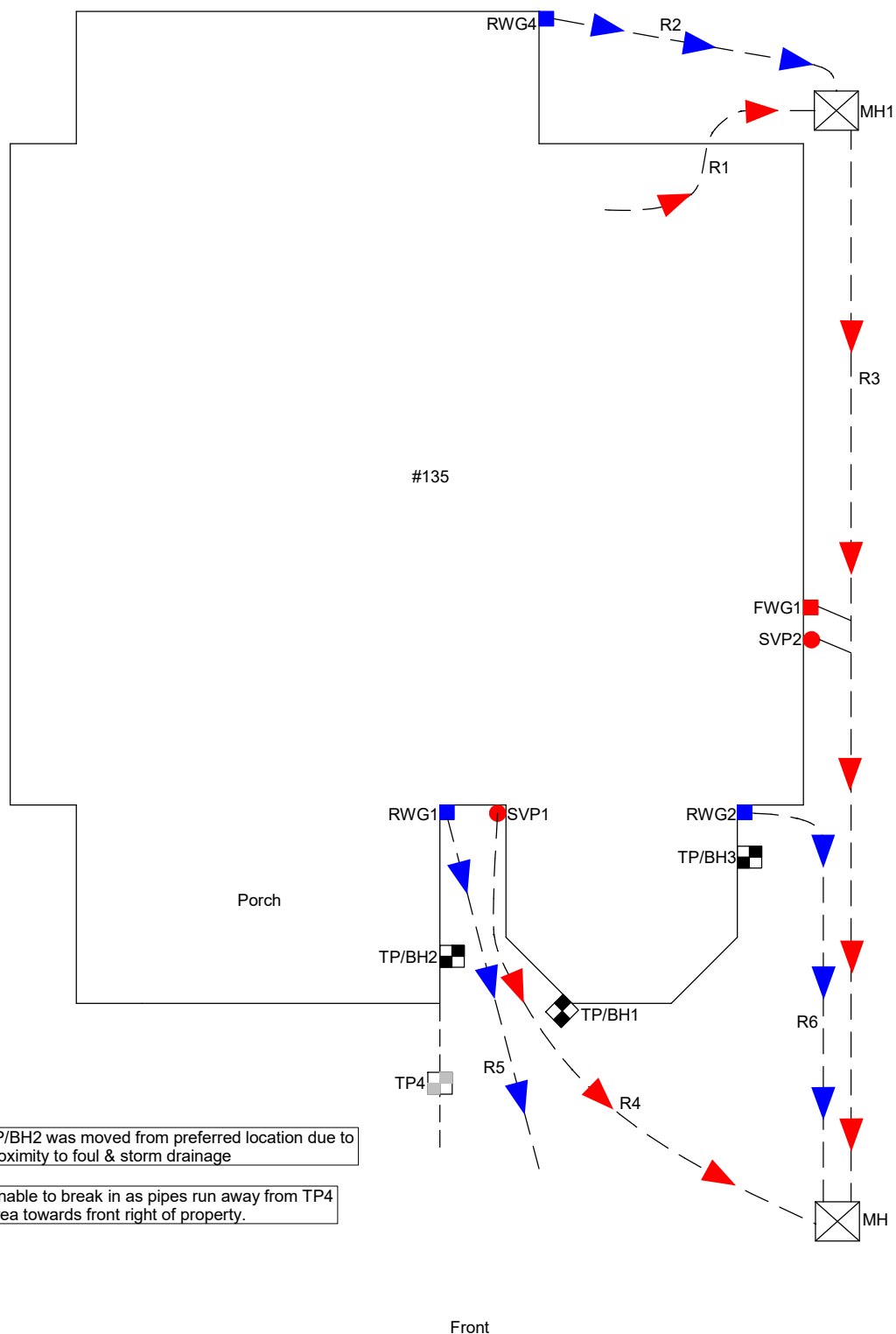
George Baron BSc (Hons) FGS
Scott Parker BSc (Hons) FGS
Sarah Brand

SITE PLAN

Property Address: 135 Dukes Avenue, Haringey, London, N10 2QD

Client Claim Ref: 9002

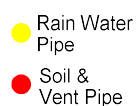
Survey date: 11/05/2022

Operative: SE3

Scale:
NTS

Drawn by:
SB

Key:


Manholes


Rain Water
Pipe

Soil &
Vent Pipe

Surface
Water Gully

Foul
Water Gully


Shrub


Tree
(Conifer)

