

SITE INVESTIGATION FACTUAL REPORT

Report No: SI-547551
Client: Davies Group
Site: 133 Morley Avenue

Client Ref: 72228824
Date of Visit: 13/01/2023

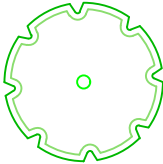
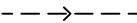
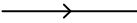


Home Emergency Response - Subsidence Investigation - Drainage Services – Crack & Level Monitoring – Property Video Surveys

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

Investigation Layout Plan			Sheet: 1 of 1 Job No: 574551 Date: 13/01/2023		Site: 133 Morley Avenue Work carried out for: Davis Group	
MR (SI)SA (Checked)LP (Drawn)			Weather: Dry			
			Rear Boundary Fence Wooden Decking RWP TP/BH1 Boiler Pipe S/S Ext S/S No 31 Main House No 133 Front ON SITE TREE IDENTIFICATION FOR GUIDANCE ONLY. NOT AUTHENTICATED.		H = 16m D = 7m 	
Remarks: PH says boiler pipe in area of TP so moved along the wall			Key: Combined Gulley Manhole Rain Water Pipe Rain Water Gulley Soil Vent Pipe Waste Gulley Waste Pipe RWWG MH RWP RWG SVP WG WP		Surface Water Drain Foul Water Drain Tree / Bush (approx. ht in m) Trial Pit Borehole O/D - Open Discharge     	
Scale: N.T.S.						

TEST REPORT:
Trial Pit
REPORT NUMBER:

C1073106 / 234012.1.1.1

TRIAL PIT REF:

TP1

DATE:

02/02/2023

CLIENT:

Davies Group Limited

SITE:

133 Morley Avenue

JOB NO:

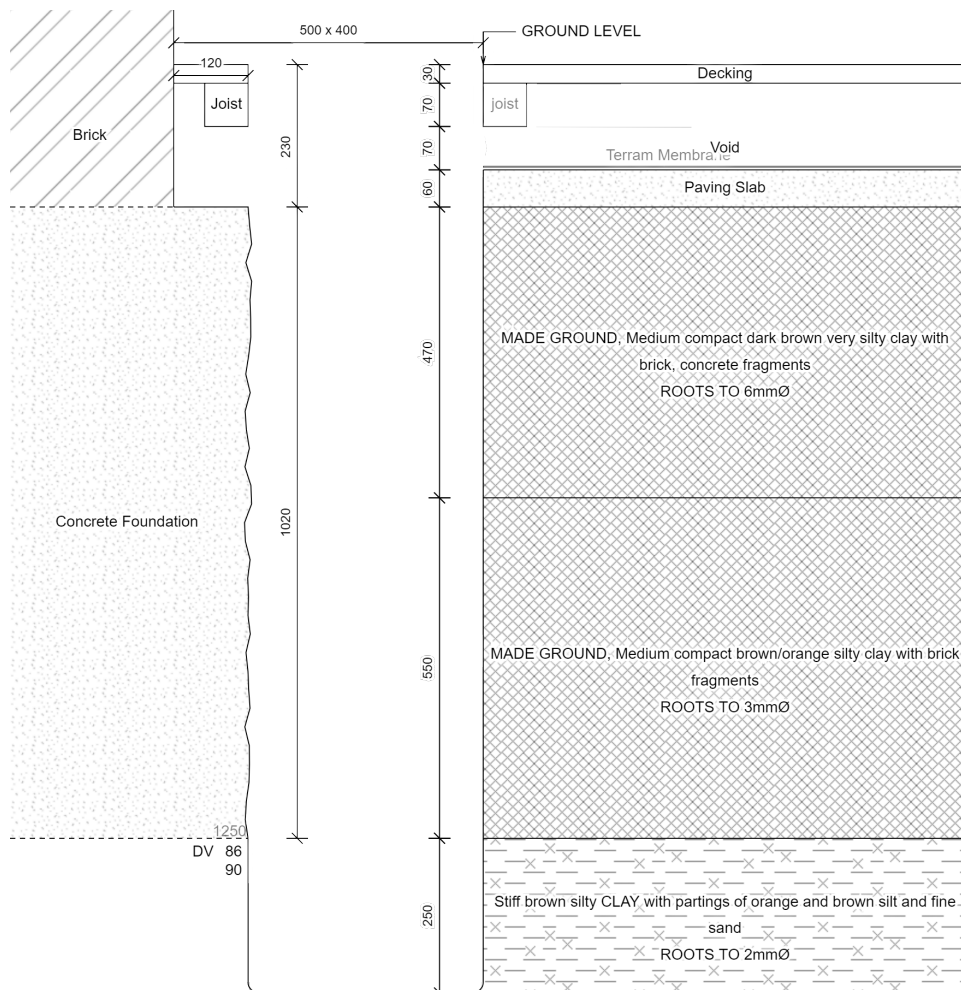
547551

WEATHER:

Dry

EXCAVATION METHOD:

Hand tools



For Strata below 1500mm see Bore Hole log

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

Remarks:

Test results reported relate only to the items tested.
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The laboratory does not apply a conformity statement to test reports as standard, unless specifically requested by the customer.
Amended report. This test report supersedes test report version 1 - A

For and on behalf of CTS
Scott Alger - Lab



Approved Signatory
Report date 03-Feb-23

Borehole		1		Sheet:	1 of 1	Site:	133 MORLEY AVENUE			
				Job No:	547551					
				Date:	13/01/2023					
Boring Method:		Hand Auger		Ground Level:		Client:	SEDGWICK INTERNATIONAL UK			
Diameter (mm):		75	Weather:		dry					
Depth	Soil Description					Thickness	Legend	Samples and Tests		
(m)								Depth	Type	Result
0.00	See Trial Pit					1.50				
1.50	Stiff brown silty CLAY with partings of orange and brown silt and fine sand					0.50	x _ x	1.50	DV	124
							x _ x			130
							x _ x			
							x _ x			
							x _ x			
2.00	Stiff grey silty CLAY with partings of orange and brown silt and fine sand					0.40	x _ x	2.00	DV	120
							x _ x			122
							x _ x			
							x _ x			
2.40	Stiff orange-brown silty CLAY with partings of orange and brown silt and fine sand with stone nodules					1.60	x _ x			
							x _ x	2.50	DV	130+
							x _ x			130+
							x _ x			
							x _ x			
							x _ x			
							x _ x			
							x _ x	3.00	DV	130+
							x _ x			130+
							x _ x			
							x _ x			
							x _ x			
							x _ x	3.50	DV	130+
							x _ x			130+
4.00	End of BH									
Remarks: Bh ends at 4.0m. BH moist and open on completion, slight water seepage at 3.3m. No roots observed below 2.2m					Key:		To	Max		
							Depth	Dia		
							(m)	(mm)		
							2.20	1		
Logged: MR AM Checked: Approved:					Version V1.0 28/01/16 N.T.S.					



SITE INVESTIGATION LABORATORY TEST REPORT

SI REPORT NUMBER: 547551

CLIENT : CET Property Assurance (Sedgwick International UK)

SITE:
133 Morley Avenue
London
N22 6NP

DATE OF SITE VISIT:
13/01/2023

DATE RECEIVED BY LABORATORY:
18/01/2023

Lesley Kirby
Compiled by :
L. Kirby - Laboratory Supervisor

Lesley Kirby
Approved by :
L. Kirby - Laboratory Supervisor

DATE REPORTED: 17-Feb-2023

Laboratory Summary Results

Our Ref : 547551

Date Sampled: 13/01/2023

Location : 133 Morley Avenue, London N22 6NP

Date Received : 18/01/2023

Client: CET Property Assurance (Sedgwick International UK)

