



SITE INVESTIGATION FACTUAL REPORT

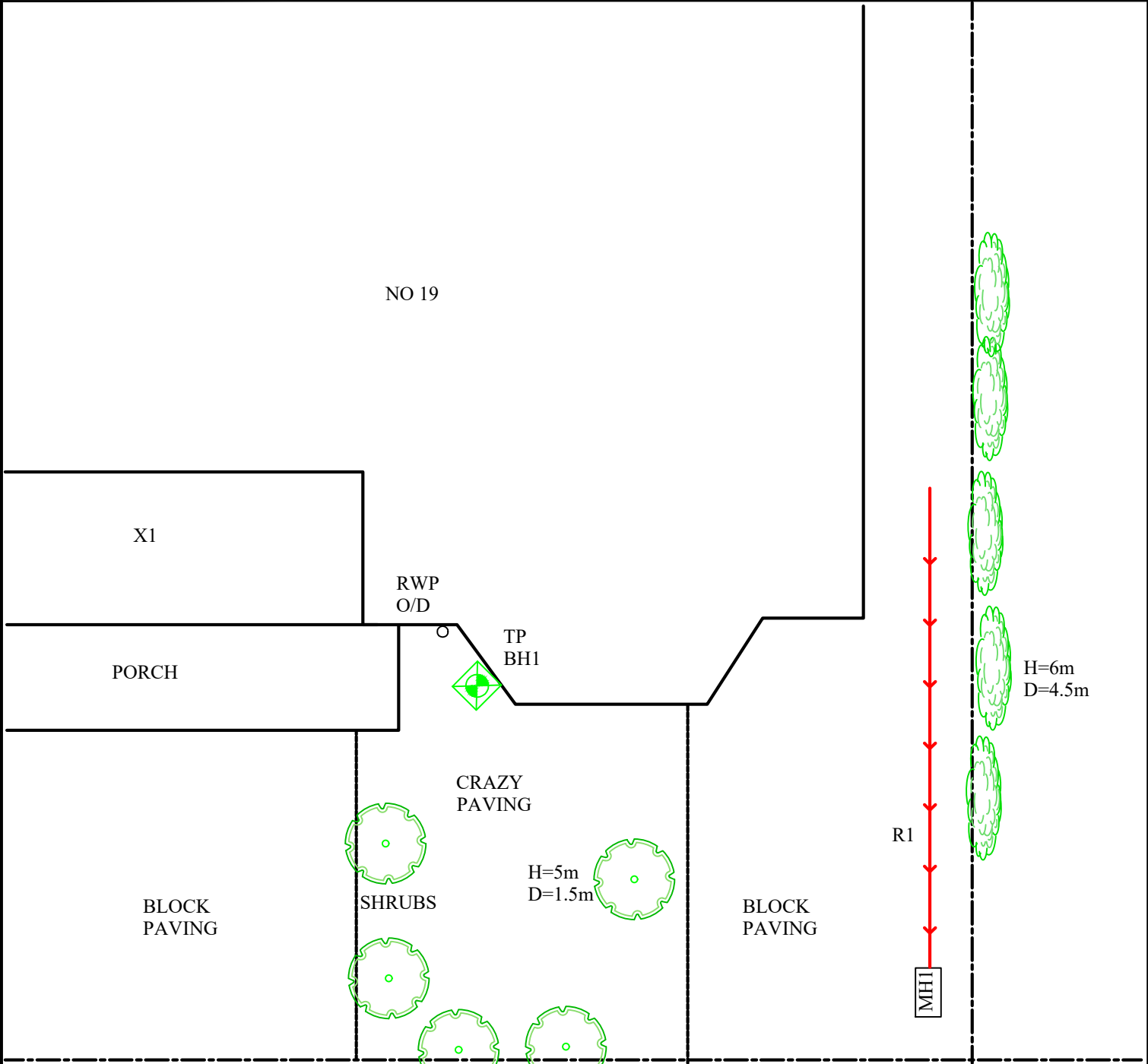
Report No: 006213

Client: Sedgwick International UK

Client Ref: 10846165

Site Address: 19 Wellfield Avenue, N10 2EA

Date Of Visit: 01/12/25



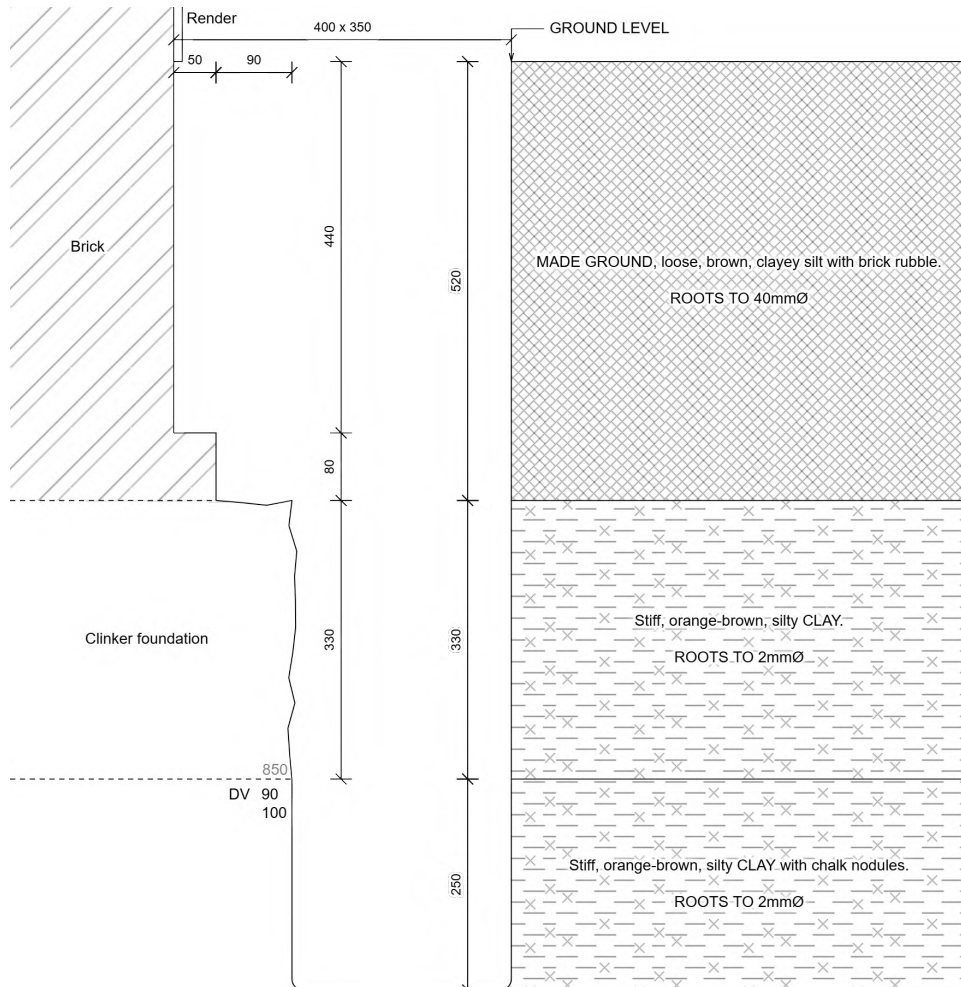
ON SITE TREE IDENTIFICATION FOR GUIDANCE ONLY. NOT AUTHENTICATED.

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	Trial Pit	
	Soil Vent Pipe	SVP	Borehole	
	Waste Gulley	WG	O/D - Open Discharge	
	Waste Pipe	WP		

Scale: N.T.S.

REPORT NUMBER: C5016741 / 383080.1.1.1
TRIAL PIT REF: TP1
CLIENT: Sedgwick International UK
JOB NO: SI-006213
EXCAVATION METHOD: Hand tools

DATE: 01/12/2025
SITE: 19 WELLFIELD AVENUE
WEATHER: Dry



For Strata below 1100mm 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.
This report shall not be reproduced except in full without approval of the Laboratory.
The laboratory does not apply a conformity statement to test reports as standard, unless specifically requested by the customer.

