

Annex D: Site Investigation Report

- 'Factual Ground Investigation Report', ref.no. FACT/12942, Chelmer Global Ltd, November 2022

Factual Report



Site	Braemar Avenue Baptist Church London N22 7BY
Client	Braemar Avenue Ltd
Date	November 2022
Our Ref	FACT/12942



FACTUAL REPORT CONTENT

- 1.0 SITE PLAN
- 2.0 TRIAL PIT SECTION DRAWINGS
- 3.0 BOREHOLE LOGS
- 4.0 TRIAL PIT PHOTOGRAPHS
- 5.0 LANDBORNE GAS ASSESSMENT
- 6.0 GEOTECHNICAL SOIL TESTING RESULTS
- 7.0 CHEMICAL SOIL TESTING RESULTS
- 8.0 REPORT NOTES

Chelmer Global Ltd

Unit 7 Hall Road Industrial Estate, Hall Road, Southminster, Essex CM0 7DA
Essex: 01245 400930 | info@siteinvestigations.co.uk | www.siteinvestigations.co.uk



Site: Braemar Road Baptist Church, London N22 7BY		Client: Braemar Avenue Ltd		Identification: SP	
Contract Number:	Date:	Logged By:	Checked by:	Drawn by:	
12942	08+19.11.22	PJE	MCE	DJE	Sheet 1 of 1
Easting:	Northing:	Ground Level:	Plan:	Weather:	Scale:
ND	ND	ND	ND	Overcast/Rain	NTS

