CET PROPERTY ASSURANCE
Giving our all

# SITE INVESTIGATION
# FACTUAL REPORT

[redacted]

| | |
|---|---|
| Client: | Sedgwick International UK - Maidstone |
| Site: | 3a Ainsworth Way, Camden |

[redacted]

Date of Visit: 10/11/2022

ISO 9001 REGISTERED FIRM | ISO 14001 REGISTERED FIRM | OHSAS 18001 REGISTERED FIRM | Link-up Qualified via Audit | SAFECONTRACTOR APPROVED | CHAS Accredited Contractor | constructionline



[redacted]

# Investigation Layout Plan

Sheet: 1 of 1

Job No: [redacted]

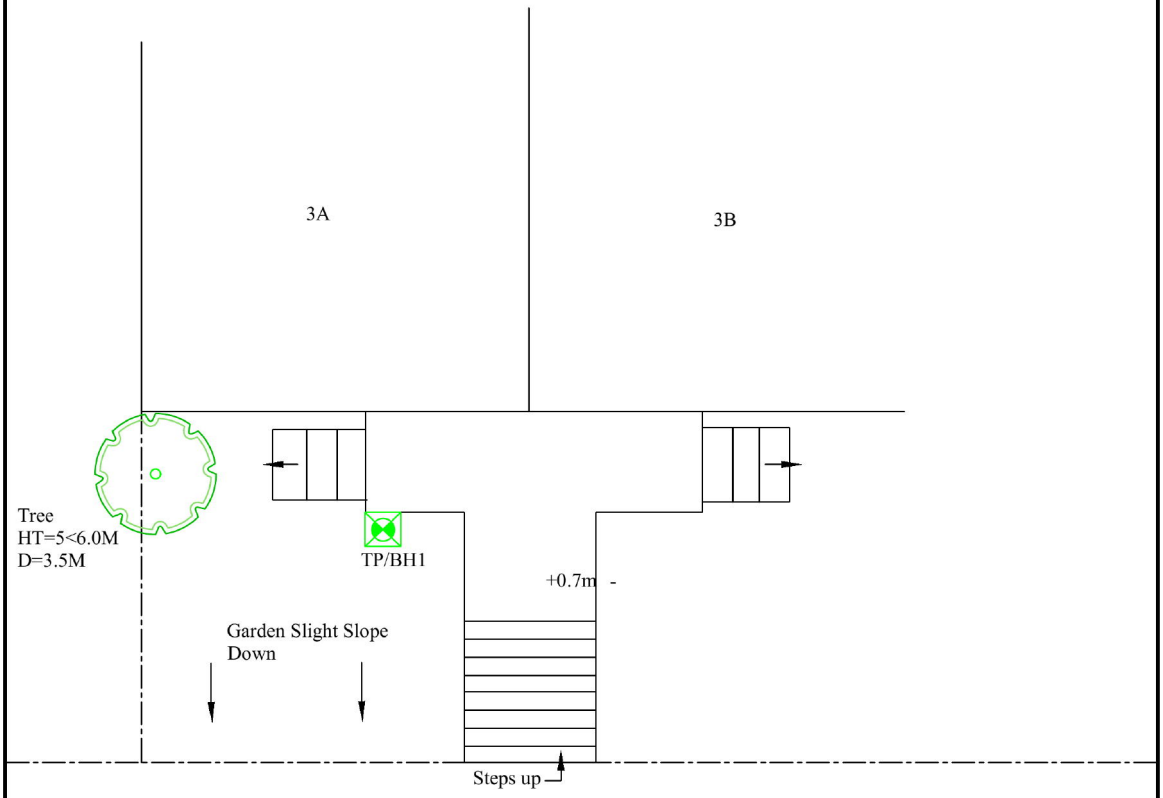
Date: 10.11.22

Site: 3A, Ainsworth Way

Work carried out for: Sedgwick International UK

Weather:

| SP | PS | JMC |
|---|---|---|
| (SI) | (Checked) | (Drawn) |




ON SITE TREE IDENTIFICATION FOR GUIDANCE ONLY. NOT AUTHENTICATED.

Remarks:

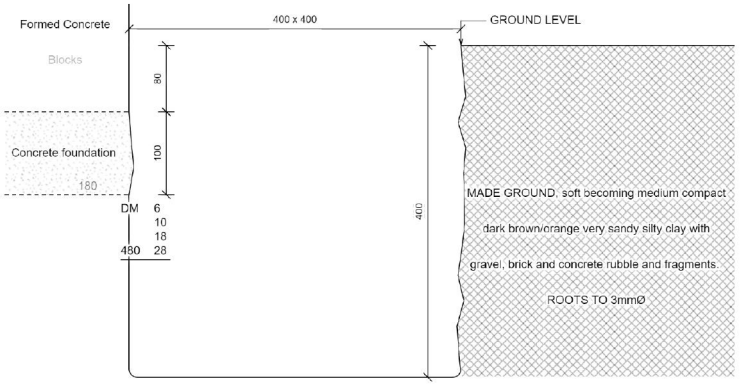
Scale: N.T.S.

