

SITE INVESTIGATION FACTUAL REPORT

Report No: [REDACTED]
Client: Crawford Claims Management
Site: 37 Lancaster Grove, London
Client Ref: [REDACTED]
Date of Visit: 26/05/2020



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



Investigation Layout Plan

Sheet: 1 of 1

Job No: [REDACTED]

Date: 26/05/20

Site: 37, Lancaster Grove, NW3

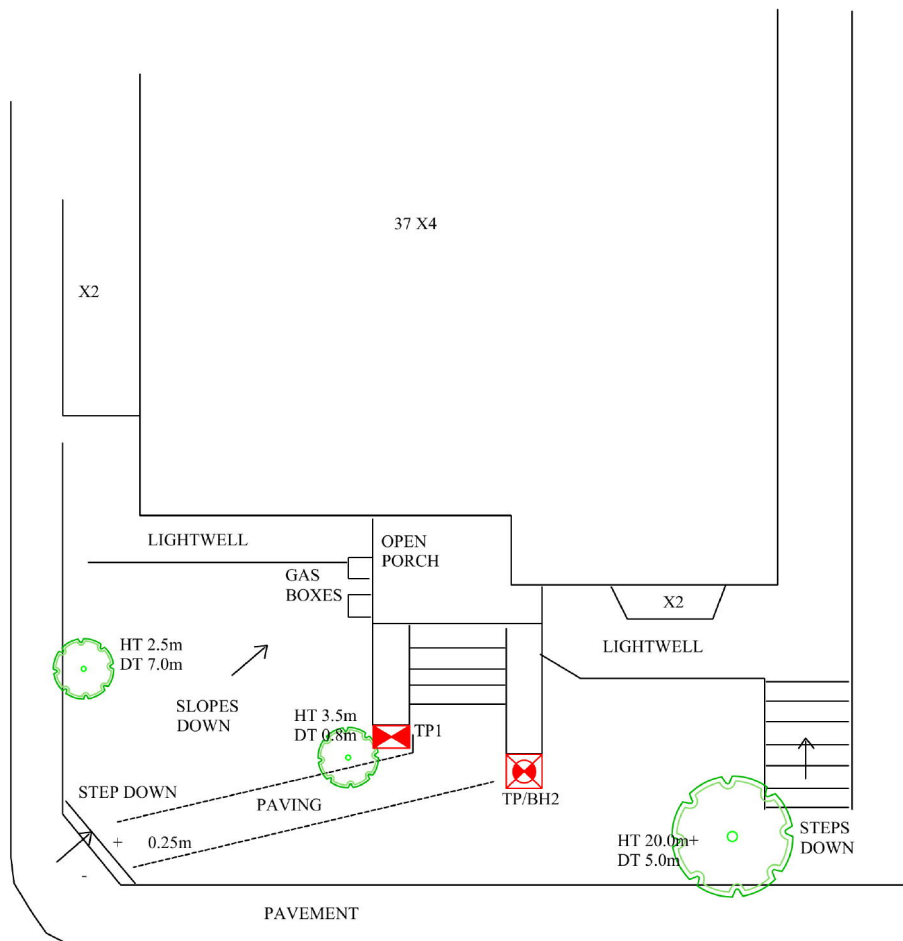
Work carried
out for: Crawford Claims MGMT SUS

SP
(SI)

SA
(Checked)

Jo
(Drawn)

Weather: Dry



DRAIN RECOMMENDATIONS

REMARKS: BH abandoned - too compact to hand auger

Scale: N.T.S.

Surface Water Drain -- --> -- --
Foul Water Drain -- --> -- --

TEST REPORT: Trial Pit

REPORT NUMBER:

TRIAL PIT REF:

CLIENT:

Crawford & Co

JOB NO:

EXCAVATION METHOD:

Hand tools

DATE:

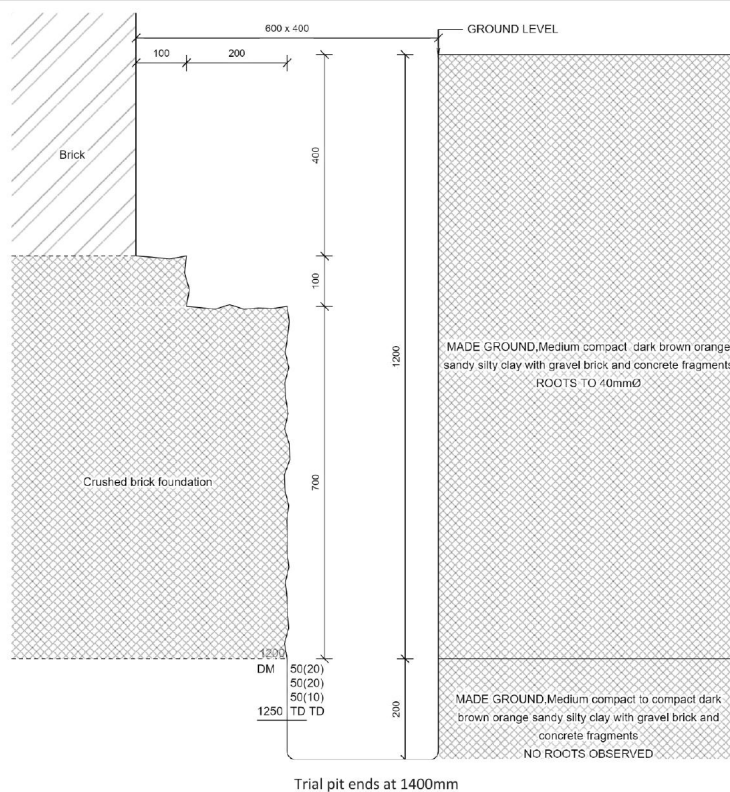
26/05/2020

SITE:

37 Lancaster Grove

WEATHER:

Dry



BH abandoned too compact to hand auger. Unable to use drill rig due to large step up to gl of the property and gas underground services in the area .

Remarks:

Test results reported relate only to the items tested.

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

For and on behalf of CET

Scott Alger - Lab

Report Format:

Approved Signatory

27-May-20

TEST REPORT: Trial Pit

REPORT NUMBER:

TRIAL PIT REF:

CLIENT:

Crawford & Co

JOB NO:

EXCAVATION METHOD:

Hand tools

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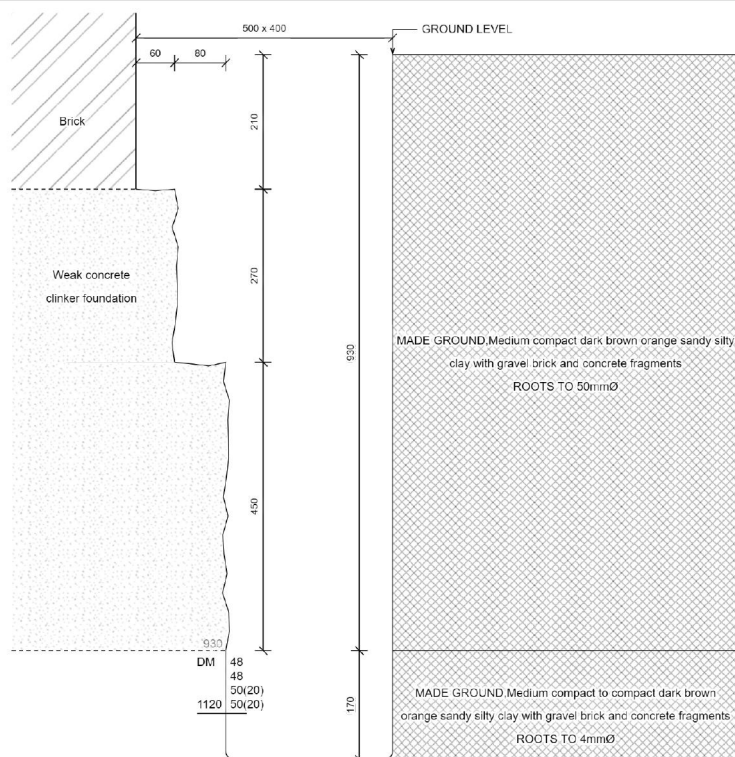
26/05/2020

SITE:

37 Lancaster Grove

WEATHER:

Dry



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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27-May-20

Report Format:

Borehole		2		Sheet: 1 of 2 Job No: Date: 26/05/2020	Site: 37 Lancaster Grove Client: Crawford Claims Management
Boring Method: Hand Auger		Diameter (mm): 75		Weather: dry	Ground Level:
Depth	Soil Description				Thickness Legend Depth Type Results
(m)					
0.00	See Trial Pit				1.10
1.10	MADEGROUND medium compact to compact brown silty sandy clay with gravel brick and concrete fragments				0.80
1.90	MADEGROUND medium compact orange-brown silty sandy clay with gravel and brick fragments				1.30
3.20	Stiff orange-brown silty CLAY with gravel				0.90
4.10	Stiff orange-brown silty CLAY				0.90
Remarks:					Key: D - Disturbed Sample B - Bulk Sample W - Water Sample J - Jar Sample V - Pilcon Shear Vane (kPa) M - Mackintosh Probe TD - Too Dense To Drive
					To Max Depth Dia (m) (mm)
Logged: sp Checked: Approved:					Version V1.0 28/01/16 N.T.S.

