



SITE INVESTIGATION FACTUAL REPORT

Report No: SI-759198
Client: Sedgwick International UK - Maidstone
Site: Flat A&B, 103 Upper Tollington Park
Haringey
Client Ref: 10017158
Date of Visit: 14/12/2023



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

East Building, Cable Drive, Walsall, WS2 7BN

☎ 0333 016 4477

✉ siinstructions@cet-uk.com

🌐 www.cet-uk.com

CET is the trading name of CET Structures Ltd

Registered in England No. 02527130

Site Investigation Layout Plan		
Drawn:- MH (SI)	Checked	Drawn

Ref: 759198

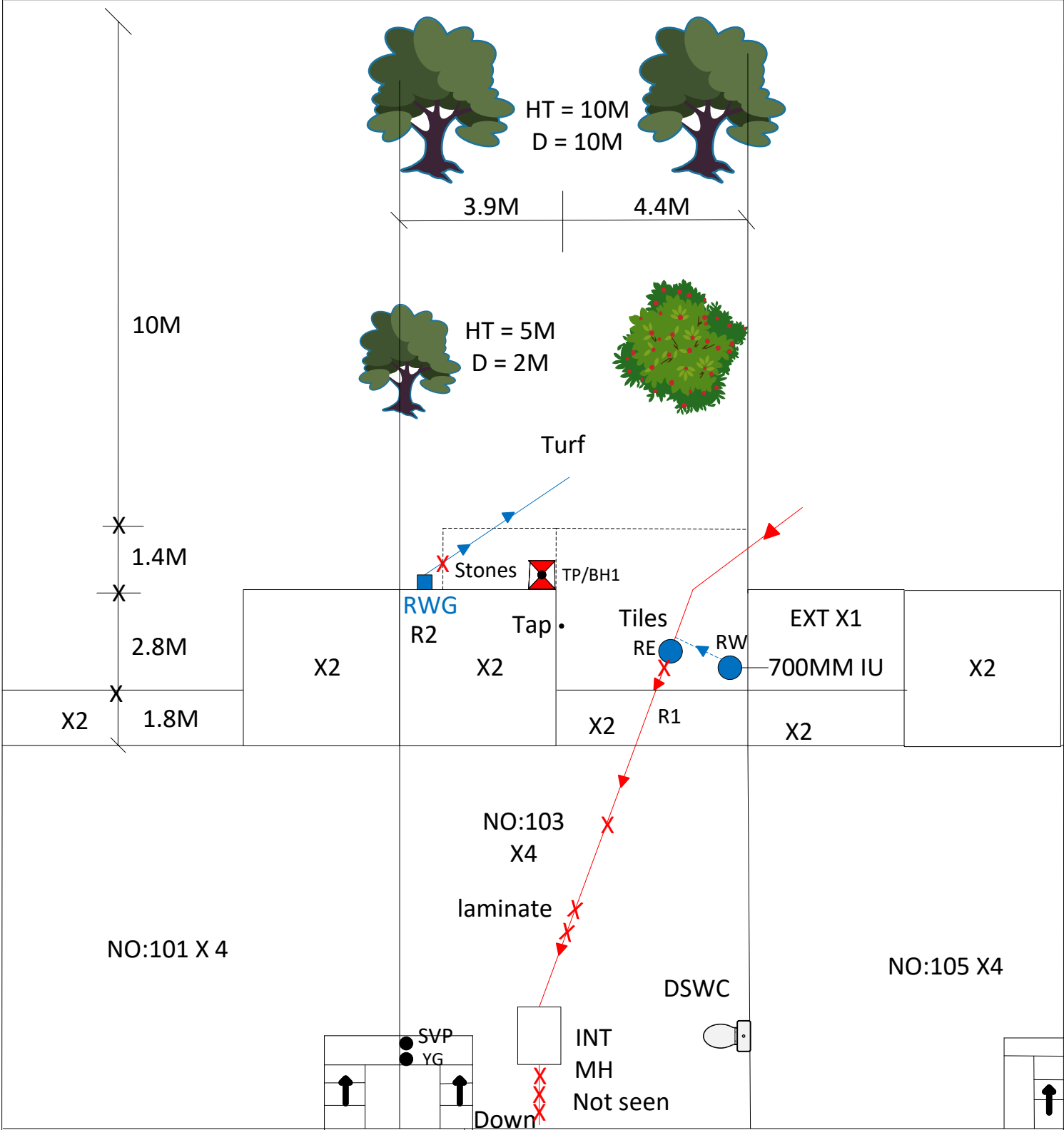
Date: 14.12.23

Weather: Dry

Site: Flats A&B, 103 Upper Tollington Park,
N4 4ND

Client: Sedgwick international UK

Weather: Dry



Operatives Initials:MH

Scale: NTS

Key:
 RWWG: Combined Gulley
 MH: Manhole
 RWP: Rain Water Pipe
 RWG: Rain Water Gulley
 SVP: Soil Vent Pipe
 WG: Waste Gulley
 WP: Waste Pipe
 O/D: Open Discharge

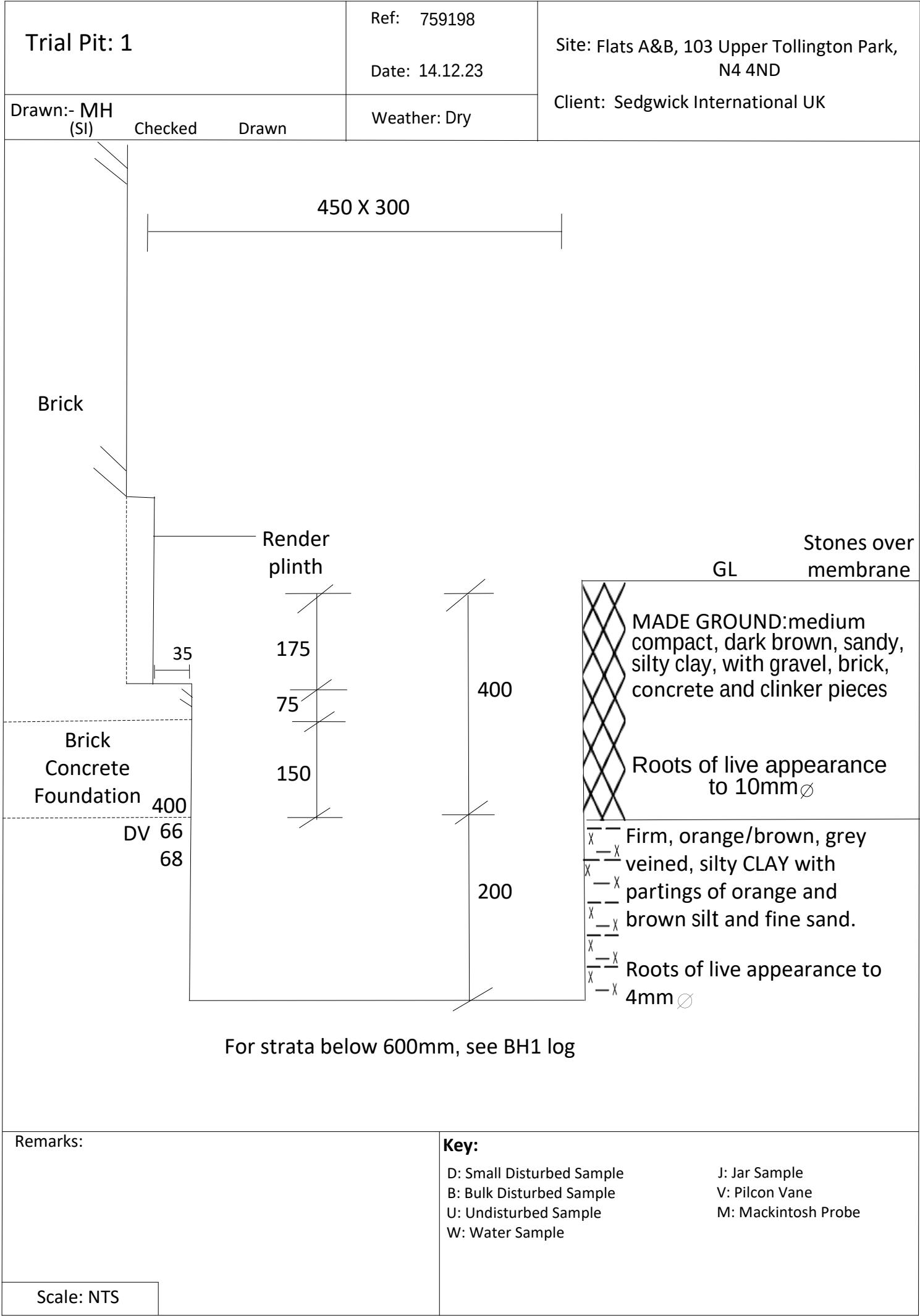
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Surface Water Drain

