CET PROPERTY ASSURANCE
Giving our all

SITE INVESTIGATION
FACTUAL REPORT

Report No:	[redacted]
Client:	Sedgwick International UK - Maidstone
Site:	14B, Downshire Hill Camden
Client Ref:	[redacted]
Date of Visit:	25/05/2021

ISO 9001 REGISTERED FIRM | ISO 14001 REGISTERED FIRM | OHSAS 18001 REGISTERED FIRM | Link-up Qualified via Audit | SAFECONTRACTOR APPROVED | CHAS Accredited Contractor | constructionline

[redacted]

Investigation Layout Plan

Sheet: 1 of 1

[redacted]

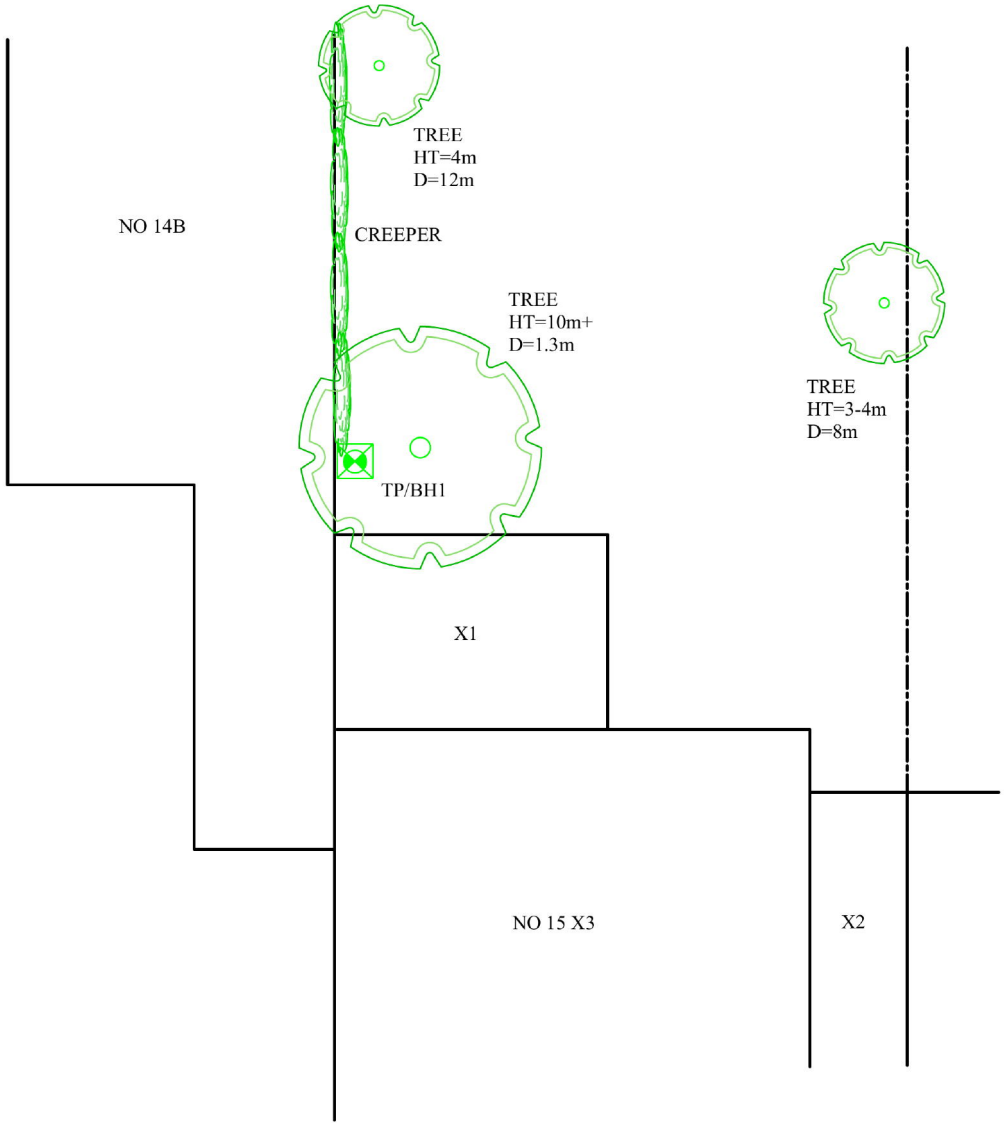
Date: 25/05/21

Site: 14B DOWNSHIRE HILL

Work carried out for: Sedgwick International UK

SP (SI)	SA (Checked)	DVC (Drawn)

Weather: Dry



ON SITE TREE IDENTIFICATION FOR GUIDANCE ONLY. NOT AUTHENTICATED.

