

SITE INVESTIGATION FACTUAL REPORT

Report No: SI-330698
Client: Crawford Claims Management
Site: Flat 1, 94 Stapleton Hall Road
Haringey
Client Ref: SU2000002
Date of Visit: 9/8/2021



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

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✉ 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: 330698

Date: 09/08/2021

Site: 94 Stapleton Hall Road

Work carried
out for:

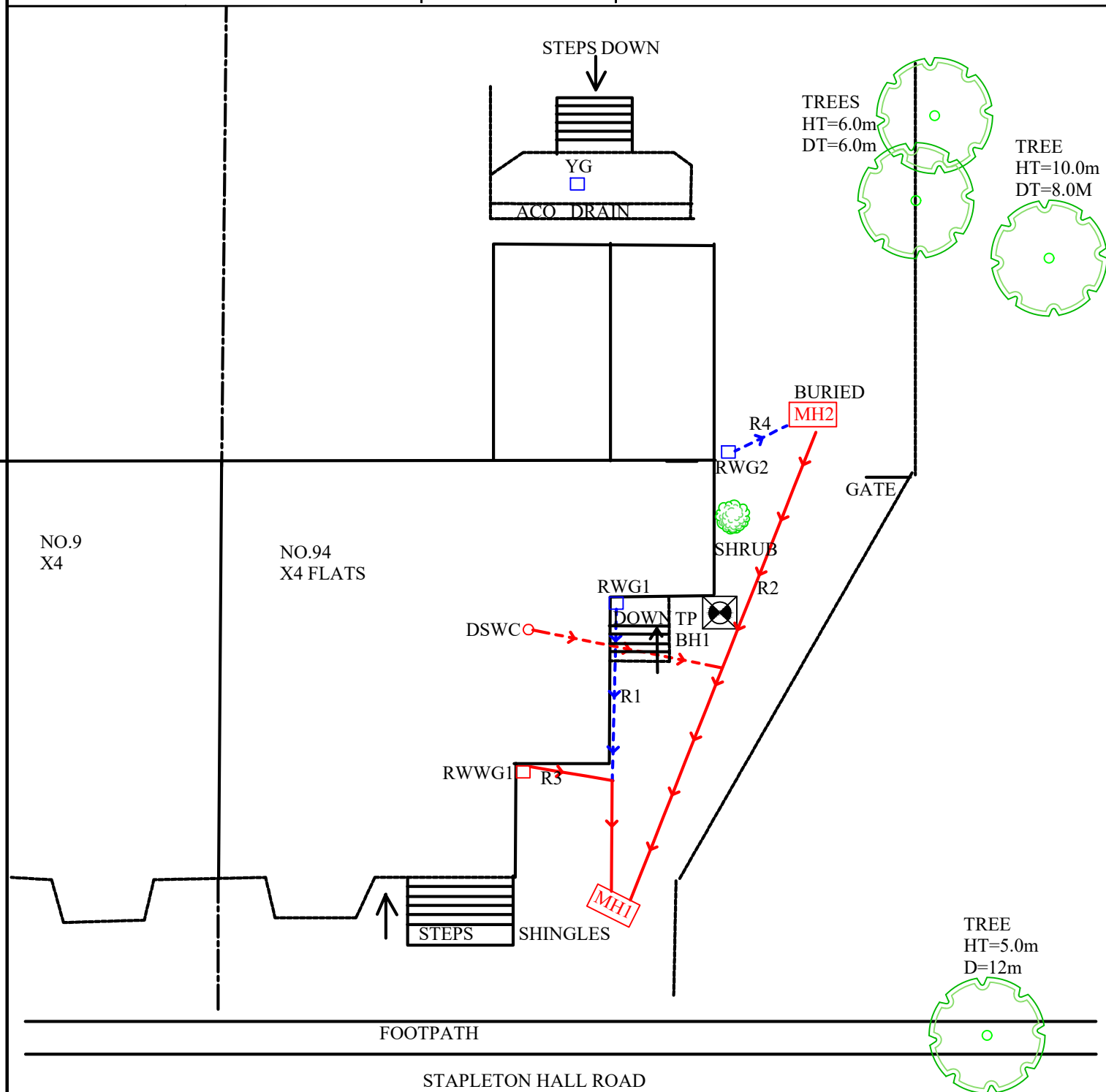
Crawford Claims MGMT

MH
(SI)

