

SITE INVESTIGATION FACTUAL REPORT

Report No: [REDACTED]
Client: Crawford Claims Management
Site: The Studio House, 51 Upper Park Road
Client Ref: [REDACTED]
Date of Visit: 03/01/2020



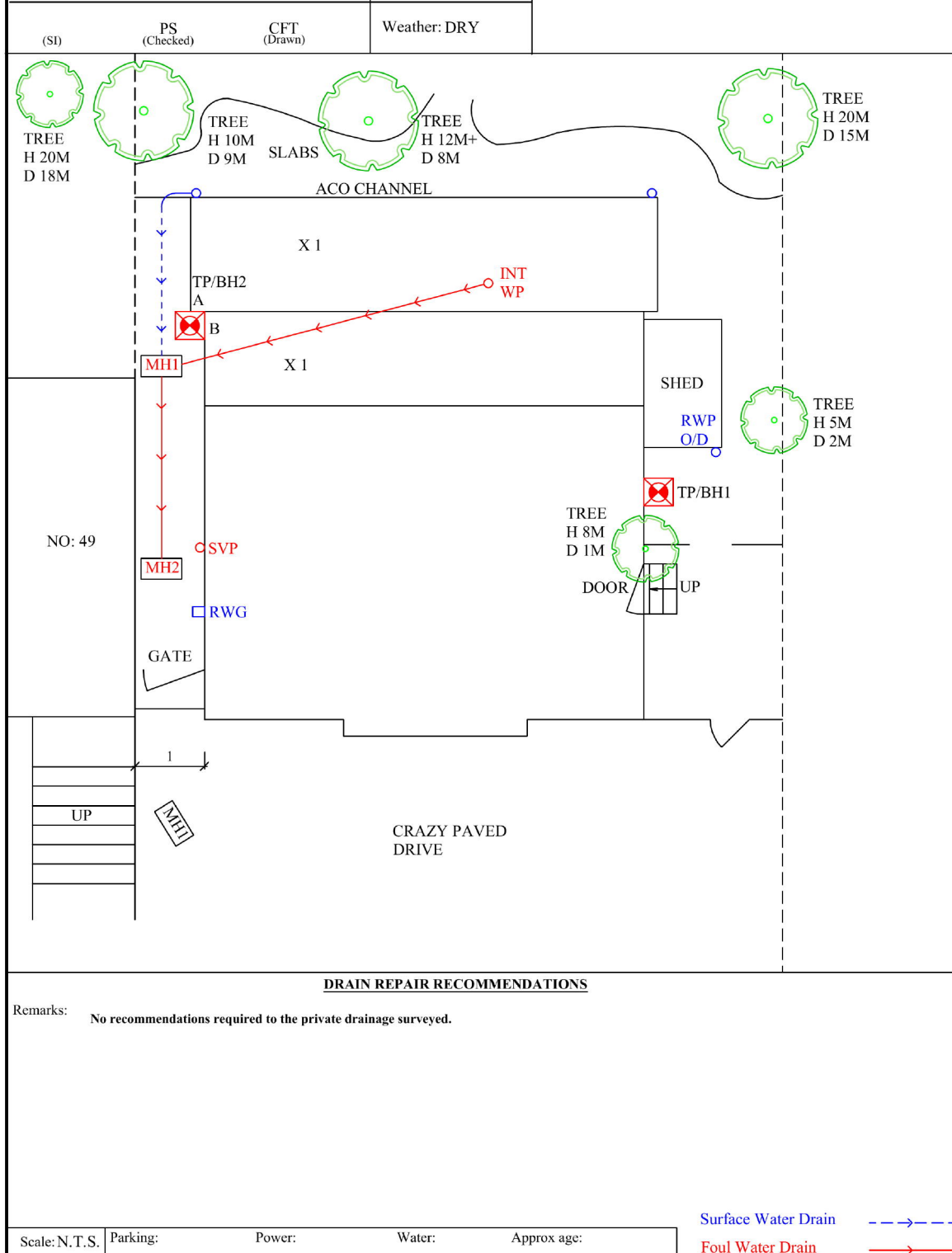
Home Emergency Response - Subsidence Investigation - Drainage Services – Crack & Level Monitoring – Property Video Surveys



