

# Basement Impact Assessment

3A Mornington Crescent, London  
NW1 7RH

Geotechnical Factual Report

21 November 2017

**MAUND GEO-CONSULTING**

*Produced for:*

Dilhan Sebastian

*Prepared by:*

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Geotechnical Engineer

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3A Mornington Crescent - Geotechnical Factual Report




<b>Report Title</b>	Basement Impact Assessment	<b>Site Address</b>	3A Mornington Crescent, London NW1 6RH
<b>Work Stage</b>	Factual Geotechnical Report	<b>Report Date</b>	November 2017
<b>Brief Description of the Report Contents</b>	Factual report on ground investigation undertaken in November 2017 as part of a Basement Impact Assessment		

## Document Control Sheet

Project Title            3A Mornington Crescent  
 Report Title            Ground Investigation Factual Report  
 Reference                MGC-FGR-17-25-V1  
 Revision                 1  
 Status                    Final  
 Control Date            21 November 2017

### Record of Issue

Issue	Status	Date	Author	
A	Final	21/11/17	Julian Maund	

### Distribution

	Contact	Copies
Dilhan Sebastian		1
Croft Structural Engineers	Concetta Cosenza	1

## Contents

<b>1</b>	<b>Introduction .....</b>	<b>2</b>
1.1	Terms of Reference .....	2
1.2	Limitations.....	2
<b>2</b>	<b>The Site .....</b>	<b>3</b>
2.1	Location .....	3
2.2	Geology .....	3
<b>3</b>	<b>Ground Investigation.....</b>	<b>4</b>
3.1	General .....	4
3.1	Service Clearance and survey .....	4
3.2	Drilling depths .....	4
3.3	Insitu Testing .....	4
3.4	Sampling .....	4
3.5	Installation.....	4
<b>4</b>	<b>Laboratory Testing .....</b>	<b>5</b>
4.1	General .....	5
4.2	Geotechnical Testing on soil.....	5
<b>5</b>	<b>Groundwater Monitoring.....</b>	<b>6</b>

### Appendices

- Appendix A Drawings**
- Appendix B Exploratory Hole Records**
- Appendix C Geotechnical Laboratory Testing Report**

# 1 Introduction

## 1.1 Terms of Reference

Maund Geo-Consulting Ltd (MGC) was instructed on 17 October 2017 by Croft Structural Engineers Ltd on behalf of Dilhan Sebastian to undertake a ground investigation at 3A Mornington Crescent to provide information on the ground conditions to support a Basement Impact Assessment to satisfy planning requirements for a basement extension.

## 1.2 Limitations

Notwithstanding anything to the contrary contained in the report, Maund Geo Consulting Limited (MGC) has exercised reasonable skill, care and diligence in the performance of the services required by Dilhan Sebastian and MGC shall not be liable except to the extent that it has failed to exercise reasonable skill, care and diligence and this report shall be read and construed accordingly. Information provided by third parties has been used in good faith and is taken at face value; however, MGC cannot guarantee its accuracy or completeness. The inherent variation of ground conditions allows only definition of the actual conditions at the locations and depths at the time of the investigation. At intermediate locations, conditions can only be inferred.

## 2 The Site

### 2.1 Location

The property is located on Mornington Crescent which is within the London Borough of Camden, shown on Figure 1 in Appendix A.

### 2.2 Geology

Information obtained from the BGS website <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> indicates that the site is located on The London Clay Formation.

## 3 Ground Investigation

### 3.1 General

A ground investigation was undertaken on 2<sup>nd</sup> November 2017. The investigation was carried out by Topdrill Ltd which comprised 1 No. cable percussive borehole and two No. hand dug trial pits to expose party wall footings. The borehole was undertaken using a specialist LLAMR rig which was carried through the house in sections and assembled at the borehole location. The location of the exploratory holes is shown in Figure 2 in Appendix A.

### 3.1 Service Clearance and survey

The borehole and trial pit locations were checked for service clearance by using a Cable Avoidance Tool and the use of Thames Water service drawings. The location of the borehole and trial pits was referenced to existing features.

### 3.2 Drilling depths

Borehole BH01 was drilled to 9.50 m. The trial pits were excavated to approximately 0.5 m depth.

### 3.3 Insitu Testing

Insitu Standard Penetration Tests were undertaken at regular intervals was shown on borehole records included in Appendix B.

### 3.4 Sampling

Disturbed samples were taken in the borehole from the split sampler at all SPT depths from the borehole.

### 3.5 Installation

A groundwater monitoring standpipe was installed in BH01. Details of the installation are included in the borehole records in Appendix B.

## 4 Laboratory Testing

### 4.1 General

Selected samples were sent to i2 Laboratories Ltd for geotechnical testing.

### 4.2 Geotechnical Testing on soil

The following tests were undertaken in accordance with BS1377:1990. The test results with methodologies are included in Appendix C.

Test type	No. of tests	Test Method
Moisture Content	5	BS1377:1990
Plasticity Index - 1 point Liquid Limit	5	BS1377:1990
pH, and water-soluble sulphate,	1	BRE SD1



## 5 Groundwater Monitoring

Groundwater levels in the borehole installation in BH01 was monitored while on site on 26/10/17 and 2 no. subsequent occasions. The results are proved in Table 5.1.