Foul Water Drain 

Tree:  Bush: 

Trial Pit  Bore Hole 



Borehole		1		Sheet:	1 of 1	Site:	103 Upper Tollington Park, N4 4ND				
				Job No:	759198						
				Date:	14/12/2023						
Boring Method:		Hand Auger		Ground Level:		Client:	Sedgwick International UK				
Diameter (mm):		75	Weather:		Dry						
Depth (m)	Soil Description					Thickness	Legend	Samples and Tests			
0.00	See Trial Pit					0.60		Depth	Type	Result	
0.60	Firm orange-brown, grey veined silty CLAY with partings of orange and brown silt and fine sand					0.30	x _ _ x				
0.90	Stiff mid brown, grey veined silty CLAY with partings of orange and brown silt and fine sand					0.60	x _ _ x	1.00	DV	88	
1.50	Stiff mid brown, grey veined silty CLAY with partings of orange and brown silt and fine sand and occasional crystals					0.50	x _ _ x	1.50	DV	116	
2.00	Very stiff mid brown, grey veined silty CLAY with partings of orange and brown silt and fine sand and occasional crystals					3.00	x _ _ x	2.00	DV	140+	
5.00	End of BH							5.00	DV	140+	
Remarks:					Key:					To	Max
BH ends at 5.0m.					D - Disturbed Sample					Depth	Dia
BH dry and open on completion.					B - Bulk Sample					(m)	(mm)
No roots observed below 2.0m.					W - Water Sample					1.70	1
					U - Undisturbed Sample					2.00	H & F
					V - Pilcon Shear Vane (kPa)						
					M - Mackintosh Probe						
					TDTD - Too Dense To Drive						
					H & F - Hair and Fibrous						
Logged:	MH		Checked:	GTSSE	Version	SV1 - 10.04.23				N.T.S.	



REPORT NUMBER:

GT499

CLIENT :

Sedgwick International UK

SITE ADDRESS:

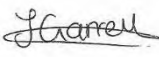
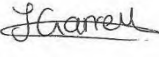
Flats A&B
103 Upper Tollington Park
N4 4ND
(759198)

DATE OF SITE VISIT:

14 December 2023

DATE RECEIVED BY LABORATORY:

15 December 2023

Complied By:.....	
J. Garrett - Director	
Approved By:.....	
J. Garrett - Director	

DATE REPORTED:

22 December 2023

22 Francis Road, Braintree, Essex, CM7 2NR
Tel : 07778442814
Registered in England Company Reg. No. 14487335

www.Flawless-Soils.com
Email - Enquiries@flawless-soils.com
VAT No: 443 1025 40
Ref: V1-12/12/22

Laboratory Summary Results

Our Ref :	GT499	Date Sampled:	14/12/2023
Location :	Flats A&B, 103 Upper Tollington Park, N4 4ND (759198)	Date Received :	15/12/2023
Client:	Sedgwick International UK	Date Tested :	15/12/2023
Address:	Unit 2, Barleylands Equestrian Centre, Whites Farm, Barleylands Road, Basildon, Essex, SS15 4BG	Date of Report :	22/12/2023