For and on behalf of CTS
Adam Mason - Quality Control

Approved Signatory
Report date 02-Dec-25

Borehole		1		Sheet:	1 of 1	Site:	19 WELLFIELD AVENUE									
				Job No:	SI006213											
				Date:	01/12/2025											
Boring Method:	Hand Auger			Ground Level:		Client:	Sedgwick International UK									
Diameter (mm):	75	Weather:	rain													
Depth	Soil Description						Samples and Tests									
(m)						Thickness	Legend	Depth	Type	Result						
0.00	See Trial Pit					1.10										
1.10	Stiff, orange-brown, silty CLAY with chalk nodules and flint.					2.20	x ____ x									
							x ____ x									
							x ____ x									
							x ____ x									
							x ____ x	1.50	DV	120						
							x ____ x			130						
							x ____ x									
							x ____ x									
							x ____ x	2.00	DV	130+						
							x ____ x			130+						
							x ____ x									
							x ____ x									
							x ____ x	2.50	DV	130+						
							x ____ x			130+						
							x ____ x									
							x ____ x									
							x ____ x	3.00	DV	120						
							x ____ x			130						
							3.30	End of BH								
							Remarks: BH ends at 3.3m, unknown obstruction, too dense to hand auger. BH dry and open on completion, no roots observed below 1.5m.					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)															
1.50	1															
Logged:	DB	AM	Checked:	Approved:	Version	V1.0 28/01/16		N.T.S.								

SITE INVESTIGATION LABORATORY TEST REPORT

SI REPORT NUMBER: SI006213

CLIENT : CET Property Assurance (Sedgwick International UK)

SITE:
19 Wellfield Avenue
London
N10 2EA

DATE OF SITE VISIT:
01/12/2025

DATE RECEIVED BY LABORATORY:
03/12/2025

Approved by : 
C Kosma - Project Delivery Supervisor

DATE REPORTED: 16-Dec-2025

The testing on this report has been subcontracted, see Summary for testing
Laboratory details

Our Ref : SI006213

Location : 19 Wellfield Avenue

Client: CET Property Assurance (Sedgwick International UK)

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

Laboratory Summary Results

Date Sampled: 01/12/2025

Date Received : 03/12/2025

Date Tested : 08/12/2025

Date of Report : 16/12/2025

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		* Class [16]
TP/BH No	Depth (m)																	SO3 (g/l) *	SO4 (mg/l)	
																		[14]	[15]	
1	U/S 0.85	D	27	<5	57	26	31	0.03	31	CH	7	321			96					
	1.5	D	21	<5	50	20	30	0.05	30	CH	7	313			126					
	2.0	D	22	<5											> 130					
	2.5	D	17	<5	46	19	27	-0.07	27	CI	7	662			> 130					
	3.0	D	16	<5							7	376			126					

Test Methods / Notes

[1] BS 1377 - Part 2 : 2022 : Clause 4

[2] Estimated if <5%, otherwise measured

[3] BS 1377 - Part 2 : 2022 : Clause 5

[4] BS 1377 - Part 2 : 2022 : Clause 6

[5] BS 1377 - Part 2 : 2022 : Clause 6

[6] BRE Digest 240 : 1993

[7] BS 5930 : 2018 : Figure 8 - Plasticity Chart for the classification of fines soils

[8] Building Research Establishment Information Paper 4/93

[9] In Accordance with Documented In-House Method No. IHLTP01: May 2011

[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 : 2018 + A1 2021 Clause 12 - Tested By CTS Leicester

[13] BS 1377 : Part 3 : 2018 + A1 2021 Clause 12 - Tested By CTS Leicester

[14] Sulphate content as SO3 as required by BS 1377: Part 3: 1990 has been provided for information purposes - Tested By CTS Leicester

[15] BS 1377 : Part 3 : 2018 + A1 2021 Clause 7.6 - Tested By CTS Leicester

[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

~ Calculations performed using subcontracted data.

