APPENDIX C

Trial Pits Report by Site Analytical Services Ltd. June 2012

APPENDIX `A'

Borehole / Trial Pit Logs

Site Analytical Services Ltd.

Site 3 TRINITY CLOSE, WILLOUGHBY ROAD, HAMPSTEAD, LONDON, NW3 1RP			**Trial Pit Number** TP1
Excavation Method HAND EXCAVATION	**Dimensions** 800 X 800	**Ground Level (mOD)**	**Client** MS SINHA AND MR BRADBURY	**Job Number** 1219433
	Location TQ 266 856	**Dates** 22/06/2012	**Engineer** BUILDING DOCTOR ARCHITECTS	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.25	D1				(0.65)	MADE GROUND - dark grey brown clayey silty sand, fine gravel, ashes, glass and crushed concrete		
0.50	D2		22/06/2012:DRY		0.65	Brick floor encountered at 0.65m depth		
						Complete at 0.65m		

Plan

Remarks

D = Disturbed Sample
Trial pit abandoned at 0.65m depth on Clients instructions
For details of foundations exposed see sketches
Groundwater was not encountered during excavation

Scale (approx)	Logged By	Figure No.
1:25	JIP	1219433.TP1

Site Analytical Services Ltd.

Site 3 TRINITY CLOSE, WILLOUGHBY ROAD, HAMPSTEAD, LONDON, NW3 1RP			**Trial Pit Number** TP2
Excavation Method HAND EXCAVATION	**Dimensions** 800 X 800	**Ground Level (mOD)**	**Client** MS SINHA AND MR BRADBURY	**Job Number** 1219433
	Location TQ 266 856	**Dates** 22/06/2012	**Engineer** BUILDING DOCTOR ARCHITECTS	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.20)	MADE GROUND - stone cobbles set in concrete		
					0.20			
0.25	D1				(0.15)	MADE GROUND - crushed brick and concrete rubble		
					0.35			
					(0.20)	MADE GROUND - loose red crushed brick rubble		
0.50	D2				0.55			
						Firm becoming stiff mottled brown, orange brown and grey very sandy silty CLAY		
0.75	D3				(0.55)			
0.95	V1 87							
0.95	D4							
					1.10			
			22/06/2012:DRY					
						Complete at 1.10m		

Plan

Remarks

Groundwater was not encountered during excavation
For details of foundations exposed see sketches
V = Vane Test - Result in kPa
D = Disturbed Sample

Scale (approx)	Logged By	Figure No.
1:25	JIP	1219433.TP2

Site Analytical Services Ltd.

Site 3 TRINITY CLOSE, WILLOUGHBY ROAD, HAMPSTEAD, LONDON, NW3 1RP			**Trial Pit Number** TP3
Excavation Method HAND EXCAVATION	**Dimensions** 800 X 800	**Ground Level (mOD)**	**Client** MS SINHA AND MR BRADBURY	**Job Number** 1219433
	Location TQ 266 856	**Dates** 22/06/2012	**Engineer** BUILDING DOCTOR ARCHITECTS	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.20)	MADE GROUND - stone cobbles set in concrete		
					0.20			
0.25	D1					MADE GROUND - medium dense grey brown clayey silty sand, fine gravel, ashes, clinker and brick rubble; large root at 0.30m depth		
0.30	R1							
0.50	D2				(0.70)			
0.75	D3							
					0.90			
					(0.30)	Stiff mottled brown, orange brown and grey very sandy silty CLAY		
1.10	V1 96							
1.10	D4		22/06/2012:DRY		1.20			
						Complete at 1.20m		

Plan

Remarks

D = Disturbed Sample, R = Root Sample
V = Vane Test - Result in kPa
For details of foundations exposed see sketch
Groundwater was not encountered during excavation

Scale (approx)	Logged By	Figure No.
1:25	JIP	1219433.TP3

Site Analytical Services Ltd.

