



Geotechnical Survey Report

FSI Ref: [REDACTED]
Issue Date: January 2023
Risk Address: 14 Eton Avenue
London
NW3 3EH

Engineer: Johnny Joannou

Company: Crawford
[REDACTED]

Managing Director:	Martin Rush MSc FGS
Finance Director:	Louise Banks BSc (Hons)
Geotechnical Compliance & Logistics Supervisor:	Perry Martin MCIHT
Laboratory Manager:	Jade McLellan
Senior Geologist:	Scott Parker BSc (Hons) FGS
Assistant Geologist:	Sarah Brand
Geotechnical Assistant:	Bradley Webb

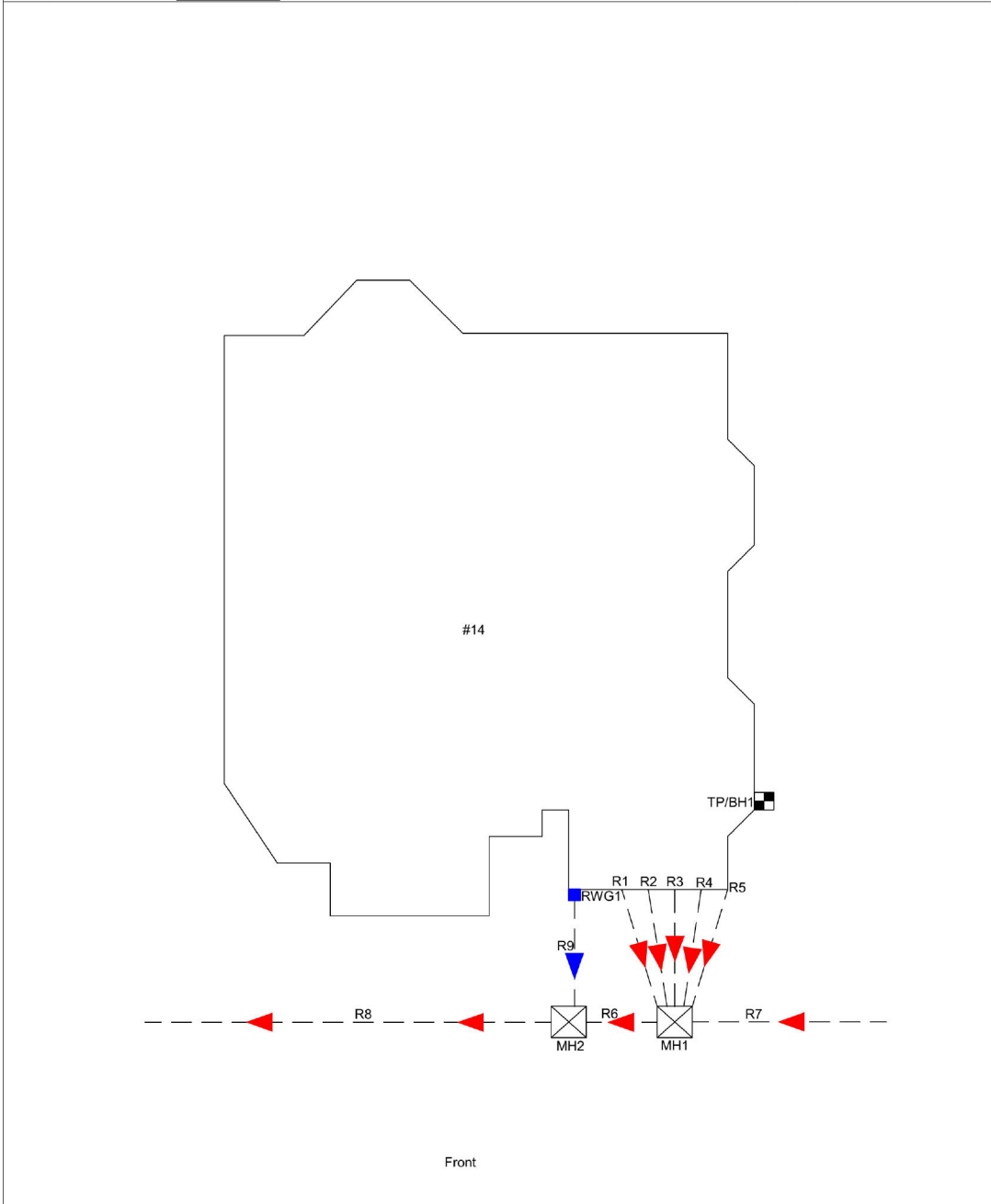
SITE PLAN

Property Address: 14 Eton Avenue, London, NW3 3EH

Client Claim Ref: [REDACTED]

