CET PROPERTY ASSURANCE
Giving our all

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

ISO 9001 REGISTERED FIRM | ISO 14001 REGISTERED FIRM | OHSAS 18001 REGISTERED FIRM

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

[redacted]

[redacted]

Investigation Layout Plan

Sheet: 1 of 1

[redacted]

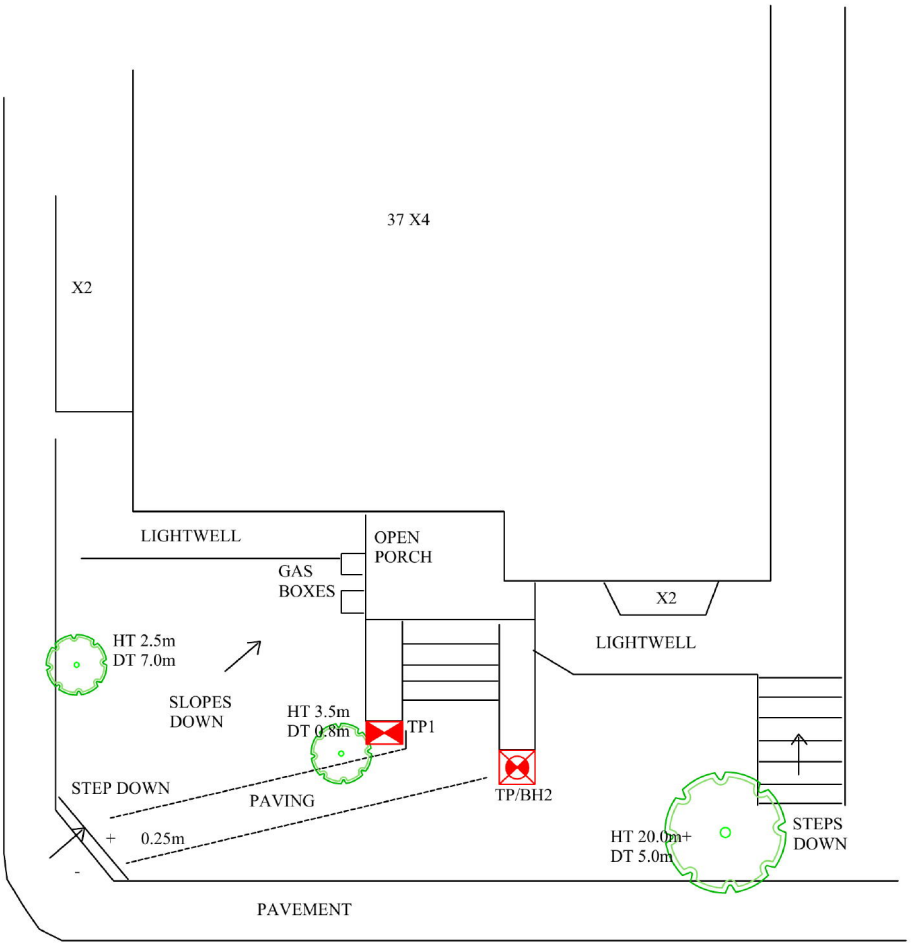
Date: 26/05/20

Site: 37, Lancaster Grove, NW3

Work carried out for: Crawford Claims MGMT SUS

SP	SA	Jo
(SI)	(Checked)	(Drawn)

Weather: Dry



DRAIN RECOMMENDATIONS

REMARKS: BH abandoned - too compact to hand auger

Scale: N.T.S.

Surface Water Drain

Foul Water Drain

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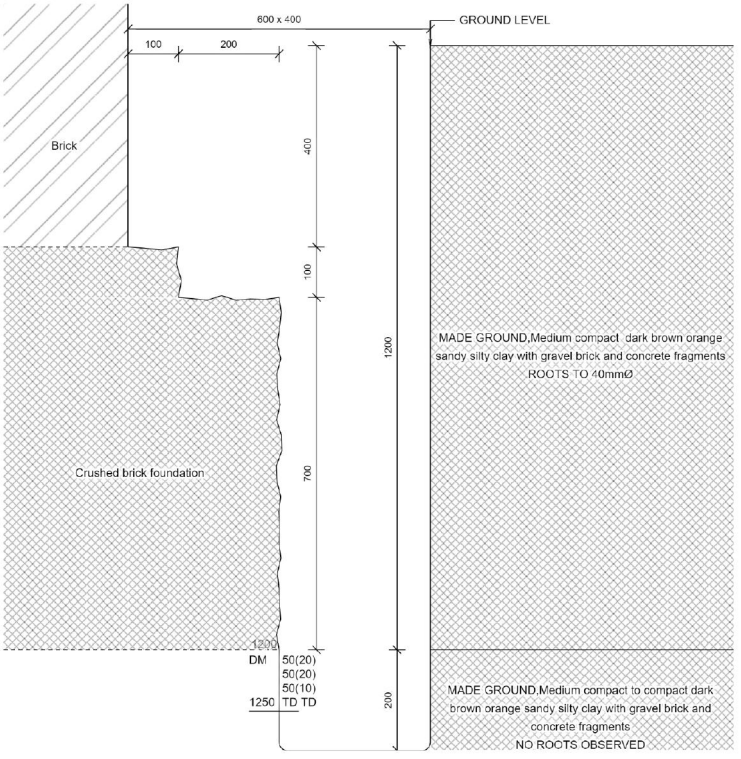
TEST REPORT: **Trial Pit**