SA
(Checked)

CP
(Drawn)

Weather: Dry



Remarks:

Key:

Combined Gulley

RWWG

Manhole

MH

Rain Water Pipe

RWP

Rain Water Gulley

RWG

Soil Vent Pipe

SVP

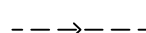
Waste Gulley

WG

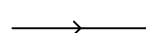
Waste Pipe

WP

Surface Water Drain



Foul Water Drain



Tree / Bush

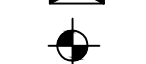
(approx. ht in m)



Trial Pit



Borehole



O/D - Open Discharge

Scale: N.T.S.

TEST REPORT:

Trial Pit

TRIAL PIT REF:

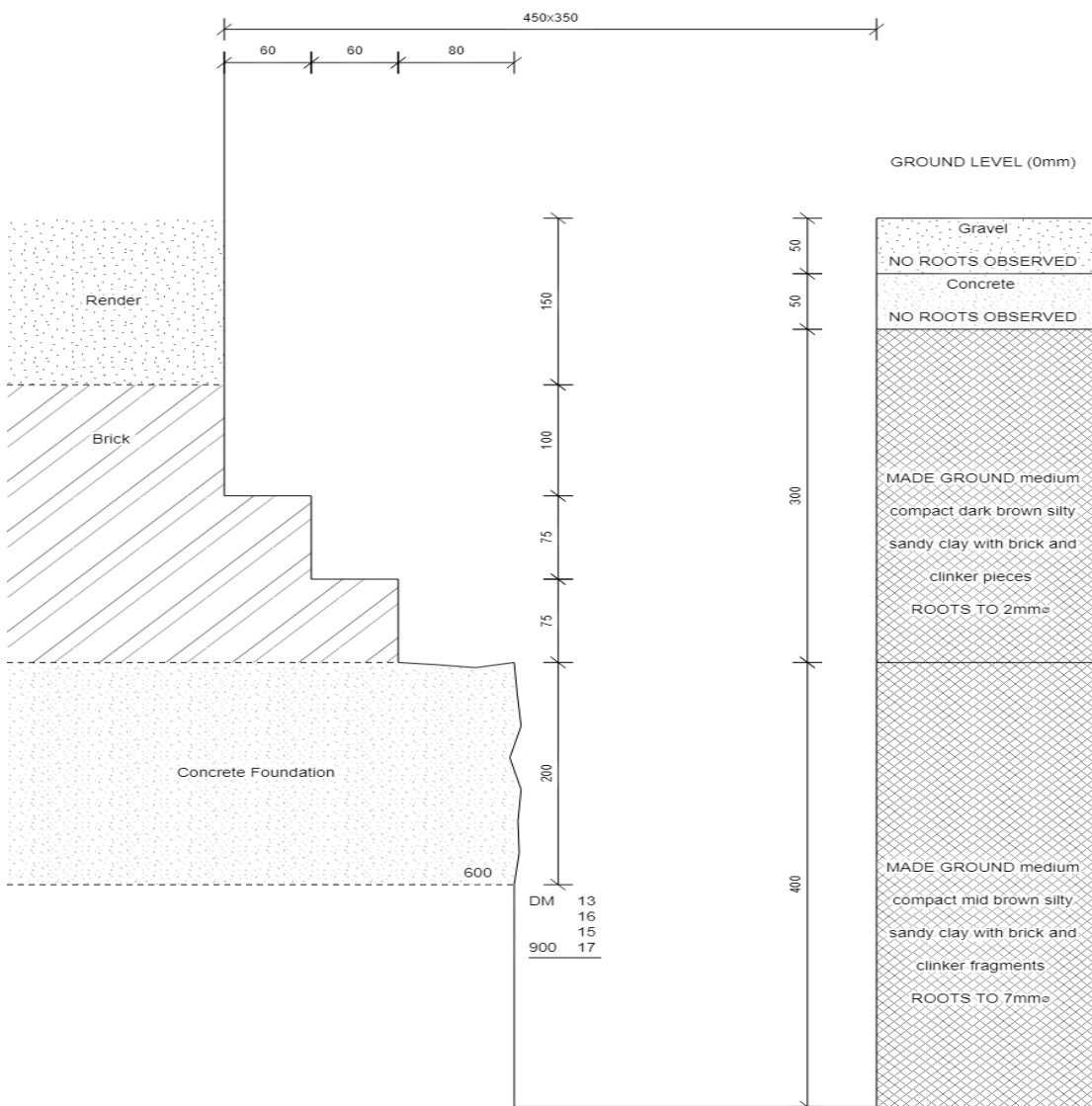
1

WEATHER:

Raining

EXCAVATION METHOD:

Hand Tools



Remarks:

For strata below 800mm see bore hole log

Borehole		1	Sheet:		1 of 1	Site:	94 STAPLETON HALL ROAD N4 4QA				
			Job No:		330698						
			Date:		09/08/2021						
Boring Method:		Rotary Auger			Ground Level:		Client:	Crawford Claims Management			
Diameter (mm):		100	Weather:		rain						
Depth	Soil Description								Samples and Tests		
(m)							Thickness	Legend	Depth	Type	Result
0.00	See Trial Pit						0.80				
0.80	MADEGROUND medium compact becoming medium compact to compact mid brown silty sandy clay with brick and clinker fragments						0.40				
1.20	Stiff brown-grey veined silty CLAY						1.30				
2.50	Very stiff brown-grey veined silty CLAY with claystone nodules						0.50				
3.00	End of BH										
Remarks:						Key:		To			Max
BH ends at 3.0m, BH dry and open on completion. No roots observed below 1.5						D - Disturbed Sample		Depth			Dia
						B - Bulk Sample		(m)			(mm)