Drainage Layout Plan

Sheet: 1 of 1
Job No: XXXXXXXXXX
Date: 05/02/2020

Site: 51 Upper Park Rd NW3
Work carried out for: Crawford Claims MGMT SUS



TEST REPORT: Trial Pit

REPORT NUMBER: [REDACTED]

TRIAL PIT REF: TP1

CLIENT: Crawford & Co

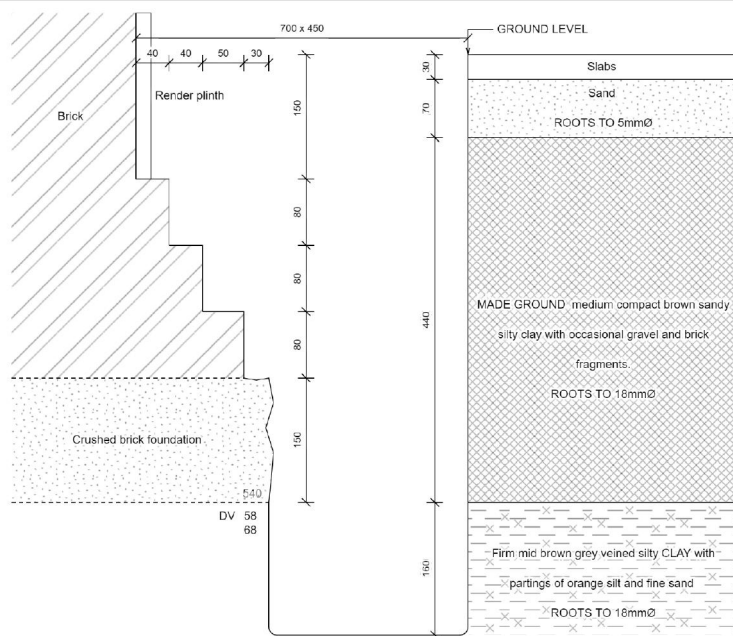
JOB NO: [REDACTED]

EXCAVATION METHOD: Hand tools

DATE: 05/02/2020

SITE: 51 Upper Park Road

WEATHER: Dry



For Strata below 700mm 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.

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

For and on behalf of CET

Phil Snowden - Geotechnical Manager

Approved Signatory

06-Feb-20

Report Format:

Borehole		1	Sheet: 1 of 1 Job No: XXXXXXXXXX Date: 05/02/2020		Site: 51 Upper Park Road Client: Crawford Claims Management
Boring Method:	Hand Auger		Ground Level:		
Diameter (mm):	75	Weather:	Dry		
Depth	Soil Description				Thickness Legend Depth Type Results
(m)					
0.00	See Trial Pit				0.70
0.70	Firm mid brown grey veined silty CLAY with partings of orange silt and fine sand				0.30
1.00	Stiff mid brown grey veined silty CLAY with partings of orange silt and fine sand				2.00
3.00	End of BH				
Remarks: BH ends at 3m. BH dry and open on completion. No roots observed below 2.1m					Key: D - Disturbed Sample B - Bulk Sample W - Water Sample J - Jar Sample V - Pilon Shear Vane (kPa) M - Mackintosh Probe TD - Too Dense To Drive
					To Depth (m) 1.50 2.10 3 1 N.T.S.
Logged:	PS	Checked:	Approved:	Version	V1.0 28/01/16

TEST REPORT: Trial Pit

REPORT NUMBER: [REDACTED]