Survey date: 26/01/2023

Operative: SE2



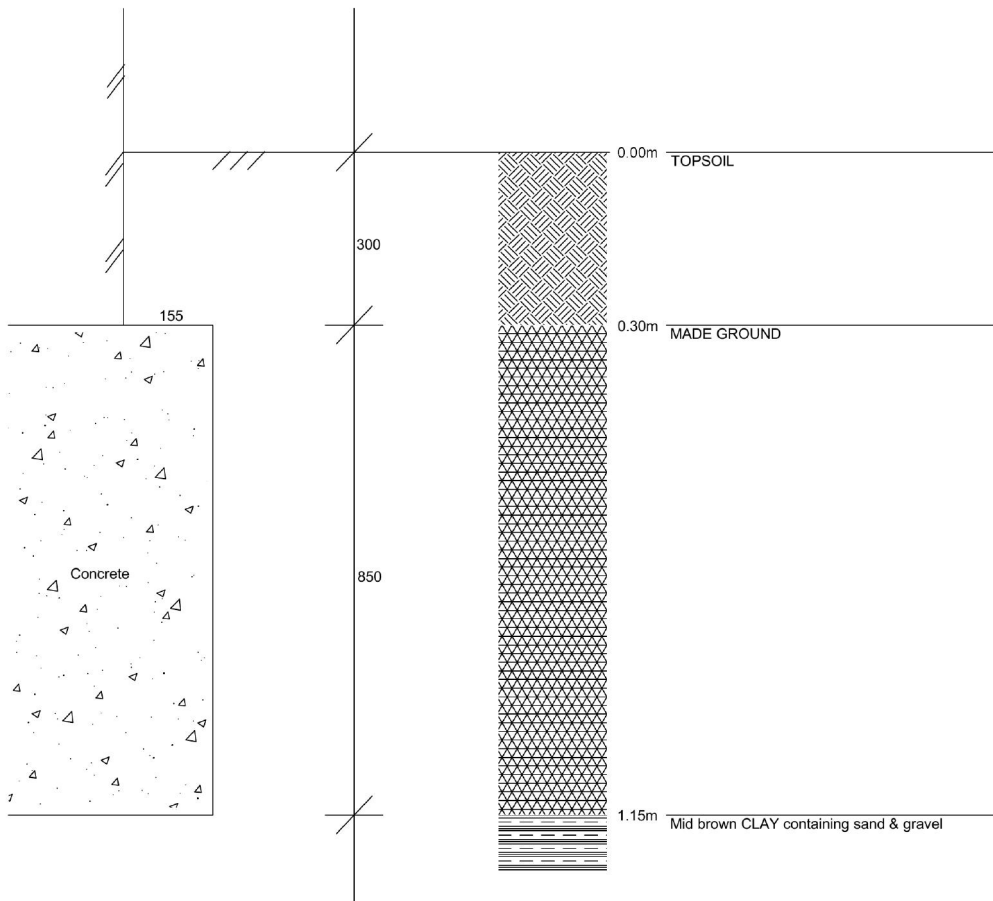
Scale: NTS	Drawn by: BW	Key:	Trial Pit	Manholes	Rain Water Pipe	Surface Water Gully	Shrub	Tree (Conifer)	Tree (Deciduous)
			Borehole		Soil & Vent Pipe	Foul Water Gully			

TRIAL PIT 1

Property Address: 14 Eton Avenue, London, NW3 3EH
Client Claim Ref: [REDACTED]

Survey date: 26/01/2023

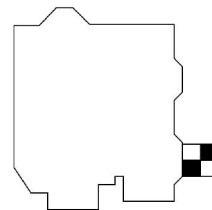
Operative: SE2



D1 @ F.L. (1.15m)
V = 57-62kPa
Founding strata: Mid brown CLAY containing sand & gravel

D= small disturbed sample, B= large bulk sample, U= undisturbed sample,
MP= mackintosh probe blow counts, V= shear vane reading (kPa)

Trial Pit Location:



Drawn by:

BW

Scale:

1:10

		Fastrack Site Investigations Ltd		Borehole Log		Borehole No.	
Project Name: 14 Eton Avenue, London, NW3 3EH		Project No. [REDACTED]				Site Date: 26/01/2023	
Location: 14 Eton Avenue, London, NW3 3EH		Client: Crawford		Hole Type: BH		Scale: 1:17	
				Logged By: SE2			
Water Strikes	Sample and In Situ Testing			Depth (m)	Legend	Stratum Description	
	Depth (m)	Type	Results				
				0.30		TOPSOIL	
				1.15		MADE GROUND <i>Foundation top-0.30m (concrete construct projecting 135mm with a thickness of 850mm)</i>	
	1.15	D	V (kPa) = 57 V (kPa) = 62	1.15		Mid brown CLAY containing sand & gravel <i>Foundation level-1.15m 1-3mm roots noted at P/L</i>	1
	1.50	D	V (kPa) = 63 V (kPa) = 67			<i>1-3mm roots noted at 1.50m</i>	
	2.00	D	V (kPa) = 79 V (kPa) = 84			<i>1-3mm roots noted at 2.00m</i>	2
	2.50	D	V (kPa) = 80 V (kPa) = 93			<i>CLAY noted to contain sand and grey mottles below 2.50m</i>	
	3.00	D	V (kPa) = 93 V (kPa) = 97	3.00		End of Borehole at 3.000m	3
Key: D - Disturbed Sample V - Insitu Vane Test MP - Mackintosh Probe Test							
Remarks: Borehole closed at 3.00m on completion. Borehole noted to be dry on completion.							