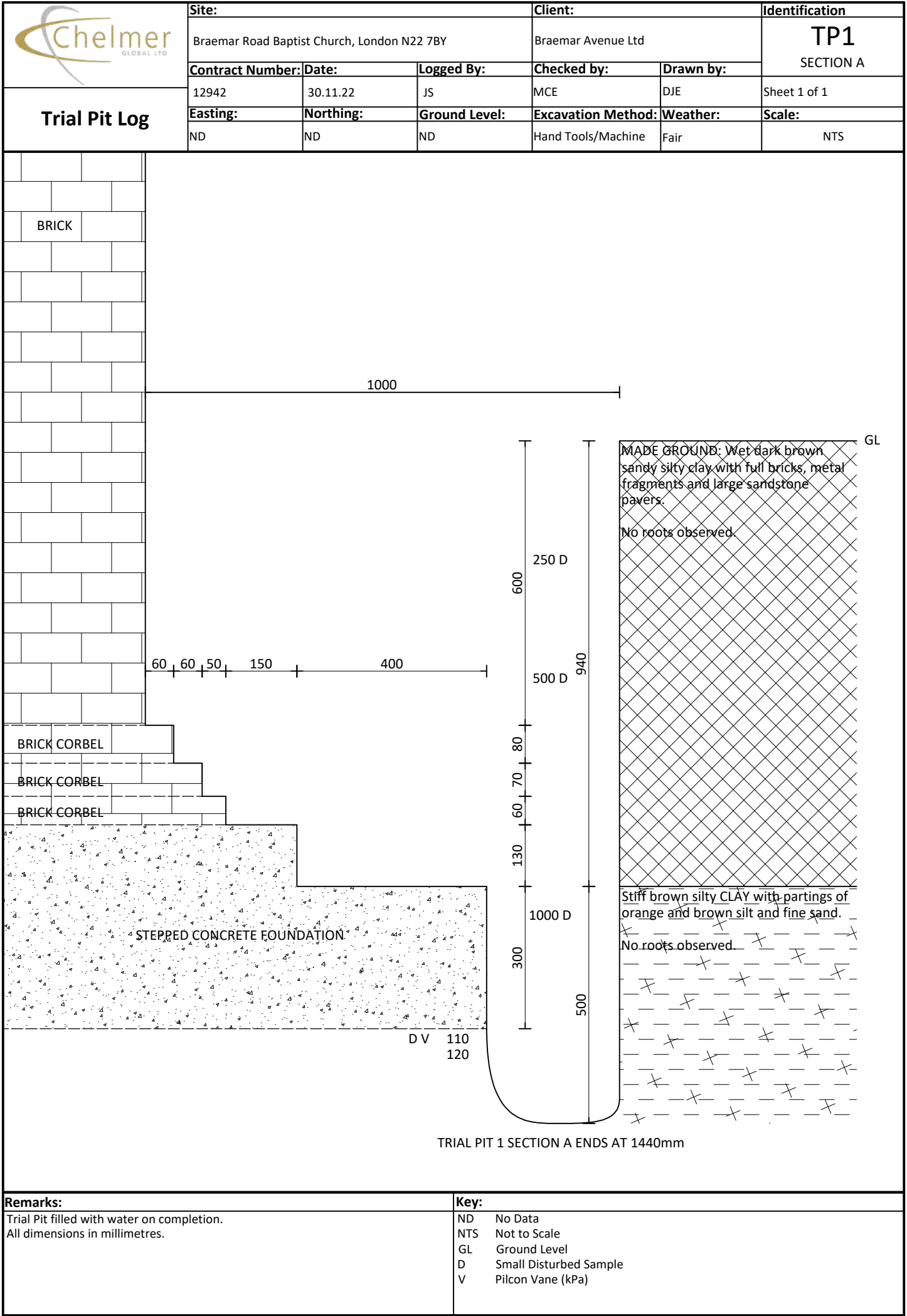
Sketch Site Plan



Remarks: No access for trial pit 2 and 3 in proposed positions- TP2 and 3 relocated.
On site tree identification for guidance only. Not authenticated.
All dimension in metres unless stated otherwise.

Key:

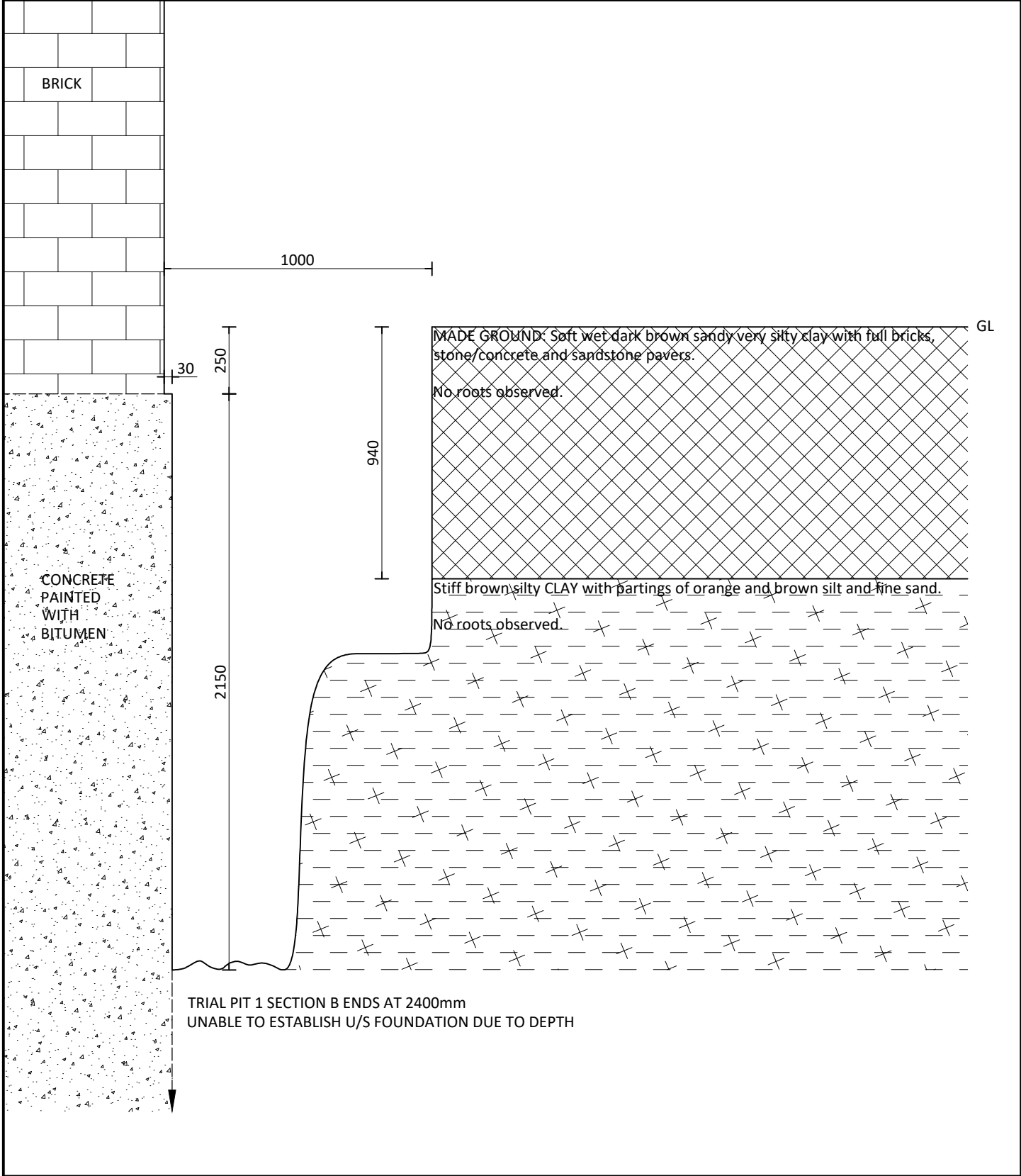
ND	NTS	A B TP	TP	BH (SP)
No Data	Not to Scale	Trial Pit & Sections	Trial Pit	Borehole & Standpipe





