

SITE INVESTIGATION FACTUAL REPORT

Report No: 772537
Client: Crawford Claims Management
Site: 37 Park Avenue South, Hornsey

Client Ref: SU2003259
Date of Visit: 21/10/2020



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

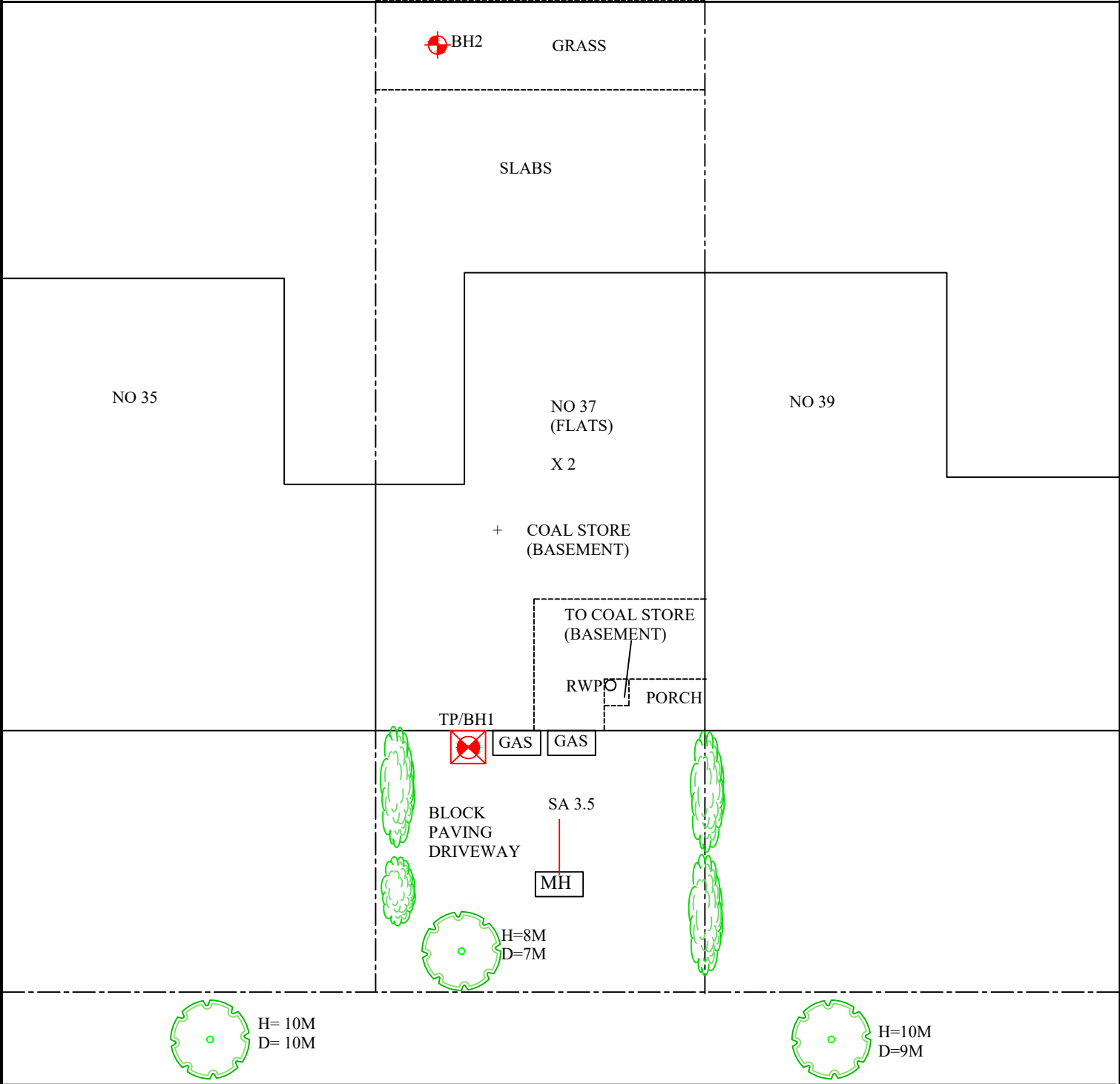
Drainage Layout Plan

Sheet: 1 of 1
Job No: 772537
Date: 21/10/20

Site: 37 Park Avenue South, Hornsey, London N8
Work carried out for: Crawford Claims Management

PM (SI) SA (Checked) LP (Drawn)

Weather: RAIN



DRAIN REPAIR RECOMMENDATIONS

Remarks

TP moved to left of original location due to buried services
No recommendations required to the private drainage surveyed.