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]	Roots Present or Below [9]	In situ Shear Vane Strength (kPa) [10]	Organic Content L.O.I (%) [11]	pH Value [12]	Sulphate Content (g/l)		Class [15]
TP/BH No	Depth (m)																SO ₃ [13]	SO ₄ [14]	
1	U/S 0.40	D	35	<5	77	24	53	0.22	53	CV	7	98.5	Roots Present	67					
	1.0	D	33	<5	88	26	62	0.11	62	CV	7	786	Roots Present	90					
	1.5	D	32	<5									Roots Present	117					
	2.0	D	33	<5	85	28	57	0.09	57	CV	7	1110	Roots Present	> 140					
	2.5	D	35	<5									Below Roots	> 140					
	3.0	D	33	<5	81	27	54	0.12	54	CV	7	1150	Below Roots	> 140					
	3.5	D	34	<5									Below Roots	> 140					
	4.0	D	30	<5							7	1150	Below Roots	> 140					
	4.5	D	32	<5									Below Roots	> 140					
	5.0	D	33	<5							7	1100	Below Roots	> 140					

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] S9a adapted from BRE IP 4/93

[9] Roots present at depth or below. Info taken from logs provided

[10] Values of shear strength were determined in situ by client using

a Pilcon hand vane or Geonor vane (GV).

[11] BS 1377 : Part 3 : 1990, Test No 4

[12] BS 1377 : Part 3 : 2018. PH testing is completed by K4 Soils Ltd. Full reports can be provided upon written request.

[13] BS 1377 : Part 3 : 2018. Sulphate testing is completed by K4 Soils Ltd. Full reports can be provided upon written request.

[14] SO₄ = 1.2 x SO₃

[15] 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.

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
H&F	Hair & Fibrous
D&D	Dead & Decomposing

Test results reported relate only to the items tested.

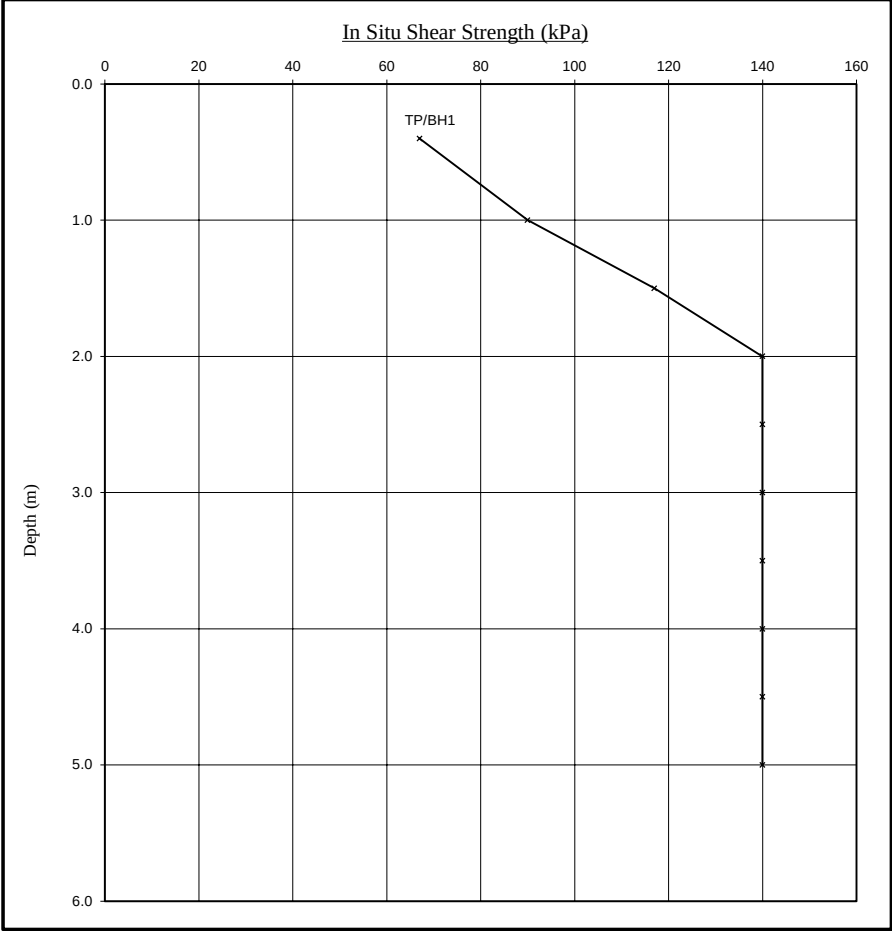
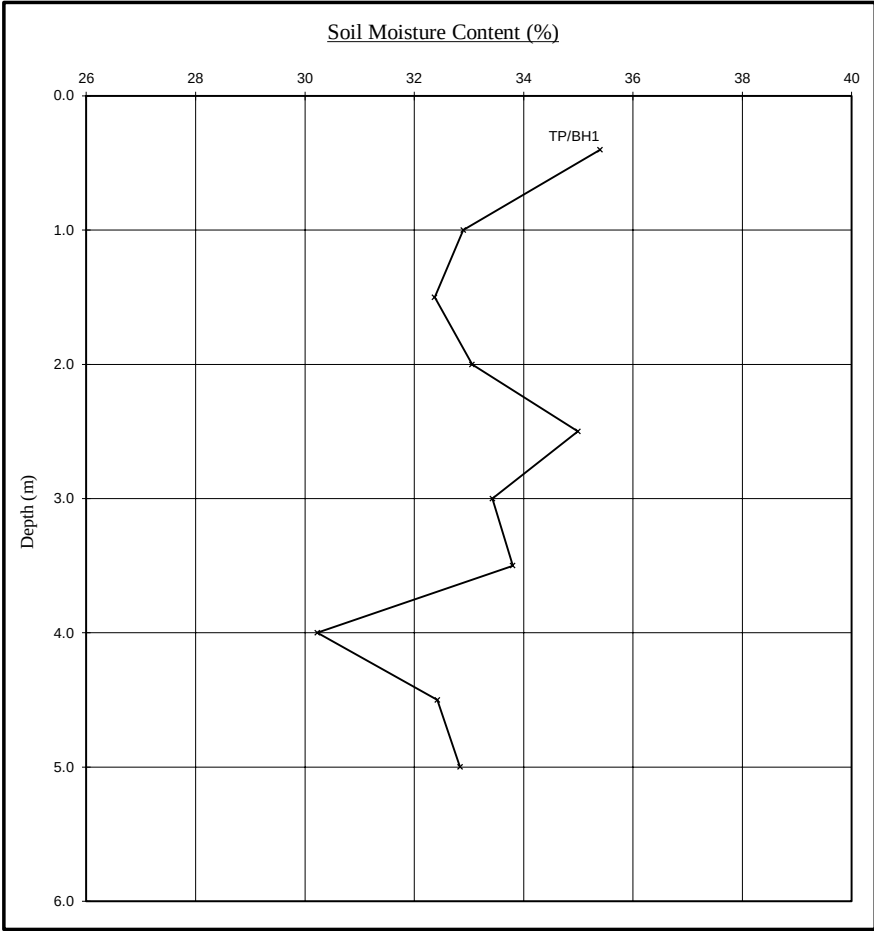
This report shall not be reproduced except in full without approval of the laboratory.