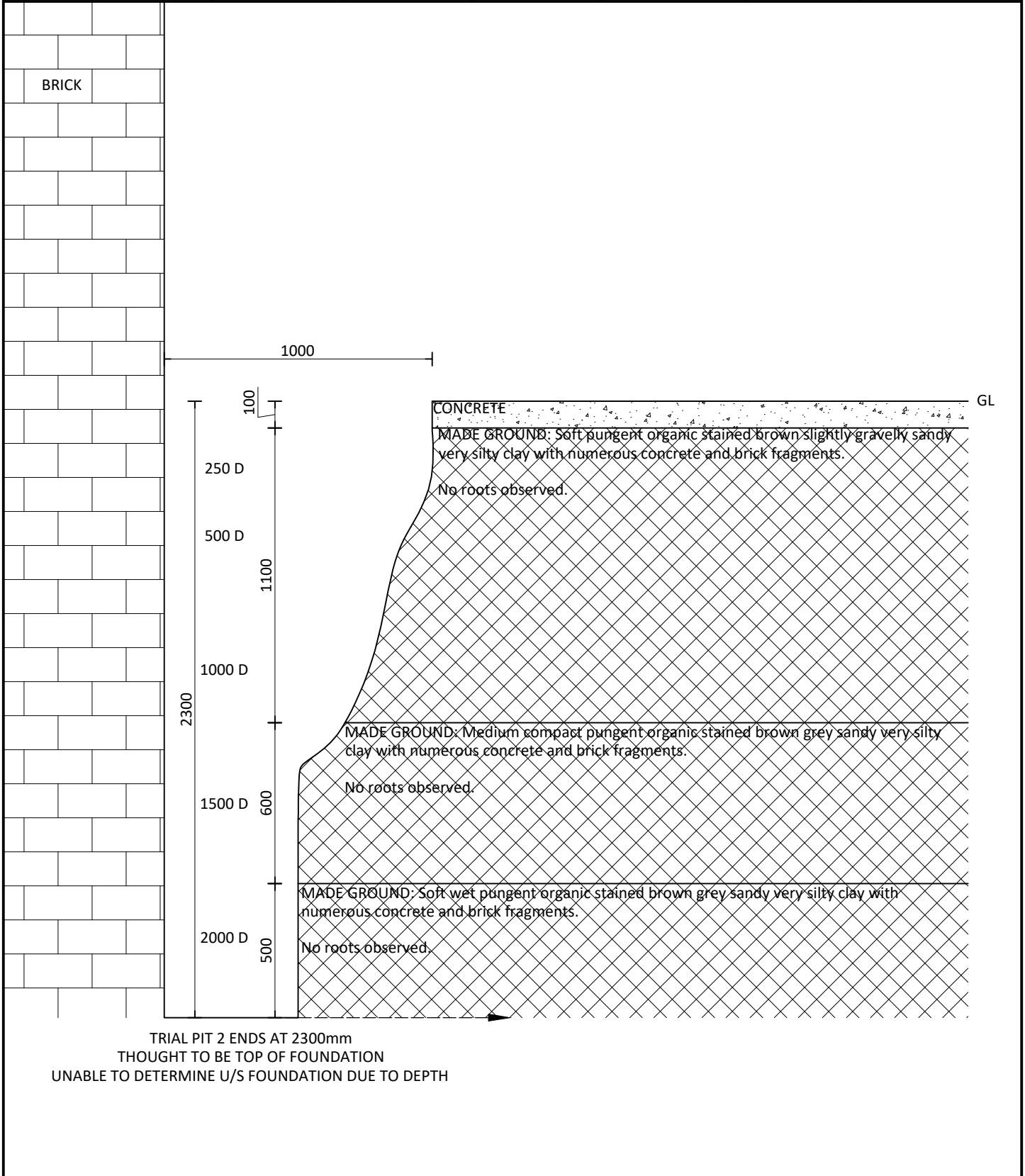
Site:			Client:		Identification
Braemar Road Baptist Church, London N22 7BY			Braemar Avenue Ltd		TP1 SECTION B
Contract Number:	Date:	Logged By:	Checked by:	Drawn by:	
12942	30.11.22	JS	MCE	DJE	Sheet 1 of 1
Easting:	Northing:	Ground Level:	Excavation Method:	Weather:	Scale:
ND	ND	ND	Hand Tools/Machine	Fair	NTS

