

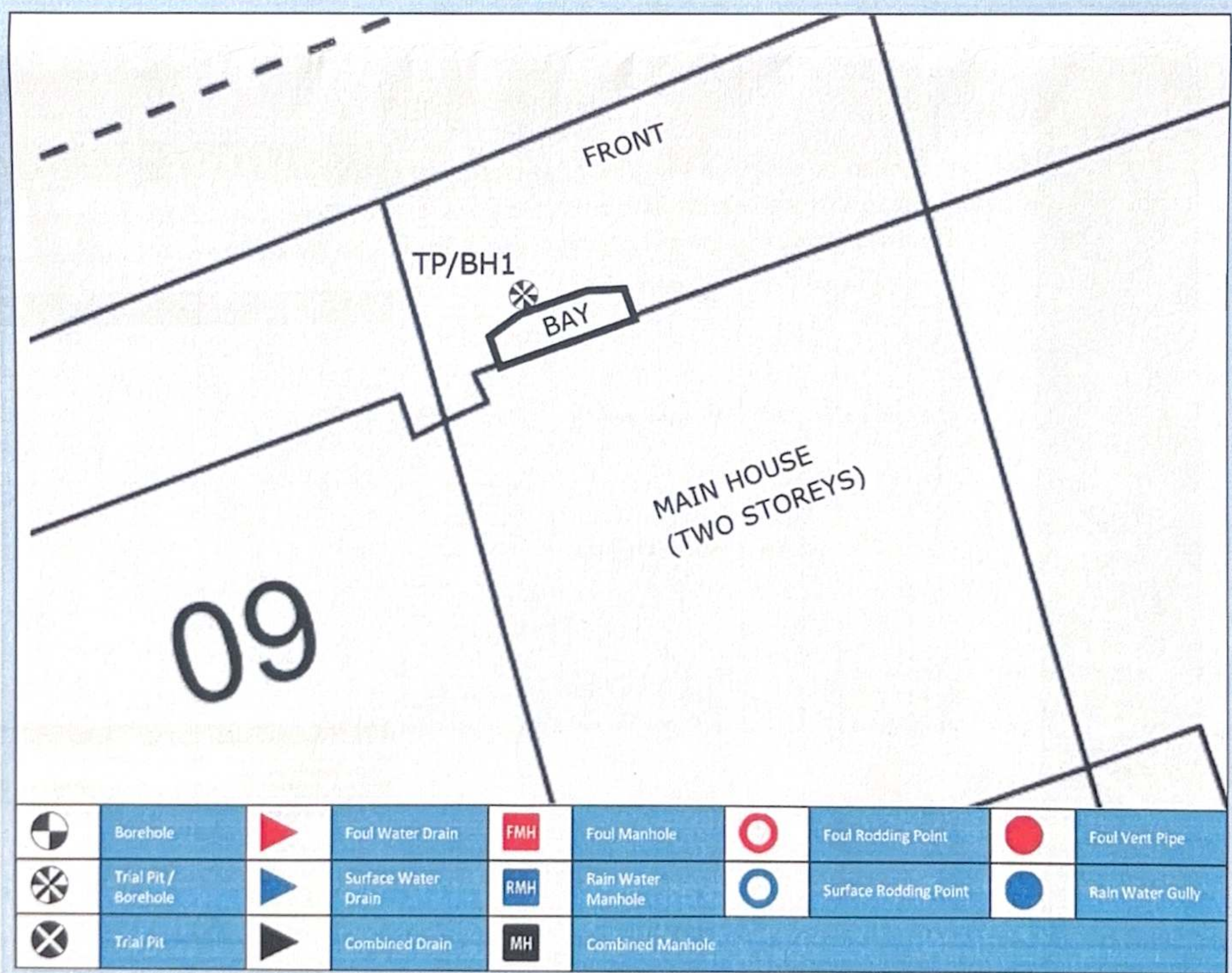
GEOTECHNICAL

for SMS (ALL)

58 Grand Avenue, Muswell Hill, London, N10 3BP

Client: SMS (ALL)
Client Contact: John Morrison
Client Ref: IFS-ALL-SUB-25-0122099
Policy Holder: Mr Joseph Romano
Report Date: 3 March 2026
Our Ref: C84884G37225