[illegible]

Laboratory Summary Results

Our Ref : [REDACTED]

Location : 37 Lancaster Grove

Client: Crawford Claims Management

Address: [REDACTED]

Date Sampled: 26/05/2020

Date Received : 29/05/2020

Date Tested : 29/05/2020

Date of Report : 17/06/2020

Sample Ref		Type	Moisture Content (%) [1]	Soil Fraction > 0.425mm (%) [2]	Liquid Limit (%) [3]	Plastic Limit (%) [4]	Plasticity Index (%) [5]	Liquidity Index (%) [6]	Modified * Plasticity Index (%) [6]	Soil * Class (%) [7]	Filter Paper Contact Time (h)	Soil Sample Suction (kPa) [8]	Oedometer Strain (%) [9]	Estimated * Heave Potential (mm)[10]	In situ * Shear Vane Strength (kPa) [11]	Organic * Content (%) [12]	pH * Value [13]	Sulphate Content * (g/l)		* Class
TP/BH No	Depth (m)																	SO ₃ [14]	SO ₄ [15]	
1	U/S 1.20	D	12	49	MADEGROUND															

Test Methods / Notes

[1] BS 1377 : Part 2 : 1990, Test No 3.2

[2] Test method 17-55, laboratory measured

[3] BS 1377 : Part 2 : 1990, Test No 4.4

[4] BS 1377 : Part 2 : 1990, Test No 5.1

[5] BS 1377 : Part 2 : 1990, Test No 5.4

[6] BS 1377 : Part 2 : 1990, Test No 5.4

[7] BS 5930 : 2018 : Figure 8 - Plasticity Chart for the classification

of fine soils

[8] In-house method S16 adapted from BS 1377 : Part 2 : 1990

[9] In-house Test Procedure S17, One Dimensional Swell/Shrink Test

[10] Estimated Heave Potential

[11] Values of shear strength were determined in situ by CPT using

a Platon hand vane or cone vane (GV).

[12] BS 1377 : Part 2 : 1990, Test No 4

[13] BS 1377 : Part 2 : 1990, Test No 9

[14] BS 1377 : Part 2 : 1990, Test No 5.6

[15] SO₃ = 1.2 x SO₄

[16] BRE Special Digest One (Concrete in Aggressive Grounds) 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-4 or DS-5

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

FNP Potentially Non-Plastic by inspection

U/S Underside of Foundation



Version: SBH V1.1 - 13.01.2020

4161

Our Ref :

Location :

Client:

Address:



37 Lancaster Grove

Crawford Claims Management



Laboratory Testing Results

Date Sampled : 26/05/2020

Date Received : 29/05/2020

Date Tested : 29/05/2020

Date of Report : 17/06/2020

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 (h)	Soil Sample Suction (kPa) [8]	Oedometer Strain [9]	Estimated * Heave Potential (mm) [10]	In situ * Shear Vane Strength (kPa) [11]	Organic * Content (%) [12]	pH * Value [13]	Sulphate Content * [g/l]		* Class [16]
TP/BI No.	Depth (m)																	SO ₃ [14]	SO ₄ [15]	
2	U/S 0.93	D	17	27	MADEGROUND															
	1.5	D	25	<5	MADEGROUND															
	2.0	D	26	<5	MADEGROUND															
	2.5	D	31	<5	MADEGROUND															
	3.0	D	35	<5	MADEGROUND															
	3.5	D	27	<5	58	24	34	0.09	34	CH						105				
	4.0	D	25	<5	67	24	43	0.03	43	CH						130				
	4.5	D														130				
	5.0	D	27	<5	74	26	48	0.03	48	CV						130				

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] BS 1377 : Part 2 : 1990, Test No 5.4.

[7] BS 5930 : 1981 - Figure 31 - Plasticity Chart for the classification of fine soils.

[8] In situ moisture was sampled from 100 to 150 mm.

[9] In situ moisture was sampled from 100 to 150 mm.

[10] Estimated Heave Potential.