Trial Pit Log



Remarks:	Key:
Hand augured down face of concrete to attempt to find u/s foundation.	ND No Data
All dimensions in millimetres.	NTS Not to Scale
	GL Ground Level
	D Small Disturbed Sample

	Site:		Client:		Identification	
	Braemar Road Baptist Church, London N22 7BY		Braemar Avenue Ltd			
	Contract Number:	Date:	Logged By:	Checked by:	Drawn by:	Sheet 1 of 1
	12942	08+19.11.22	PJE	MCE	DJE	
Trial Pit Log	Easting:	Northing:	Ground Level:	Excavation Method:	Weather:	Scale:
	ND	ND	ND	Hand Tools	Overcast/Rain	NTS

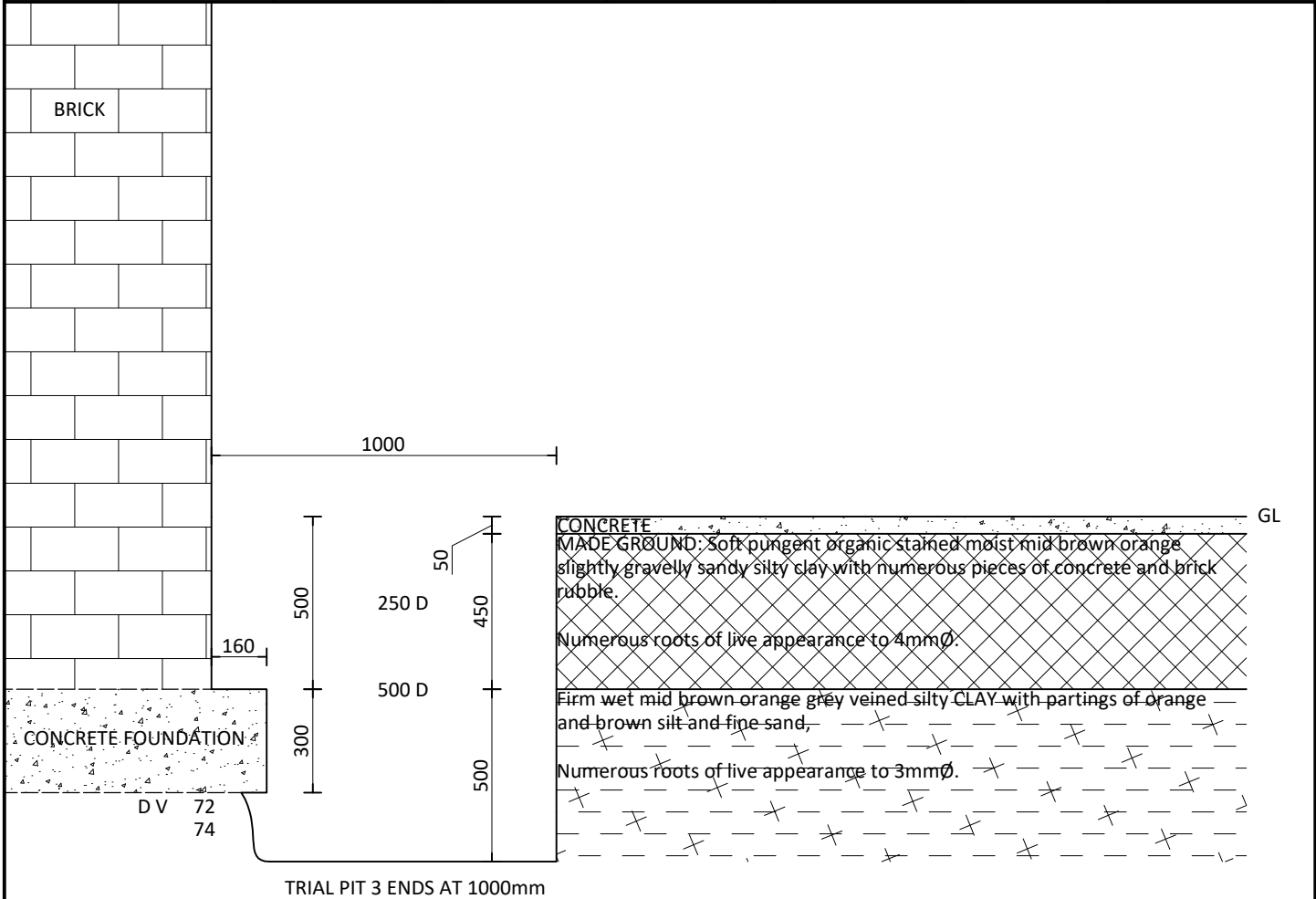


Remarks:	Key:
All dimensions in millimetres.	ND No Data NTS Not to Scale GL Ground Level D Small Disturbed Sample