TRIAL PIT REF: TP2a

CLIENT: Crawford & Co

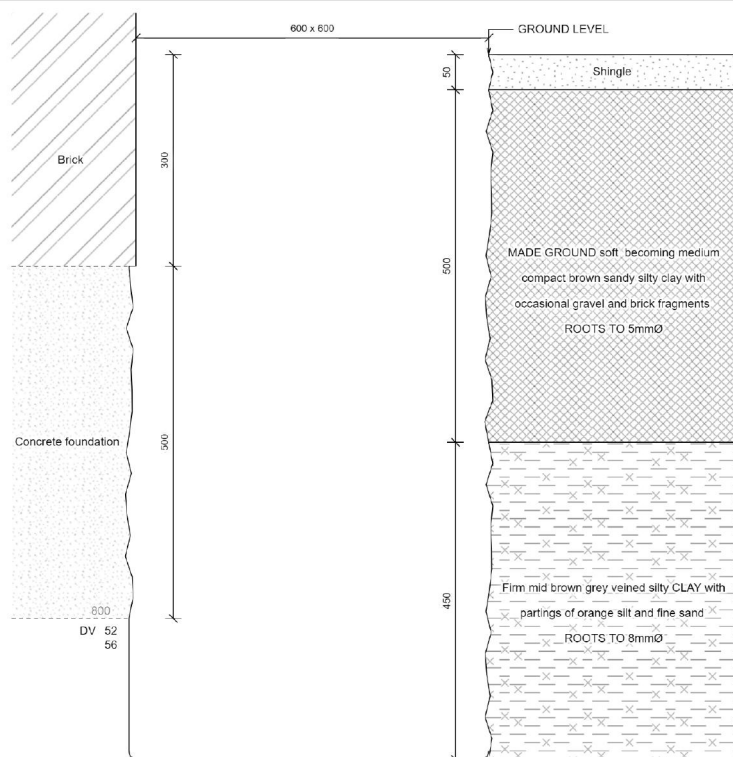
JOB NO: [REDACTED]

EXCAVATION METHOD: Hand tools

DATE: 05/02/2020

SITE: 51 Upper Park Road

WEATHER: Dry



Water strike and standing water level at 650mm. BH augered at the rear of the TP to avoid water.

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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For and on behalf of CET
Phil Snowden - Geotechnical Manager

[REDACTED]

Report Format:

[REDACTED]

[REDACTED]

Approved Signatory
06-Feb-20

[REDACTED]

Report version 1

Page 1 of 1

TEST REPORT: Trial Pit

REPORT NUMBER: [REDACTED]

TRIAL PIT REF: TP2b

CLIENT: Crawford & Co

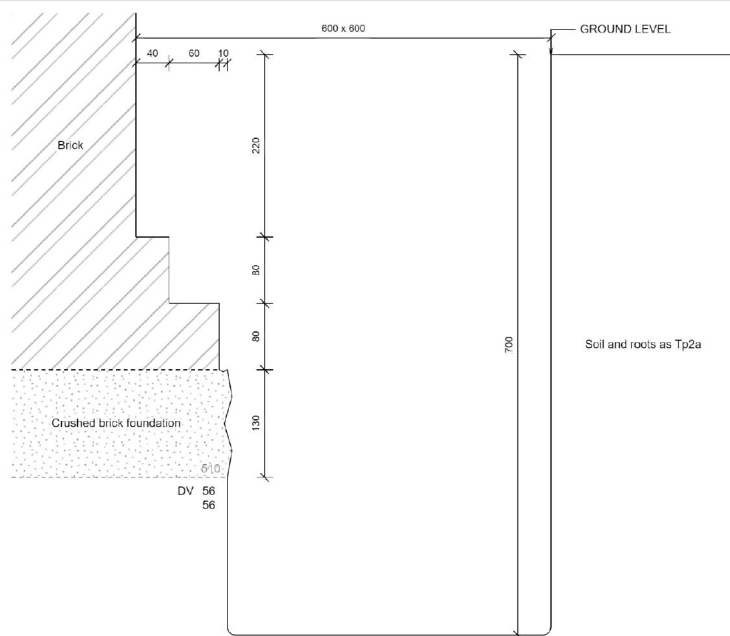
JOB NO: [REDACTED]

EXCAVATION METHOD: Hand tools

DATE: 05/02/2020

SITE: 51 Upper Park Road

WEATHER: Dry



Trial pit ends at 700mm

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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For and on behalf of CET
Phil Snowden - Geotechnical Manager