Moisture Content Profiles

Our Ref : GT499
Location : Flats A&B, 103 Upper Tollington Park, N4 4ND (759198)
Work carried out for: Sedgwick International UK
Unit 2, Barleylands Equestrian Centre, Whites Farm, Barleylands Road, Basildon, Essex, SS15 4BG

Shear Strength Profiles

Date Sampled : 14/12/2023
Date Received : 15/12/2023
Date Tested : 15/12/2023
Date of Report : 22/12/2023



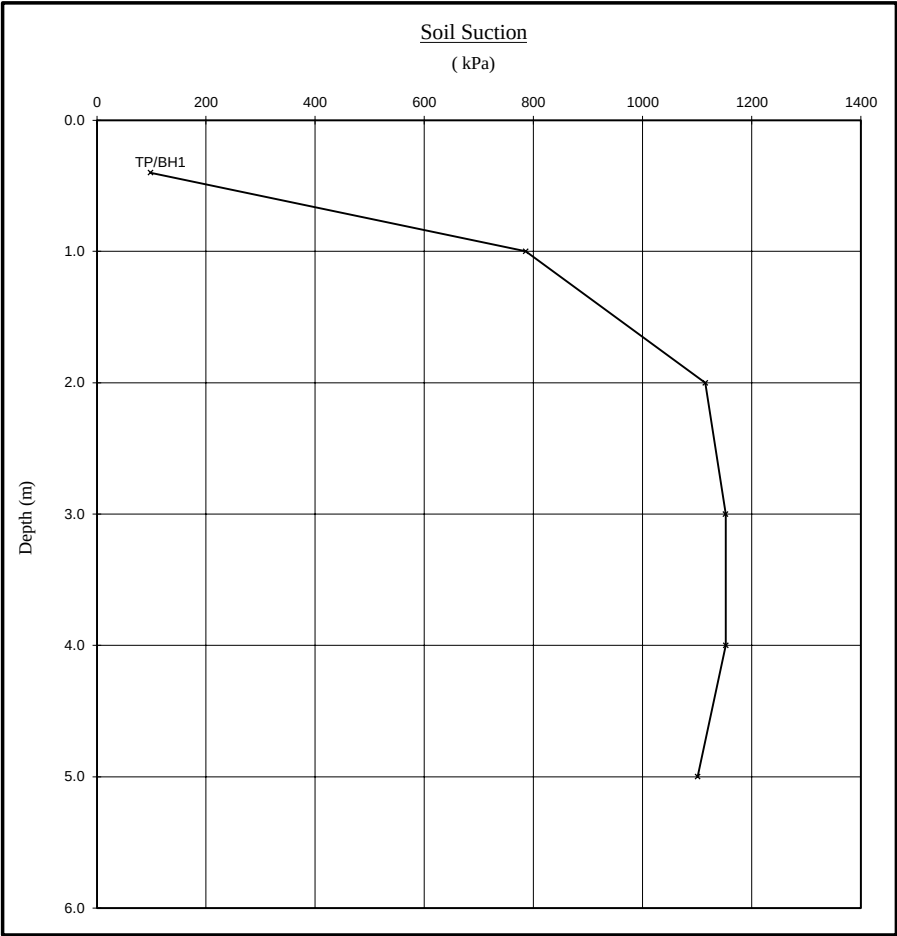
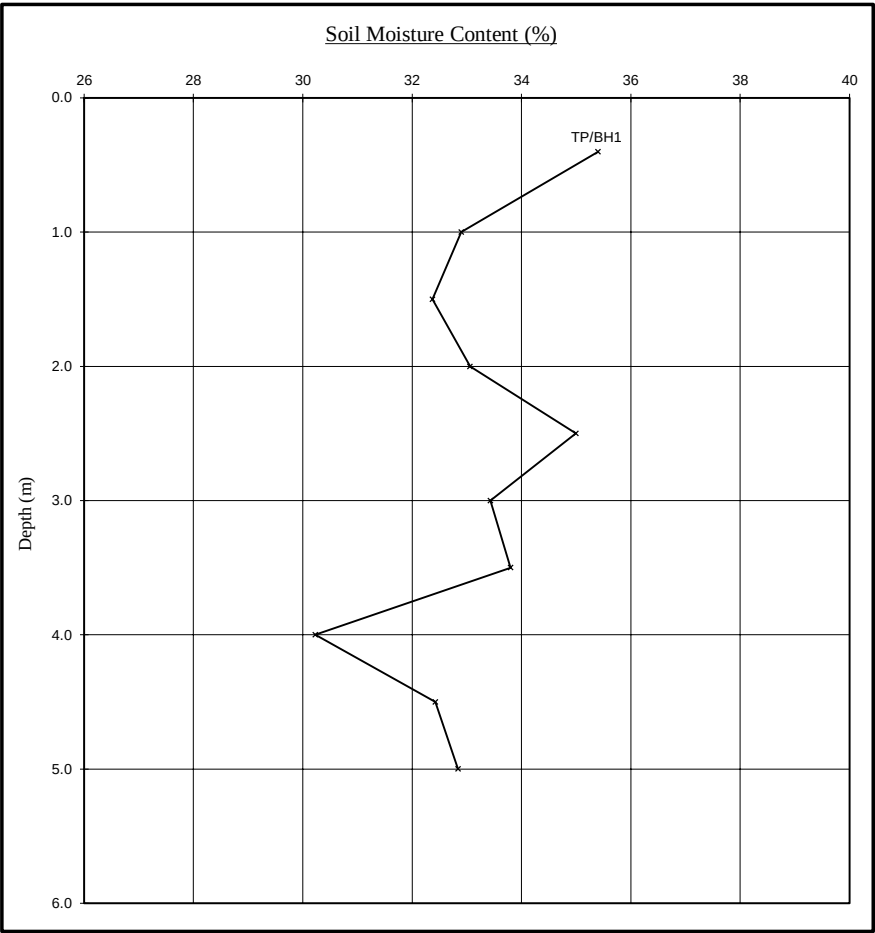
Notes
1. If plotted, 0.4 LL and PL+2 (after Driscoll, 1983) should only be applied to London Clay (and similarly overconsolidated clay) at shallow depths.