Scale: N.T.S. Parking: Power: Water: Approx age:

Surface Water Drain --->---
Foul Water Drain --->---

TEST REPORT: Trial Pit

REPORT NUMBER: C1047437 / 117507.1.1.1

TRIAL PIT REF: TP1

DATE: 21/10/2020

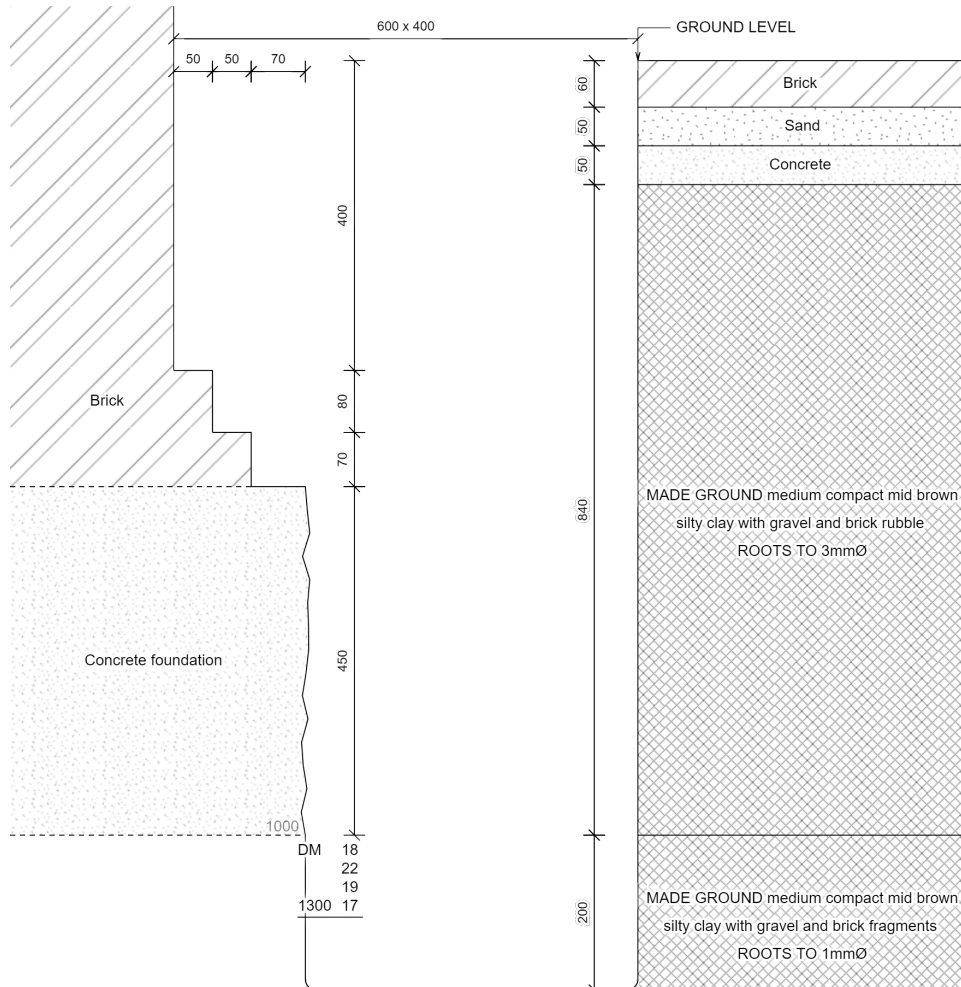
CLIENT: Crawford & Co

SITE: 37 Park Avenue South

JOB NO: 772537

WEATHER: Raining

EXCAVATION METHOD: Hand tools



For Strata below 1200mm see Bore Hole log

TP moved 1.5m left of original location due to buried services.

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

For and on behalf of CET
Scott Alger - Lab

Report Format:

Approved Signatory
22-Oct-20

DE74 2UD

01622 858545
enquiries@cet-uk.com
www.cet-uk.com

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Report version 1

Page 1 of 1

Borehole		1		Sheet:	1 of 1	Site:	37 Park Avenue South							
				Job No:	772537									
				Date:	21/10/2020									
Boring Method:		Hand Auger			Ground Level:				Client:		Crawford Claims Management			
Diameter (mm):	75	Weather:	raining											
Depth (m)	Soil Description									Thickness	Legend	Samples and Tests		
0.00	See Trial Pit									1.20		Depth	Type	Result
1.20	MADEGROUND medium compact brown silty sandy clay with brick fragments									1.10	[Pattern]			
2.30	Stiff brown-grey veined silty CLAY with partings of orange silt and fine sand									0.70	[Pattern]			
3.00	End of BH													
Remarks: BH ends at 3.0m. BH dry and open on completion. No roots observed in 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:					PM		SA	Checked:	Approved:	Version		V1.0 28/01/16	N.T.S.	