Key:

| | | | |
|---|---|---|---|
| Combined Gulley | RWWG | Surface Water Drain | |
| Manhole | MH | Foul Water Drain | |
| Rain Water Pipe | RWP | Tree / Bush (approx. ht in m) | |
| Rain Water Gulley | RWG | | |
| Soil Vent Pipe | SVP | Trial Pit | |
| Waste Gulley | WG | Borehole | |
| Waste Pipe | WP | | |

**TEST REPORT:** **Trial Pit**

| | | | |
|---|---|---|---|
| REPORT NUMBER: | [redacted] | | |
| TRIAL PIT REF: | TP1 | DATE: | 15/11/2022 |
| CLIENT: | Sedgwick International UK | SITE: | 3A AINSWORTH WAY |
| JOB NO: | [redacted] | WEATHER: | N/A |
| EXCAVATION METHOD: | Hand tools | | |




For Strata below 400mm 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.
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Opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.
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
Mark Duffield - SI

[redacted]

Approved Signatory
Report date 06-Dec-22

[redacted]

Construction Testing Solutions Ltd.
Registered in England No. 05998333

| Borehole | 1 | | Sheet: | 1 of 1 | Site: | 3A AINSWORTH WAY |
|---|---|---|---|---|---|---|
| | | | Job No: | [redacted] | | |
| | | | Date: | 10/11/2022 | | |
| Boring Method: | Hand Auger | | Ground Level: | | Client: | SEDGWICK INTERNATIONAL UK |
| Diameter (mm): | 75 | Weather: | dry | | | |

| Depth | Soil Description | Thickness | Legend | Samples and Tests | | |
|---|---|---|---|---|---|---|
| (m) | | | | Depth | Type | Result |
| 0.00 | See Trial Pit | 0.40 | | | | |
| 0.40 | MADEGROUND medium compact brown silty sandy clay with gravel and brick fragments | 0.40 | | 0.50 | DM | 24 |
| | | | | | | 25 |
| | | | | | | 43 |
| 0.80 | Very stiff fragmented orange-brown silty CLAY | 1.50 | | | | 48 |
| | | | | 1.00 | DV | 140+ |
| | | | | | | 140+ |
| | | | | 1.50 | DV | 140+ |
| | | | | | | 140+ |
| | | | | 2.00 | DV | 140+ |
| | | | | | | 140+ |
| 2.30 | End of BH | | | | | |

Remarks:
BH ends 2.3m, too hard to hand auger. BH dry and open on completion.

**Key:**
D - Disturbed Sample
B - Bulk Sample
W - Water Sample
J - Jar Sample
V - Pilcon Shear Vane (kPa
M - Mackintosh Probe
TDTD - Too Dense To Drive

Roots
Roots
Roots
Depth to Water (m)

| To Depth (m) | Max Dia (mm) |
|---|---|
| 1.70 | 20 |
| 2.30 | 1 |
| | |
| | |

| Logged: | SP | AM | Checked: | Approved: | Version | V1.0 28/01/16 | N.T.S. |
|---|---|---|---|---|---|---|---|

# SITE INVESTIGATION
# LABORATORY TEST REPORT

**SI REPORT NUMBER:** [redacted]

**CLIENT :** CET Property Assurance (Sedgwick International UK)

**SITE:**
3A Answorth Way
Camden
London
NW8 0SR

**DATE OF SITE VISIT:**
10/11/2022

**DATE RECEIVED BY LABORATORY:**
11/11/2022

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

[redacted]

Approved by : .....
L. Marshall - Laboratory Manager (B)

**DATE REPORTED:** 5-Dec-2022

# Laboratory Summary Results

Our Ref : [redacted]

Date Sampled: 10/11/2022

Locatic , 2A Ainsworth Way, Camden, London, NW8 0SR

Date Received : 11/11/2022

Client: CET Property Assurance (Crawford Claims Management)

Date Tested : 14/11/2022

Address: [redacted]

Date of Report : 05/12/2022

| Sample Ref TP/BH No | Sample Ref Depth (m) | 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 * (g/l) $SO_3$ [14] | Sulphate Content * (g/l) $SO_4$ [15] | * Class [16] |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | U/S 0.18 | D | 22 | 40 | 42 | 24 | 18 | -0.09 | 11 | CI | Unsuitable | | | | | | | | | |
| | 0.5 | D | 25 | 26 | | | | | | | Unsuitable | | | | | | | | | |
| | 1.0 | D | 29 | <5 | 72 | 27 | 45 | 0.06 | 45 | CV | 7 | 494 | | | >140 | | | | | |
| | 1.5 | D | 27 | <5 | | | | | | | 7 | 958 | | | >140 | | | | | |
| | 2.0 | D | 27 | <5 | 69 | 26 | 43 | 0.01 | 43 | CH | 7 | 1020 | | | >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]* IBRI Digest 240 : 1993