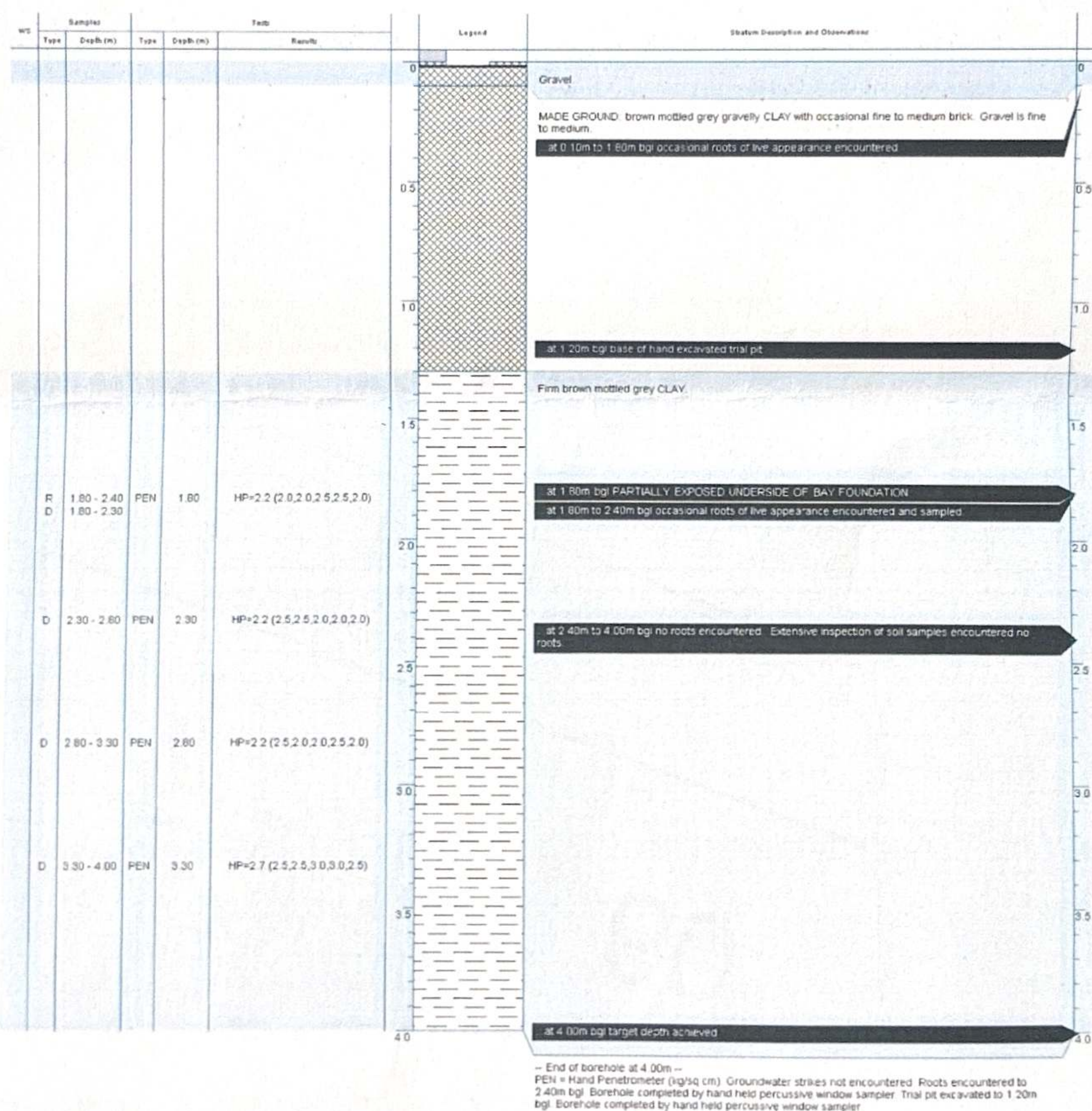