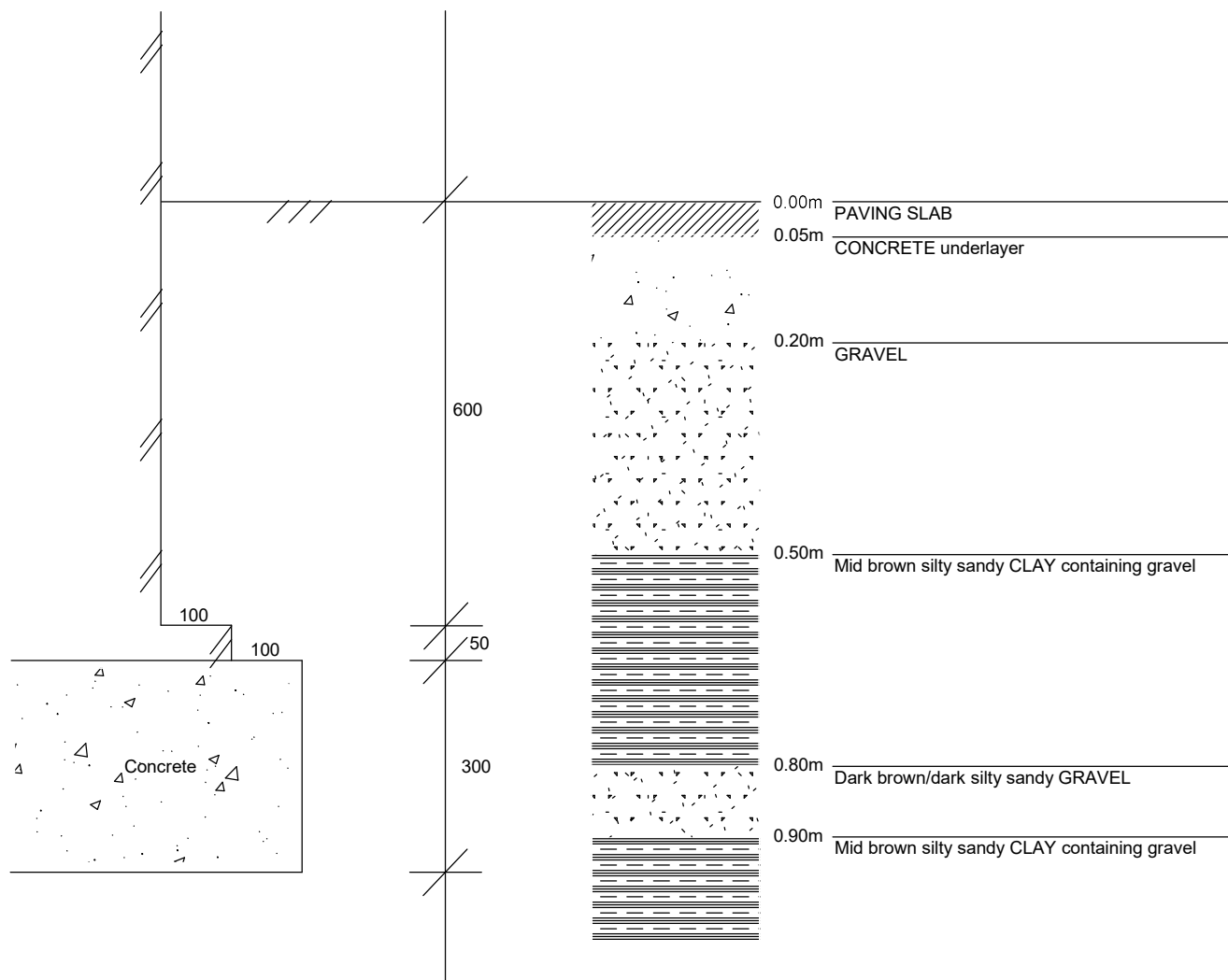
Tree
(Deciduous)

TRIAL PIT 1

Property Address: 135 Dukes Avenue, Haringey, London, N10 2QD

Client Claim Ref: 9002

Survey date: 11/05/2022

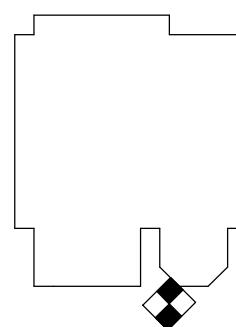
Operative: SE3


D1 @ F.L. (0.95m)

V = 72-74kPa

Founding strata: Mid brown silty sandy CLAY containing gravel

D= small disturbed sample, B= large bulk sample, U= undisturbed sample,
MP= mackintosh probe blow counts, V= shear vane reading (kPa)

Trial Pit Location:

Drawn by:

SB

Scale:

1:10



Fastrack Site Investigations Ltd
Unit 9, Tyndales Farm
Southend Road
Maldon CM9 6TQ

Borehole Log

Borehole No.

BH1

Sheet 1 of 1

Project Name: 9002

Project No.
24247

Site Date: 11/05/2022

Hole Type
BH

Location: 135 Dukes Street, Haringey, London, N10 2QD

Scale
1:12

Client: Pyle Consulting

Logged By
SE3

Water Strikes	Sample and In Situ Testing			Depth (m)	Legend	Stratum Description	
	Depth (m)	Type	Results				
				0.05		PAVING SLAB	
						CONCRETE underlayer	
				0.20		GRAVEL	
				0.50		Mid brown silty sandy CLAY containing gravel	
						Foundation top-0.60m (Brick step out projects 100mm with a thickness of 50mm. Concrete construct projects 100mm with a thickness of 300mm respectively)	
				0.80		Dark brown/black silty sandy GRAVEL	
				0.90		Mid brown silty sandy CLAY containing gravel	
						Foundation level-0.95m Noted to contain roots at FL	1
				1.30		Mid brown silty sandy CLAY containing gravel & grey mottle	
						Noted to contain roots at 1.50m	
				2.00		GRAVEL	2
				2.10		GRAVEL	
				2.30		End of Borehole at 2.300m	

Key: D - Disturbed Sample V - Insitu Vane Test MP - Mackintosh Probe Test

Remarks: Borehole closed at 2.30m due to gravel obstruction.
Borehole noted to be dry on completion.

