



<admin@auger.co.uk>
26/10/2017
15:54

To <subsidence@crawco.co.uk>,
cc
bcc

Subject SU1703328 (client ref), Client: Crawford & Co, Customer: Mr Graham, Auger ref: 74134.1.USI - MM

4 attachments



Invoice_74134.1-1-INV.pdf 74134.1-Root-Sample-Report.pdf 74134.1-Soil-Sample-Report.pdf



74134.1.Report.pdf



Dear Team

Following your instructions to undertake investigations at 23 Rochester Square we can confirm that we attended site on 11/10/2017.

Please find enclosed the resulting documentation from the investigations .

If you have any queries please do not hesitate to contact me on 0151 630 5886.

Kind regards

Mhairi Miller

Account Manager

Auger Admin

Auger House, 14a Cross Lane,
Wallasey, Wirral, CH45 8RH

tel: 0151 630 5886
fax: 0151 630 5884

email: admin@auger.co.uk
web: www.auger.co.uk



Auger Site Investigations Ltd T/A Auger, Registered Office: Hanover Buildings, 11-13 Hanover Street, Liverpool, Merseyside, L1 3DN
Company No: 3088958, VAT No: 659 6999 43 Director: David Brewster BSc. C.Eng. M.I.Struct.E.

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Root identification
Vegetation surveys
Tree/Building investigations
Plant taxonomy

Richardson's Botanical Identifications

Dr Ian B K Richardson
BSc, PhD, CBiol, MiBiol, MiHort, FLS
James Richardson
BSc (Hons. Biology)

Auger Solutions
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Cross Lane
WALLASEY
Wirral CH45 8RH

Enterprise House
49-51 Whiteknights Road
Reading
RG6 7BB

Tel: (0118) 986 9552 (*Direct line*)

E-mail: richardsons@botanical.net

Web: www.botanical.net

Your ref: **74134-1-1-RRS**

Our ref: 75/3107

25/10/2017

Dear Sirs

23 Rochester Square, London

The samples you sent in relation to the above on 12/10/2017 (received by us on 18/10/2017) have been examined. The structure was referable as follows:

TH1, 1000mm

Unfortunately no roots were found within this sample.

TH1, 1600mm

1 root: could well be the family SALICACEAE (Salix (Willows) and Populus (Poplars)). Tentative - this was a very IMMATURE sample (under 0.6mm in diameter). It also had NO BARK Dead* (note this 'dead' result can be unreliable with such thin samples).

2 samples: microscopic examination of both showed insufficient cells for recognition.

I trust this is of help. Please call us if you have any queries; our Invoice is enclosed.

Yours faithfully

Dr Ian B K Richardson

* Based mainly on the Iodine test for starch. Starch is present in some cells of a living woody root, but is more or less rapidly broken down by soil micro-organisms on death of the root, sometimes before decay is evident. This result need not reflect the state of the parent tree.

** Try out our web site on www.botanical.net **



Geotechnical Testing Analysis Report



environmental
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Unit 3 & 4,
Heol Aur,
Dafen Ind Estate,
Dafen
Llanelli,
Carmarthenshire,
SA14 8QN

Auger House,
Cross Lane,
Wallasey,
Wirral,
CH45 8RH

Summary Of Claim Details

| | |
|--------------------|------------------------------------|
| Policy Holder | Mr Graham |
| Risk Address | 23 Rochester Square London NW1 9SA |
| SI Date | 11/10/2017 |
| Issue Date | 12/10/2017 |
| Report Date | 24/10/2017 |
| Auger Reference | 74134.1.2.RSS |
| Insurance Company | Ecclesiastical Insurance Group |
| LA Claim Reference | SU1703328 |
| LA Co. Reference | Crawford & Co |

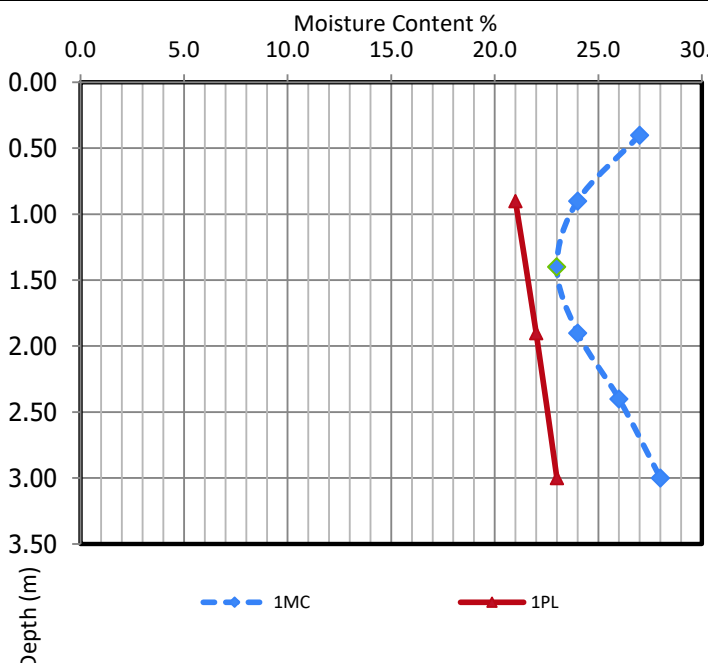
This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