Note
1. Unless otherwise stated, values of Shear Strength were determined in situ by the client using a Pilcon Hand Vane the calibration of which is limited to a maximum reading of 140 kPa.

Moisture Content Profiles

Our Ref : GT499
Location : Flats A&B, 103 Upper Tollington Park, N4 4ND (759198)
Work carried out for: Sedgwick International UK

Date Sampled : 14/12/2023
Date Received : 15/12/2023
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Date of Report : 22/12/2023



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.

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.

GT Services (South East) Ltd
Unit 2
Barleylands Equestrian Centre
Whites Farm
Basildon Essex
SS15 4BG

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

ROOT IDENTIFICATION

103 Upper Tollington Park,

Client Reference: GTSSE
Report Date: 20 December 2023
Our Ref: R56409

Sub Sample	Species Identified		Root Diameter	Starch
TP1:				
USF	Fraxinus spp.	1	3 mm	Abundant
BH1:				
to 2m	Fraxinus spp.	2	1 mm	Abundant

Comments:

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

Fraxinus spp. include common ash.

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.



Site Investigation Layout Plan		
Drawn:- MH (SI)	Checked	Drawn

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Date: 14.12.23

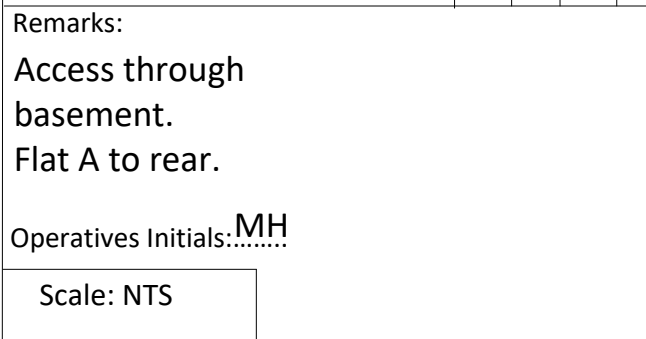
Weather: Dry

Site: Flats A&B, 103 Upper Tollington Park,
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Client: Sedgwick international UK



Weather: Dry



RWWG: Combined Gully
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Tree:  Bush: 

Trial Pit  Bore Hole 

[illegible]

Defect Grade Descriptions

	No Visible Defects
	Slight Defects
	Urgent

1: Occurrences without damage. For example, laterals, joints, etc. THE RUN IS SERVICEABLE WITH NO VISUAL DEFECTS
2: Slight constructional deficiencies: Eg. cracks, minor drainage obstructions such as calcite build-ups, protruding laterals, minor damages to pipe walls, individual root penetrations, corroded pipe walls, and slightly deformed pitch.
3: Urgent constructional damage. Eg: Large joint displacements, open joints, collapsed pipe, deeply rooted pipe, severely deformed pipework other drainage obstructions

General

Summary

The rodding eye has been poorly connected to the drain under the property. The run upstream could not be surveyed but appears to come from the neighbouring property. making Run 1 a shared drain and the responsibility of the LWA. The rainwater Pipe could not be surveyed due to lack of access. The RWG run was abandoned at a Large Displaced Joint as the run levels out.

