

SITE INVESTIGATION FACTUAL REPORT

Report No: 813904
Client: Crawford Claims Management
Site: 27 Woodfield Way
London
Client Ref: SU2003608
Date of Visit: 07/04/2021



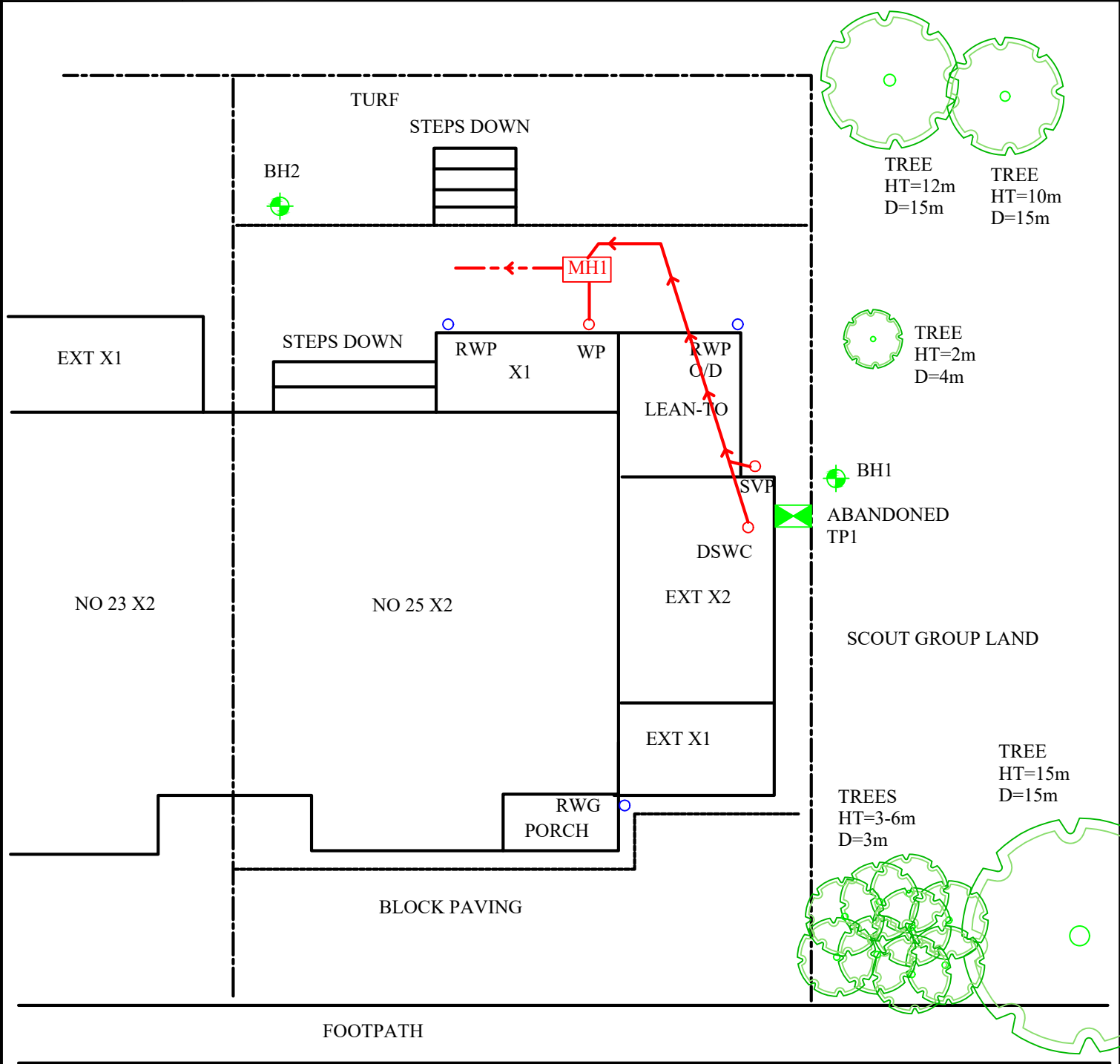
Home Emergency Response - Subsidence Investigation - Drainage Services – Crack & Level Monitoring – Property Video Surveys