						W - Water Sample		1.50			2
						J - Jar Sample					
						V - Pilcon Shear Vane (kPa)					
						M - Mackintosh Probe					
						TDTD - Too Dense To Drive					
Logged:		IC	AM	Checked:	Approved:	Version		V1.0 28/01/16		N.T.S.	

SITE INVESTIGATION LABORATORY TEST REPORT

SI REPORT NUMBER: 330698

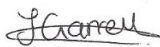
CLIENT : CET Property Assurance (Crawford Claims Management)

SITE:
94 Stapleton Hall Road
London
N4 4QA

DATE OF SITE VISIT:
09/08/2021

DATE RECEIVED BY LABORATORY:
10/08/2021

L. Kirby
Compiled by :
L. Kirby - Laboratory Technician (B)


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

DATE REPORTED: 18-Aug-2021

Laboratory Summary Results

Our Ref : 330698

Date Sampled: 09/08/2021

Location : 94 Stapleton Hall Road, London, N4 4QA

Date Received : 10/08/2021

Client: CET Property Assurance (Crawford Claims Management)

Date Tested : 10/08/2021

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

Date of Report : 18/08/2021

Sample Ref		Type	Moisture Content	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]	
1	U/S 0.60	D	32	5	68	25	43	0.17	41	CH	Not suitable for suction testing-Made Ground									
	1.0	D	28	11	65	21	44	0.16	39	CH	Not suitable for suction testing-Made Ground									
	1.5	D	32	<5																
	2.0	D	32	<5	75	27	48	0.11	48	CV	7	560			116					
	2.5	D	31	<5																
	3.0	D	30	<5	76	25	51	0.10	51	CV	7	804			> 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