| | | | | |
|--|----------|------------|-------------|--|
| | Checked | 24/10/2017 | Wayne Honey | |
| | Approved | 24/10/2017 | Ben Sharp | |

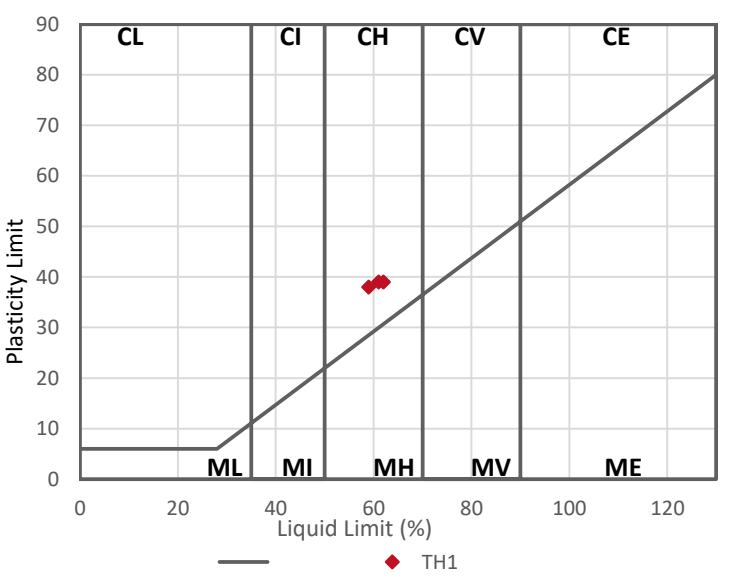


| | |
|----------------------|---|
| GSTL Contract Number | 36899 |
| Risk Address | 23 Rochester Square London NW1 9SA |
| Auger Reference | 74134.1.2.RSS |
| Remarks | NP - (Non-Plastic), # - (Liquid Limit and Plastic Limit Wet Sieved) |

| TH Trial Hole | Sample Type | Depth (m) | Moisture Content % | Liquid Limit % | Plastic Limit % | Plasticity index % | Passing .425mm % | NHBC Chapter 4.2 | Remarks |
|---------------|-------------|-----------|--------------------|----------------|-----------------|--------------------|------------------|------------------|--------------------|
| TH1 | D | 0.40 | 27 | | | | | | |
| TH1 | D | 0.90 | 24 | 59 | 21 | 38 | 99 | MEDIUM VCP | CH High Plasticity |
| TH1 | D | 1.40 | 23 | | | | | | |
| TH1 | D | 1.90 | 24 | 61 | 22 | 39 | 98 | MEDIUM VCP | CH High Plasticity |
| TH1 | D | 2.40 | 26 | | | | | | |
| TH1 | D | 3.00 | 28 | 62 | 23 | 39 | 97 | MEDIUM VCP | CH High Plasticity |
| | | | | | | | | | |
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PLASTICITY CHART FOR CASAGRANDE CLASSIFICATION
BS 5930:1999+A2:2010



Modified Plasticity Index (PI) <10 : Non Classified
 Modified PI = 10 to <20 : Low volume change potential (LOW VCP)
 Modified PI = 20 to <40 : Medium volume change potential (Med VCP)
 Modified PI = 40 or greater : High volume change potential (HIGH VCP)

The Atterberg Limits May also be used to classify the volume change potential of fine soils using the National House building system, as given in the NHBC's Standards Chapter 4.2 (2003) "Building Near Trees"

| | | | | |
|------------------|----------|------------|-------------|-----------------|
| Test Operator | Checked | 24/10/2017 | Wayne Honey | <i>W. Honey</i> |
| Jordan Simmonite | Approved | 24/10/2017 | Ben Sharp | <i>B. Sharp</i> |