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

*[8]* Building Research Establishment Information Paper 4/93

*[9] In Accordance with BS 1377-5 : 1990 : Clause 3*

*[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 3 : 1990, Test No 9

*[14]* BS 1377 : Part 3 : 1990, Test No 5.6

*[15]* $SO_4 = 1.2 \times SO_3$

[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

* 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 |

UKAS TESTING

4161

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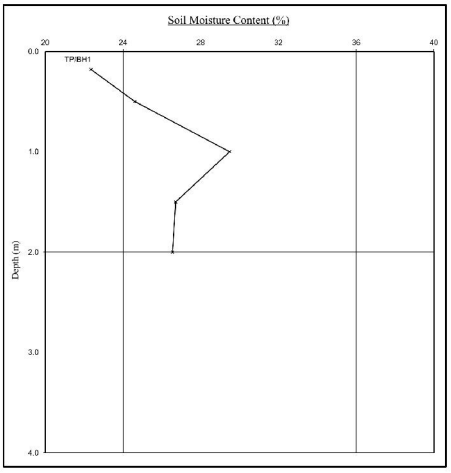
# Moisture Content Profiles

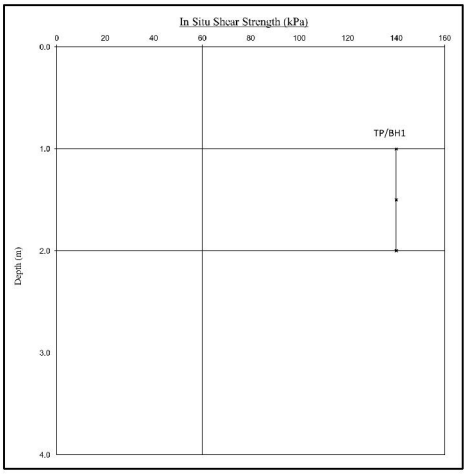
Our Ref : [redacted]
Location : 2A Ainsworth Way, Camden, London, NW8 0SR
Work carried out for: CET Property Assurance (Crawford Claims Management)




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 : 10/11/2022
Date Received : 11/11/2022
Date Tested : 14/11/2022
Date of Report : 05/12/2022



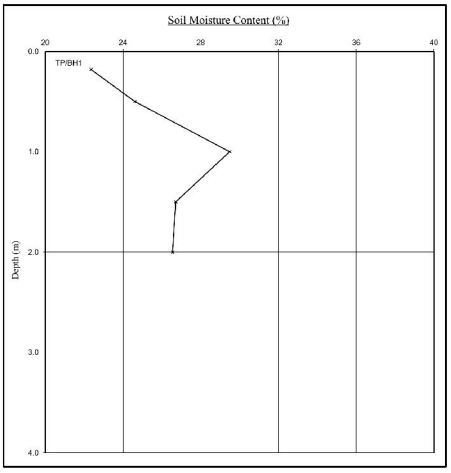

Note
1. Unless otherwise stated, values of Shear Strength were determined in situ by CTS using a Pilcon Hand Vane the calibration of which is limited to a maximum reading of 130 kPa.
2. Unless specifically noted the profiles have not been related to a site datum.

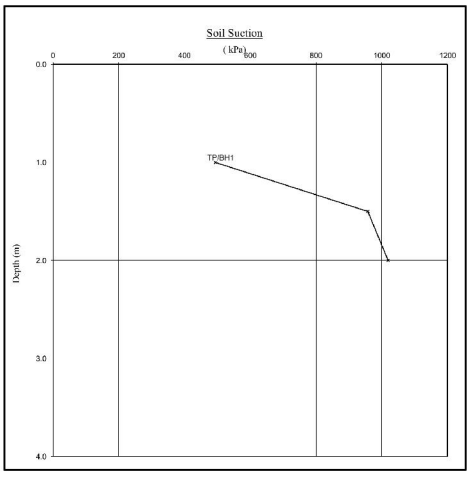
# Moisture Content Profiles

# Soil Suction Profiles

Our Ref : [redacted]
Location : 2A Ainsworth Way, Camden, London, NW8 0SR
Work carried out for: CET Property Assurance (Crawford Claims Management)

Date Sampled : 10/11/2022
Date Received : 11/11/2022
Date Tested : 14/11/2022
Date of Report : 05/12/2022




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 dependent 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.

EPSL
Independent Scientific Analysis

European Plant Science Laboratory

Construction Testing Solutions
[redacted]

Intec
[redacted]

# ROOT IDENTIFICATION

**3a Ainsworth Way**

Client Reference: [redacted]
Report Date: 21 November 2022
Our Ref: [redacted]

| Sub Sample | Species Identified | | Root Diameter | Starch |
|---|---|---|---|---|
| **TP1:** | | | | |
| USF | *Fraxinus* spp. | | 3 mm | Moderate |
| USF | broadleaved species, too decayed for positive identification | 1 | 6 mm | Absent |
| **BH1:** | | | | |
| to 2.3m | *Fraxinus* spp. | 2 | 16 mm | Abundant |

**Comments:**

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

*Fraxinus* spp. include common ash.

**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.