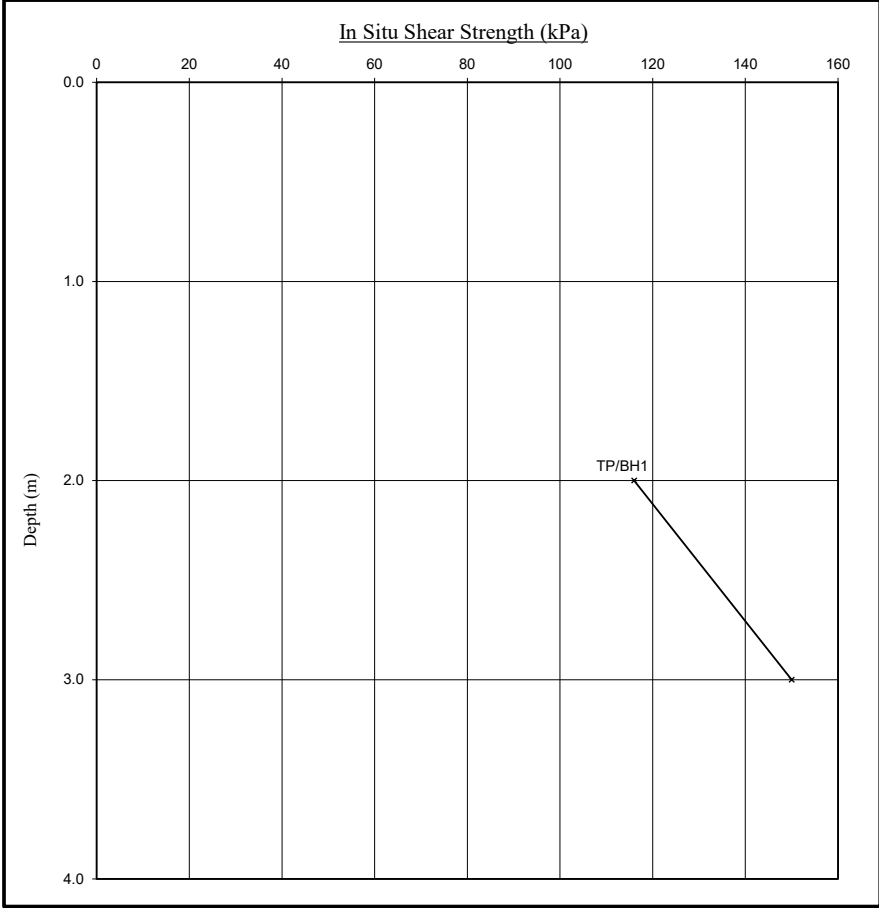
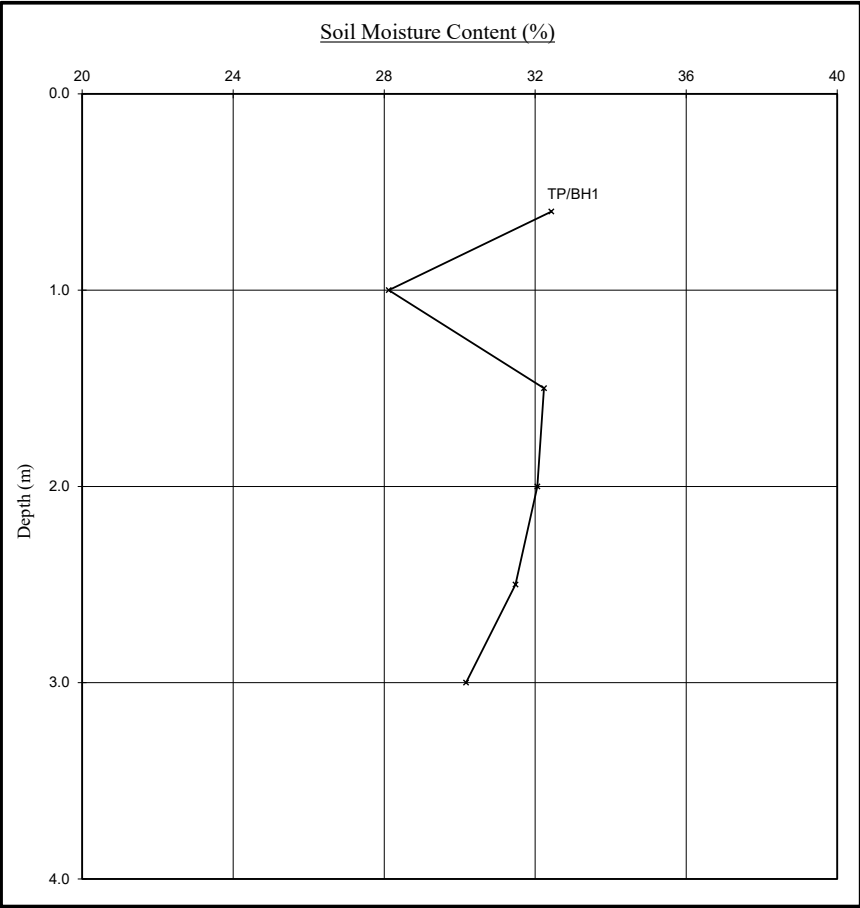
Version: 5BH V1 - 06.01.21