**Table 5.1**

Date of Monitoring	Groundwater (depth metres below ground level)
2/11/17	Seepages at 5.45 and 7.10 m while drilling
14/11/17	4.47
21/11/17	4.17

## Appendices

## Appendix A Drawings



Ordnance Survey, (c) Crown Copyright 2017. All rights reserved. Licence number 100022432

Client  
Dilhan Sebastian

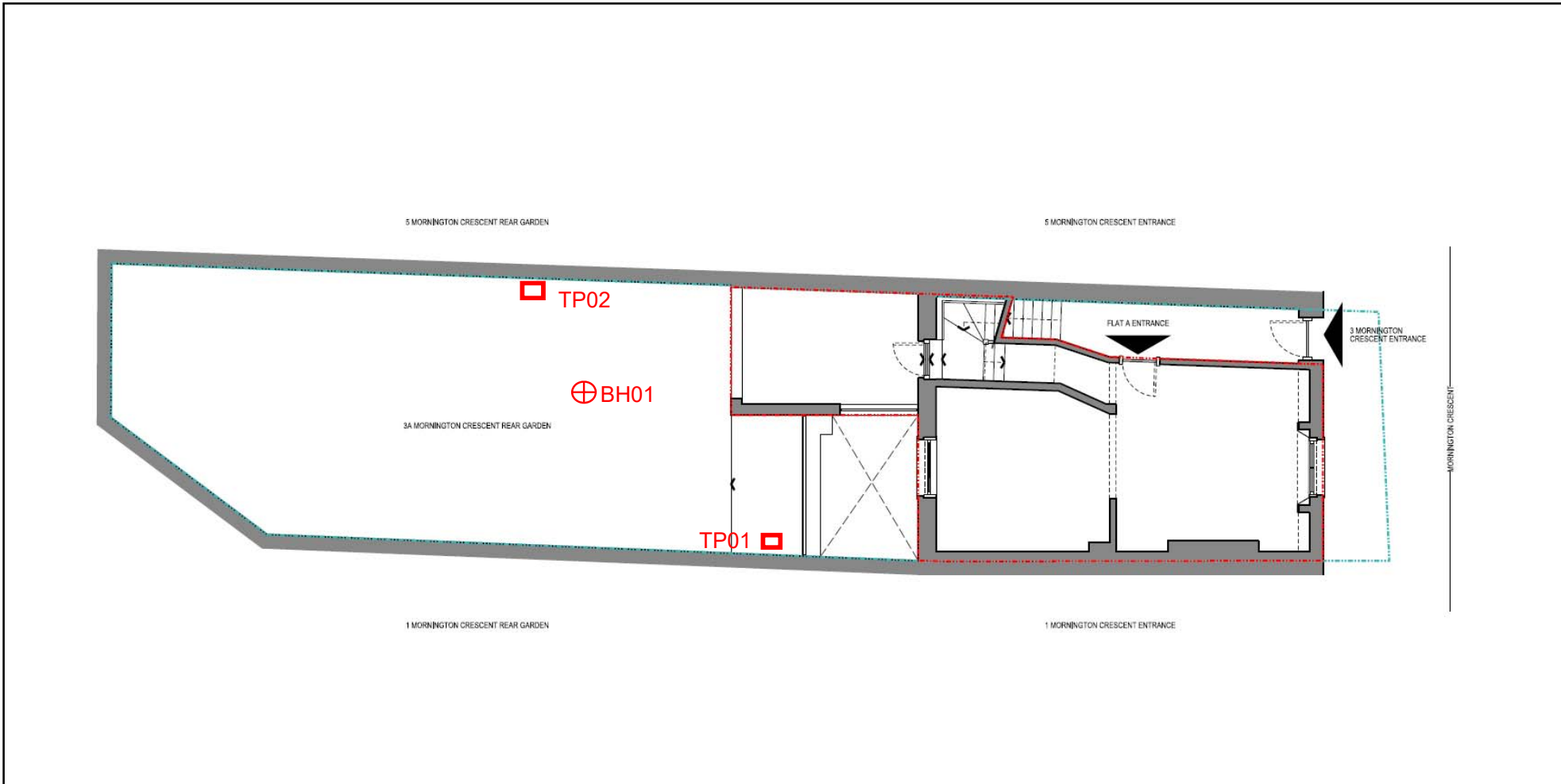


Project  
3A Mornington Crescent - BIA.

Job No.  
MGC/17/26

Title  
Site Location Plan

Figure  
1



<p>Client</p> <p>Dilhan Sebastian</p>	<p><b>MAUND GEO-CONSULTING</b></p>	<p>Project</p> <p>3A Mornington Crescent</p>
<p>Job No.</p> <p>MGC/17/26</p>	<p>Title</p> <p>Exploratory Location Plan</p>	<p>Figure</p> <p>2</p>

## Appendix B Exploratory Hole Records

# MAUND GEO-CONSULTING

Julian Maund BSc PhD MIMMM CEng FGS CGeol

Maund Geo-Consulting Ltd  
20 Mortlake Avenue  
Worcester WR5 1QD  
07817018716  
[julian.maund@gmail.com](mailto:julian.maund@gmail.com)

Borehole No.