Site 3 TRINITY CLOSE, WILLOUGHBY ROAD, HAMPSTEAD, LONDON, NW3 1RP			**Trial Pit Number** TP4
Excavation Method HAND EXCAVATION	**Dimensions** 800 X 800	**Ground Level (mOD)**	**Client** MS SINHA AND MR BRADBURY	**Job Number** 1219433
	Location TQ 266 856	**Dates** 22/06/2012	**Engineer** BUILDING DOCTOR ARCHITECTS	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.05) 0.05	MADE GROUND - concrete		
0.25	D1		22/06/2012:DRY		(0.27) 0.32	MADE GROUND - dark grey brown clayey silty sand, fine gravel, ashes, glass and crushed concrete Brick floor encountered at 0.32m depth		
						Complete at 0.32m		

Plan

Remarks

Groundwater was not encountered during excavation
For details of foundations exposed see sketch
Trial pit abandoned at 0.32m depth on Clients instructions
D = Disturbed Sample

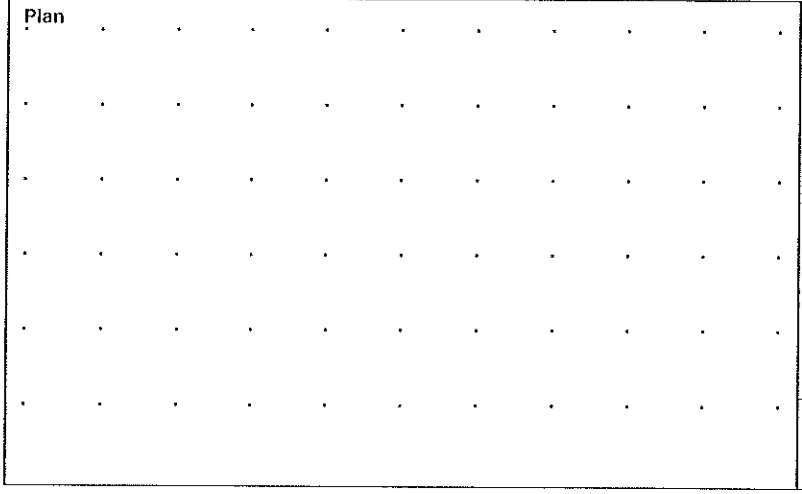
Scale (approx)	Logged By	Figure No.
1:25	JIP	1219433.TP4

Site Analytical Services Ltd.

Site 3 TRINITY CLOSE, WILLOUGHBY ROAD, HAMPSTEAD, LONDON, NW3 1RP			**Trial Pit Number** TP5
Excavation Method HAND EXCAVATION	**Dimensions** 800 X 800	**Ground Level (mOD)**	**Client** MS SINHA AND MR BRADBURY	**Job Number** 1219433
	Location TQ 266 856	**Dates** 22/06/2012	**Engineer** BUILDING DOCTOR ARCHITECTS	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
					(0.14)	MADE GROUND - stone cobbles set in concrete		
					0.14			
					(0.16)	MADE GROUND - crushed brick and concrete rubble		
0.25	D1				0.30			
						MADE GROUND - loose grey brown clayey silty sand, fine gravel, ashes and crushed brick rubble		
0.50	D2				(0.40)			
					0.70			
						Firm to stiff mottled brown, orange brown and grey very sandy silty CLAY		
0.80	V1 76				(0.30)			
0.80	D3							
			22/06/2012:DRY		1.00			
						Complete at 1.00m		

Plan



Remarks

Groundwater was not encountered during excavation
For details of foundations exposed see sketch
V = Vane Test - Result in kPa
D = Disturbed Sample

Scale (approx)	Logged By	Figure No.
1:25	JIP	1219433.TP5

APPENDIX `B'

Laboratory Test Data

Site Analytical Services Ltd.