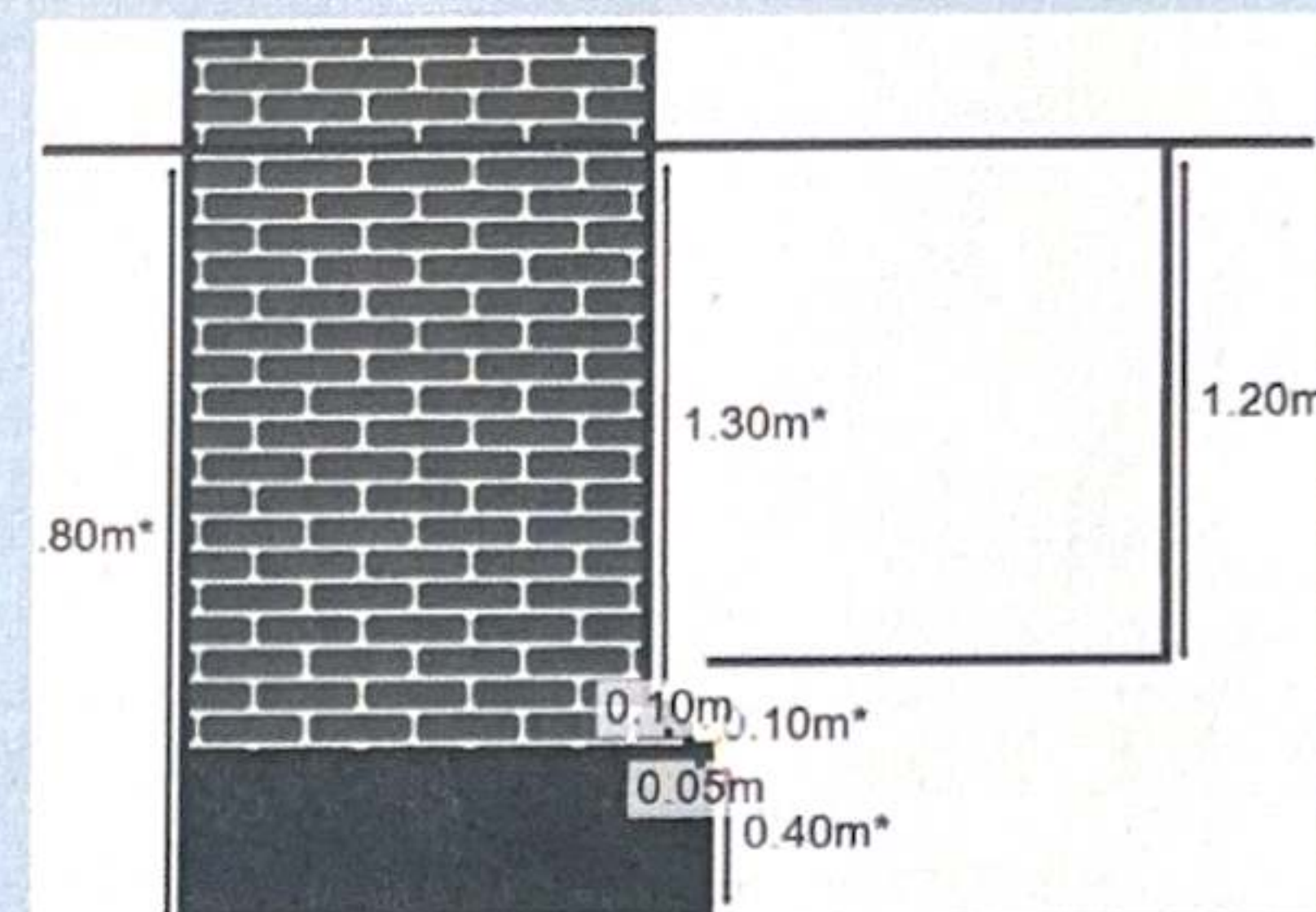
Site Plan