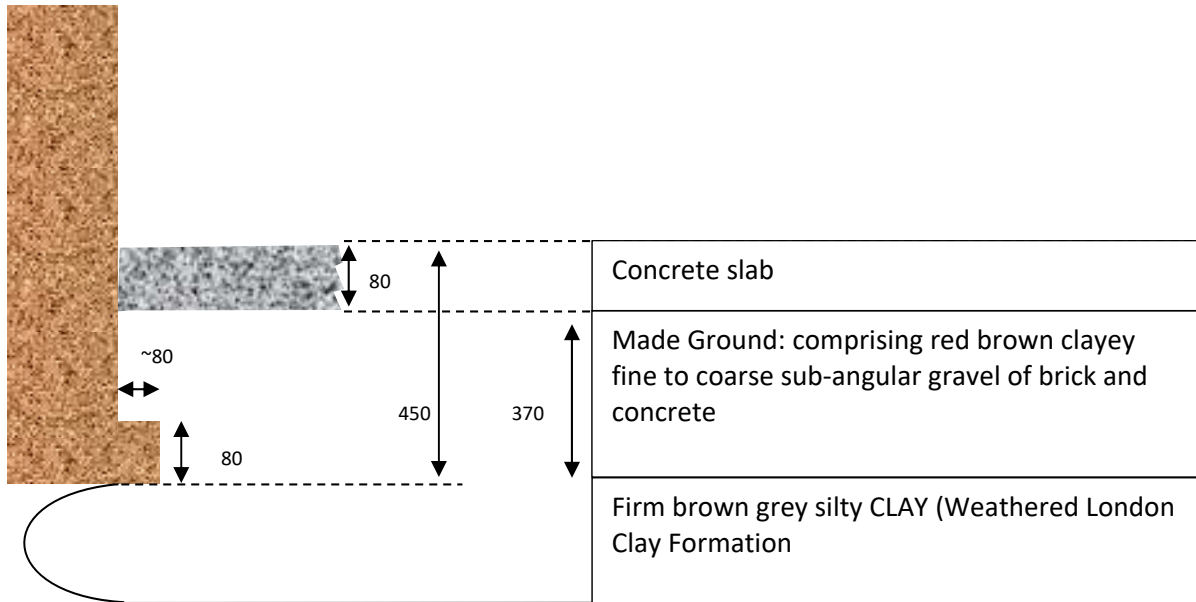
**BH01**

Sheet 1 of 1

Project Name: 3A Mornington Crescent, London NW1 7RH	Project No:	Co -ords	Hole Type: Top Drill LLAMR
Location: 3A Mornington Crescent, London NW1 7RH		Level: (m AOD) 26 (Approx only)	Hole Diameter: 150 mm
Client: Dilhan Sebastian		Date Drilled: 02/11/17	Logged By: JGM

Well	Water Strikes	Sampling and Insitu Testing			Depth (m)	Level (m AOD)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0-0.3	E		0.05	25.95		Made Ground: Concrete 600 mm square paving slabs	
					0.4	25.6		Made Ground: Fine sandy clayey gravel of brick and flint	
			1.20	D	N=6 (1/1,1,1,2,2)				Firm to stiff yellow brown silty CLAY with a trace of fine brown sand (London Clay Formation) ... rare fine gravel from 0.4 to 0.8 (possibly disturbed ground)
			2.00	D	N=17 (1/2,3,4,4,6)				
			3.00	D	N= 11 (1,/2,2,2,4,3)				
			4.00	D	N= 10 (1,/2,2,2,3,3)				...fine brown sand horizon at 3.9 to 3.91m ... soil becoming moist at 4.0 m
			5.00	D	N= 12 (1,/1,2,3,3,4)				... slow water seepage at 5.45 m
			6.00	D	N= 15 (1,/2,3,4,4,4)				
			7.00	D	N=44 (10,/25,21,8,7,8)				... claystone fragments recovered at 7.00 m ... water seepage at 7.1 m standing at 7.20 in 20 minutes ... becoming brown grey in colour from 7.50 m
			8.00	D	N=17 (2,/4,4,4,4,5)				
		9.00	D	N=20 (3,/5,6,4,5,5)					
					9.5	16.5		Borehole compete at 9.50 m	

Remarks  
Inspection pit to 1.2 m and CAT scan.  
Groundwater struck at 5.45 slow seepage no rise in 20 mins. Groundwater struck at 7.1 m at 7.2 m after 20 minutes.  
Standpipe Piezomter installed to depth of 8 m. Bentonite seal from 5.0 to 0.5 m. Gas bung and flat cover



NOTE: NOT TO SCALE Dimensions in mm.



Concrete



Brick wall (with concrete render)