Site:			Client:		Identification
Braemar Road Baptist Church, London N22 7BY			Braemar Avenue Ltd		
Contract Number:	Date:	Logged By:	Checked by:	Drawn by:	
12942	08+19.11.22	PJE	MCE	DJE	Sheet 1 of 1
Easting:	Northing:	Ground Level:	Excavation Method:	Weather:	Scale:
ND	ND	ND	Hand Tools	Overcast/Rain	NTS

Trial Pit Log

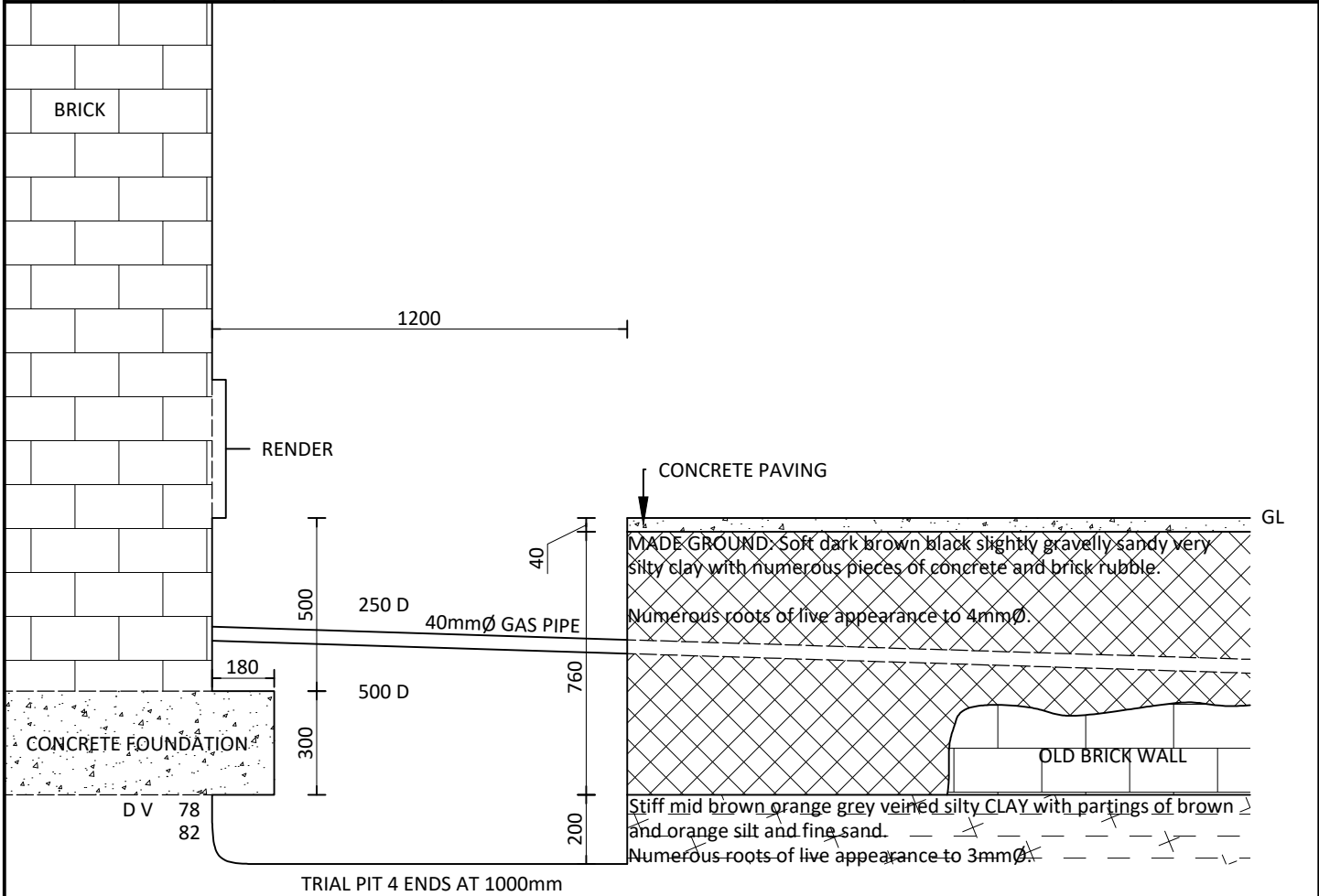


Remarks: All dimensions in millimetres.	Key: ND No Data NTS Not to Scale GL Ground Level D Small Disturbed Sample V Pilcon Vane (kPa)
---	---