Date Tested : 19/01/2023

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

Date of Report : 17/02/2023

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)																	SO ₃ [14]	SO ₄ [15]	
1	U/S 1.25	D	43	<5	95	39	56	0.07	56	CE			0.0000	0.0	88					
	2.0	D	58	<5	128	22	106	0.34	106	CE			0.0000	0.0	121					
	3.0	D	30	<5	76	28	48	0.03	48	CV			0.0210	5.5	> 130					
	4.0	D	35	<5	70	28	42	0.16	42	CV			0.0151	1.3	> 130					
											"Free surface heave potential over the TP/Borehole depth is about 0 cm to 2 cm "									

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] Building Research Establishment Information Paper 4/93

[9] In Accordance with BS 1377-5 : 1990 : Clause 3

[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 - Tested By CTS Leicester

[13] BS 1377 : Part 3 : 1990, Test No 9 - Tested By CTS Leicester

[14] BS 1377 : Part 3 : 1990, Test No 5.6 - Tested By CTS Leicester

[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.

PSD Chart - BS 1377: Part 2 : 1990, Test No 9.2

* 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



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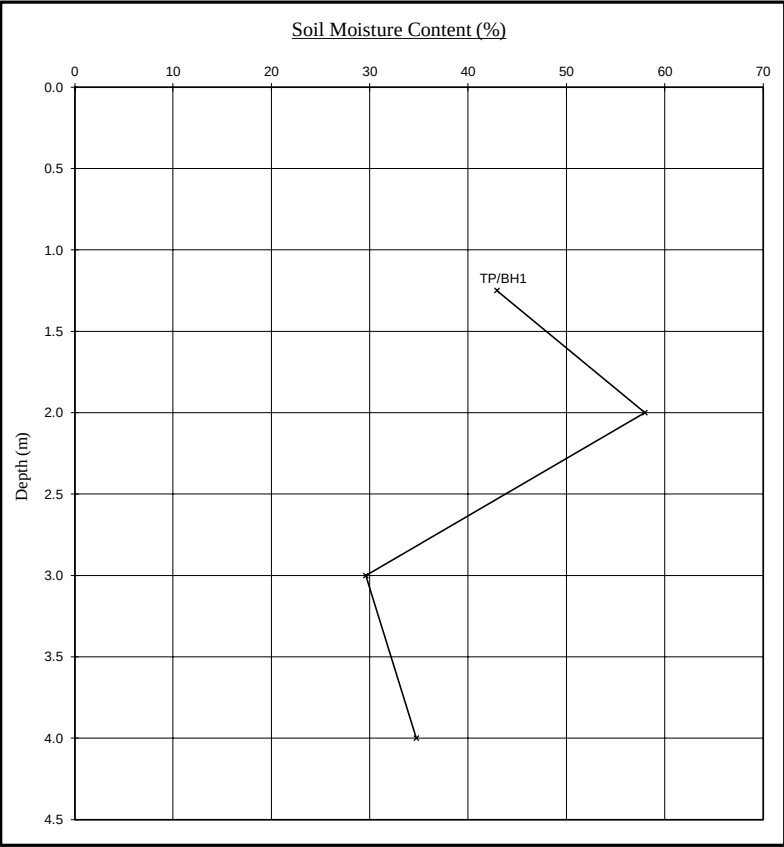
Construction Testing Solutions Ltd - Lawness Barns, Mountnessing Road, Billericay, Essex, CM12 0TS