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

☎ 0843 2272362
✉ enquiries@cet-uk.com
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CET is the trading name of CET Structures Ltd
Registered in England No. 02527130

Investigation Layout Plan			Sheet: 1 of 1	Site: 27 WOODFIELD WAY
			Job No: 813904	
			Date: 07/04/21	Work carried out for: Crawford Claims Management
MH (SI)	SA (Checked)	DVC (Drawn)	Weather: Dry	



ON SITE TREE IDENTIFICATION FOR GUIDANCE ONLY. NOT AUTHENTICATED.

Remarks:	Key:		Surface Water Drain	---
	Combined Gulley	RWWG	Foul Water Drain	---
	Manhole	MH	Tree / Bush	(approx. ht in m)
	Rain Water Pipe	RWP		
	Rain Water Gulley	RWG		
	Soil Vent Pipe	SVP		
Scale: N.T.S.	Waste Gulley	WG	Trial Pit	
	Waste Pipe	WP	Borehole	
			O/D - Open Discharge	

Trial Pit No: 1		Sheet: 1 of 1	Site: 27 WOODFIELD WAY, LONDON
		Job No: 813904	
		Date: 07/04/21	
Hand Tools		Drawn by: DVC	Work carried out for: Crawford Claims Management
Weather: DRY		Ground Level mOD:	

850 x 350

BRICK

50

100

CONCRETE FOUNDATION

CONCRETE UNDERPIN

GROUND LEVEL

200

250

800

900

550

MADE GROUND: Medium compact, mid brown, sandy, silty clay with occasional gravel, brick, concrete & clinker fragments.

Roots to 8mm diameter

MADE GROUND: Loose, wet, brown, silty sand & gravel.

No roots observed

TRIAL PIT ABANDONED AT 1350mm due to depth and collapsing material

Remarks:	All measurements in millimetres. Water strike at 800mm. Trial Pit wet and collapsed to 1000mm on completion Underside of foundation not found. No soil sample taken or insitu strength tests carried out	Key:	D	Small disturbed sample	J	Jar sample
			B	Bulk disturbed sample	V	Pilcon Vane (kPa)
			W	Water sample	M	Mackintosh probe
			TDTD Too dense to drive			

Logged: MH	Checked: SA	Approved:	Scale: N.T.S.
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Borehole		1			Sheet:	1 of 1	Site:	27 Woodfield Way				
					Job No:	813904						
					Date:	07/04/2021						
Boring Method:		Hand Auger			Ground Level:				Client:	Crawford Claims Management		
Diameter (mm):		75	Weather:		dry							
Depth	Soil Description									Samples and Tests		
(m)								Thickness	Legend	Depth	Type	Result
0.00	MADEGROUND medium compact brown silty sandy clay with gravel and brick fragments							0.90				
0.90	Stiff brown-grey veined CLAY							0.60				
									</			

[illegible]

SITE INVESTIGATION LABORATORY TEST REPORT

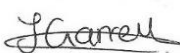
SI REPORT NUMBER: 813904

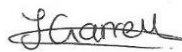
CLIENT : CET Property Assurance (Crawford Claims Management)

SITE:
27 Woodfield Way
London
N11 2NP

DATE OF SITE VISIT:
07/04/2021

DATE RECEIVED BY LABORATORY:
07/04/2021


Compiled by :
J. Garrett - Laboratory Manager (B)


Approved by :
J. Garrett - Laboratory Manager (B)

DATE REPORTED: 15-Apr-2021

Laboratory Summary Results

Our Ref : 813904

Location : 27, Woodfield Way, London

Client: CET Property Assurance (Crawford Claims Management)

Address: Unit 4, Boundary Court, Willow Farm Business Park, Castle Donington, Leicestershire, DE74 2NN

Date Sampled: 07/04/2021

Date Received : 07/04/2021

Date Tested : 07/04/2021

Date of Report : 15/04/2021

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 (d)	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]	
BH1	3.0	D	31	<5	75	29	46	0.03	46	CV	7	610			> 150					
	3.5	D	31	<5											> 150					
	4.0	D	31	<5	76	29	47	0.03	47	CV	7	632			> 150					
	4.5	D	34	<5											> 150					
	5.0	D	32	<5	75	29	46	0.06	46	CV	7	399			> 150					

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 : 2018 : Figure 8 - 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 CTS 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



Test results reported relate only to the items tested.