Approved Signatory
06-Feb-20

Report Format:

Borehole		2	Sheet: 1 of 1 Job No: XXXXXXXXXX Date: 05/02/2020		Site: 51 Upper Park Road Client: Crawford Claims Management
Boring Method:	Hand Auger	Weather:	Dry		
Diameter (mm):	75				
Depth	Soil Description				Samples and Tests
(m)		Thickness	Legend	Depth	Type Result
0.00	See Trial Pit	1.00			
1.00	Firm mid brown grey veined silty CLAY with partings of orange silt and fine sand	0.50		1.00	DV 62 68
1.50	Stiff mid brown grey veined silty CLAY with partings of orange silt and fine sand	0.70		1.50	DV 76 82
2.20	Stiff mid brown grey veined silty CLAY with partings of orange silt and fine sand and claystone nodules	0.80		2.00	DV 110 110
2.50				2.50	DV 118 124
3.00	End of BH			3.00	DV 130+ 130+
Remarks: BH ends at 3m. BH dry and open on completion.		Key: D - Disturbed Sample B - Bulk Sample W - Water Sample Roots J - Jar Sample Roots V - Pilcon Shear Vane (kPa) Roots M - Mackintosh Probe Depth to Water (m) TDTD - Too Dense To Drive		To Max Depth Dia (m) (mm)	2.50 2 3.00 1
Logged:	LBI	PS	Checked:	Approved:	Version V1.0 28/01/16 N.T.S.

Laboratory Summary Results

Our Ref :

Location : The Studio House, 51, Upper Park Road, London

Client: Crawford Claims Management

Address:

Date Sampled: 05/02/2020

Date Received : 06/02/2020

Date Tested : 06/02/2020

Date of Report : 12/02/2020

Sample Ref		Type	Moisture Content (%) [1]	Soil Fraction > 0.425mm (%) [2]	Liquid Limit (%) [3]	Plastic Limit (%) [4]	Plasticity Index (%) [5]	Liquid ⁺ 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 (Dd) (mm) [10]	In situ ⁺ Shear Vane Strength (kPa) [11]	Organic ⁺ Content (%) [12]	pH ⁺ Value [13]	Sulphate Content ⁺ (g/l)		Class [16]
TPBH No	Depth (m)																	SO ₃ [14]	SO ₄ [15]	
1	U/S 0.54	D	25	<5	60	21	39	0.10	39	CH						63				
	1.0	D	26	<5												81				
	1.5	D	28	<5												90				
	2.0	D	27	<5	65	25	40	0.05	40	CH						109				
	2.5	D	31	<5												119				
	3.0	D	33	<5	73	26	47	0.15	47	CV						> 130				

Test Methods / Notes

(11) 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] BRE Digest 240 : 1993

[7] BS 5930 : .

[8] In-house method S9a adapted from NRE IP 4/93

[9] In-house Test Procedure S17a: One Dimensional Swell/Strain Test

[10] Estimated Heave Potential (D0)

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

a Pilcon hard vine or Greiner vine (GV).

[12] RS 1377 : Part 3 : 1990, Test No 4

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

[14] RS 1377 : Part 2

[16] BRC: Special Digest One (Concrete in Aggressive Ground) August 2003

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.

* These tests are not UKAS accredited

Key

D	Disturbed sample (small)
---	--------------------------

A	Reference sample (control)
B	Disturbed sample (bulk)

U	Undisturbed sample
---	--------------------

W Groundwater sample

ENP Essentially Non-Plastic by inspection

US Underside of Foundation

Test results reported relate only to the items tested

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

Version: SBII V1.6 - 26.02.19

8618



Our Ref: [REDACTED]

Laboratory Testing Results

Date Sampled: 05/02/2020

Location: The Studio House, 51, Upper Park Road, London

Date Received: 06/02/2020

Client: Crawford Claims Management

Date Tested: 06/02/2020

Address: [REDACTED]