**Client:**  
**Dilhan Sebastian**

**Date:**  
**November 2017**

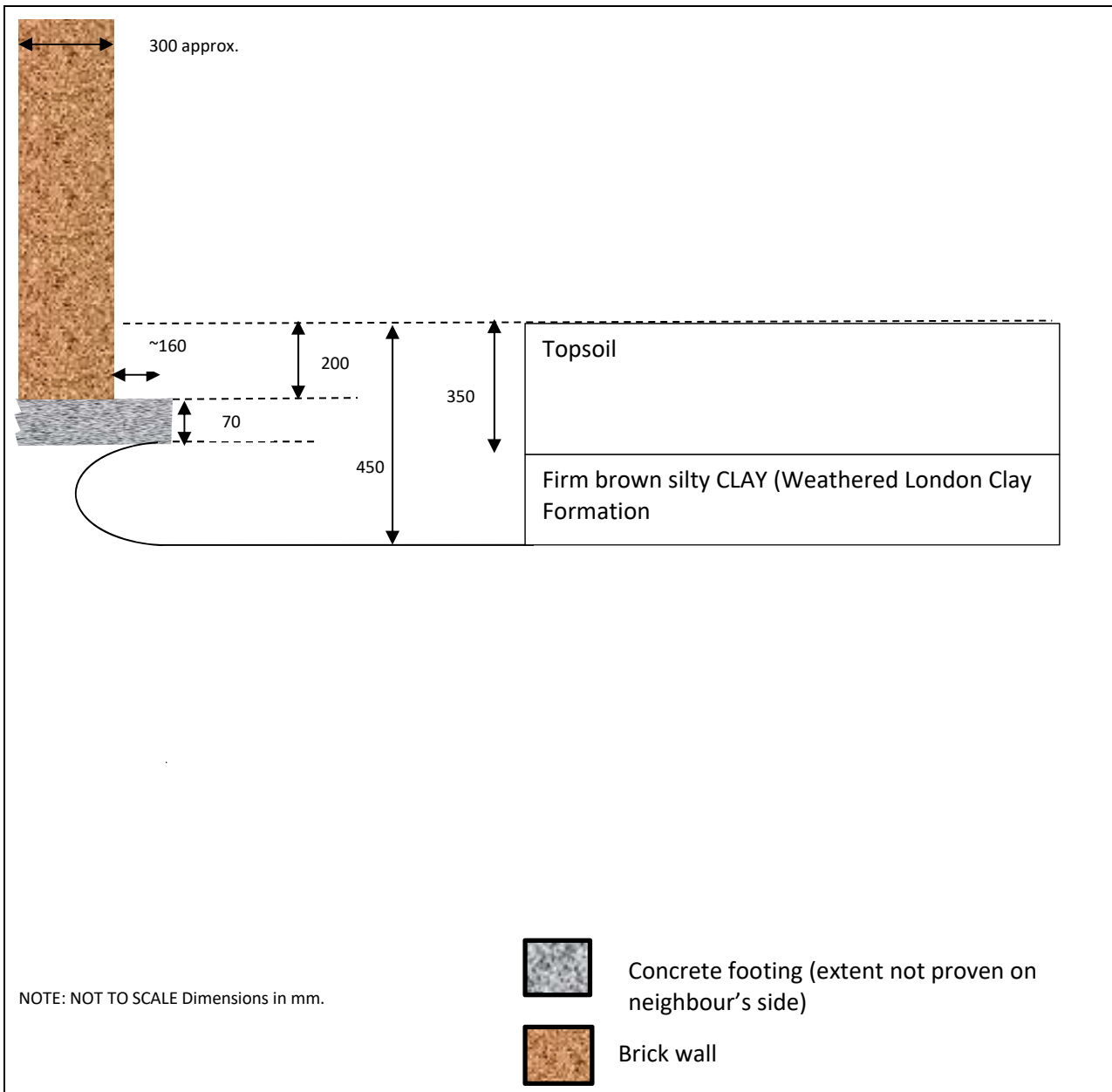
**Project:**  
**3A Mornington Crescent NW1 7RH**

**Section Drawing:**  
**Foundation Exposure TP01**



**Ref:** **MGC 17-26**





<b>Client:</b> <b>Dilhan Sebastian</b>	<b>Date:</b> <b>November 2017</b>	<b>Project:</b> <b>3A Mornington Crescent NW1 7RH</b>
<b>Section Drawing:</b> <b>Foundation Exposure TP02</b>	<b>MAUND GEO-CONSULTING</b>	<b>Ref:</b> <b>MGC 17-26</b>

## Appendix C Geotechnical Laboratory Test Report



# TEST CERTIFICATE

## Determination of Liquid and Plastic Limits

i2 Analytical Ltd  
7 Woodshots Meadow  
Croxley Green Business Park  
Watford Herts WD18 8YS



Tested in Accordance with BS1377-2: 1990: Clause 4.4 & 5: One Point Method

Client: Maund GeoConsulting Ltd  
Client Address: 20 Mortlake Avenue  
Worcester  
WR5 1QT  
Contact: Julian Maund  
Site Name: 3A Mornington Cresent NW1 7RH  
Site Address: Not Given

Client Reference: 17-66410  
Job Number: 17-66410  
Date Sampled: 02/11/2017  
Date Received: 02/11/2017  
Date Tested: 15/11/2017  
Sampled By: Not Given

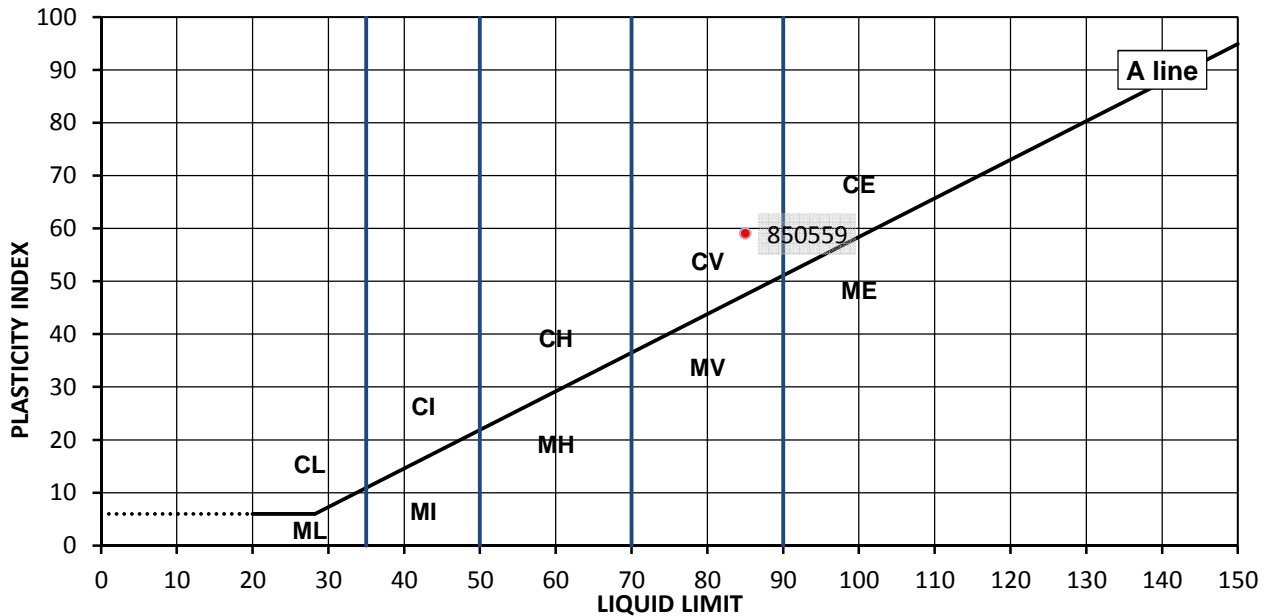
### TEST RESULTS

Laboratory Reference: 850559  
Sample Reference: Not Given

Description: Brown CLAY  
Location: BH01  
Sample Preparation: Tested in natural condition