Borehole		2			Sheet:	1 of 1	Site:	37 Park Avenue South											
					Job No:	772537													
					Date:	21/10/2020													
Boring Method:		Hand Auger			Ground Level:			Client:	Crawford Claims Management										
Diameter (mm):		75	Weather:		raining														
Depth	Soil Description								Samples and Tests										
(m)							Thickness	Legend	Depth	Type	Result								
0.00	MADEGROUND medium compact brown gravelly silty clay with brick fragments						0.40												
0.40	Stiff brown-grey veined silty CLAY with partings of orange silt and fine sand						2.60		0.50	DV	84								
											80								
																			
																			
																			
									1.00	DV	96								
											103								
																			
																			
									1.50	DV	100								
											102								
																			
																			
									2.00	DV	108								
											110								
																			
									2.50	DV	112								
											112								
								3.00	End of BH								3.00	DV	114
																			116
Remarks: BH ends at 3.0m. BH dry and open on completion. No roots observed below 1.8m						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) 1.80 2 							
Logged:	PM	SA	Checked:	Approved:	Version		V1.0 28/01/16		N.T.S.										

Laboratory Summary Results

Our Ref : 772537

Date Sampled: 21/10/2020

Location : 37, Park Avenue South, Hornsey, London

Date Received : 22/10/2020

Client: Crawford Claims Management

Date Tested : 28/10/2020

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

Date of Report : 30/10/2020

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)																	SO ₃ [14]	SO ₄ [15]	
1	U/S 1.00	D	36	<5	71	26	45	0.23	45	CV										
	1.5	D	41	<5																
	2.0	D	35	23	75	29	46	0.13	35	CV										
	2.5	D	34	<5											106					
	3.0	D	33	<5	75	27	48	0.12	48	CV					110					

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 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



Test results reported relate only to the items tested.

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Construction Testing Solutions Ltd t/a CET Infrastructure - Lawness Barns, Mountnessing Road, Billericay, Essex CM12 0TS

Version: 5BH V1 - 30.06.20

0927

Our Ref : 772537

Laboratory Testing Results

Date Sampled : 21/10/2020

Location : 37, Park Avenue South, Hornsey, London

Date Received : 22/10/2020

Client: Crawford Claims Management

Date Tested : 28/10/2020

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

Date of Report : 30/10/2020

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TP/BH No.	Depth (m)																	SO3 [14]	SO4 [15]	
BH2	0.5	D	37	8											82					
	1.0	D	39	<5	78	28	50	0.21	50	CV					99					
	1.5	D	30	<5											101					
	2.0	D	37	<5	78	28	50	0.18	50	CV					109					
	2.5	D	36	<5											112					
	3.0	D	37	<5	79	29	50	0.15	50	CV					115					

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

Test results reported relate only to the items tested.

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[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).

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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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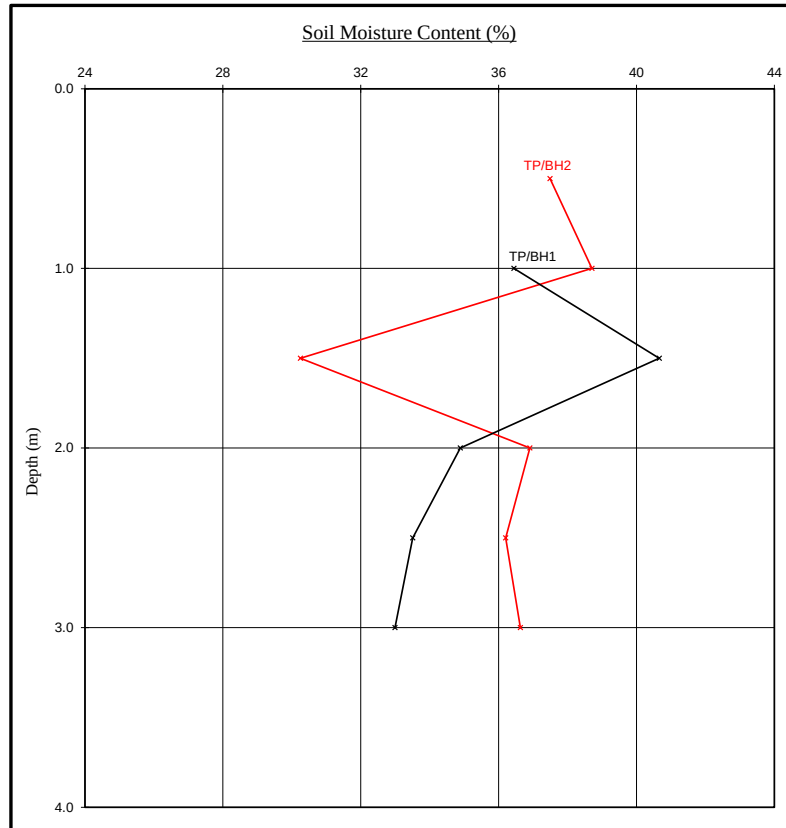