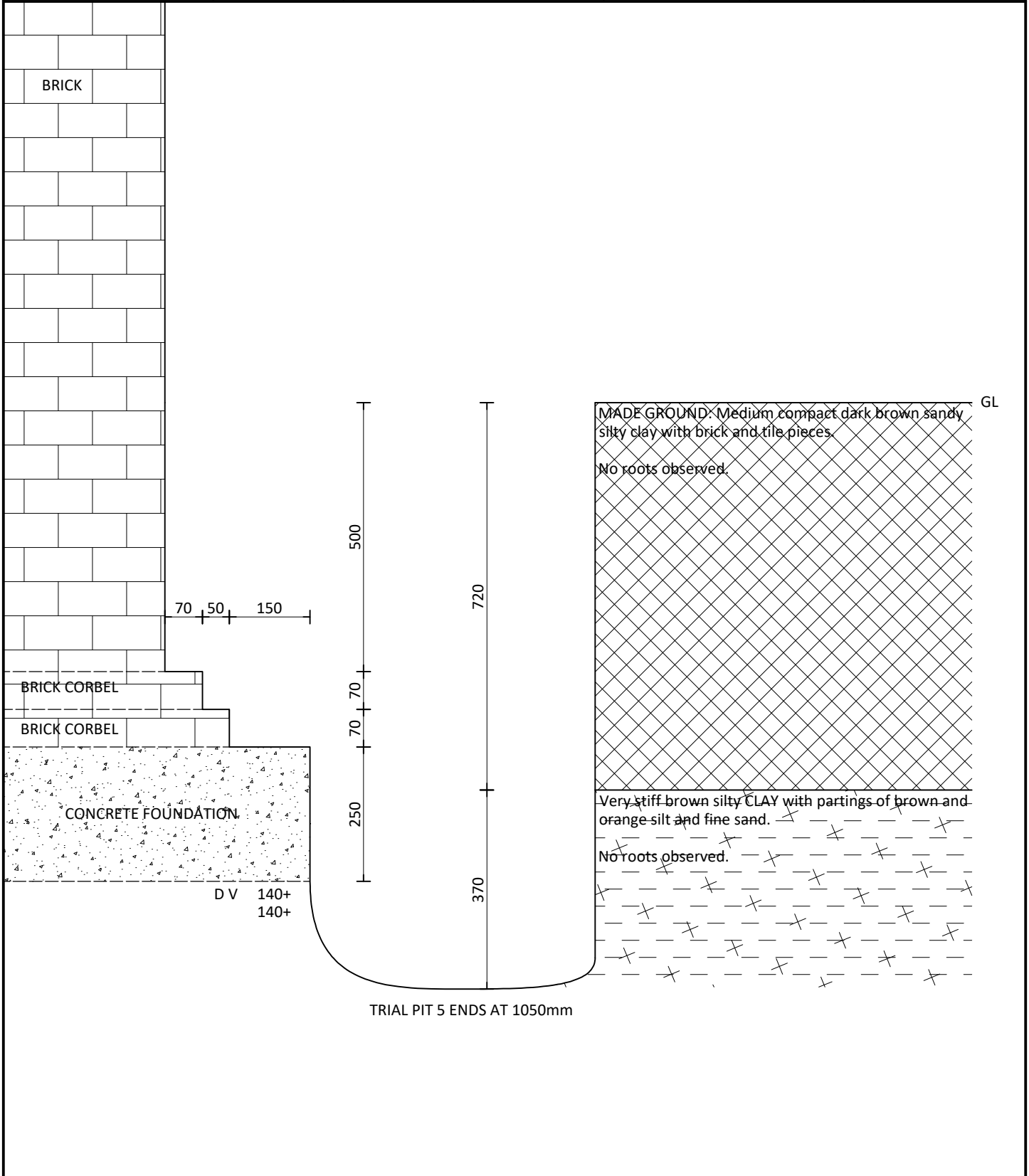
Site:			Client:		Identification
Braemar Road Baptist Church, London N22 7BY			Braemar Avenue Ltd		TP4
Contract Number:	Date:	Logged By:	Checked by:	Drawn by:	
12942	08+19.11.22	PJE	MCE	DJE	Sheet 1 of 1
Easting:	Northing:	Ground Level:	Excavation Method:	Weather:	Scale:
ND	ND	ND	Hand Tools	Overcast/Rain	NTS

Trial Pit Log



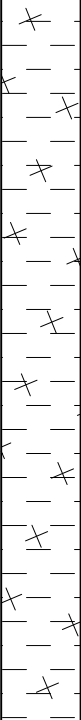
Remarks:	Key:
All dimensions in millimetres.	ND No Data
	NTS Not to Scale
	GL Ground Level
	D Small Disturbed Sample
	V Pilcon Vane (kPa)