Sample Type: B  
Depth Top [m]: 1.00  
Depth Base [m]: Not Given

As Received Moisture Content [%]	Liquid Limit [%]	Plastic Limit [%]	Plasticity Index [%]	% Passing 425µm BS Test Sieve
19	85	26	59	100



Legend, based on BS 5930:2015 Code of practice for site investigations

C	Clay	L	Low	Liquid Limit	below 35
M	Silt	I	Medium		35 to 50
		H	High		50 to 70
		V	Very high		70 to 90
		E	Extremely high		exceeding 90
	Organic	O	append to classification for organic material ( eg CHO )		

Remarks

Approved:

Dariusz Piotrowski  
PL Laboratory  
Manager Geotechnical  
Section

Date Reported: 21/11/2017

Signed:

Mark Beastall  
Geotechnical Commercial  
Manager

for and on behalf of i2 Analytical Ltd

"Opinions and interpretations expressed here in are outside of the scope of the UKAS Accreditation.  
This report may not be reproduced other than in full without the prior written approval of the issuing laboratory.  
The results included within the report are representative of the samples submitted for analysis.  
The analysis was carried out at i2 Analytical Limited, ul. Pionierow 39, 41-711 Ruda Slaska, Poland."



# TEST CERTIFICATE

## Determination of Liquid and Plastic Limits

i2 Analytical Ltd  
7 Woodshots Meadow  
Croxley Green Business Park  
Watford Herts WD18 8YS



Tested in Accordance with BS1377-2: 1990: Clause 4.4 & 5: One Point Method

Client: Maund GeoConsulting Ltd  
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Worcester  
WR5 1QT  
Contact: Julian Maund  
Site Name: 3A Mornington Cresent NW1 7RH  
Site Address: Not Given

Client Reference: 17-66410  
Job Number: 17-66410  
Date Sampled: 02/11/2017  
Date Received: 02/11/2017  
Date Tested: 15/11/2017  
Sampled By: Not Given

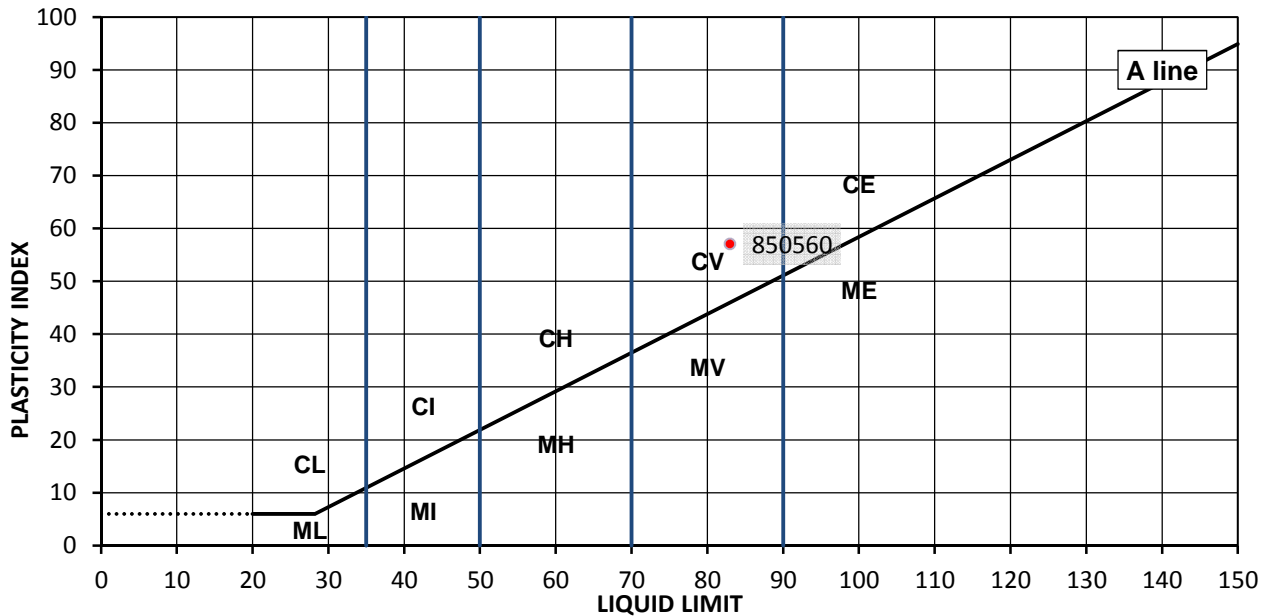
### TEST RESULTS

Laboratory Reference: 850560  
Sample Reference: Not Given

Description: Brown CLAY  
Location: BH02  
Sample Preparation: Tested in natural condition

Sample Type: B  
Depth Top [m]: 2.00  
Depth Base [m]: Not Given

As Received Moisture Content [%]	Liquid Limit [%]	Plastic Limit [%]	Plasticity Index [%]	% Passing 425µm BS Test Sieve
21	83	26	57	100



Legend, based on BS 5930:2015 Code of practice for site investigations

C	Clay	L	Low	Liquid Limit	below 35
M	Silt	I	Medium		35 to 50
		H	High		50 to 70
		V	Very high		70 to 90
		E	Extremely high		exceeding 90
	Organic	O	append to classification for organic material ( eg CHO )		