LABORATORY RESULTS

Property Address: 14 Eton Avenue, Camden, London, NW3 3EH
Client Claim Ref: [REDACTED] **Client:** Crawford & Company

SAMPLE DETAILS	ANALYSIS REQUESTED
Investigation date: 26/01/2023	Moisture Content <input checked="" type="checkbox"/> PSD <input type="checkbox"/>
Sample details: Bags as received	Liquid Limit <input checked="" type="checkbox"/> Soil Suction <input type="checkbox"/>
Samples received: 02/02/2023	Plastic Limit <input checked="" type="checkbox"/> Shear Strength <input type="checkbox"/>
Schedule recieved: 02/02/2023	Plasticity Index <input checked="" type="checkbox"/> Contamination <input type="checkbox"/>
Samples tested: 06/02/2023-09/02/2023	Root ID <input checked="" type="checkbox"/> Root/Tree DNA <input type="checkbox"/>
Results reported: 09/02/2023	Roots obtained _____

TEST DETAILS

General

Sample descriptions were written in accordance with BS 5930:1999.

Samples were prepared in accordance with BS 1377: Part 1: 1990, section 7

Samples from this contract will be retained for 1 calendar month following the issue of this report unless otherwise notified

Written approval is required from Fastrack Site Investigations Limited to reproduce report in full. The results shown within this report only relate to the samples tested

Moisture Content

Samples were tested in accordance with BS 1377: Part 2: 1990, section 3.2 (Oven drying method)

In accordance with Note 1 to paragraph 3.2.4 of BS 1377 Part 2 1990; these moisture contents have been corrected to give the equivalent moisture content of the fraction passing the 425µm sieve, to enable comparison with the liquid & plastic limits. (If condition of test is 'natural' the retained percentage is an estimated value, if condition is 'washed' the percentage is a measured value).

Samples are dried at 105-110°C unless otherwise stated.

Atterberg Limits

Samples were tested in accordance with BS 1377: Part 2: 1990, section 4.3 (4 drop LL), 4.4 (1 drop LL), 5.3 (PL) and 5.4 (PI)
 Test results on samples with a sand content, may show less accurate results. If condition of test is 'washed' results relate to the fraction passing the 425µm sieve only.

* *Driscoll's rules deem the soil to be desiccated where the moisture content is less than the value calculated using driscoll's rule 1 and/or 2*

Particle Size Distribution

Samples were tested in accordance with BS 1377: Part 2: 1990 section 9.2 (Wet sieving method)

Undrained Shear Strength

Samples were prepared in accordance with BS 1377: Part 7: 1990 section 8.3 and testing in accordance with BS 1377: Part 7: 1990: section 8.4 (undrained shear strength in triaxial compression without measurement of pore pressure (UU))

Soil Suction

Samples were prepared and tested based on the BRE digest No:IP4/93 (Corrected). 'A method of determining the state of desiccation in clay soils.' (Filter paper method).