TP/BH1 Foundation Detail and Borehole Log

Foundation Detail

Bay foundation was partially exposed and comprised of brick wall to 1300mm bgl, bearing on stepped brick to 1400mm bgl with a total projection of 100mm from the elevation. In turn, bearing on clinker to a depth of at least 1800mm bgl, with a total projection of 150mm from the elevation.



Site Observations

GENERAL:

Site Investigation works (TP/BH 1) undertaken on 24 February 2026 during dry weather (i.e. no rain).

HEALTH AND SAFETY:

Negative signal obtained in Power, Radio and Genny mode on the Cable Avoidance Tool (CAT) (TP/BH1).

FOUNDATIONS:

At 1.80m bgl PARTIALLY EXPOSED UNDERSIDE OF BAY FOUNDATION in TP/BH1.

BOREHOLE:

At 1.20m bgl base of hand excavated trial pit in TP/BH1.

At 4.00m bgl target depth achieved in TP/BH1.

ROOTS:

At 0.10m to 1.80m bgl occasional roots of live appearance encountered in TP/BH1.

At 1.80m to 2.40m bgl occasional roots of live appearance encountered and sampled in TP/BH1.

At 2.40m to 4.00m bgl no roots encountered. Extensive inspection of soil samples encountered no roots in TP/BH1.

IN SITU TESTING:

Hand Penetrometer (PEN) undertaken at 1.80m bgl (TP/BH 1) within the window sampler at maximum 0.50m intervals.

WATER STRIKES:

No water strikes (NWS) encountered (TP/BH 1).

The groundwater observations do not necessarily indicate equilibrium conditions. It should be appreciated that groundwater levels are subject to both seasonal and weather induced variations. Other effects such as construction activities may also change groundwater levels.

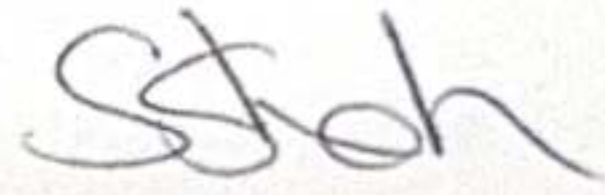
SOIL ANALYSIS

for Subsidence Management Services

58 Grand Avenue, London, N10 3BP

Client: Subsidence Management Services
Claim Number: BH/2/ /404563
Policy Holder: Mr Joseph Romano
Report Date: 24/03/2026
Our Ref: L30998

Compiled By:

Name	Position	Signature
Saira Dougan	Laboratory Supervisor	
Name	Position	Signature
Bob Walker	Laboratory Manager	

Checked By:

Date samples received: 27-Feb-26
Water Content Test Date: 05-Mar-26
Atterberg Limits Test Date: 11-Mar-26
Suction Test Date: 24-Mar-26



9265

Notes relating to soils testing

Unless otherwise stated, all soil testing was undertaken by Environmental Services at 21 Coventry Road, Coleshill, B46 3BB for Subsidence Management Services, Bembridge House, 1300 Parkway, Solent Business Park, Whiteley, Fareham, Hampshire, England, PO15 7AE and all testing at these premises currently falls outside of UKAS accreditation.

Soil samples have been prepared in accordance with BS1377:Part 1: 2016 Section 7

Descriptions of soil samples within the laboratory have been undertaken generally in accordance with BS5930:2015. Descriptions of soil samples fall outside of the scope of UKAS accreditation and may have been shortened to remove tertiary components for ease of reference.

The graphical representation of 40% of the LL and the numerical representation of the modified plasticity index (mod. PI) fall outside of the scope of UKAS accreditation.

Following the issue of this soil analysis report, samples will be retained for at least 28 days should additional testing, or referencing, be required. It should be noted that any tests undertaken on soils retained subsequent to the issue of this report may not give an accurate indication of the in-situ conditions of the sample.

This Soil Analysis Report may not be reproduced, in part or in full, without written approval of the laboratory.

The results contained herein relate only to items tested and no others. Additionally as the laboratory is not responsible for the sampling process it takes no responsibility for the condition of the samples and all samples are tested "as received".

Where samples of the same test type are not tested on the same day, or the testing spans multiple days, the test date states the day of the final test or the test date of the final sample.

All information above the laboratory reference on the cover page of this report are as provided by the customer and the laboratory is not responsible for any errors or omissions therein.