* These tests are not UKAS accredited

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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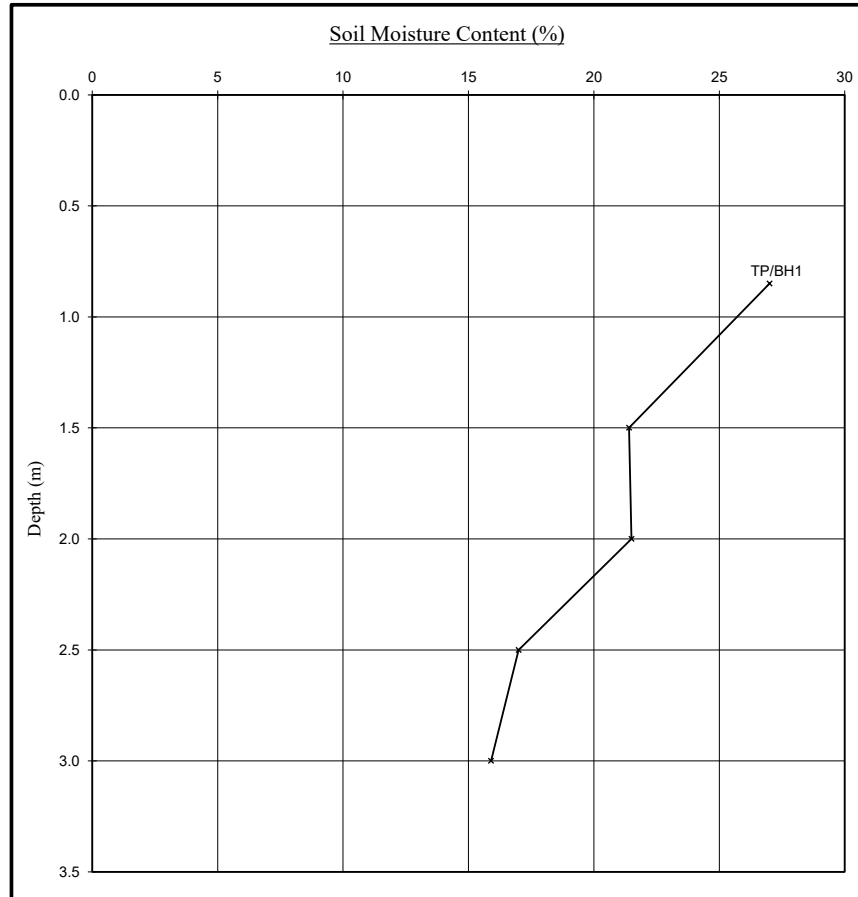
Opinions and interpretations expressed herein are outside of the scope of UKAS accreditation.

These tests have been subcontracted and carried out by PSL (Part of the Phenna Group)

Full reports can be provided upon request.

Moisture Content Profiles

Our Ref : SI006213
Location : 19 Wellfield Avenue
Work carried out for: CET Property Assurance (Sedgwick International UK)

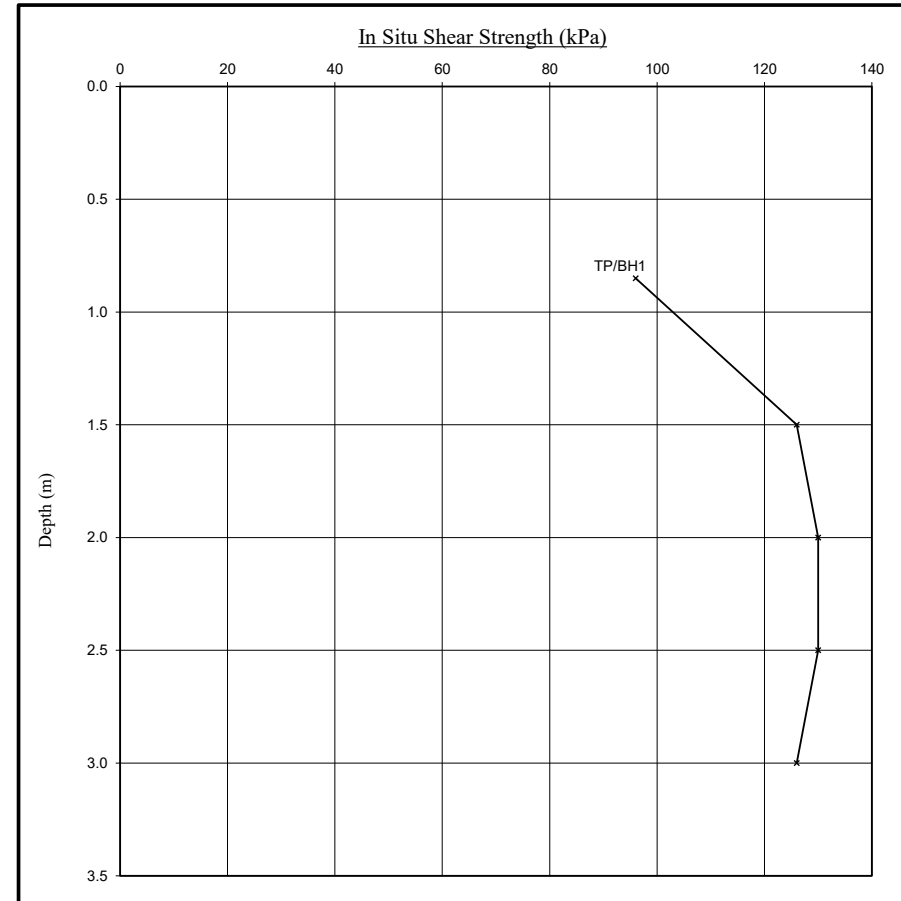


Notes

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 : 01/12/2025
Date Received : 03/12/2025
Date Tested : 08/12/2025
Date of Report : 16/12/2025