Ref: 12/19433

PLASTICITY INDEX & MOISTURE CONTENT DETERMINATIONS

LOCATION 3 Trinity Close, Willoughby Road, Hampstead, London, NW3 1RP

BH/TP No.	Depth m	Natural Moisture %	Liquid Limit %	Plastic Limit %	Plasticity Index %	Passing 425 µm %	Class
TP2	0.75	23	35	16	19	92	CL/CI
TP3	1.10	28	43	18	25	82	CI
TP5	0.80	25	42	19	23	83	CI

Table 1

Site Analytical Services Ltd.

Ref: 12/19433

SULPHATE & pH DETERMINATIONS

LOCATION 3 Trinity Close, Willoughby Road, Hampstead, London, NW3 1RP

BH/TP No.	DEPTH BELOW GL m	SOIL SULPHATES AS SO_4 TOTAL %	SOIL SULPHATES AS SO_4 WATER SOL g/l	WATER SULPHATES AS SO_4 g/l	pH	CLASS	SOIL - 2mm %
TP2	0.95		0.26		8.3	DS-1	100

Classification – Tables C1 and C2 : BRE Special Digest 1 : 2005

Table 2

APPENDIX D

Surface water features and flood risk

526000

528000

188000

186000

The site is located about 50m to the south of this point.

Catchments and Drainage after Haycock, 2010

N

Scale at A3: 1:10,000

Coordinate System:
British National Grid
GCS_OSGB_1936

0 0.125 0.25 0.5 0.75 1

Kilometers

Legend

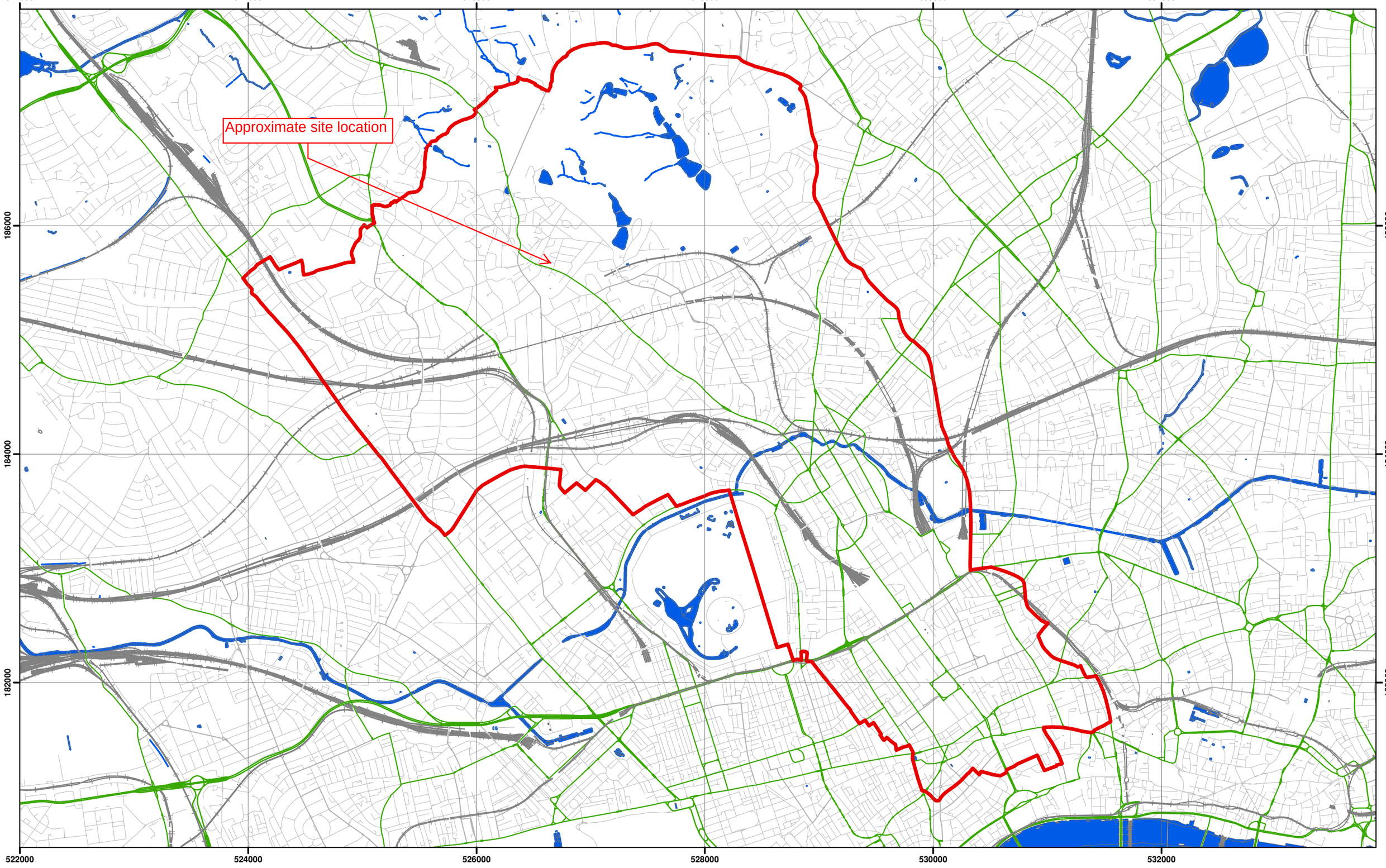
- London Borough of Camden
- Railway Lines
- A Roads
- Surface Water
- Highgate Chain Catchment
- Golders Hill Chain Catchment
- Hampstead Chain Catchment
- Hampstead Heath Extension Chain Catchment