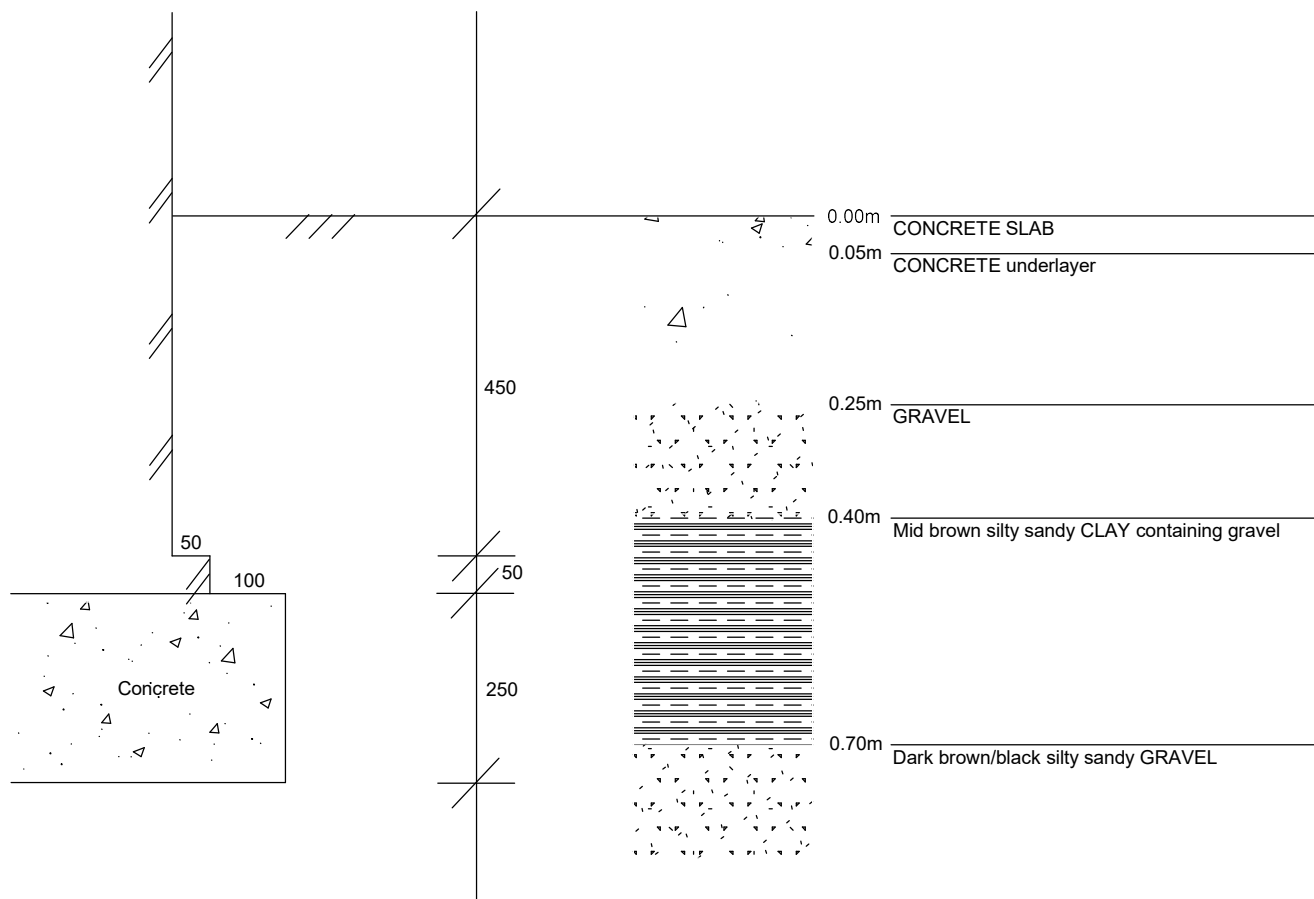


TRIAL PIT 2

Property Address: 135 Dukes Avenue, Haringey, London, N10 2QD

Client Claim Ref: 9002

Survey date: 11/05/2022

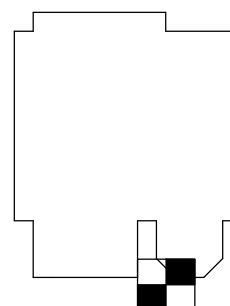
Operative: SE3


D1 @ F.L. (0.75m)

V = 66-68kPa

Founding strata: Dark brown/black silty sandy GRAVEL

D= small disturbed sample, B= large bulk sample, U= undisturbed sample,
MP= mackintosh probe blow counts, V= shear vane reading (kPa)

Trial Pit Location:

Drawn by:

SB

Scale:

1:10



Fastrack Site Investigations Ltd
Unit 9, Tyndales Farm
Southend Road
Maldon CM9 6TQ

Borehole Log

Borehole No.

BH2

Sheet 1 of 1

Project Name: 9002

Project No.
24247

Site Date: 11/05/2022

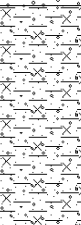
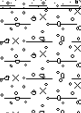
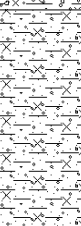
Hole Type
BH

Location: 135 Dukes Street, Haringey, London, N10 2QD

Scale
1:10

Client: Pyle Consulting

Logged By
SE3

Water Strikes	Sample and In Situ Testing			Depth (m)	Legend	Stratum Description	
	Depth (m)	Type	Results				
				0.05		CONCRETE SLAB	
						CONCRETE underlayer	
				0.25		GRAVEL	
				0.40		Mid brown silty sandy CLAY containing gravel	
						Foundation top-0.45m (Brick step out projects 50mm with a thickness of 50mm. Concrete construct projects 100mm with a thickness of 250mm respectively)	
	0.75	D	V (kPa) = 66 V (kPa) = 68	0.70		Dark brown/black silty sandy GRAVEL	
						Foundation level-0.75m Noted to contain roots at FL	
	1.00	D	V (kPa) = 100 V (kPa) = 98	0.85		Mid brown silty sandy CLAY containing gravel	1
	1.50	D	V (kPa) = 128 V (kPa) = 130				
	1.80	D	MP = 50/10mm	1.80		End of Borehole at 1.800m	2

Key: D - Disturbed Sample V - Insitu Vane Test MP - Mackintosh Probe Test

Remarks: Borehole closed at 1.80m due to gravel obstruction.
Borehole noted to be dry on completion.