SITE INVESTIGATION

AT

23 ROCHESTER SQUARE

LONDON

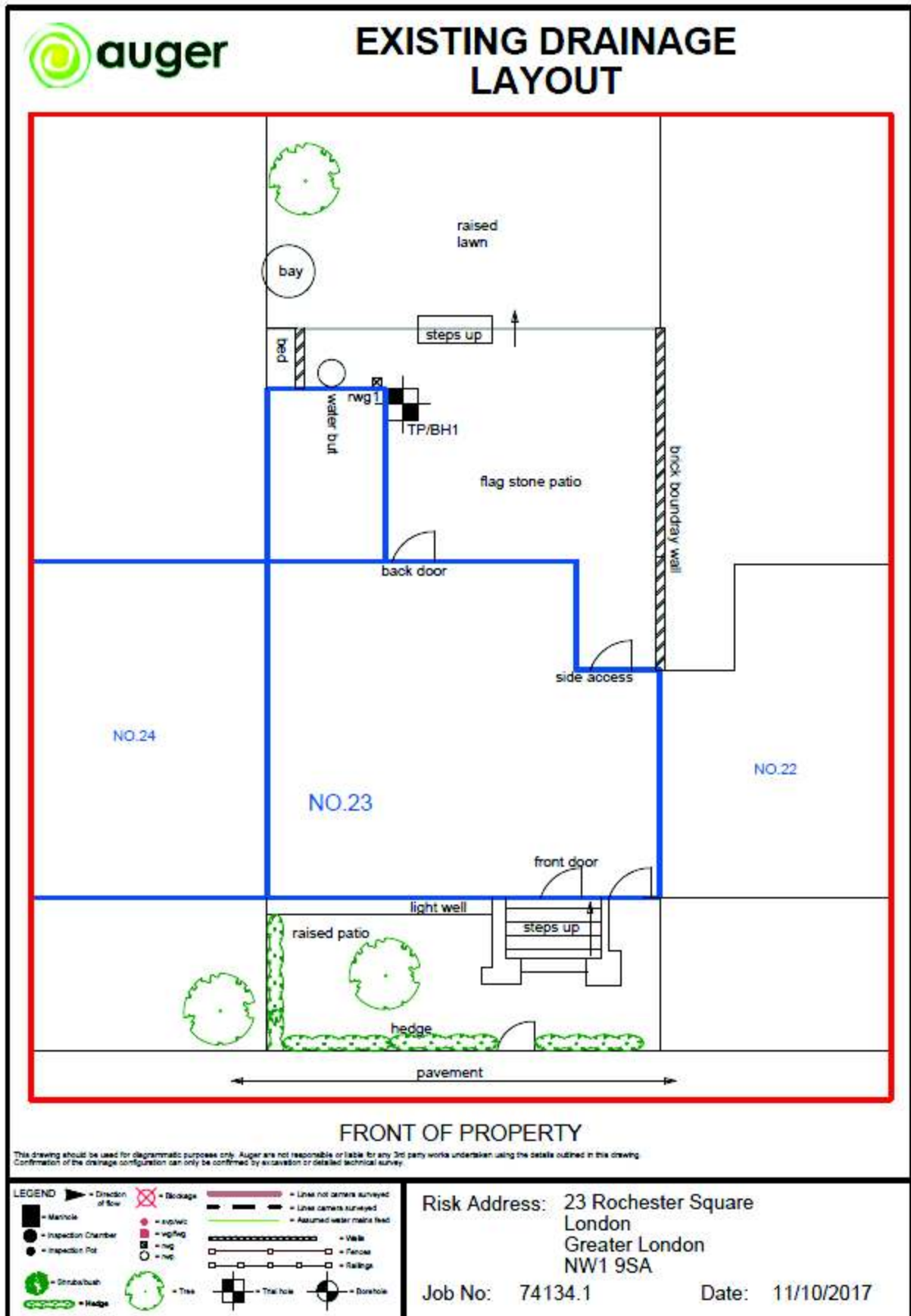



Loss Adjustor Terry Slaughter
3rd Floor
North House
17 North John Street
Liverpool
L2 5QY

Insured: Mr Graham
Client's Ref: SU1703328
Auger's Ref: 74134.1.USI
Visit Date: 11/10/2017
Report Date: 12/10/2017
Author: DO
Checked By: MM