Water Content Tests are undertaken in accordance with ISO 17892:Part 1:2014

The Liquid Limit test is undertaken in accordance with BS1377:Part 2:2022 using an 80g cone with a 30° tip. Sieve percentages reported in blue denote that the sample has been sieved otherwise it has been prepared from its natural state. Sieve percentage reported in BOLD denote that the sample has been oven-dried prior to testing.

Unless otherwise specified herein, the one-point cone penetrometer method has been used.

The Plastic Limit test and the determination of the Plasticity Index is undertaken in accordance with BS1377:Part 2:2022. Where a plastic limit has been denoted with an asterisk (*) then it has been derived from the liquid limit and has not been tested.

The Filter Paper Suction Test is undertaken in accordance with the BRE paper IP4/93 (corrected) 'A Method of Determining the State of Desiccation in Clay Soils'

Unless otherwise stated the moisture content of the filter paper was determined after 7 days contact with the sample and the test was prepared from a remoulded disturbed sample.

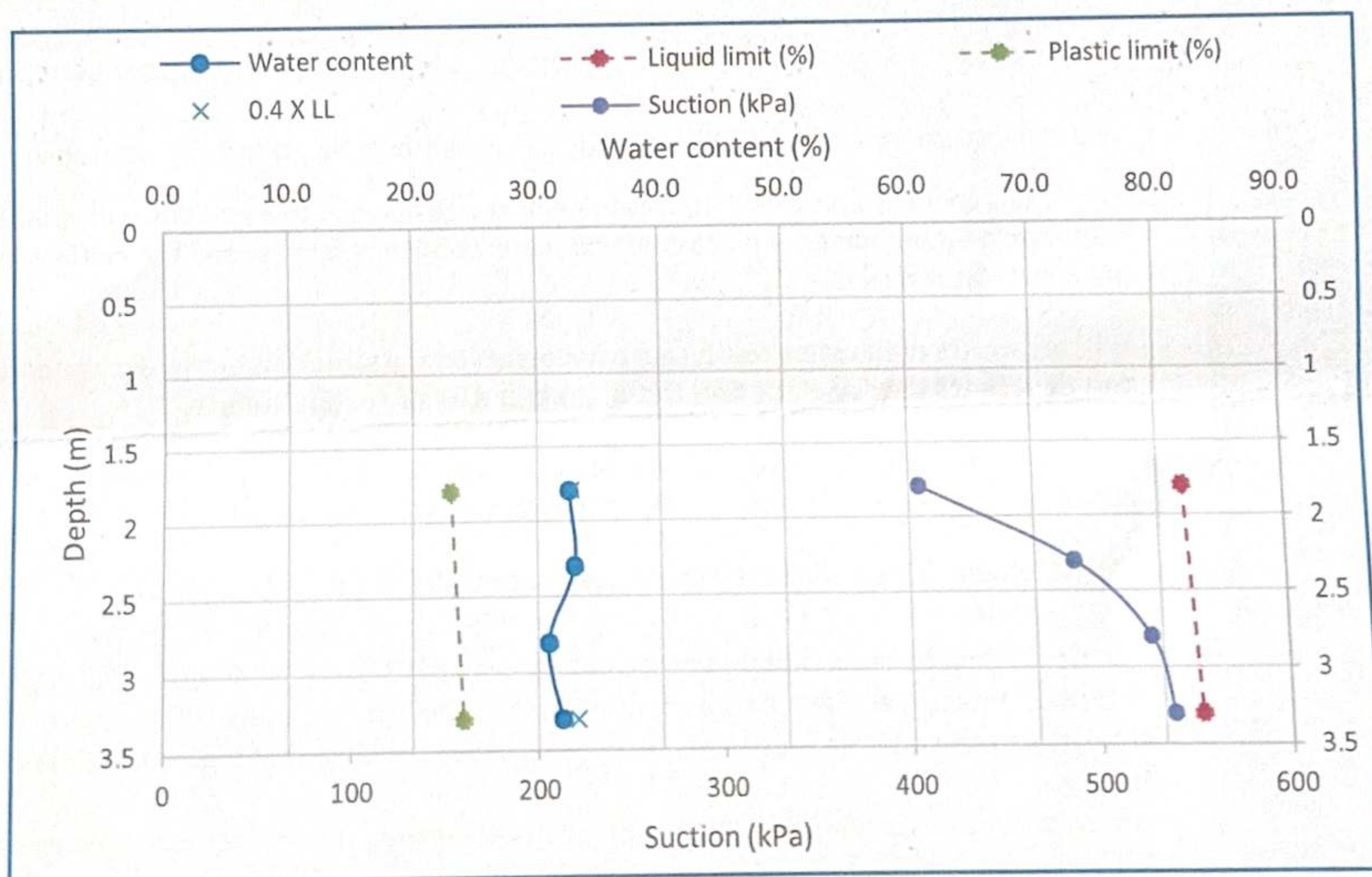
The Filter Paper Suction Tests are conducted in a controlled environment within a temperature range of 18°C and 22°C