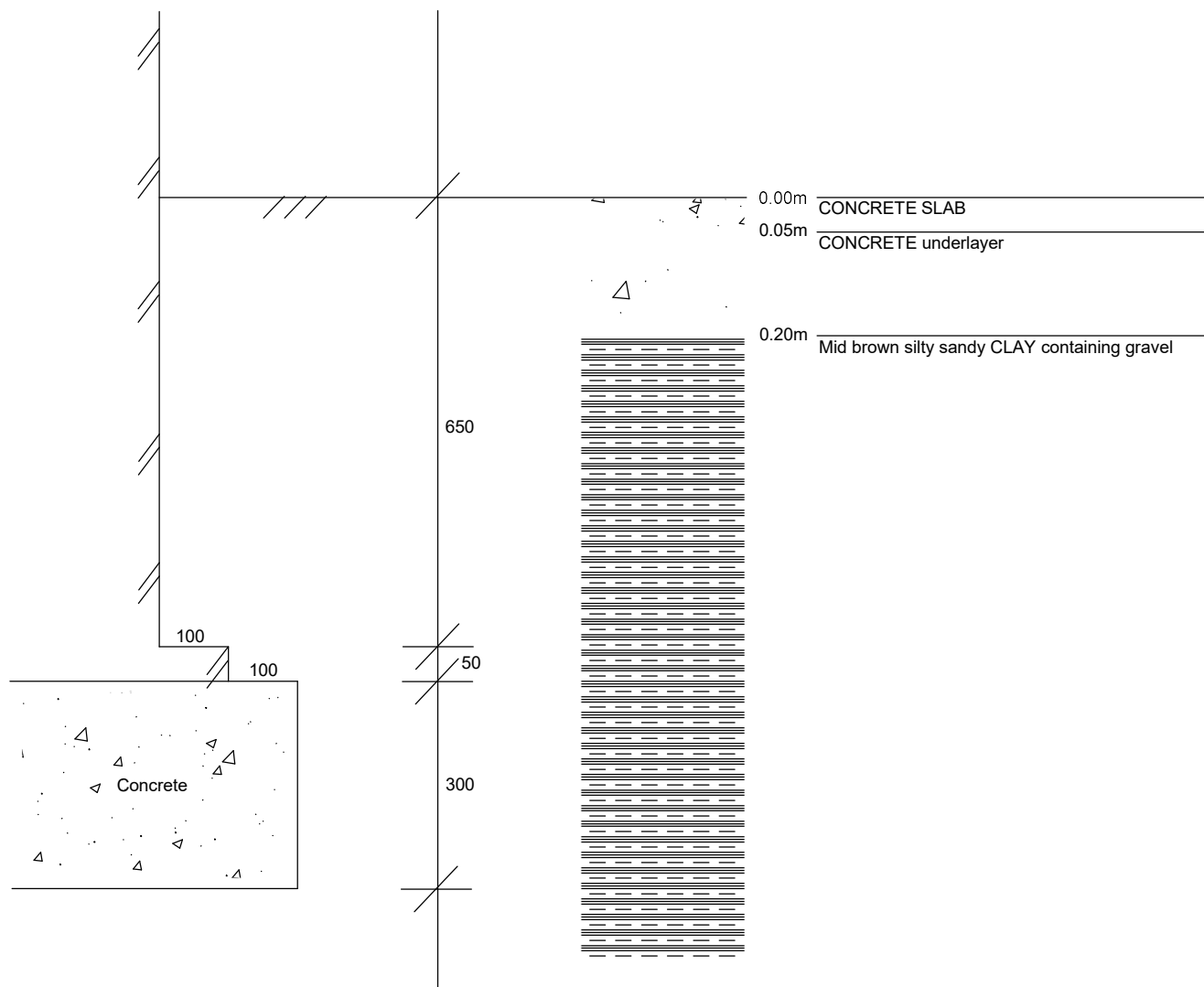


TRIAL PIT 3

Property Address: 135 Dukes Avenue, Haringey, London, N10 2QD

Client Claim Ref: 9002

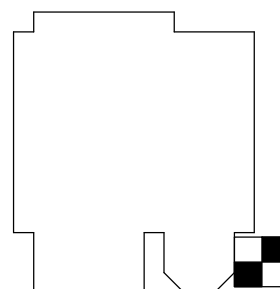
Survey date: 11/05/2022

Operative: SE3


D1 @ F.L. (1.00m)

V = 68-70kPa

Founding strata: Mid brown silty sandy CLAY containing gravel

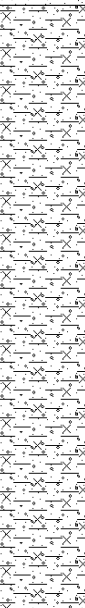
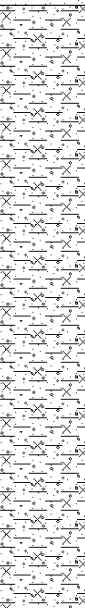
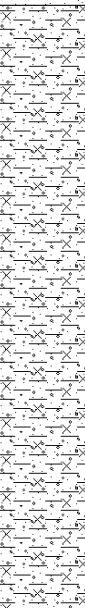
Trial Pit Location:

Drawn by:

SB

Scale:

1:10

D= small disturbed sample, B= large bulk sample, U= undisturbed sample,
MP= mackintosh probe blow counts, V= shear vane reading (kPa)