Camden Geological, Hydrogeological and Hydrological Study

Hampstead Heath Surface Water Catchments and Drainage

213923

FIGURE 14



Data Source: London Borough of Camden, 2010

N

Scale at A3: 1:30,000

Coordinate System:
British National Grid
GCS_OSGB_1936

0 0.5 1 2 3
Kilometers

Legend

- London Borough of Camden
- Surface water
- Railway Lines
- A Roads

Camden Geological, Hydrogeological and Hydrological Study

Camden Surface Water Features

213923 FIGURE **12**

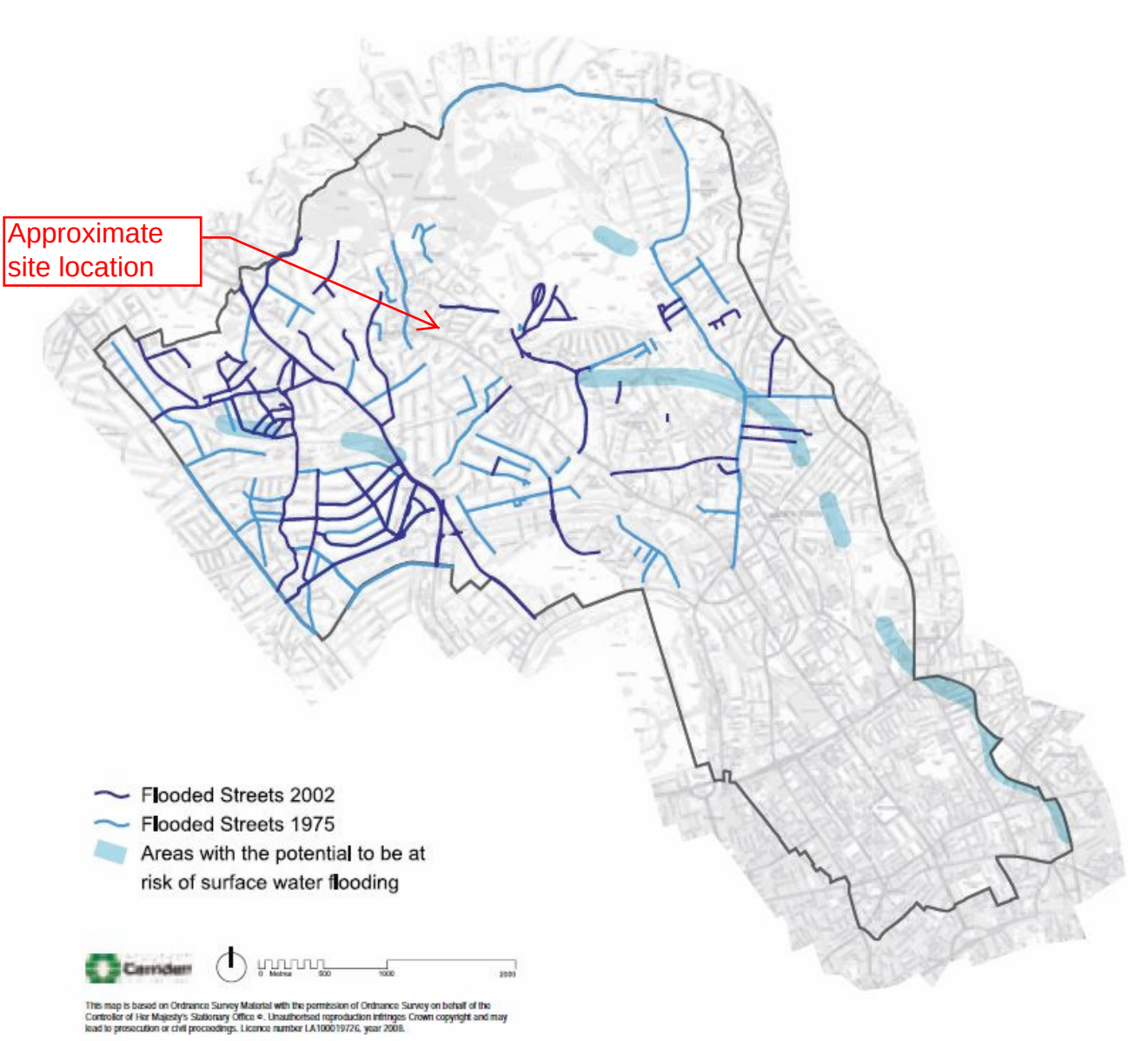


Figure 5 from Core Strategy, London Borough of Camden

Camden Geological, Hydrogeological and Hydrological Study
Flood Map

213923 FIGURE **15**

APPENDIX E

Sewer Flooding History Enquiry, Thames Water Utilities Ltd.

Sewer Flooding

History Enquiry

Thames Water Property Searches
12
Vastern Road
Reading
RG1 8DB

Search address supplied

3
Trinity Close
London
NW3 1SD

Your reference 61815 BIA Trinity Close

Our reference SFH/SFH Standard/2013_2586927

Received date **3 October 2013**

Search date **3 October 2013**

Thames Water Utilities Ltd

Property Searches
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

T 0118 925 1504
E searches@thameswater.co.uk
I www.thameswater-propertysearches.co.uk

Registered in England and Wales
No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB

Sewer Flooding

History Enquiry

Search address supplied: 3, Trinity Close, London, NW3 1SD

This search is recommended to check for any sewer flooding in a specific address or area

TWUL, trading as Property Searches, are responsible in respect of the following:-

(i) any negligent or incorrect entry in the records searched;

(ii) any negligent or incorrect interpretation of the records searched;

(iii) and any negligent or incorrect recording of that interpretation in the search report

(iv) compensation payments

Thames Water Utilities Ltd

Property Searches
PO Box 3189
Slough SL1 4WW

DX 151280 Slough 13

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I www.thameswater-propertysearches.co.uk

Registered in England and Wales
No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading RG1 8DB

Sewer Flooding

History Enquiry

History of Sewer Flooding

Is the requested address or area at risk of flooding due to overloaded public sewers?

The flooding records held by Thames Water indicate that there have been no incidents of flooding in the requested area as a result of surcharging public sewers.

For your guidance:

- A sewer is “overloaded” when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- “Internal flooding” from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- “At Risk” properties are those that the water company is required to include in the Regulatory Register that is presented annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company’s reporting procedure.
- Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk Register.
- Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.
- Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- For further information please contact Thames Water on Tel: 0845 9200 800 or website www.thameswater.co.uk

Thames Water Utilities Ltd

Property Searches
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