[11] Values of shear strength were determined in situ by CPT using a Pilon hand vane or Geotest vane (GV).

[12] BS 1377 : Part 2 : 1990, Test No 4.

[13] BS 1377 : Part 2 : 1990, Test No 9.

[14] BS 1377 : Part 2 : 1990, Test No 5.6.

[15] SO₄ = 1.2 x SO₃.

[16] BS 5930 : 1981 - Figure 31 - Plasticity Chart for the classification of fine soils.

[17] BS 5930 : 1981 - Figure 31 - Plasticity Chart for the classification of fine soils.

[18] BS 5930 : 1981 - Figure 31 - Plasticity Chart for the classification of fine soils.

[19] BS 5930 : 1981 - Figure 31 - Plasticity Chart for the classification of fine soils.

[20] BS 5930 : 1981 - Figure 31 - Plasticity Chart for the classification of fine soils.

[21] BS 5930 : 1981 - Figure 31 - Plasticity Chart for the classification of fine soils.

[22] BS 5930 : 1981 - Figure 31 - Plasticity Chart for the classification of fine soils.

[23] BS 5930 : 1981 - Figure 31 - Plasticity Chart for the classification of fine soils.

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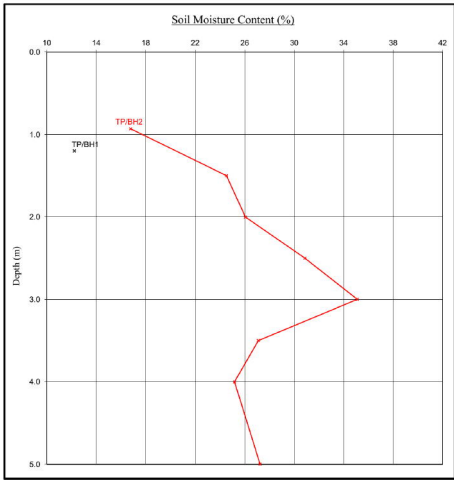


Version: SB01 V1.1 - 13.01.2020

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Moisture Content Profiles

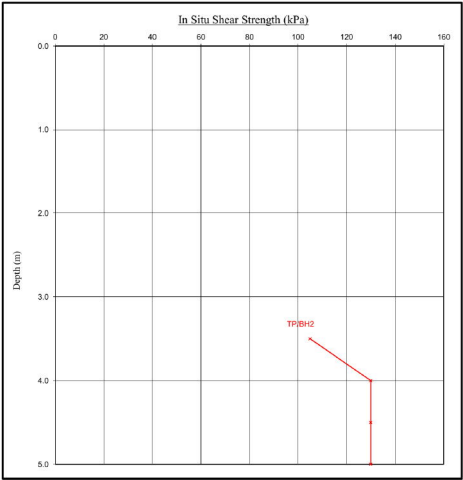
Our Ref: [redacted]
Location: 17 Lancaster Grove
Work carried out for: Crawford Claims Management



Notes:
1. If plotted, $0.4LL$ 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: 26/05/2020
Date Received: 29/05/2020
Date Tested: 29/05/2020
Date of Report: 17/06/2020



Note:
1. Unless otherwise stated, values of Shear Strength were determined in situ by CET using a Picon Hand Vane the calibration of which is limited to a maximum reading of 140 kPa.
2. Unless specifically noted the profiles have not been related to a site datum.

EPSL European Plant Science Laboratory	Sheet: 1 of 1	Site: 37 Lancaster Grove,
	Date: 29/05/2020	Work carried out for: Crawford Claims MGMT SUS

Certificate of Analysis

The following work was commissioned by CET on behalf of their client. Root samples were obtained in sealed packets from the above site with no reference given as to the types of tree or shrub from which they may have originated.
 The results were as follows -

<u>Trial pit/ Borehole number</u>	<u>Root diameter (mm)</u>	<u>Tree, shrub or climber from which root originates</u>	<u>Result of starch test</u>
TP2 (USF)	3 mm	Fagus spp. 4 roots	Positive
BH2 (1.5-4m)	121 mm	Fagus spp. 4 roots	Positive

Fagus spp. include common beech and copper beech.

MDM

Head of Laboratory Services : M D Mitchell B.Sc. (Hons), M.Phil.
 Plant Anatomist : Dr G S Turner B.Sc. (Hons), M.Sc., Ph.D
 Plant Anatomist : Dr R J Shaw B.Sc. (Hons), Ph.D
 Consultant: Dr M P Denne B.Sc. (Hons), M.Sc., Ph.D