This report shall not be reproduced except in full without approval of the laboratory.

Construction Testing Solutions Ltd - Lawness Barns, Mountnessing Road, Billericay, Essex CM12 0TS

Version: 5BH V1 - 06.01.21

0927

Our Ref : 813904

Location : 27, Woodfield Way, London

Client: CET Property Assurance (Crawford Claims Management)

Address: Unit 4, Boundary Court, Willow Farm Business Park, Castle Donington, Leicestershire, DE74 2NN

Laboratory Testing Results

Date Sampled : 07/04/2021

Date Received : 07/04/2021

Date Tested : 07/04/2021

Date of Report : 15/04/2021

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TP/BH No.	Depth (m)																	SO3 [14]	SO4 [15]	
BH2	3.0	D	33	<5	75	29	46	0.09	46	CV	7	431			> 150					
	3.5	D	33	<5											> 150					
	4.0	D	31	<5	75	27	48	0.09	48	CV	7	475			> 150					
	4.5	D	34	<5											> 150					
	5.0	D	32	<5	74	27	47	0.10	47	CV	7	397			> 150					

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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[6] BRE Digest 240 : 1993

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

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

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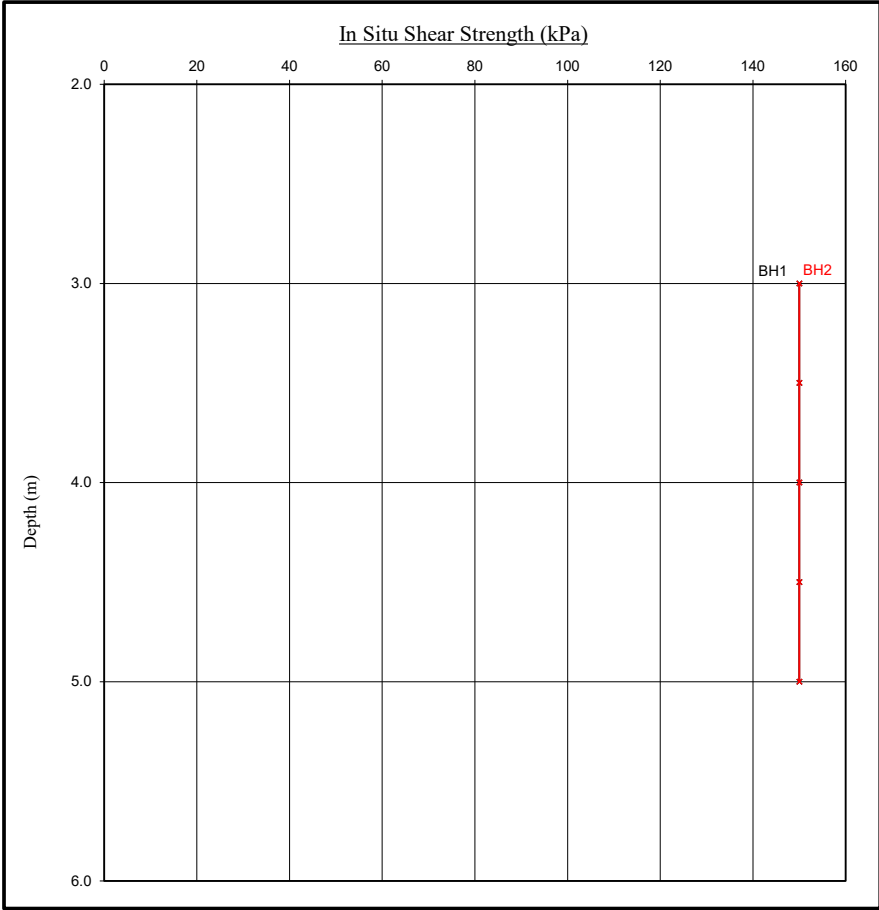
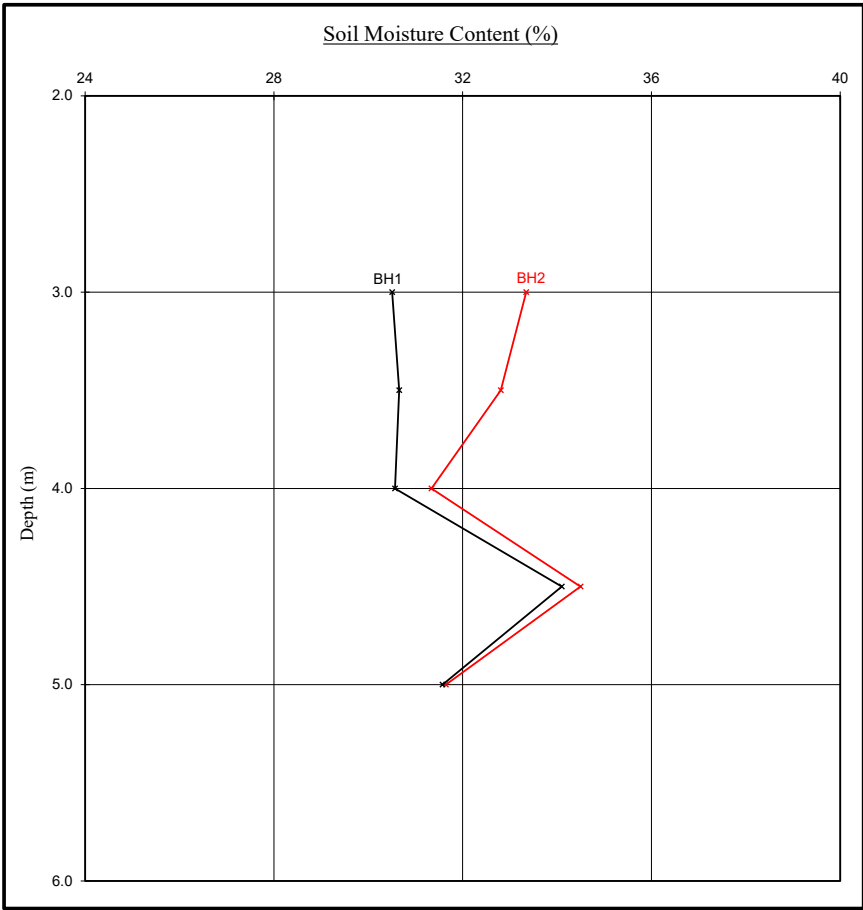
D Disturbed sample (small)
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Moisture Content Profiles

Our Ref : 813904
Location : 27, Woodfield Way, London
Work carried out for: CET Property Assurance (Crawford Claims Management)

Date Sampled : 07/04/2021
Date Received : 07/04/2021
Date Tested : 07/04/2021
Date of Report : 15/04/2021



- 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 CTS using a Pilcon Hand Vane the calibration of which is limited to a maximum reading of 150 kPa.
 2. Unless specifically noted the profiles have not been related to a site datum.

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LL57 4FG
Tel: 01248 672652
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ROOT IDENTIFICATION

27 Woodfield Way,

Client Reference: 813904
Report Date: 14 April 2021
Our Ref: R41709

Sub Sample	Species Identified	Root Diameter	Starch
BH1:			
to 2.7m	<i>Quercus</i> spp.	1 4 mm	Abundant

Comments:

1 - Plus 4 others also identified as *Quercus* spp.

Quercus spp. are oaks (both deciduous and evergreen).

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.