		Fastrack Site Investigations Ltd Unit 9, Tyndales Farm Southend Road Maldon CM9 6TQ		Borehole Log		Borehole No. BH3 Sheet 1 of 1	
Project Name: 9002			Project No. 24247		Site Date: 11/05/2022		Hole Type BH
Location:		135 Dukes Street, Haringey, London, N10 2QD					Scale 1:10
Client:		Pyle Consulting					Logged By SE3
Water Strikes	Sample and In Situ Testing			Depth (m)	Legend	Stratum Description	
	Depth (m)	Type	Results				
	1.00	D	V (kPa) = 68 V (kPa) = 70	0.05		CONCRETE SLAB	1
						CONCRETE underlayer	
				0.20		Mid brown silty sandy CLAY containing gravel	
						Foundation top-0.65m (Brick step out projects 100mm with a thickness of 50mm. Concrete construct projects 100mm with a thickness of 300mm respectively)	
						Foundation level-1.00m Noted to contain roots at FL	
	1.10				Mid brown silty sandy CLAY containing gravel & grey mottle		
	1.30	D	MP = 50/9mm	1.30		End of Borehole at 1.300m	2
Key: D - Disturbed Sample V - Insitu Vane Test MP - Mackintosh Probe Test							
Remarks: Borehole closed at 1.30m due to gravel obstruction. Borehole noted to be dry on completion.							



Tyndales Farm, Southend Road, Woodham Mortimer,
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Appendix No: 3
FSI Ref: 24247

LABORATORY RESULTS

Property Address: 135 Dukes Avenue, Haringey, London, N10 2QD

Client Claim Ref: 9002

Client: Pyle Consulting

SAMPLE DETAILS		ANALYSIS REQUESTED	
Investigation date:	11/05/2022	Moisture Content	☒ PSD ☐
Sample details:	Bags as received	Liquid Limit	☒ Soil Suction ☐
Samples received:	12/05/2022	Plastic Limit	☒ Shear Strength ☐
Schedule recieved:	12/05/2022	Plasticity Index	☒ Contamination ☐
Samples tested:	13/05/2022-18/05/2022	Root ID	☒ Root/Tree DNA ☐
Results reported:	18/05/2022	Other (please state)	☐

TEST DETAILS

General

Sample descriptions were written in accordance with BS 5930:1999.

Samples were prepared in accordance with BS 1377: Part 1: 1990, section 7

Samples from this contract will be retained for 1 calendar month following the issue of this report unless otherwise notified

Written approval is required from Fastrack Site Investigations Limited to reproduce report in full. The results shown within this report only relate to the samples tested

Moisture Content

Samples were tested in accordance with BS 1377: Part 2: 1990, section 3.2 (Oven drying method)

In accordance with Note 1 to paragraph 3.2.4 of BS 1377 Part 2 1990; these moisture contents have been corrected to give the equivalent moisture content of the fraction passing the 425µm sieve, to enable comparison with the liquid & plastic limits. (If condition of test is 'natural' the retained percentage is an estimated value, if condition is 'washed' the percentage is a measured value).

Samples are dried at 105-110°C unless otherwise stated.

Atterberg Limits

Samples were tested in accordance with BS 1377: Part 2: 1990, section 4.3 (4 drop LL), 4.4 (1 drop LL), 5.3 (PL) and 5.4 (PI)

Test results on samples with a sand content, may show less accurate results. If condition of test is 'washed' results relate to the fraction passing the 425µm sieve only.

* Driscoll's rules deem the soil to be desiccated where the moisture content is less than the value calculated using driscoll's rule 1 and/or 2

Particle Size Distribution

Samples were tested in accordance with BS 1377: Part 2: 1990 section 9.2 (Wet sieving method)

Undrained Shear Strength

Samples were prepared in accordance with BS 1377: Part 7: 1990 section 8.3 and testing in accordance with BS 1377: Part 7: 1990: section 8.4 (undrained shear strength in triaxial compression without measurement of pore pressure (UU))