Version: 5BH V3.6 - 06.02.2023

4161

Moisture Content Profiles

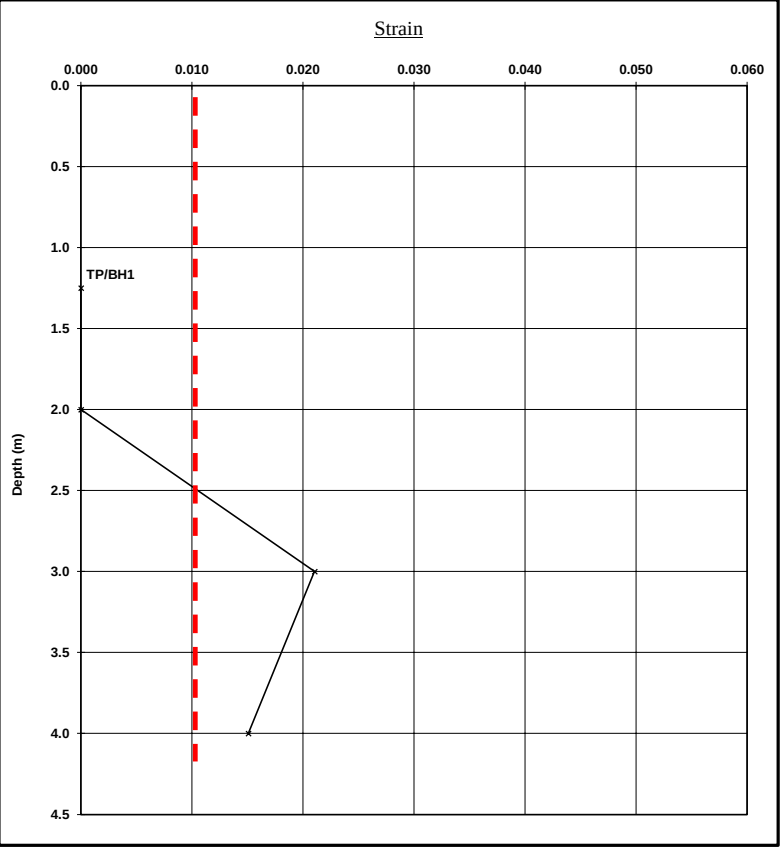
Our Ref : 547551
Location : 133 Morley Avenue, London N22 6NP
Work carried out for: CET Property Assurance (Sedgwick International UK)
Unit 4, Boundary Court, Willow Farm Business Park, Castle Donington, DE74 2NN



- 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.

Oedometer Strain Profiles

Date Sampled : 13/01/2023
Date Received : 18/01/2023
Date Tested : 19/01/2023
Date of Report : 17/02/2023

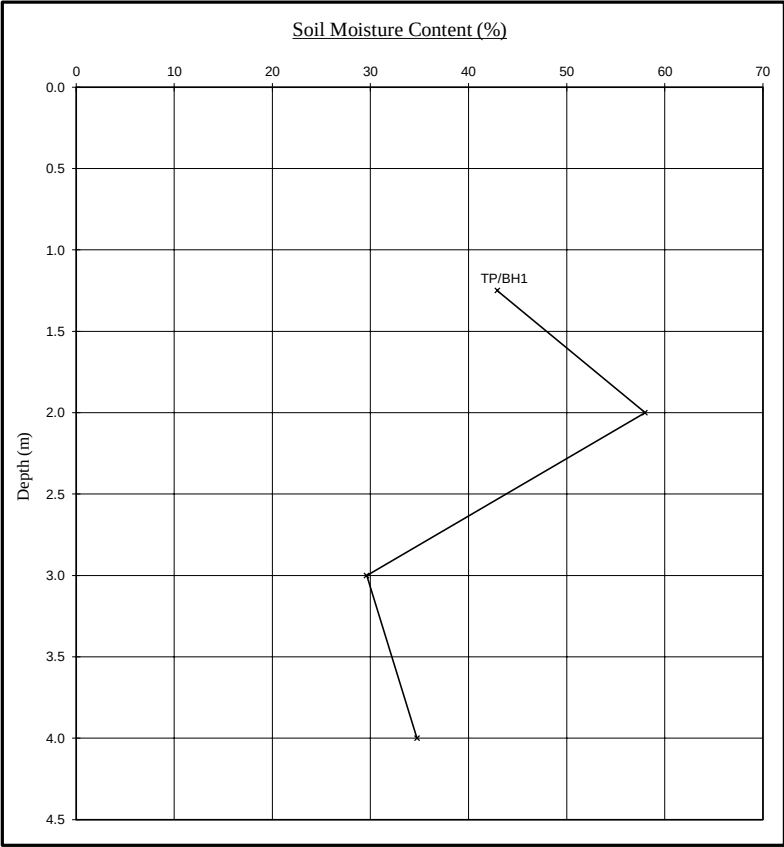


- Remoulding Disturbance
- Assumptions
1. Soil Bulk Density (moist unit weight) is equal to 2039kg/m³
 2. The water table is assumed as 1.0m below ground level.
 3. Shrinkage Factor (sf) of 2 has been applied to the predicted heave, where applicable
 4. Any possible surcharge stresses due to construction are not considered

- Notes
1. Sample prepared in accordance with BS1377: Part 1: 2016 clause 8.7 at Natural (as received) Moisture
 2. Unless specifically noted the profiles have not been related to a site datum.