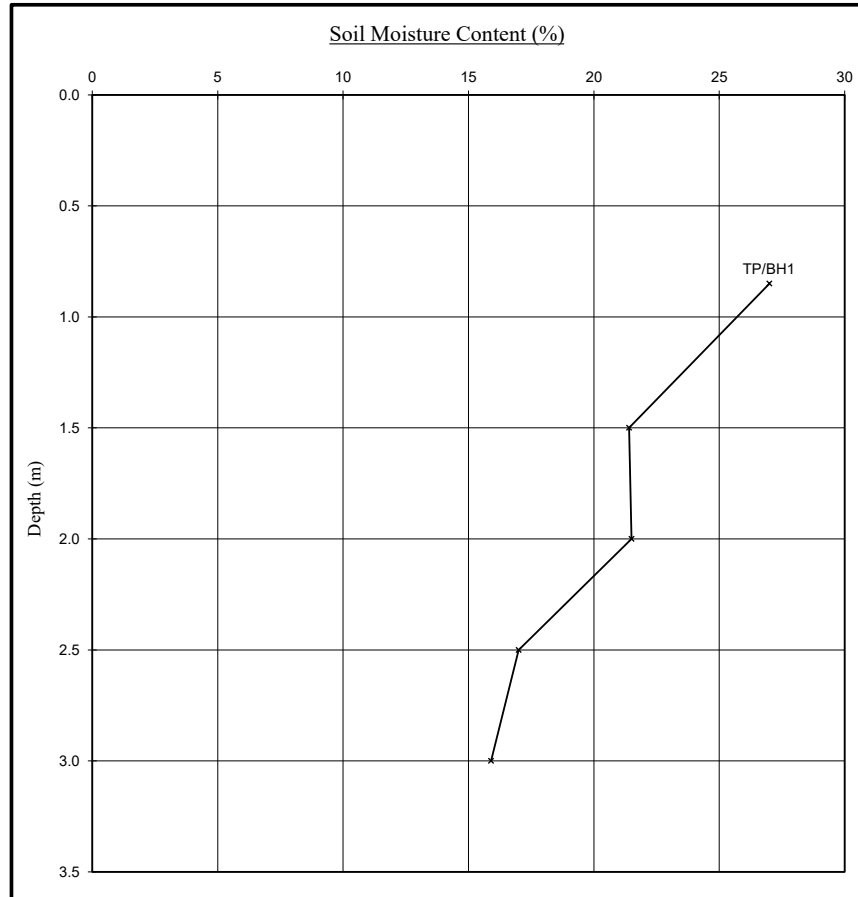


Note

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.

Moisture Content Profiles

Our Ref : SI006213
Location : 19 Wellfield Avenue
Work carried out for: CET Property Assurance (Sedgwick International UK)