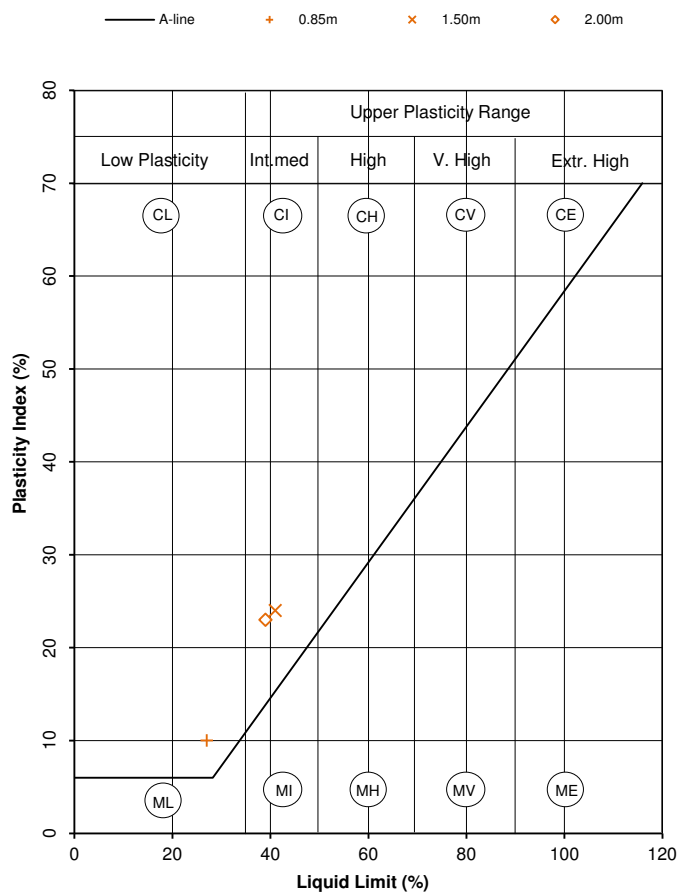
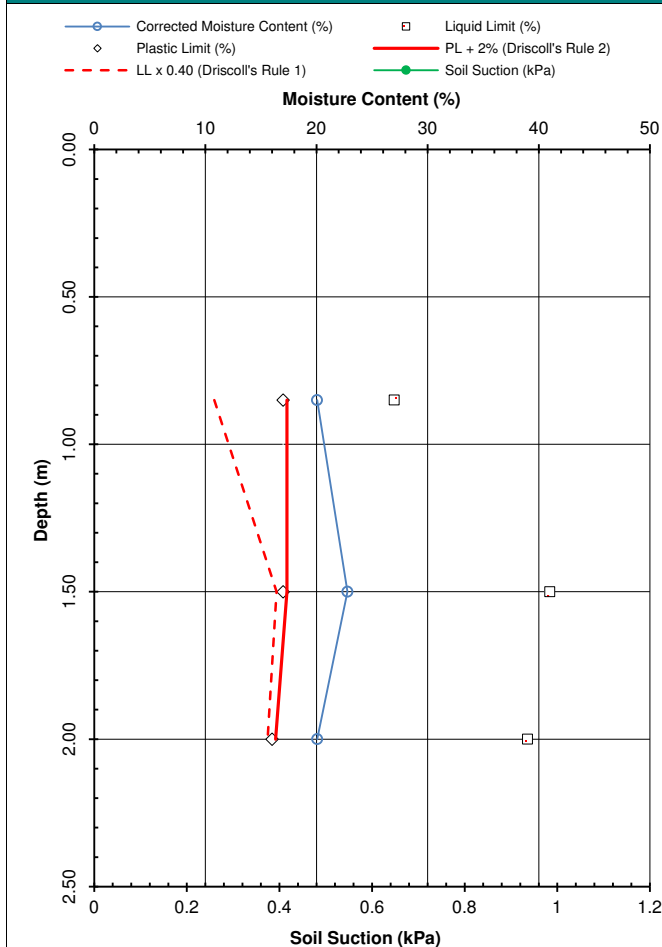
Soil Suction

Samples were prepared and tested based on the BRE digest No:IP4/93 (Corrected). 'A method of determining the state of desiccation in clay soils.' (Filter paper method).

Test results on samples with a sand or silt content, may show less accurate results. Deviation to standard procedure - Polythene bags are not used from weighing filter papers.

Property Address:	135 Dukes Avenue, Haringey, London, N10 2QD
Client Claim Ref:	

BOREHOLE 1

[illegible]

Comments:

Issued by:

 Jade McLellan (Laboratory Manager)

✓ Isabella Acerbis (Laboratory Supervisor)

1

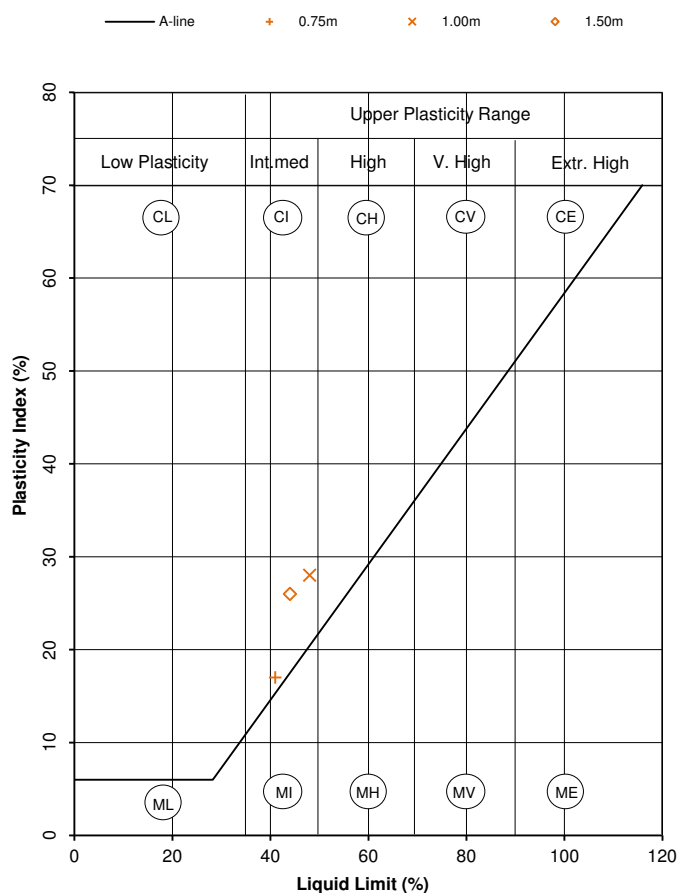
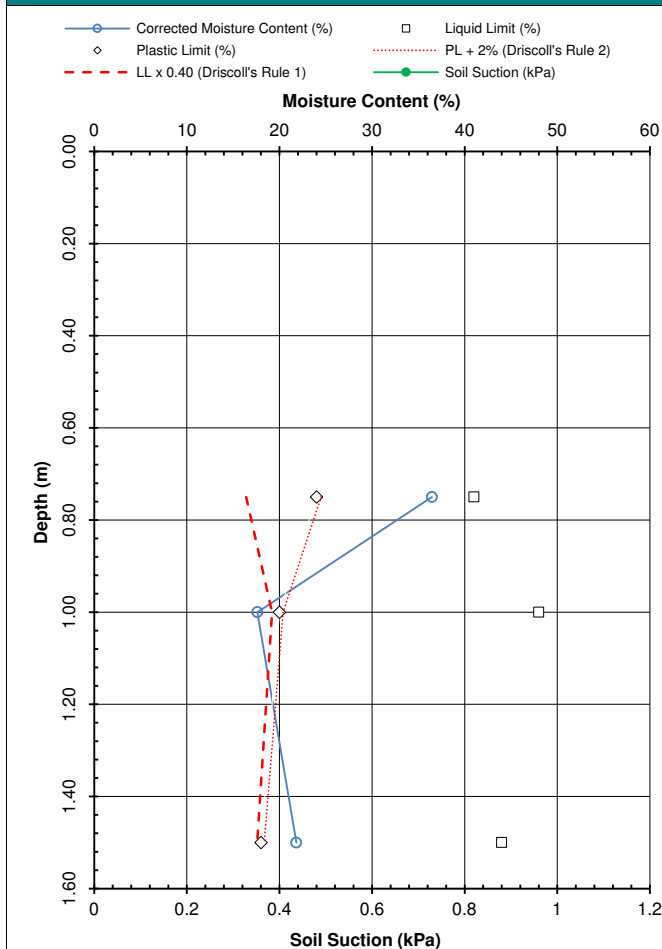
Ted Smith (Laboratory Technician)
Benjamin Brocklebank (Laboratory Technician)