Remarks

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Client Address: 20 Mortlake Avenue  
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WR5 1QT  
Contact: Julian Maund  
Site Name: 3A Morningson Cresent NW1 7RH  
Site Address: Not Given

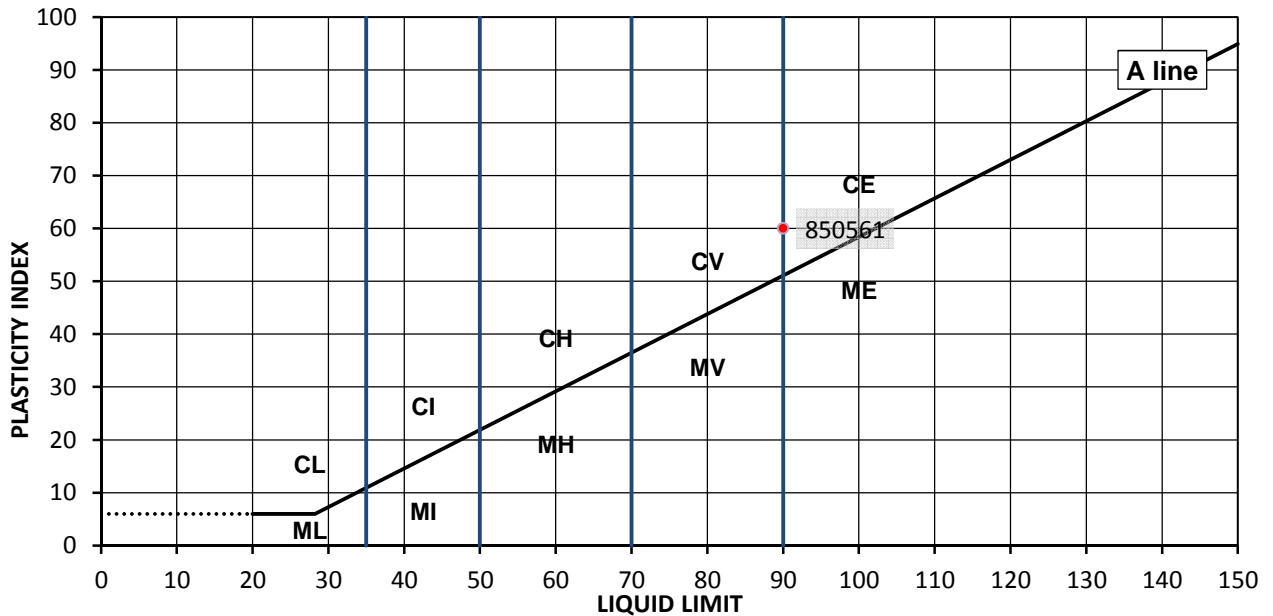
Client Reference: 17-66410  
Job Number: 17-66410  
Date Sampled: 02/11/2017  
Date Received: 02/11/2017  
Date Tested: 15/11/2017  
Sampled By: Not Given

### TEST RESULTS

Laboratory Reference: 850561  
Sample Reference: Not Given

Description: Brown CLAY  
Location: BH03  
Sample Preparation: Tested in natural condition  
Sample Type: B  
Depth Top [m]: 3.00  
Depth Base [m]: Not Given

As Received Moisture Content [%]	Liquid Limit [%]	Plastic Limit [%]	Plasticity Index [%]	% Passing 425µm BS Test Sieve
28	90	30	60	100



Legend, based on BS 5930:2015 Code of practice for site investigations

C	Clay	L	Low	Liquid Limit	below 35
M	Silt	I	Medium		35 to 50
		H	High		50 to 70
		V	Very high		70 to 90
		E	Extremely high		exceeding 90
	Organic	O	append to classification for organic material ( eg CHO )		

Remarks

Approved:

Dariusz Piotrowski  
PL Laboratory  
Manager Geotechnical  
Section

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Manager

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Croxley Green Business Park  
Watford Herts WD18 8YS



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Client: Maund GeoConsulting Ltd  
Client Address: 20 Mortlake Avenue  
Worcester  
WR5 1QT  
Contact: Julian Maund  
Site Name: 3A Morningson Crescent NW1 7RH  
Site Address: Not Given

Client Reference: 17-66410  
Job Number: 17-66410  
Date Sampled: 02/11/2017  
Date Received: 02/11/2017  
Date Tested: 15/11/2017  
Sampled By: Not Given