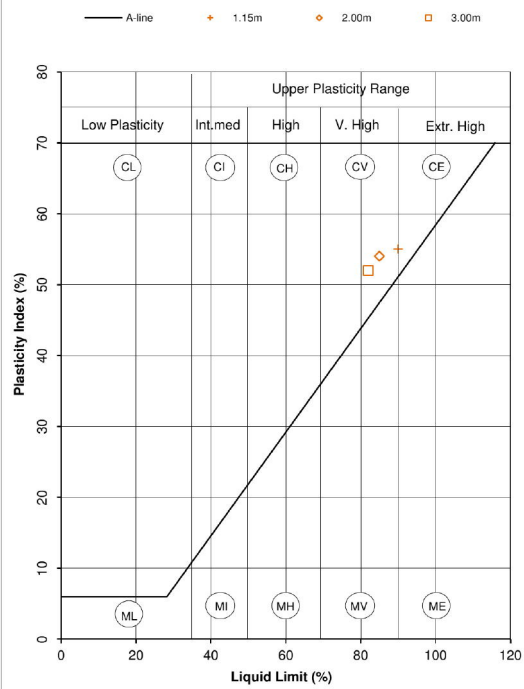
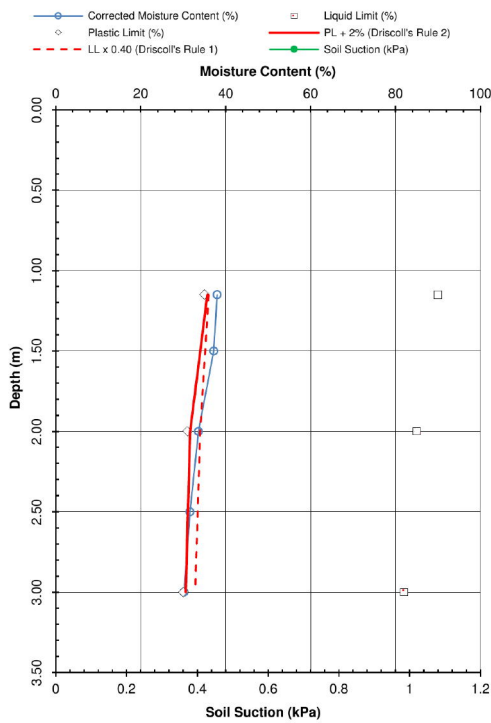
Test results on samples with a sand or silt content, may show less accurate results. Deviation to standard procedure - Polythene bags are not used from weighing filter papers.

LABORATORY RESULTS

Property Address: 14 Eton Avenue, Camden, London, NW3 3EH
Client Claim Ref:

BOREHOLE 1

Depth (m)	MC (%)	Corr. MC (%)	LL (%)	PL (%)	PI (%)	Class	% Retained (425µm)	Soil Suction (kPa)	Condition of test	Soil Description
1.15	38	38	90	35	55	CV/E	0		Natural	Brown silty CLAY containing grey and orange mottle
1.50	37.2	37.2					0		Natural	Brown silty CLAY containing grey and orange mottle
2.00	33.6	33.6	85	31	54	CV	0		Natural	Brown silty CLAY containing grey and orange mottle
2.50	31.6	31.6					0		Natural	Brown silty CLAY containing grey and orange mottle
3.00	30.2	30.2	82	30	52	CV	0		Natural	Brown silty CLAY containing grey and orange mottle

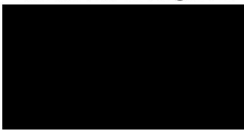


Comments:

Issued by: Jade McLellan (Laboratory Manager)
 Isabella Acerbis (Laboratory Supervisor)

Ted Smith (Laboratory Technician)

Fastrack Site Investigations Ltd



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ROOT IDENTIFICATION

14 Eton Avenue,

Client Reference: [REDACTED]
Report Date: 15 February 2023
Our Ref: [REDACTED]

Sub Sample	Species Identified		Root Diameter	Starch
BH1:				
1.15m	<i>Magnolia</i> spp.		1.5 mm	Abundant
1.5m	probably <i>Sambucus</i> spp.	1	1.5 mm	Moderate
2m	Monocotyledon spp.	2	<1 mm	Absent

Comments:

- 1 - In poor condition, lacking bark.
- 2 - In a state of decay.

Magnolia spp. are common flowering trees (magnolias).
Sambucus spp. are elders.
Monocotyledon spp. include palms, grasses, bamboos and lilies.

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.





Appendix No: 4
FSI Ref: [REDACTED]

DRAINAGE SURVEY

Property Address: 14 Eton Avenue, London, NW3 3EH
Client Claim Ref: [REDACTED] **Survey date:** 26/01/2023 **Operative:** SE2

Following your recent instruction we attended the above property and carried out a cctv camera survey and hydraulic testing of the drainage, in accordance with procedures detailed in the WRc Drain Repair Book.

Manhole / Inspection chamber Summary:

Node	Invert Level (m)	Manhole Construction	Pipe Size	Pipe Material	Manhole Condition	Type of Cover	Size of Cover
MH1	0.70	Brick	150mm	Clay	FAIR	Galvanised	930x630
MH2	0.75	Brick	150mm	Clay	GOOD	Iron	600x480

Hydraulic Testing Summary:

Run	From	To	Result	Remarks
1				
2				
3				
4				
5				
6				

Serviceability:

1	Is the system failing to discharge normal household flows to the sewer system? (i.e. recurrence of blockage)	No
2	Is there evidence of leakage occurring (infiltration or exfiltration)?	No
3	Is there intermittent storm-water flooding?	Undetermined
4	Has a hydraulic leakage test failed?	N/A
5	Do observed defects make the drain unserviceable?	No

Comments:

[REDACTED]

Recommendations for Repair:

Run	Grade	Recommended action
1	A	None required
2	A	None required
3	A	None required
4	A	None required
5	A	None required
6	A	None required
7	B	Jet to clear and re-survey (LWA)
8	A	None required
9	A	None required