Version: 5BH V1 - 30.06.20

0927

Moisture Content Profiles

Our Ref : 772537
 Location : 37, Park Avenue South, Hornsey, London
 Work carried out for: Crawford Claims Management

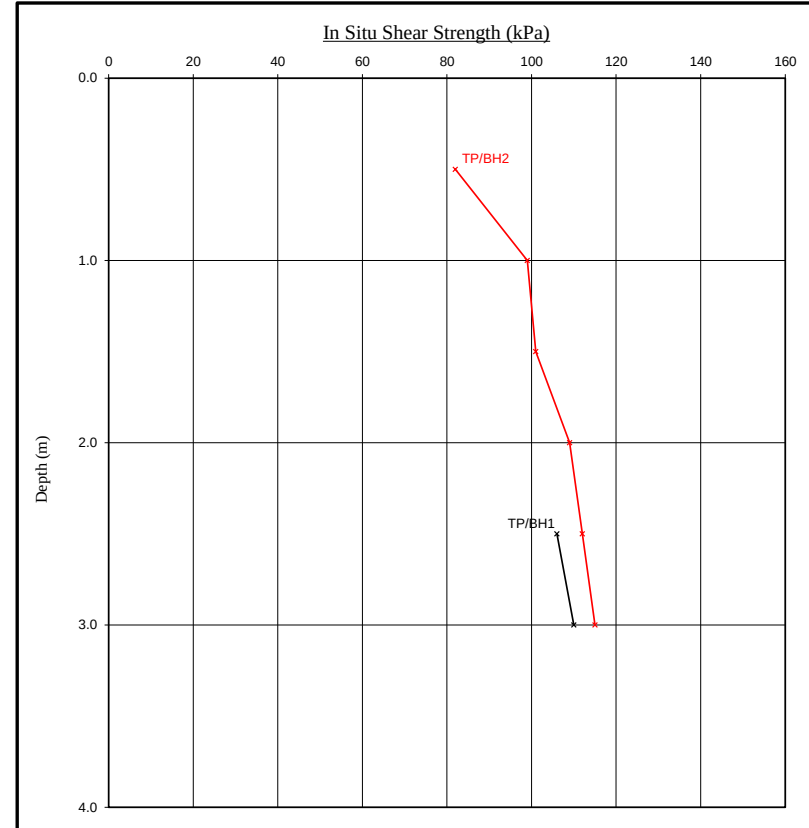


Notes

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 : 21/10/2020
 Date Received : 22/10/2020
 Date Tested : 28/10/2020
 Date of Report : 30/10/2020



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

EPSL European Plant Science Laboratory	Sheet: 1 of 1	Site: 37 Park Avenue South,
	Job No: 772537	Work carried out for: Crawford Claims MGMT SUS
	Date: 27/10/2020	
	Order No: 1639063	
EPSL Ref: R38753		

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>
BH2 (to 1.8m)	2 mm	Pomoideae gp. 2 roots	Positive

Pomoideae gp include apple, cotoneaster, hawthorn, pear, pyracantha, quince, rowan, snowy mespil and whitebeam.



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

Classification: General

To:
Ftiao: Matthew Legge

Crawford Claims Management

Site:

37 Park Avenue South

Client Ref: SU2003259

Job No. 772537

Claim No:

Date: 23-Oct-20

ESTIMATE

Item		Amount
------	--	--------

No recommendations required to the private drainage surveyed.

Notes

Repairs to shared runs and off boundary pipe-work may be the responsibility of the water authority.

Total £0.00

Condition Grade

A - Structurally sound with no leakage evident.

B - Cracks and fractures observed.

C - Structurally unsound

plus VAT @20% £0.00

Total + VAT £0.00

Quotation is binding only if accepted within 28 days from date of issue and is subject to our Standard Terms and Conditions
The price qualification notes, stated on the drainage solutions schedule of rates, apply to this quotation.
CET Structures Ltd undertakes to return to site free of charge to carry out remedial work to the drainage repairs set out above for a period of 2 months from the date of this invoice. The company standard charge rates will apply to the visit should the work requested be unrelated to the said repairs.

Coding Sheet		Sheet:		Site:	37 Park Avenue South			
		Job No.:	772537					
		Date:	#####	Client:	Crawford Claims Management			

Run:	1							
From:	MH1	Invert Level:	2600	Direction:	U/S			
To:	U/S	Invert Level:		Function:	F/W			
Pipe Material:	VC	Pipe Dia:	150					
Water/Pressure Test:		Drain Break-In:		Gully Condition:				
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	Yes		
					If Shared How:	Off boundary		
0.00	ST				Remarks	Surface Material	Length (m)	
3.40	JN	9			Junction at			
3.50	SA				unable to push			

Comments:								
Run has blockage at 3.5m, as this is a shared run would be the responsibility of the LWA								