REPORT NUMBER:	[redacted]		
TRIAL PIT REF:		DATE:	26/05/2020
CLIENT:	Crawford & Co	SITE:	37 Lancaster Grove
JOB NO:	[redacted]	WEATHER:	Dry
EXCAVATION METHOD:	Hand tools		



Trial pit ends at 1400mm

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

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
Scott Alger - Lab

Approved Signatory
27-May-20

Report Format:

[redacted]

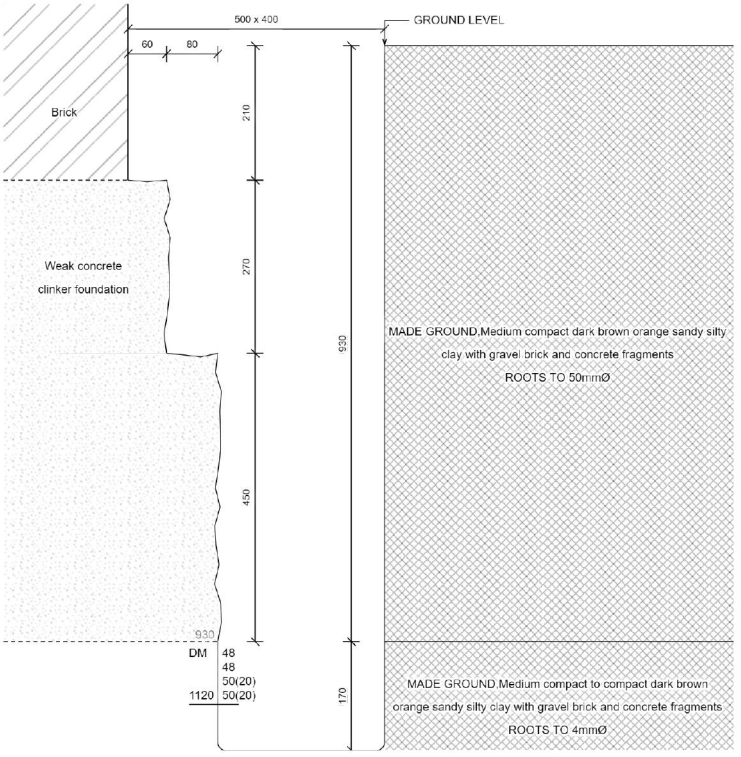
[redacted]

[redacted]

PROPERTY ASSURANCE
Giving our all

TEST REPORT: **Trial Pit**

REPORT NUMBER:	[redacted]		
TRIAL PIT REF:		DATE:	26/05/2020
CLIENT:	Crawford & Co	SITE:	37 Lancaster Grove
JOB NO:	[redacted]	WEATHER:	Dry
EXCAVATION METHOD:	Hand tools		



For Strata below 1100mm 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		

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27-May-20

Report Format:

[redacted]

[redacted]

[redacted]

Borehole	2		Sheet:	1 of 2	Site:	37 Lancaster Grove
			Job No:	[redacted]		
			Date:	26/05/2020		
Boring Method:	Hand Auger		Ground Level:		Client:	Crawford Claims Management
Diameter (mm):	75	Weather:	dry			

Depth	Soil Description	Thickness	Legend	Samples and Tests		
(m)				Depth	Type	Result
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		1.50	DM	40
						42
						42
						50
1.90	MADEGROUND medium compact orange-brown silty sandy clay with gravel and brick fragments	1.30		2.00	DM	15
						14
						14
						14
				2.50	DM	13
						13
						14
						13
				3.00	DM	13
						14
3.20	Stiff orange-brown silty CLAY with gravel	0.90				15
						27
				3.50	DV	102
						108
				4.00	DV	130+
4.10	Stiff orange-brown silty CLAY	0.90				130+
				4.50	DV	130+
						130+

Remarks:

Key:

D - Disturbed Sample
B - Bulk Sample
W - Water Sample
J - Jar Sample
V - Pilcon Shear Vane (kPa
M - Mackintosh Probe
TDTD - Too Dense To Drive

Roots
Roots
Roots
Depth to Water (m)

To Depth (m)	Max Dia (mm)

Logged:	sp		Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.