Date of Report: 12/02/2020

Sample Ref.		Type	Moisture Content (%) [11]	Soil Fraction > 0.425mm (%) [12]	Liquid Limit (%) [13]	Plastic Limit (%) [14]	Plasticity Index (%) [15]	Liquidity Index [16]	Modified * Plasticity Index (%) [16]	Soil * Class [17]	Filter Paper Contact Time (h.)	Soil Sample Suction (kPa) [18]	Oedometer Strain [19]	Estimated Heave Potential (DD) (mm) [10]	In situ * Shear Vane Strength (kPa) [11]	Organic * Content (%) [12]	pH * Value [13]	Sulphate Content * (g/l)		* Class [16]
TP/BH No.	Depth (m)																	S03 [14]	S04 [15]	
2	(B)																			
	U/S 0.51 (A)	D	35	<5	75	27	48	0.17	48	CV					56					
	U/S 0.80	D	38	<5	73	27	46	0.23	46	CV					54					
	1.0	D	33	<5											65					
	1.5	D	30	<5											79					
	2.0	D	27	<5	69	24	45	0.07	45	CH					110					
	2.5	D	32	<5											121					
	3.0	D	37	<5	79	31	48	0.13	48	CV					> 130					

Test Methods / Notes

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

[12] Estimated if <5%, otherwise measured

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

[14] BS 1377: Part 2: 1990, Test No 5.3

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

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

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

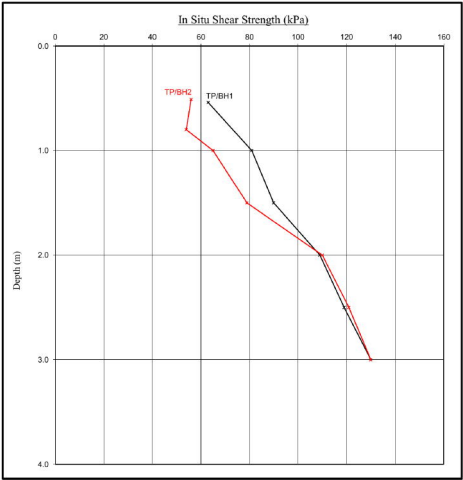
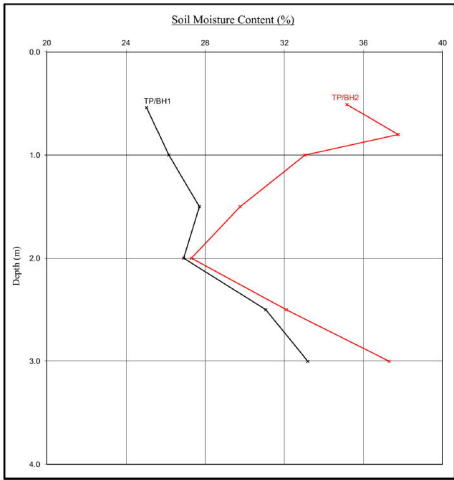
[192] BS 1377: Part 2: 19

Moisture Content Profiles

Our Ref: [redacted]
Location: The Studio House, 51, Upper Park Road, London
Work carried out for: Crawford Claims Management

Shear Strength Profiles

Date Sampled: 05/02/2020
Date Received: 06/02/2020
Date Tested: 06/02/2020
Date of Report: 12/02/2020



Notes:
1. If plotted, σ_{v1} 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:
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 130 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: The Studio House, 51 Upper Park Road,
	Job No: [REDACTED]	Work carried out for: Crawford Claims MGMT SUS
	Date: 07/02/2020	
	Order No: [REDACTED]	
	EPSL Ref: [REDACTED]	


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>
TP1 (USF)	8 mm	Forsythia spp. or related shrub species 2 roots	Positive
TP1 (USF)	17 mm	Ficus spp.	Positive
BH1 (to 2.1m)	3 mm	Ficus spp. 4 roots	Positive
TP2 (USF)	9 mm	Salix spp. † 3 roots	Positive
TP2B (USF)	1 mm	Jasminum spp.	Positive
BH2 (to 3m)	1.5 mm	Salix spp. † 5 roots	Positive

Forsythia spp. are common flowering shrubs.
 Ficus spp. are figs.
 Salix spp. are willows.
 Jasminum spp. include Jasmine.