	Site:			Client:		Identification
	Braemar Road Baptist Church, London N22 7BY			Braemar Avenue Ltd		
	Contract Number:	Date:	Logged By:	Checked by:	Drawn by:	Sheet 1 of 1
	12942	30.11.22	JS	MCE	DJE	
Trial Pit Log	Easting:	Northing:	Ground Level:	Excavation Method:	Weather:	Scale:
	ND	ND	ND	Hand Tools	Fair	NTS

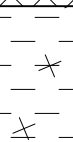


Remarks:	Key:
All dimensions in millimetres.	ND No Data NTS Not to Scale GL Ground Level D Small Disturbed Sample

	Site:			Client:			Identification		
	Braemar Road Baptist Church, London N22 7BY			Braemar Avenue Ltd			BH1(SP)		
	Contract Number:	Date:	Logged By:	Checked by:	Drawn by:				
	Borehole Log	12942	08+19.11.22	PJE	MCE	DJE	Sheet 1 of 2		
Easting:		Northing:	Ground Level:	Plant Used:	Weather:	Scale:			
ND		ND	ND	CFA 135mmØ Geo 205	Rain	NTS			
Samples & In Situ Testing			Strata Details				Roots and Groundwater		
Depth (m)	Sample	Test Result	Depth (m)	Thickness (m)	Legend	Strata Description	Roots Information	Groundwater (m)	
GL			GL						
0.25	D		0.40	0.40		TURF over MADE GROUND: Brown sandy very silty clay/clayey silt with brick and concrete fragments.	No roots observed.		
0.50	D					Firm brown/orange silty CLAY with partings of orange and brown silt and fine sand.			
1.00	D		3.40						
1.50	D	SPT N=6							
2.00	D								
2.50	D								
3.00	D	SPT N=8							
3.50	D		3.80						
4.00	D					Firm brown silty CLAY with partings of orange and brown silt and fine sand, claystone nodules and crystals.			
4.50	D	SPT N=10							
5.00	D								
6.00	D	SPT N=13		4.60					
7.00	D								
7.50		SPT N=16							
8.00	D								
9.00	D	SPT N=18	8.40						
									
10.00	D								
						CONTINUED NEXT SHEET			
Remarks:						Key:			
Borehole 'dry' on completion.						ND	No Data	UD	Undisturbed Sample
Borehole 'open' on completion.						CFA	Continuous Flight Auger	SPT	Standard Penetration Test
						NTS	Not to Scale		
						GL	Ground Level		
						D	Small Disturbed Sample		

	Site:			Client:			Identification:		
	Braemar Road Baptist Church, London N22 7BY			Braemar Avenue Ltd			BH1(SP)		
	Contract Number:	Date:	Logged By:	Checked by:	Drawn by:				
	Borehole Log	12942	08+19.11.22	PJE	MCE	DJE	Sheet 2 of 2		
Easting:		Northing:	Ground Level:	Plant Used:	Weather:	Scale:			
ND		ND	ND	CFA 135mmØ Geo 205	Rain	NTS			
Samples & In Situ Testing			Strata Details				Roots and Groundwater		
Depth (m)	Sample	Test Result	Depth (m)	Thickness (m)	Legend	Strata Description	Roots Information	Groundwater (m)	
10.50	D	SPT N=19		6.60					
11.00									
12.00	D	SPT N=22							
13.00	D					...becoming very stiff from 13.00m.			
13.50		SPT N=23							
14.00	D								
15.00	D	SPT N=26	15.00			BOREHOLE ENDS AT 15.00m			
Remarks:						Key:			
Borehole 'dry' on completion.						ND	No Data	UD	Undisturbed Sample
Borehole 'open' on completion.						CFA	Continuous Flight Auger	SPT	Standard Penetration Test
						NTS	Not to Scale		
						GL	Ground Level		
						D	Small Disturbed Sample		

 Borehole Log			Site: Braemar Road Baptist Church, London N22 7BY		Client: Braemar Avenue Ltd		Identification BH2(SP)																				
			Contract Number: 12942		Date: 08+19.11.22		Logged By: PJE		Checked by: MCE		Drawn by: DJE		Sheet 1 of 1														
			Easting: ND		Northing: ND		Ground Level: ND		Plant Used: Hand Auger		Weather: Rain		Scale: NTS														
			Samples & In Situ Testing												Strata Details												Roots and Groundwater
Depth (m)	Sample	Test Result	Depth (m)	Thickness (m)	Legend	Strata Description						Roots Information		Groundwater (m)													
GL			GL																								
0.25	D			0.40		MADE GROUND: Soft dark brown sandy very silty clay/clayey silt with brick fragments.						No roots observed.															
0.50	D		0.40			Stiff light brown/orange silty CLAY with partings of orange and brown silt and fine sand.																					
1.00	D	V 102 102		1.70																							
1.50	D	V 106 110																									
2.00	D	V 110 114	2.10			Stiff brown silty CLAY with partings of orange and brown silt and fine sand, claystone nodules and crystals.																					
2.50	D	V 120 126		0.90																							
3.00	D	V 122 128	3.00			BOREHOLE ENDS AT 3.00m																					
Remarks: Borehole 'dry' on completion. Borehole 'open' on completion.														Key: ND No Data CFA Continuous Flight Auger NTS Not to Scale GL Ground Level D Small Disturbed Sample													
Plastic standpipe installed to 3.00m (1.00m plain pipe, 2.00m slotted pipe). All dimensions in metres.														V Shear Vane													