0927

Moisture Content Profiles

Our Ref : 330698
Location : 94 Stapleton Hall Road, London, N4 4QA
Work carried out for: CET Property Assurance (Crawford Claims Management)

Date Sampled : 09/08/2021
Date Received : 10/08/2021
Date Tested : 10/08/2021
Date of Report : 18/08/2021



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.

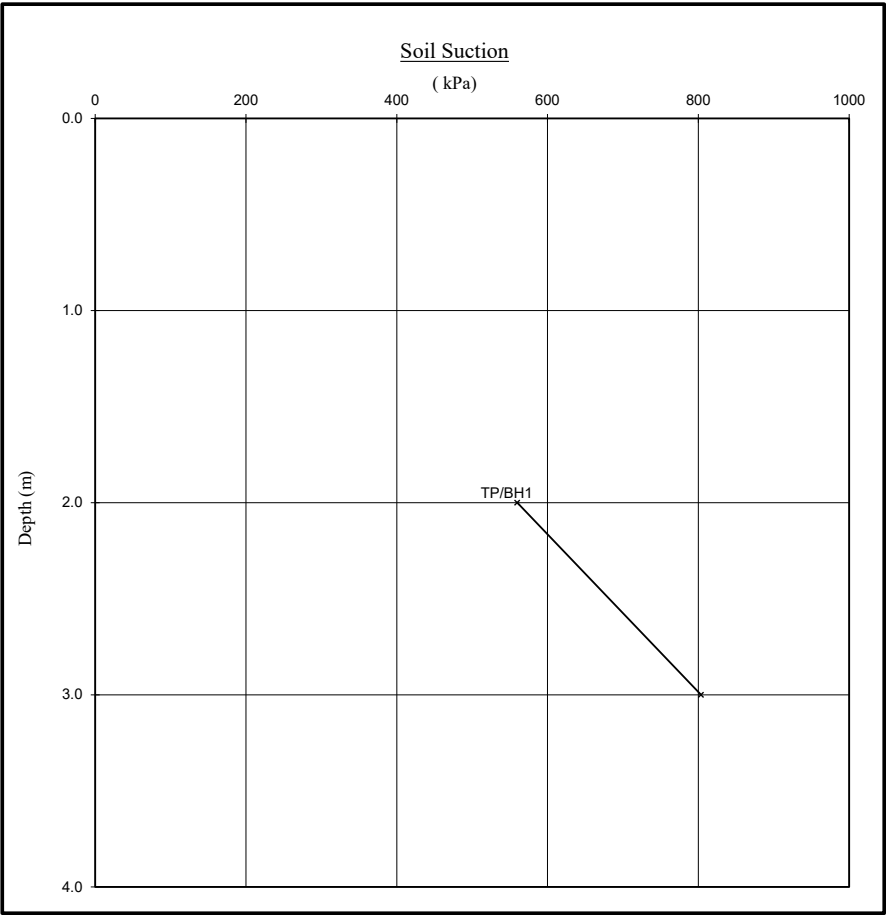
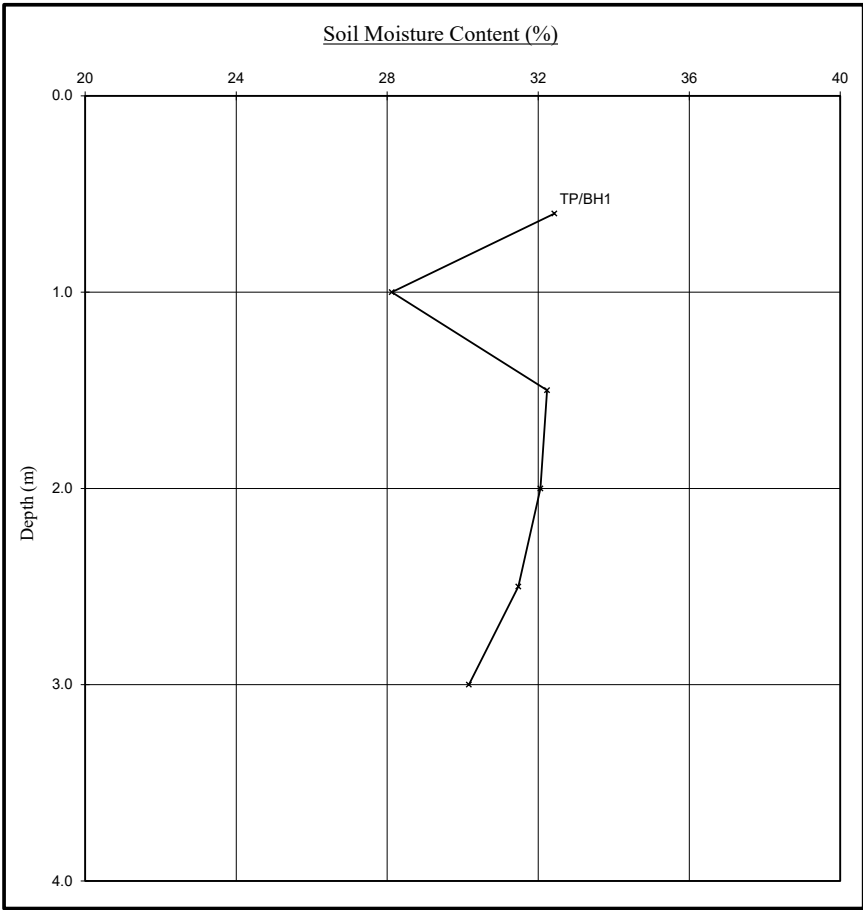
Note