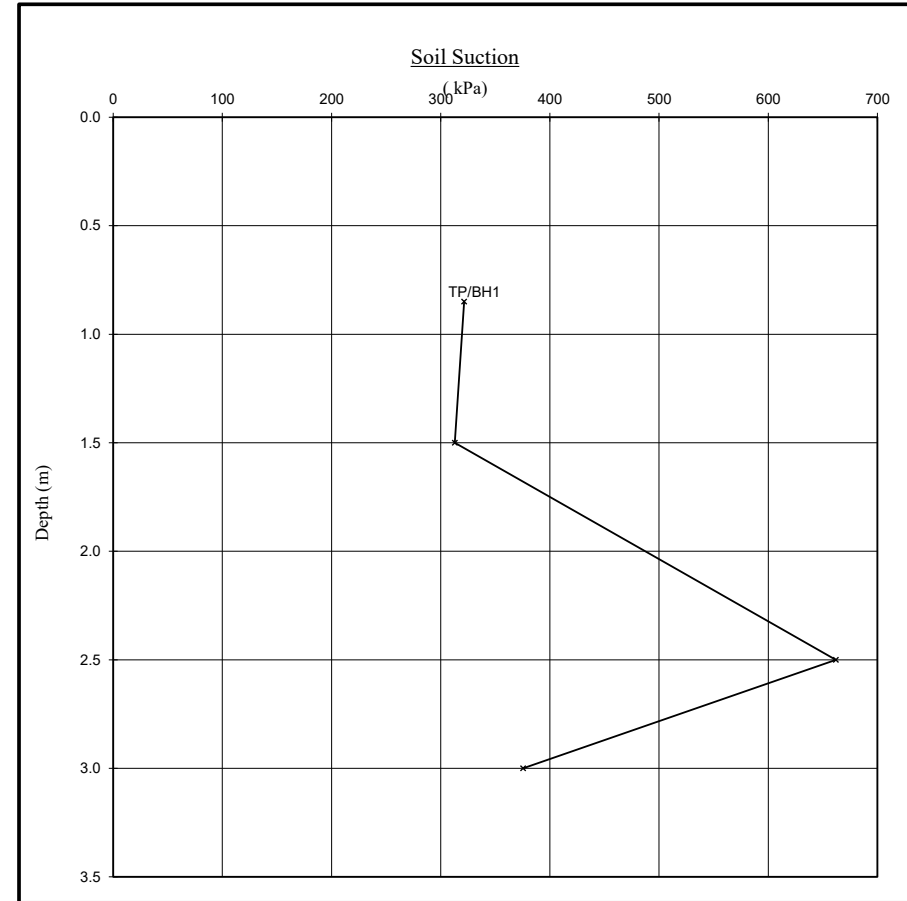


Notes

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.

Soil Suction Profiles

Date Sampled : 01/12/2025
Date Received : 03/12/2025
Date Tested : 08/12/2025
Date of Report : 16/12/2025



Note

When shown, the theoretical equilibrium suction profiles are based on conventional assumptions associated with London Clay (and similarly overconsolidated clays) at shallow depths. Note that the sample disturbance component is dependant on the method of sampling and any subsequent recompaction. The above plots show this to be 100kPa which is the value suggested by the BRE on the basis of their limited number of tests on recompacted samples. This may or may not be appropriate in this instance and judgement should be exercised.

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

19 Wellfield Avenue,

Client Reference: SI0062130
Report Date: 9 December 2025
Our Ref: R64516

Sub Sample	Species Identified		Root Diameter	Starch
TP1:				
USF	Cupressaceae spp.	1	1.5 mm	Moderate
BH1:				
to 1.5m	probably Cupressaceae spp.	2	1 mm	Absent

Comments:

- 1 - Plus 2 others also identified as Cupressaceae spp.
- 2 - Plus 1 other the same; both very decayed roots.

Cupressaceae spp. include Lawson cypress, western red cedar, Monterey cypress, Leyland cypress and junipers.

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.



Coding Sheet		Sheet:	1		Site:	19 WELLFIELD AVENUE				
		Job No.:	SI006213		Client:					
		Date:	01/12/2025		Client:	SEDGWICK INTERNATIONAL UK				
Run:	1									
From:			MH1	Invert Level:	1500		Direction:	U/S		
To:			U/S	Invert Level:			Function:	F/W		
Pipe Material:			Liner	Pipe Dia:	100					
Water/Pressure Test:				Drain Break-In:	No		Gully Condition:			
Distance (m)	Code	Clock Ref at to		Dia mm	Intrusion % mm		Shared Run:	No		
							If Shared How:			
0.00	ST						Remarks	Surface Material	Length (m)	
6.00	FH						2m passed front	Block Paving	6	
Comments:										
unable to get into pipe that runs through benching.too deep in mh.										

To: Sedgwick International
Subsidence Scanning Centre

Ground Floor
Fountain Court
West Yorkshire
LS27 0JG

Our Ref: **SI 006213**

Your Ref: **0**

Date: **02-Dec-25**

Ftao: 0

ESTIMATE

Site:- 19 Wellfield Avenue

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
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Condition Grade

A - Structurally sound with no leakage evident.	plus VAT @20%	£0.00
B - Cracks and fractures observed.		
C - Structurally unsound		
	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.