 Borehole Log	Site: Braemar Road Baptist Church, London N22 7BY			Client: Braemar Avenue Ltd			Identification BH3(SP)			
	Contract Number:		Date:	Logged By:		Checked by:	Drawn by:	Sheet 1 of 1		
	12942		08+19.11.22	PJE		MCE	DJE			
	Easting:		Northing:	Ground Level:		Plant Used:	Weather:		Scale:	
ND		ND	ND		Hand Auger	Rain	NTS			
Samples & In Situ Testing			Strata Details					Roots and Groundwater		
Depth (m)	Sample	Test Result	Depth (m)	Thickness (m)	Legend	Strata Description		Roots Information	Groundwater (m)	
GL			GL							
0.25	D		0.40	0.40		MADE GROUND: Soft dark brown sandy very silty clay/clayey silt with brick fragments.		No roots observed.		
0.50	D			1.40			Stiff light brown silty CLAY with partings of orange and brown silt and fine sand.			
1.00	D	V 100 110								
1.50	D	V 110 112	1.80			Stiff brown silty CLAY with partings of orange and brown silt and fine sand, claystone nodules and crystals.				
2.00	D	V 116 120								
2.50	D	V 120 120	3.00	1.20						
3.00	D	V 130 132					BOREHOLE ENDS AT 3.00m			

Photograph 1 - Trial Pit 1



Photograph 2 - Trial Pit 1



Photograph 3 - Trial Pit 2



Photograph 4 - Trial Pit 3



Photograph 5 - Trial Pit 4



Photograph 6 - Trial Pit 5





Landborne Gas Assessment

Site Ref: 12942

Site Name: Braemar Avenue Baptist Church, Wood Green, London, N22 7BY

Well	Date	Methane Peak	Methane Steady	Methane GSV	Carbon Dioxide Peak	Carbon Dioxide Steady	Carbon Dioxide GSV	Oxygen	Atmos.	Flow	Response Zone	Depth to Water	CO	H2S	VOC
		%v/v	%v/v	l/hr	%v/v	%v/v	l/hr	%v/v	mbar	l/hr	m bgl	m bgl	ppm	ppm	ppm
BH1				0.0000			0.0000				1.0-12.0				
				0.0000			0.0000								
	19/11/2022	0.0	0.0	0.0000	5.1	5.0	0.0459	11.9	1010	0.9		4.45	0	0	0.4
	23/11/2022	0.0	0.0	0.0000	5.6	5.6	0.0392	11.3	988	0.7		4.00	0	0	0.2
	30/11/2022	0.0	0.0	0.0000	6.8	6.8	0.0680	10.8	1023	1.0		3.70	0	0	0.3
				0.0000			0.0000								
BH2				0.0000			0.0000				1.0-3.0				
				0.0000			0.0000								
	19/11/2022	0.0	0.0	0.0000	4.5	0.1	0.0360	13.2	1010	0.8		0.20	0	0	0.0
	23/11/2022	0.0	0.0	0.0000	4.0	0.2	0.0200	12.4	988	0.5		0.20	0	0	0.0
	30/11/2022	0.0	0.0	0.0000	3.2	0.1	0.0224	13.0	1023	0.7		0.20	0	0	0.0
				0.0000			0.0000								
BH3				0.0000			0.0000				1.-3.0				
				0.0000			0.0000								
	19/11/2022	0.0	0.0	0.0000	1.0	0.5	0.0080	19.7	1010	0.8		2.75	0	0	0.0
	23/11/2022	0.0	0.0	0.0000	1.0	0.6	0.0090	19.9	988	0.9		2.60	0	0	0.0
	30/11/2022	0.0	0.0	0.0000	5.9	0.5	0.0531	12.2	1023	0.9		2.50	0	0	0.0
				0.0000			0.0000								

Notes

NR = Not Recorded

Values in Red exceed CIRIA 665 criteria (CO₂ >5.0% and CH₄ >1.0%)