- 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.

Moisture Content Profiles

Our Ref : 330698
Location : 94 Stapleton Hall Road, London, N4 4QA
Work carried out for: CET Property Assurance (Crawford Claims Management)

Date Sampled : 09/08/2021
Date Received : 10/08/2021
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Date of Report : 18/08/2021



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

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.

CET
Unit E2
First Floor Suite
Boundary Court
Willow Farm Business Park
Castle Donnington
Derbyshire
DE74 2NN

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

ROOT IDENTIFICATION

94 Stapleton Hall Road,

Client Reference: 330698
Report Date: 16 August 2021
Our Ref: R43018

Sub Sample	Species Identified		Root Diameter	Starch
TP1:				
USF	probably <i>Quercus</i> spp. but possibly <i>Castanea</i> spp.	1	6 mm	Low
BH1:				
to 1.5m	probably <i>Quercus</i> spp. but possibly <i>Castanea</i> spp.	2	2 mm	Moderate

Comments:

- 1 - Plus 1 other the same.
- 2 - Plus 2 others the same.

Quercus spp. are oaks. *Castanea* spp. include sweet chestnut.

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:		Site:	94 STAPLETON HALL ROAD N4 4QA		
				Job No.:	330698				
				Date:	09/08/2021	Client:	Crawford Claims Management		

Run:	1								
From:	MH1		Invert Level:	1500		Direction:	U/S		
To:	rwg1		Invert Level:			Function:	Comb		
Pipe Material:	Liner		Pipe Dia:	100					
Water/Pressure Test:			Drain Break-In:	No		Gully Condition:	As Built		
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm		Shared Run:	Yes		
						If Shared How:	With flats		
0.00	ST					Remarks	Surface Material	Length (m)	
0.30	MC					lined to pvc	Gravel	4	
0.30	JN	9				rwg1 joins	steps and slabs	1	
0.40	MC					vc to lined			
5.00	MC					lined to pvc			
5.00	LU					Line deviates up			
5.30	FH					reached rwg1			
Comments:									