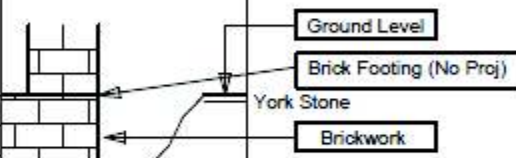
Contents: Existing Drainage Layout
Trial hole log(s)
Key Summary
Photographs





| | | |
|--|---|---|
| Risk Address : 23 Rochester Square London NW1 9SA Insured : Mr Graham Date Drawn : 11/10/17 | Drawn By : D. C. Job No : 74134.01 |  |
|--|---|---|

| | |
|--|---|
| Trial Hole Log No. 1 | Location : LEFT HAND REAR CORNER ADJACENT TO RWG1 |
| Moist = Normal wetting condition of subsoil. MP = Mackintosh Probe (Blows per 100mm). SV() = Shear Vane (19mm or 33mm) | |

| DEPTH METRES | SYMBOLIC LOG | STRATA DESCRIPTION | INSITU TESTS | | Soil Sample | Root Sample | Water / Stability |
|--------------|---|--|--------------|---------|-------------|-------------|-------------------|
| | | | Type | Result | | | |
| 0.0 |  | Ground Level Brick Footing (No Proj) York Stone Brickwork | | | | | |
| 0.5 | | Brown slightly sandy silty CLAY | SV(19) | 99kpa | Soil @ 0.4m | | |
| 1.0 | | Brown slightly fine gravelly slightly sandy silty CLAY | SV(19) | 111kpa | Soil @ 0.9m | | |
| 1.5 | | Brown slightly sandy silty CLAY | SV(19) | 150+kpa | Soil @ 1.4m | | |
| 2.0 | | Brown slightly fine gravelly slightly sandy silty CLAY | SV(19) | 150+kpa | Soil @ 1.9m | Root @ 1.6m | |
| 2.5 | | Dry hard orange brown slightly sandy CLAY | SV(19) | 150+kpa | Soil @ 2.4m | | |
| 3.0 | | Brown slightly sandy silty CLAY | SV(19) | 150+kpa | Soil @ 3m | | |
| 3.5 | | TRIAL HOLE TERMINATED | | | | | |

| KEY SUMMARY | |
|--------------------|---|
| Brief: | Auger were commissioned by Crawford & Co to undertake a site investigation as instructed by the Loss Adjuster. |
| Findings: | <p><u>Visual Inspection</u></p> <p>It was necessary to move the position of TH1 slightly from the instructed location due to the presence of a water butt, please see figure 1.2.</p> <p>We were unable to carry out the trial hole at the front of the property as instructed. On arrival it was revealed that there was a light well in the area where the trial hole was to be carried out, and this was noted to be 0.5m deep and very narrow, please see figure 1.3.</p> <p>We were therefore unable to excavate at this position and expose the footings of the property without an extensive excavation through the adjacent raised patio. We attempted to contact the Loss Adjustor to inform of the situation from site, we were however unable to make contact.</p> <p>If it is required for us to re-attend site and carry out a trial pit at the front of the property to expose the footings of the building, it will be necessary to excavate through the flag patio to a depth of 0.5m. It will also be necessary to remove a section of the retaining wall to the raised patio to facilitate the excavation. Please note we would attempt to reinstate the wall, however if this is not possible then a specialist would be required and this would incur further costs.</p> <p>A full day on site would be necessary to undertake these works at a cost of approximately £1000.00.</p> <p>As such we now refer back to the Loss Adjustor for review, and we await your further instruction on how to proceed.</p> |

PHOTOS

Fig 1.1 – THI.



Fig 1.2 – Water butt in location of THI instructed location.



Fig 1.3 – Light well; unable to carry out trial hole.



Fig 1.4 – Retaining wall to raised patio.



LIMITATIONS OF REPORT

We were commissioned to carry out an inspection of the accessible areas of the drainage to the property, identifying any major defects and recommending any repair works that may be necessary. It should be appreciated that the exact layout of the system cannot be confirmed without the exposure of inaccessible branches and connections etc.

The lack of any significant defects within the main drainage line should not be regarded as a guarantee of watertightness. Defects may be encountered upon exposure of inaccessible branches and gullies etc.

The contents of this report are strictly confined to comments concerning those terms outlined above. It is not a structural survey and must not be construed as such.

The views expressed in this report are based entirely upon a visual examination of the drainage, supported by information obtained from a drainage CCTV inspection / water pressure test.

RIGHTS OF ORIGINATOR

This report was for the sole use of the client. It must not be reproduced or transferred to any other third party without the express written consent of the author.

We will consider the re-issue of the report in its original form to a third party within 6 months of the original report date for an administrative fee. (Currently £100.00 excl VAT).

Upon the lapse of a 6-month period the report can only be re-issued following a full re-inspection, which will attract a full survey fee.

We reserve the right to refuse copies of the report to any third party (other than those named above). We also reserve the right to amend our opinions in the event of additional information being made available at some future date.

Mhairi Miller

Account Manager
Auger