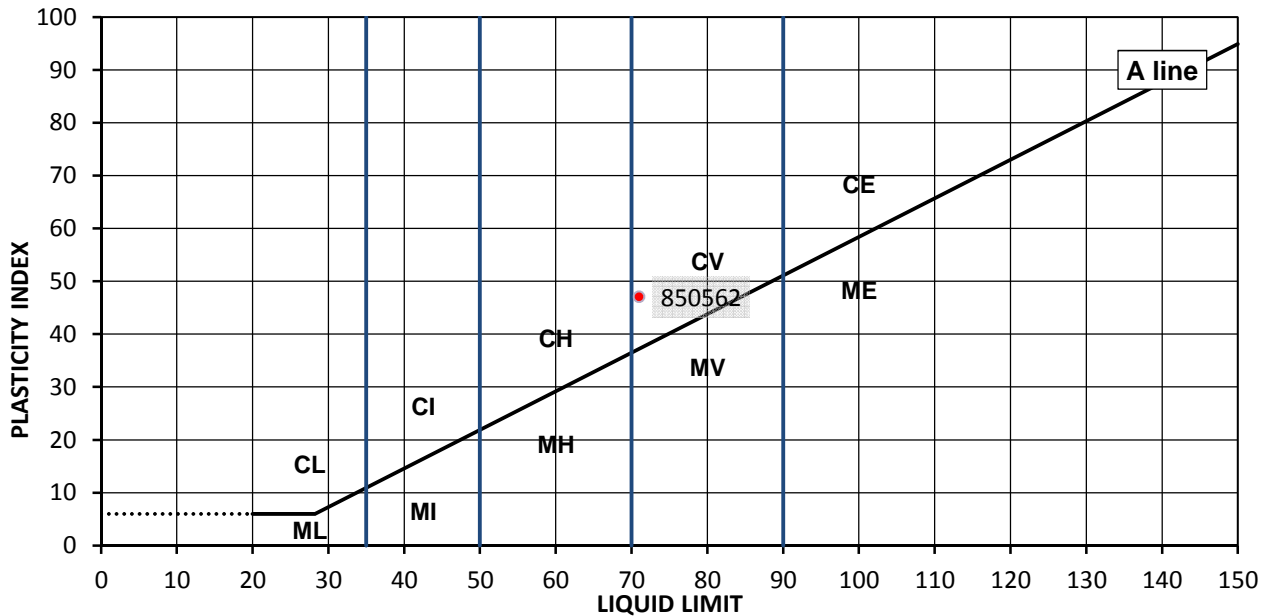
### TEST RESULTS

Laboratory Reference: 850562  
Sample Reference: Not Given

Description: Brown CLAY  
Location: BH01  
Sample Preparation: Tested in natural condition

Sample Type: B  
Depth Top [m]: 6.00  
Depth Base [m]: Not Given

As Received Moisture Content [%]	Liquid Limit [%]	Plastic Limit [%]	Plasticity Index [%]	% Passing 425µm BS Test Sieve
27	71	24	47	100



Legend, based on BS 5930:2015 Code of practice for site investigations

C	Clay	L	Low	Liquid Limit	below 35
M	Silt	I	Medium		35 to 50
		H	High		50 to 70
		V	Very high		70 to 90
		E	Extremely high		exceeding 90
	Organic	O	append to classification for organic material ( eg CHO )		

Remarks

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Dariusz Piotrowski  
PL Laboratory  
Manager Geotechnical  
Section

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Geotechnical Commercial  
Manager

for and on behalf of i2 Analytical Ltd

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Watford Herts WD18 8YS



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Client: Maund GeoConsulting Ltd  
Client Address: 20 Mortlake Avenue  
Worcester  
WR5 1QT  
Contact: Julian Maund  
Site Name: 3A Morningson Crescent NW1 7RH  
Site Address: Not Given

Client Reference: 17-66410  
Job Number: 17-66410  
Date Sampled: 02/11/2017  
Date Received: 02/11/2017  
Date Tested: 15/11/2017  
Sampled By: Not Given

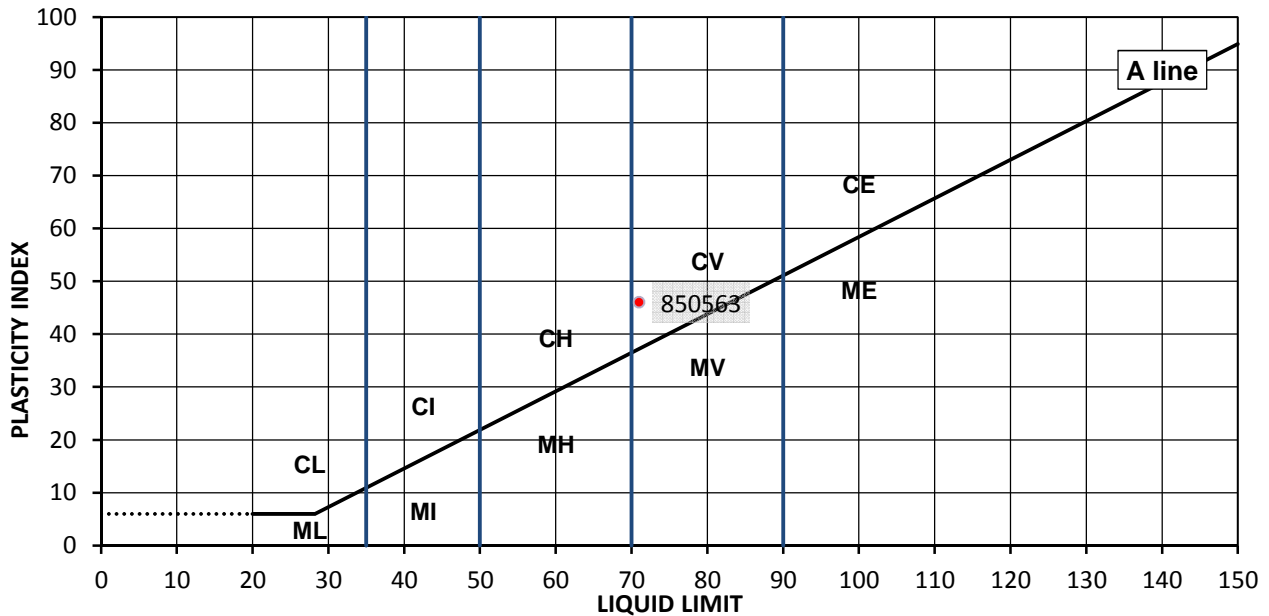
### TEST RESULTS

Laboratory Reference: 850563  
Sample Reference: Not Given

Description: Brown CLAY with gypsum crystals  
Location: BH02  
Sample Preparation: Tested in natural condition

Sample Type: B  
Depth Top [m]: 8.00  
Depth Base [m]: Not Given

As Received Moisture Content [%]	Liquid Limit [%]	Plastic Limit [%]	Plasticity Index [%]	% Passing 425µm BS Test Sieve
30	71	25	46	100