Run:	2								
From:	MH1		Invert Level:	1500		Direction:	U/S		
To:	buried mh		Invert Level:			Function:	Comb		
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:	Yes		
						If Shared How:	With flats		
0.00	ST					Remarks	Surface Material	Length (m)	
4.90	MC					lined to pvc	Gravel		
4.90	JN	9				dswc joins			
5.00	MC					pvc to lined			
12.50	FH					reached buried mh			
Comments:									

Run:	3								
From:	rwg1		Invert Level:			Direction:	D/S		
To:	run1		Invert Level:	100		Function:	Comb		
Pipe Material:	PVC		Pipe Dia:	100					
Water/Pressure Test:			Drain Break-In:	No		Gully Condition:	As Built		
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm		Shared Run:	Yes		
						If Shared How:	With flats		
0.00	ST					Remarks	Surface Material	Length (m)	
0.10	LD					Line deviates down	Gravel		
0.90	FH					reached run1			
Comments:									

Run:	4									
From:			rwg2	Invert Level:		100	Direction:		D/S	
To:			buried mh	Invert Level:			Function:		S/W	
Pipe Material:			PVC	Pipe Dia:		100				
Water/Pressure Test:				Drain Break-In:		No	Gully Condition:		As Built	
Distance (m)	Code	Clock Ref at to		Dia mm	Intrusion % mm		Shared Run:		Yes	
							If Shared How:		With flats	
0.00	ST						Remarks		Surface Material	Length (m)
1.00	FH						reachec buried mh		gravel	
Comments:										

To: Crawford Claims Management
Ftiao:
Site: Flat 1, 94 Stapleton Hall Road

Client Ref:
Job No. 330698
Claim No:
Date: 11-Aug-21

ESTIMATE

Item	Amount
1.0 Location Buried chamber is blocked and will need clearing to asses if damaged.	£165.11
Shared System no	
Condition Grade 0	
Drain Serviceability 0	
Work Spec CCTV/HPWJ	

Notes

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

Total £165.11

Condition Grade

A - Structurally sound with no leakage evident.
B - Cracks and fractures observed.
C - Structurally unsound

plus VAT @20% £33.02

Total + VAT £198.14

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.

ESTIMATING & COSTING SHEET - DOMESTIC DRAINAGE		Client Ref			
Site:- Flat 1, 94 Stapleton Hall Road		Job No.		330698	
Client :- Crawford Claims Management		Claim No			
		Date			
		Recommendation		1	
		Description			
Rate Code	Buried chamber is blocked and will need clearing to asses if damaged.	Unit	Qty	Rate	Amount
TITLE	Survey				
SN0511	CCTV Survey of underground drainage & report - including up to 1 hr HP Water Jetting or other cleaning.	nr	1	£165.11	£165.11
Total subject to VAT @ 20%					£165.11
Note: Subject to the attached Terms and Conditions Depths are taken to the base of excavations. Every effort will be made to match existing surfaces where disturbed although this cannot be guaranteed. All rates exclude VAT. Depths are taken to the base of excavations. The above rates are subject to re-measurement. Daywork rates do not include for materials that are charged at cost plus KEY: ne = not exceeding, eo = extra over rate, m = linear metre, nr = number, hr = hour					

CET STRUCTURES LTD TERMS AND CONDITIONS

Site:- Flat 1, 94 Stapleton Hall Road

Client Ref:-

Client :- Crawford Claims Management

Job No.:- 330698

Attention of:-

Claim No:-

Date:- 11-Aug-21

General Terms and Conditions

- 1 On site parking is a prerequisite of any drain repair contract. This quotation is to the addressee only and should not be forwarded unless prior agreement is obtained from CET Structures Ltd. Every effort will be made to match existing surfaces however, there will be evidence of excavation works in certain circumstances.
- 2 The rates do not include for excavation of surfaces other than soft ground or concrete < 100mm thick; reinstatement other than concrete <100mm thick; internal excavations; reinstatement >750mm in width; excavation of depths greater than 1.2m; reinforced concrete.
- 3 CET's standard soakaway that is priced on the agreed alliance schedule of drainage rates is constructed to dimensions specified in the NHBC Guidelines for small soakaways. The soakaway is generally located 5m from any foundations (should site constraints permit) and is constructed to provide adequate short term surface water storage and percolation into surrounding ground. This small 1m3 soakaway is usually of sufficient capacity to accommodate average rainfall from an average surface area of roof space, however in extreme weather conditions and /or larger than average roof surface area feeding the soakaway, surcharging may occur. Alternative designs and prices are available at a cost along with percolation testing. Certain ground conditions may not be suitable for soakaway design due to low permeability and this information is not always readily available.