Moisture Content Profiles

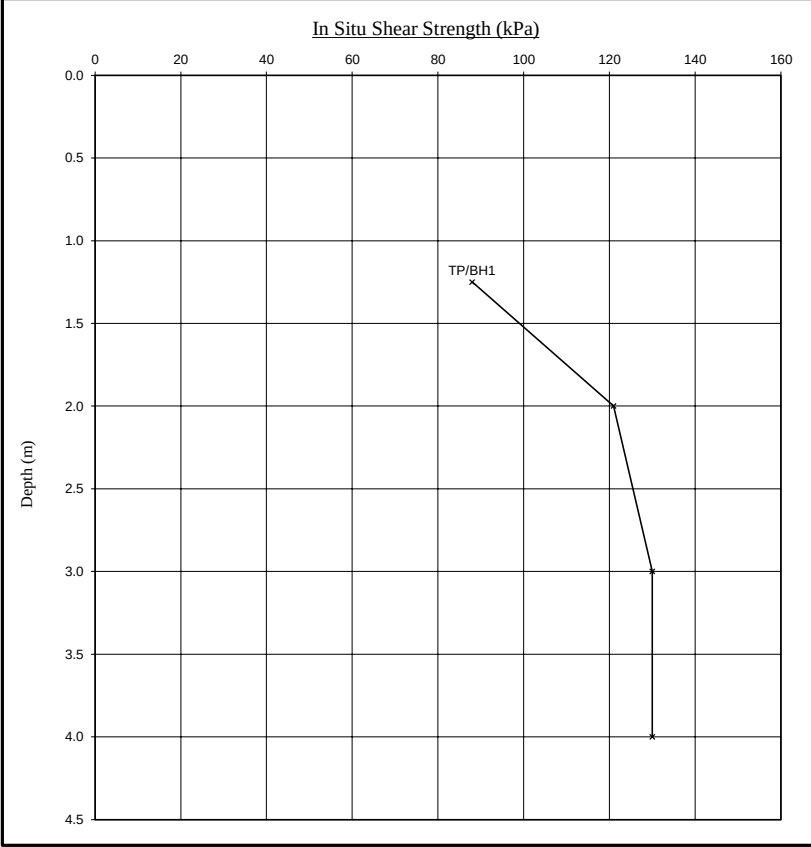
Our Ref : 547551
Location : 133 Morley Avenue, London N22 6NP
Work carried out for: CET Property Assurance (Sedgwick International UK)



- 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.

Shear Strength Profiles

Date Sampled : 13/01/2023
Date Received : 18/01/2023
Date Tested : 19/01/2023
Date of Report : 17/02/2023



- 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 130 kPa.
 2. Unless specifically noted the profiles have not been related to a site datum.

Construction Testing Solutions
4 Oak Spinney Park
Ratby Lane
Leicester Forest East
Leicestershire
LE3 3AW

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

ROOT IDENTIFICATION

133 Morley Avenue,

Client Reference: 547551
Report Date: 31 January 2023
Our Ref: R50356

Sub Sample	Species Identified		Root Diameter	Starch
TP1:				
USF	<i>Eucalyptus</i> spp.	1	1.5 mm	Moderate
BH1:				
to 2.2m	<i>Eucalyptus</i> spp.	2	1.5 mm	Abundant

Comments:

- 1 - Plus 3 others also identified as *Eucalyptus* spp.
- 2 - Plus 2 others also identified as *Eucalyptus* spp.

Eucalyptus spp. are gum trees.

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.