Legend, based on BS 5930:2015 Code of practice for site investigations

C	Clay	L	Low	Liquid Limit	below 35
M	Silt	I	Medium		35 to 50
		H	High		50 to 70
		V	Very high		70 to 90
		E	Extremely high		exceeding 90
	Organic	O	append to classification for organic material ( eg CHO )		

Remarks

Approved:

Dariusz Piotrowski  
PL Laboratory  
Manager Geotechnical  
Section

Date Reported: 21/11/2017

Signed:

Mark Beastall  
Geotechnical Commercial  
Manager

for and on behalf of i2 Analytical Ltd

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**TEST CERTIFICATE**

**Summary of Classification Test Results**

i2 Analytical Ltd  
7 Woodshots Meadow  
Croxley Green Business Park  
Watford Herts WD18 8YS



Client: Maund GeoConsulting Ltd  
Client Address: 20 Mortlake Avenue  
Worcester  
WR5 1QT  
  
Contact: Julian Maund  
Site Name: 3A Mornington Crescent NW1 7RH  
Site Address: Not Given

Client Reference: 17-66410  
Job Number: 17-66410  
Date Sampled: 02/11/2017  
Date Received: 02/11/2017  
Date Tested: 15/11/2017  
Sampled By: Not Given

**Test results**

Laboratory Reference	Hole No.	Sample				Soil Description	Density		M/C %	Atterberg				PD Mg/m <sup>3</sup>
		Reference	Top depth [m]	Base depth [m]	Type		bulk	dry		% Passing 425um %	LL %	PL %	PI %	
							Mg/m <sup>3</sup>	Mg/m <sup>3</sup>						
850559	BH01	Not Given	1.00	Not Given	B	Brown CLAY			19	100	85	26	59	
850562	BH01	Not Given	6.00	Not Given	B	Brown CLAY			27	100	71	24	47	
850560	BH02	Not Given	2.00	Not Given	B	Brown CLAY			21	100	83	26	57	
850563	BH02	Not Given	8.00	Not Given	B	Brown CLAY with gypsum crystals			30	100	71	25	46	
850561	BH03	Not Given	3.00	Not Given	B	Brown CLAY			28	100	90	30	60	

Comments:

Approved:

Dariusz Piotrowski  
PL Laboratory Manager  
Geotechnical Section

Date Reported: 21/11/2017

Signed:

Mark Beastall  
Geotechnical Commercial Manager

for and on behalf of i2 Analytical Ltd

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The analysis was carried out at i2 Analytical Limited, ul. Pionierow 39, 41-711 Ruda Slaska, Poland.\*





**Julian Maund**

Maund GeoConsulting Ltd  
20 Mortlake Avenue  
Worcester  
WR5 1QT

i2 Analytical Ltd.  
7 Woodshots Meadow,  
Croxley Green  
Business Park,  
Watford,  
Herts,  
WD18 8YS

**t:** 01923 225404

**f:** 01923 237404

**e:** reception@i2analytical.com

**e:** julian.maund@gmail.com

## **Analytical Report Number : 17-66619**

<b>Project / Site name:</b>	3A Mornington Crescent, NW1 7RH	<b>Samples received on:</b>	02/11/2017
<b>Your job number:</b>		<b>Samples instructed on:</b>	03/11/2017
<b>Your order number:</b>		<b>Analysis completed by:</b>	14/11/2017
<b>Report Issue Number:</b>	1	<b>Report issued on:</b>	14/11/2017
<b>Samples Analysed:</b>	1 soil sample		

**Signed:** 

Dr Claire Stone  
Quality Manager

**For & on behalf of i2 Analytical Ltd.**

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41 -711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting

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Analytical Report Number: 17-66619

Project / Site name: 3A Mornington Crescent, NW1 7RH

<b>Lab Sample Number</b>				851934				
<b>Sample Reference</b>				BH01				
<b>Sample Number</b>				None Supplied				
<b>Depth (m)</b>				1.20				
<b>Date Sampled</b>				02/11/2017				
<b>Time Taken</b>				None Supplied				
<b>Analytical Parameter (Soil Analysis)</b>	<b>Units</b>	<b>Limit of detection</b>	<b>Accreditation Status</b>					
Stone Content	%	0.1	NONE	< 0.1				
Moisture Content	%	N/A	NONE	17				
Total mass of sample received	kg	0.001	NONE	0.24				

**General Inorganics**

pH - Automated	pH Units	N/A	MCERTS	7.0				
Water Soluble SO4 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.10				



**Analytical Report Number : 17-66619**

**Project / Site name: 3A Mornington Crescent, NW1 7RH**

\* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
851934	BH01	None Supplied	1.20	Brown clay.



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**Water matrix abbreviations: Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Water (PrW)**

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Moisture Content	Moisture content, determined gravimetrically.	In-house method based on BS1377 Part 2, 1990, Chemical and Electrochemical Tests	L019-UK/PL	W	NONE
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement.	In-house method based on BS1377 Part 3, 1990, Chemical and Electrochemical Tests	L099-PL	D	MCERTS
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight.	In-house method based on British Standard Methods and MCERTS requirements.	L019-UK/PL	D	NONE
Sulphate, water soluble, in soil (16hr extraction)	Determination of water soluble sulphate by ICP-OES. Results reported directly (leachate equivalent) and corrected for extraction ratio (soil equivalent).	In-house method based on BS1377 Part 3, 1990, Chemical and Electrochemical Tests, 2:1 water:soil extraction, analysis by ICP-OES.	L038-PL	D	MCERTS

**For method numbers ending in 'UK' analysis have been carried out in our laboratory in the United Kingdom.**

**For method numbers ending in 'PL' analysis have been carried out in our laboratory in Poland.**

**Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.**