† EPSL research has developed a unique ability to differentiate Willows from Poplars. We believe no other laboratory in the UK can currently provide this service. We now offer this benefit at no extra cost.


 MDM

[REDACTED]

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*

[REDACTED]

To:
Ftaco: Philip Gardner
Site:

Crawford Claims Management
51 Upper Park Road

Date: 07-Feb-20

ESTIMATE

Item	Amount
------	--------

No recommendations required to the private drainage surveyed.

Notes
Repairs to shared runs and off boundary pipe-work may be the responsibility of the water authority.

Condition Grade
A - Structurally sound with no leakage evident.
B - Cracks and fractures observed.
C - Structurally unsound

Quotation is binding only if accepted within 28 days from date of issue and is subject to our Standard Terms and Conditions
The price qualification notes, stated on the drainage solutions schedule of rates, apply to this quotation.
CET Structures Ltd undertakes to return to site free of charge to carry out remedial work to the drainage repairs set out above for a period of 2 months from the date of this invoice. The company standard charge rates will apply to the visit should the work requested be unrelated to the said repairs.

Coding Sheet		Sheet:		Site:	51 Upper Park Road		
		Job No.:					
		Date:		Client:	Crawford Claims Management		

Run:	1						
From:	MH1		Invert Level:	450	Direction:	U/S	
To:	Aco		Invert Level:		Function:	S/W	
Pipe Material:	PVC		Pipe Dia:	100			
Water/Pressure Test:			Drain Break-In:	No	Gully Condition:		
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	No	
					If Shared How:		
0.00	ST				Remarks	Surface Material	Length (m)
2.80	LR				Line deviates right	Shingle	
3.10	LU				Line deviates up		
3.30	FH				Reached Aco		
Comments:							

Run:	2						
From:	MH1		Invert Level:	450	Direction:	U/S	
To:	U/S		Invert Level:		Function:	F/W	
Pipe Material:	PVC		Pipe Dia:	100			
Water/Pressure Test:			Drain Break-In:	No	Gully Condition:		
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	No	
					If Shared How:		
0.00	ST				Remarks	Surface Material	Length (m)
0.10	LR				Line deviates right	Shingle	0.5
3.30	DEG			10	Debris grease		
4.90	LU				Line deviates up	Under building	
5.10	FH				Reached int waste		
Comments:							

Run:	3						
From:	MH1		Invert Level:	450	Direction:	D/S	
To:	MH2		Invert Level:		Function:	Comb	
Pipe Material:	PVC		Pipe Dia:	100			
Water/Pressure Test:			Drain Break-In:	No	Gully Condition:		
Distance (m)	Code	Clock Ref at to	Dia mm	Intrusion % mm	Shared Run:	No	
					If Shared How:		
0.00	ST				Remarks	Surface Material	Length (m)
2.30	JN	11	100		Unknown	Shingle	
6.00	FH				Reached Mh 2		
Comments:							

Manhole Details

Sheet:1 of 1

Site:51 Upper Park Road

Job No.:

Date:05/02/20

Client:Crawford Claims Management

MH:-MH1

Depth:-450 (mm)

1

2

3

Chamber Dimension:-300 / Dia (mm)

Depths of run if different to invert level:-

Run	Depth (mm)

Manhole Condition:-Good

Reasons for poor condition.

MH:-

Depth:- (mm)

Chamber Dimension:- / (mm)

Depths of run if different to invert level:-

Run	Depth (mm)

Manhole Condition:-

Reasons for poor condition.

MH:-

Depth:- (mm)

Chamber Dimension:- / (mm)

Depths of run if different to invert level:-

Run	Depth (mm)

Manhole Condition:-

Reasons for poor condition.

Key

Interceptor

Internal Back Drop.

External Back Drop.

Additional Comments for Poor Condition