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Property Address:	135 Dukes Avenue, Haringey, London, N10 2QD
Client Claim Ref:	

9002

BOREHOLE 2

[illegible]

Comments:

Issued by:

 Jade McLellan (Laboratory Manager)

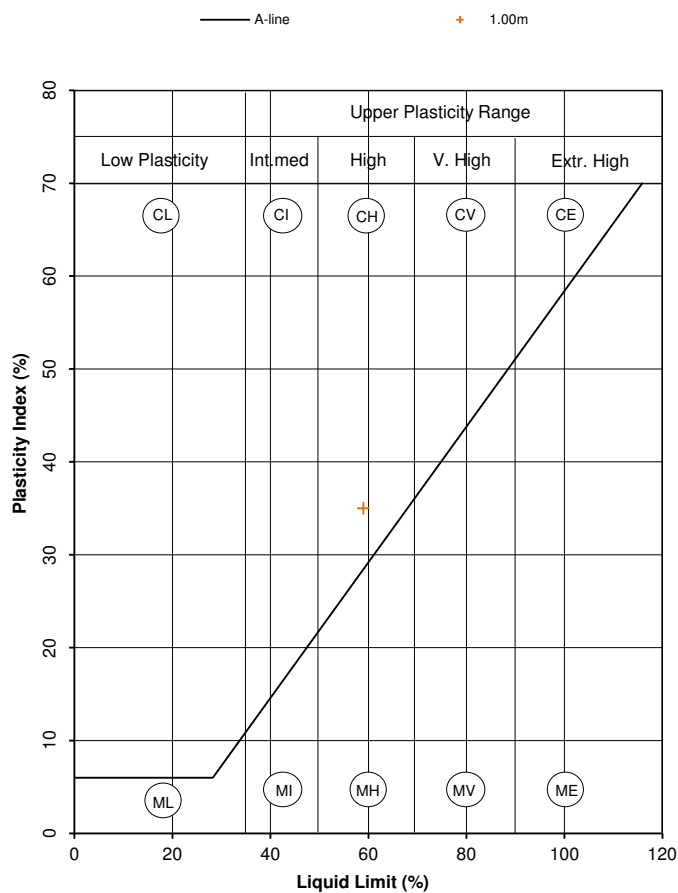
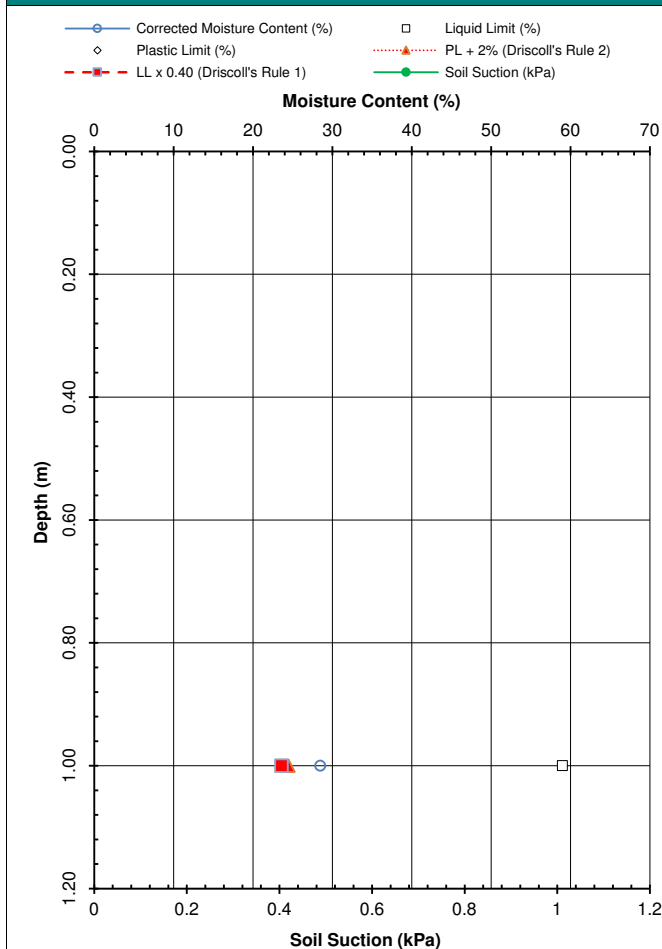
✓ Isabella Acerbis (Laboratory Supervisor)

9

Ted Smith (Laboratory Technician)
Benjamin Brocklebank (Laboratory Technician)

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9002

[illegible]

Comments:

Issued by:

 Jade McLellan (Laboratory Manager)

✓ Isabella Acerbis (Laboratory Supervisor)

 Ted Smith (Laboratory

☐ Benjamin Brocklebank (Laboratory Technician)

Fastrack Site Investigations Ltd
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Southend Road
Woodham Mortimer
Essex
CM9 6TQ

Intec
Parc Menai, Bangor,
Gwynedd, North Wales
LL57 4FG
Tel: 01248 672652
Fax: 01248 672601

ROOT IDENTIFICATION

135 Dukes Avenue, Haringey, N10 2QD

Client Reference: 5000/24247
Report Date: 17 May 2022
Our Ref: R45175

Sub Sample	Species Identified		Root Diameter	Starch
BH1:				
0.95m	<i>Fagus</i> spp.	1	1.5 mm	Abundant
1.5m	broadleaved species, too juvenile for positive identification	2	<1 mm	Low
BH2:				
0.75m	<i>Fagus</i> spp.	3	1.5 mm	Moderate
BH3:				
1m	<i>Fagus</i> spp.	4	1.5 mm	Abundant

Comments:

- 1 - Plus 1 other also identified as *Fagus* spp.
- 2 - Possibly also *Fagus* spp.
- 3 - Plus 1 other also identified as *Fagus* spp.
- 4 - Plus 2 others also identified as *Fagus* spp.

Fagus spp. include common beech and copper beech.

Signed: M D Mitchell

Unless we are otherwise instructed in writing, the above sample material will normally be disposed of 6 years after the date of this report.



**FASTRACK**Tyndales Farm, Southend Road, Woodham Mortimer,
Maldon, Essex, CM9 6TQ

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Appendix No:

4

FSI Ref:

24247

DRAINAGE SURVEY**Property Address:** 135 Dukes Avenue, Haringey, London, N10 2QD**Client Claim Ref:** 9002**Survey date:** 11/05/2022**Operative:** SE3

Following your recent instruction we attended the above property and carried out a cctv camera survey and hydraulic testing of the drainage, in accordance with procedures detailed in the WRc Drain Repair Book.

Manhole / Inspection chamber Summary:

Node	Invert Level (m)	Manhole Construction	Pipe Size	Pipe Material	Manhole Condition	Type of Cover	Size of Cover
MH1	0.60	Brick	100/110mm	Clay/UPVC	GOOD	Cast iron	640xx490mm

Hydraulic Testing Summary:

Run	From	To	Result	Remarks
1				
2				
3				
4				
5				
6				

Serviceability:

1	Is the system failing to discharge normal household flows to the sewer system? (i.e. recurrence of blockage)	Yes
2	Is there evidence of leakage occurring (infiltration or exfiltration)?	No
3	Is there intermittent storm-water flooding?	Undetermined
4	Has a hydraulic leakage test failed?	N/A
5	Do observed defects make the drain unserviceable?	Yes

Comments:

Unable to locate covered MH in front right corner of property.

Recommendations for Repair:

Run	Grade	Recommended action
1	A	None required
2	A	None required
3	A	None required
4	A	None required
5	A	None required
6	A	None required

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Appendix No:

4

FSI Ref:

24247

DRAINAGE SURVEY**Property Address:** 135 Dukes Avenue, Haringey, London, N10 2QD**Client Claim Ref:** 9002**Run Details: (Please refer to appendix 1 for site plan and run layout)**

Run	From	To	Pipe Diameter	Pipe Materials	Duty	Direction	Ownership
1	MH1	Upstream	100mm	Clay	Foul	Upstream	Private
2	MH1	RWG4	110mm	UPVC	Storm	Upstream	Private
3	MH1	Downstream	100mm	Clay	Foul	Downstream	Private
4	SVP1	Downstream	110mm	UPVC	Foul	Downstream	Private
5	RWG1	Downstream	100mm	Clay	Storm	Downstream	Private
6	RWG2	Downstream	100mm	Clay	Storm	Downstream	Private

Grade Guidelines:

Grade A	Condition grade A: <i>Structurally sound with no leakage evident. Slight crack/defects permitted.</i>
Grade B	Condition grade B: <i>Cracks and/or fractures observed but pipe provides sufficient arching support. Some leakage may be evident.</i>
Grade C	Condition grade C: <i>Structurally unsound with insufficient arching support. Total collapse/blockage likely in the future.</i>

Inspection Report:

Run	m	Code	Grade	Observations	Water (%)	Clock	Remarks
1	0.00	SS		Start Survey			
	1.90	LL		Line of drain deviates left			90°
	3.00	LR		Line of drain deviates right			90°
	3.10	SF	A	Finish Survey			Unable to cam past bend
2	0.00	SS		Start Survey			
	0.20	LL		Line of drain deviates left			45°
	2.90	LU		Line of drain deviates up			into RWG4
	2.90	SF	A	Finish Survey			
3	0.00	SS		Start Survey			
	3.40	JN		Junction			Lateral on right from W/C
	7.20	JN		Junction			Lateral from FWG1
	7.80	JN		Junction			Lateral from SVP2
	13.70	CN		Connection			Enters MH (no cover visible)
	13.80	JN		Junction			Lateral from above (RWG2)
	14.40	R		Root ingress			
	14.40	SF	A	Finish Survey			
4	0.00	SS		Start Survey			
	0.60	LL		Line of drain deviates left			45°
	4.80	LD		Line of drain deviates down			into MH
	4.80	SF	A	Finish Survey			
5	0.00	SS		Start Survey			
	1.20	DES		Settled deposits, fine			
	12.00	SF	A	Finish Survey			



Web: www.fastrackgroup.co.uk

24247

Client Claim Ref: 9002

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