JOB	759198
Customer Name	Sedgwick International UK
Address	Flats A&B, 103 Upper Tollington Park Road, London, N4 4ND

<i>Rate code</i>	<i>Description</i>	<i>Unit</i>	<i>Qty</i>	<i>Rate</i>	<i>Amount</i>
Jetting					
1.1	High-pressure water jetting 1st hour	hr	1	£47.07	£47.07
1.2	High-pressure water jetting subsequent 1/2 hours	1/2hr	4	£21.24	£84.96
2.1 CCTV Surveys					
2.2	Undertake CCTV survey 8am-6pm (up to 3 hours)	Item	1	£141.70	£141.70
2.3	Additional 1/2 hr survey charge	Item	2	£32.70	£65.40
3 Replacing Underground Drainage					
3.1 Gullies					
3.2	Take out and replace gulley (100mm outlet)	Item	1	£141.70	£141.70
3.13 Pipes					
3.14	Excavate trench and replace 100mmØ pipework, Excavation depth 0-1m, First 10m.	m	1	£103.55	£103.55
Reinstatement					
3.26 Surface Reinstatement of Trenches					
3.3	Excavate through and reinstate plain concrete, maximum thickness 100mm.	m	1	£51.23	£51.23
Lining					
4.4	Post lining CCTV survey	no	1	£109.00	£109.00
4.8	Patch line 100mmØ drain	no	3	£272.50	£817.50
	Total Estimate Price For Recommendation Number		0		£1,562.11
	Subject to discount		0		£0.00
	Total subject to VAT @ 20%				£1,562.11
Scope of works.					
Run 1 excavate defective connection; Install 3x1500mm patches.					
Run 2 excavate rest bend of RWP jet and resurvey.					

Run 1 – this run was surveyed downstream from the Rodding Eye to the Internal Manhole. The connection to the main is poor and appears to have no mechanical coupling. The RWP run connects to the run at 12 o'clock in the poor connection and could not be surveyed. There are structural defects on the run under the property. The run is believed to be shared and therefore the responsibility of the LWA.



Rodding Eye



Location



Location



Defective Connection



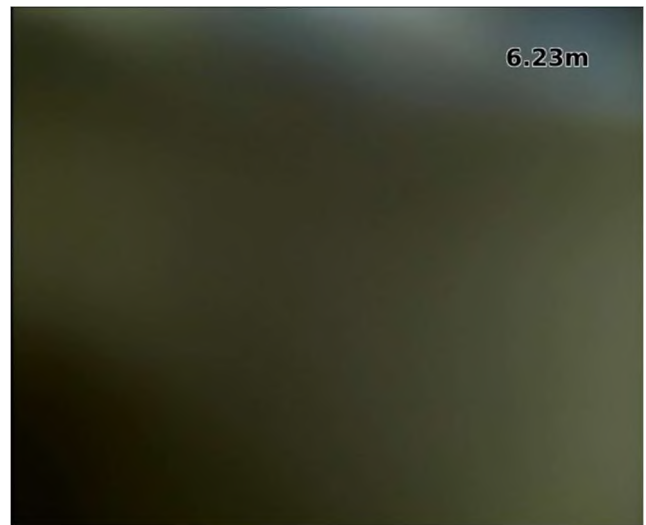
RWP junction



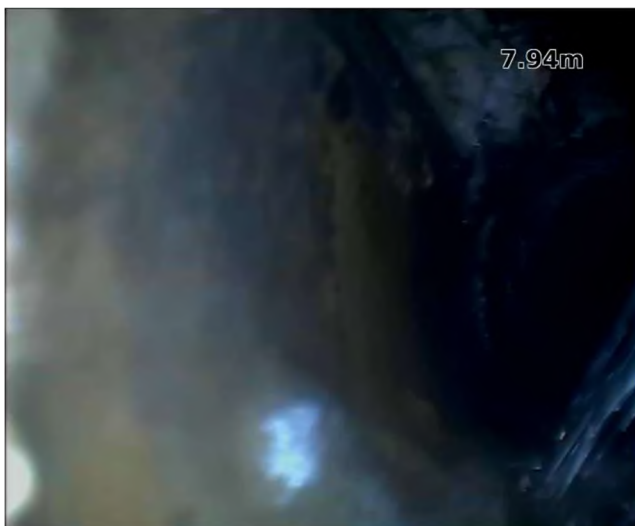
Joint Displaced Large



Circumferential Fracture



Vision Obscured





Internal Manhole

Joint Displaced Medium



Multiple Fractures



Joint Displaced Large

Run 2 – this run was surveyed downstream from the RWG. There is a large displaced joint on the run as it levels out. The camera could not pass this, and the survey was abandoned.

The gully and joint would need to be excavated to complete the survey.



RWG



Location



Break-in



Survey Abandoned

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	SWM	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		