Notes

For excavation and reinstatement of any steps, will be done on day work rate.

With a minimum of 4 hours. Materials at cost plus 25%.

Any obstacles, shrubs & plants that are located in the working area will need to be removed by others to allow for these works

Water Authority Sewer Condition Codes

B	Broken pipe at... (or from... to...) o'clock	JN	Junction at...o'clock, diameter...mm
BR	Branch Major	JX	Junction defective at.. o'clock, diameter.. mm
CC	Crack circumferential from... to... o'clock	LC	Lining of sewer changes/starts/finishes at this point
CL	Crack longitudinal @... o'clock	LD	Line of sewer deviates down
CM	Cracks multiple from... to... o'clock	LL	Line of sewer deviates left
CN	Connection at... o'clock, diameter... mm	LN	Line defect at (or from.. to..) o'clock
CNI	Connection at... o'clock, diameter... mm, intrusion... mm	LR	Line of sewer deviates right
CU	Camera under water	LU	Line of sewer deviates up
CX	Connection defective at... o'clock	MB	Missing bricks at.. (or from.. to..) o'clock
CXI	Connection defective at... o'clock, diameter... mm, intrusion... mm	MC	Material of sewer changes at this point
D	Deformed sewer... %	MH	Manhole/node
DB	Displaced bricks at (or from.. to..) o'clock	MM	Mortar missing medium at.. (or from.. to..) o'clock
DC	Dimension of sewer changes at this point	MS	Mortar missing surface at.. (or from.. to..) o'clock
DE	Debris (non silt/grease)... % cross-sectional loss	MT	Mortar missing total at.. (or from.. to..) o'clock
DEG	Debris grease... % cross-sectional area loss	OB	Obstruction... % height/diameter loss
DES	Debris silt... % cross-sectional area loss	OJL	Open joint large
DI	Dropped invert, gap... mm	OJM	Open joint medium
EHJ	Encrustation heavy from.. to.. o'clock % cross-sectional area loss (at joint)	PC	Length of pipe forming sewer changes at this point, new length...mm
ELJ	Encrustation light from.. to.. o'clock%	RFJ	Roots fine (at joint)
EMJ	Encrustation medium from.. to.. o'clock %, cross-sectional area loss (at joint)	RMJ	Roots mass... % cross-sectional area loss (at joint)
ESH	Scale heavy... % cross-sectional area loss from... to... o'clock	RTJ	Roots tap (at joint)
ESL	Scale light from... to... o'clock	SA	Survey abandoned
ESM	Scale medium... % cross-sectional area loss from... to... o'clock	SC	Shape of sewer changes at this point
FC	Fracture circumferential from... to... o'clock	SSL	Surface damage, spalling large at (or from.. to..) o'clock
FL	Fracture longitudinal at... o'clock	SSM	Surface damage, spalling medium at (or from.. to..) o'clock
FM	Fractures multiple from... to... o'clock	SSS	Surface damage, spalling slight at (or from.. to..) o'clock
GO	General observation at this point	SWL	Surface damage, wear large at... (or from.. to..) o'clock
GP	General photograph number... taken at this point	SWN	Surface damage, wear medium at... (or from.. to..) o'clock
H	Hole in sewer at... o'clock	SWS	Surface damage, wear slight at.. (or from.. to..) o'clock
IDJ	Infiltration dripper at (or from... to...) o'clock (at joint)	V	Vermin (rats and mice)
IGJ	Infiltration gusher at (or from... to...) o'clock (at joint)	WL	Water level... % height/diameter
IRJ	Infiltration runner at (or from... to...) o'clock (at joint)	X	Sewer collapsed... % cross-sectional area loss
ISJ	Infiltration seeper at (or from... to...) o'clock (at joint)	FH	End of survey
JDM	Joint displaced medium		
JDL	Joint displaced large		