If you would like to provide feedback on this report or any laboratory services or performance, please complete the form below. All appropriate feedback will be used in the continual improvement of laboratory services.

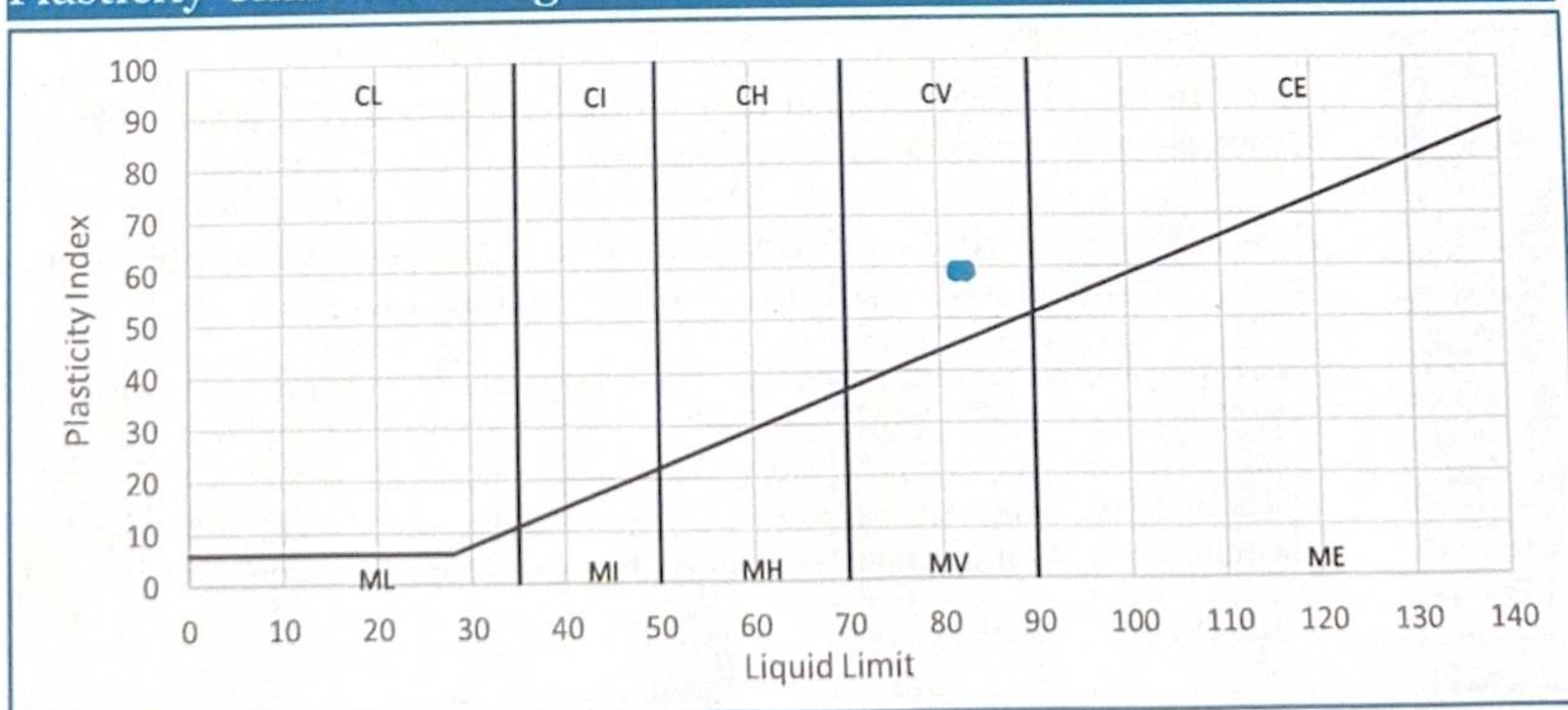
[Laboratory feedback form](#)