Borehole	2		Sheet:	2 of 2	Site:	37 Lancaster Grove
			Job No:	[redacted]		
			Date:	26/05/2020		
Boring Method:	Hand Auger		Ground Level:		Client:	Crawford Claims Management
Diameter (mm):	75	Weather:	dry			

Depth	Soil Description	Thickness	Legend	Samples and Tests		
(m)				Depth	Type	Result
5.00	End of BH			5.00	DV	130+
						130+

Remarks:
BH ends at 5.0m.BH dry and open on completion,no roots observed below 4.0m.Unable to use drill rig due to large step upto gl of property.

Key:

D - Disturbed Sample
B - Bulk Sample
W - Water Sample
J - Jar Sample
V - Pilcon Shear Vane (kPa
M - Mackintosh Probe
TDTD - Too Dense To Drive

Roots
Roots
Roots
Depth to Water (m)

To Depth (m)	Max Dia (mm)
1.50	10
2.00	2
4.00	1

Logged:	sp	SA	Checked:	Approved:	Version	V1.0 28/01/16	N.T.S.

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 TP/BH No	Depth (m)	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) SO_3 [14]	Sulphate Content * (g / l) SO_4 [15]	* Class [16]
1	U/S 1.20	D	12	49			MADEGROUND													

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] BRE Digest 240 : 1993

[7] BS 5930 : 2015 : Figure 8 - Plasticity Chart for the classification of fine soils

[8] In house method 59a adapted from BRE IP 4/93

[9] In-house Test Procedure SLT6: One Dimensional Swell/Strain Test

[10] Estimated Heave Potential

[11] Values of shear strength were determined in situ by CET using a Pilcon hand vane or Geonor vane (GV).

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

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

[14] BS 1377 : Part 3 : 1990, Test No 5.6

[15] $SO_4 = 1.2 \times SO_3$

[16] BRE Special Digest One (Concrete in Aggressive Ground) 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-4M or DS-5M 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
ENP	Essentially Non-Plastic by inspection
U/S	Underside of foundation

[redacted]

Version: 5BH V1.1 - 13.01.2020

4161

Our Ref : [redacted]

Laboratory Testing Results

Date Sampled : 26/05/2020

Location : 37 Lancaster Grove

Date Received : 29/05/2020

Client: Crawford Claims Management

Date Tested : 29/05/2020

Address: [redacted]

Date of Report : 17/06/2020

Sample Ref. TP/BH No.	Depth (m)	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) SO_3 [14]	Sulphate Content * (g/l) SO_4 [15]	* Class [16]
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] BRE Digest 240 : 1993

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

[8] In-house method Soil adapted from IHD-IP-4/93

[9] In-house Test Procedure SI73a: One Dimensional Swell/Strain Test

[10] Estimated Heave Potential

[11] Values of shear strength were determined in situ by CET using a Pilcon hand vane or Geonor vane (GV).

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

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

[14] BS 1377 : Part 3 : 1990, Test No 5.6

[15] $SO_4 = 1.2 \times SO_3$

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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.

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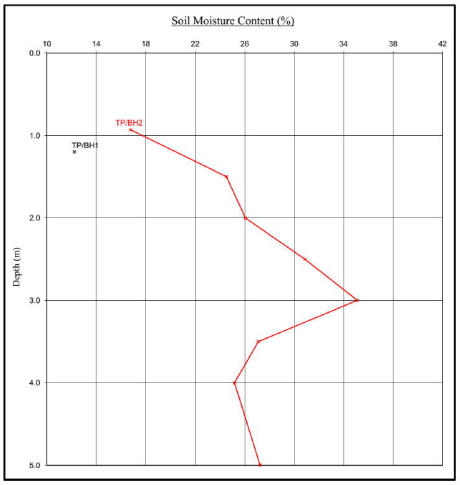
[redacted]

Version: 5BH V1.1 - 13.01.2020

UKAS TESTING 4161

Moisture Content Profiles

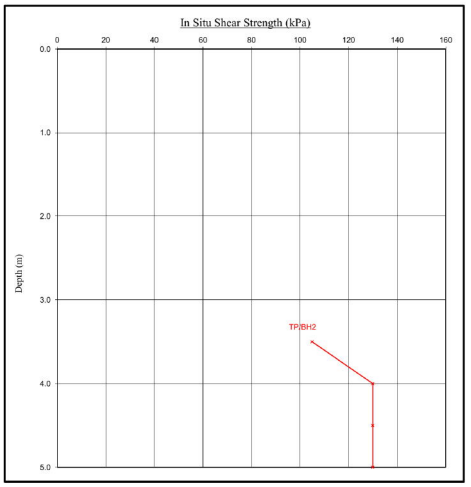
Our Ref : [redacted]
Location : 37 Lancaster Grove
Work carried out for: Crawford Claims Management



Notes
1. If plotted, 0.4 LL 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 Pilcon 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 [redacted] Date: **29/05/2020** [redacted]	Site: **37 Lancaster Grove,** 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 -

Trial pit/ Borehole number	**Root diameter (mm)**	**Tree, shrub or climber from which root originates**	**Result of starch test**
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.

[redacted]
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]