Samples from BH1

Lab Ref	Depth (m)	WC (%)	LL (%)	PL (%)	PI (%)	.425 mm(%)	mod. PI (%)	Av. Suc. (kPa)	Description
1	1.8	32.6	82	23	59	100	59	406	Firm brown CLAY with rare gravel
2	2.3	33.0						488	Firm brown CLAY with rare gravel
3	2.8	30.9						527	Firm brown CLAY with rare gravel
4	3.3	32.0	83	24	59	100	59	538	Firm brown CLAY with rare gravel



Plasticity Chart for Casagrande Classification



Deviating Samples

The table below details any samples deviating from laboratory procedure or deviating in condition to an extent whereby the validity of results may be affected. A test denoted "I" is likely to have had testing abandoned but where a test result has been provided a non-standard procedure may have been used, details of which will be provided upon request.

LAB REF	CONDITION	WC	ATT	SUC	OED
1					
2					
3					
4					

Key

- D Delay in sample receipt
- C Contaminated sample
- B Sample not bagged correctly
- S Sample too sandy (unsuitable for testing)
- G Sample too gravelly (unsuitable for testing)
- V Sample too soft (unsuitable for preparation)
- L Sample too silty
- I Insufficient sample
- O Too much organic content (unsuitable for testing)
- N Non-standard procedure used
- H Sample depth too shallow
- X Testing result too similar to above sample

References

The following provides a brief interpretation of the test results by comparison of the results to published classifications. The Atterberg Limit test may be used to classify the plasticity of soils; the plasticity classes defined in BS5930:2015 "Code of Practice for Site Investigations" are as follows.

CL (ML)	CLAY and CLAY/SILT of Low plasticity
CI (MI)	CLAY and CLAY/SILT of Intermediate plasticity
CH (MH)	CLAY and CLAY/SILT of High plasticity
CV (MV)	CLAY and CLAY/SILT of Very High plasticity
CE (ME)	CLAY and CLAY/SILT of Extremely High plasticity
O	The letter O is added to prefixes to symbolise a significant proportion of organic matter.
NP	Non-plastic

The Plasticity Index (PI) Result obtained from the Atterberg Limit tests may also be used to classify the potential for volume change of fine soils, in accordance with the National House Building Council's standards - Chapter 4.2 (2003) "Building Near Trees", as summarised below.

Modified PI < 10	Non Classified.
Modified PI = 10 to <20	Low volume change potential.
Modified PI = 20 to <40	Medium volume change potential.
Modified PI = 40 or greater	High volume change potential.

The 2003 edition of Chapter 4.2 also permits use of the Plasticity Index without modification. The classifications for this are grouped by soil type (soils with similar visual soils description and using unmodified Plasticity Indices).

ROOT IDENTIFICATION

for SMS (ALL)

58 Grand Avenue, Muswell Hill, London, N10 3BP

Client: SMS (ALL)
Client Contact: John Morrison
Claim Number: BH/2/ /404563
Client Reference: IFS-ALL-SUB-25-0122099
Policy Holder: Mr Joseph Romano
Report Date: 16 March 2026
Our Ref: R63723



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

Sub Sample	Species Identified		Root Diameter	Starch
TP/BH1:				
1.8-2.4m	<i>Platanus</i> spp.	1	3 mm	Low
1.8-2.4m	Pomoideae gp.	2	1 mm	Abundant

Comments:

- 1 - Plus 1 other also identified as *Platanus* spp.
- 2 - Plus 1 other also identified as Pomoideae gp.

Platanus spp. include London plane and Oriental plane.

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

Signed: R. Shaw

Unless we are otherwise instructed in writing, the above sample material will normally be disposed of 6 years after the date of this report.

SubsNetuk



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