Remarks:

Scale: N.T.S.

Key:

Combined Gulley	RWWG
Manhole	MH
Rain Water Pipe	RWP
Rain Water Gulley	RWG
Soil Vent Pipe	SVP
Waste Gulley	WG
Waste Pipe	WP

Surface Water Drain

Foul Water Drain

Tree / Bush (approx. ht in m)

Trial Pit

Borehole

O/D - Open Discharge

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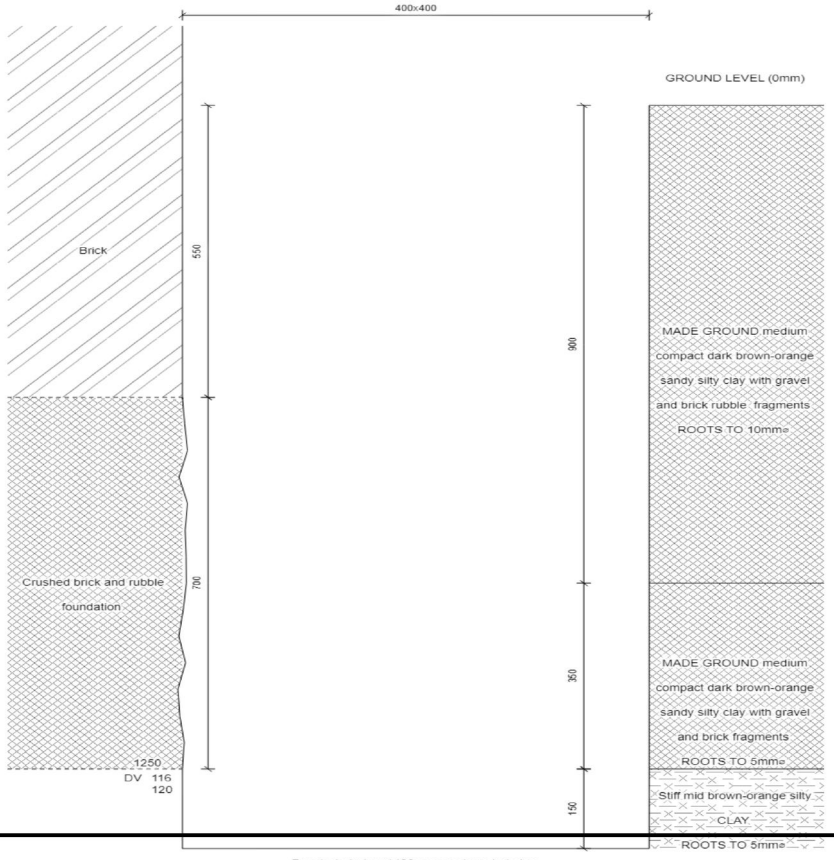
TEST REPORT:	**Trial Pit**		
TRIAL PIT REF:	1	WEATHER:	Dry
EXCAVATION METHOD:	Hand Tools		



Remarks:
unable to determine difference between hallway and main building from where we were digging

Borehole	1		Sheet:	1 of 1	Site:	14B DOWNSHIRE HILL
			Job No:	[redacted]		
			Date:	25/05/2021		
Boring Method:	Hand Auger		Ground Level:		Client:	Sedgwick International UK
Diameter (mm):	75	Weather: dry				

Depth	Soil Description			Samples and Tests		
(m)		Thickness	Legend	Depth	Type	Result
0.00	See Trial Pit	1.40				
1.40	Stiff orange-brown silty CLAY	1.70		1.50	DV	130+
						130+
				2.00	DV	130+
						130+
				2.50	DV	130+
						130+
				3.00	DV	130+
3.10	End of BH					130+

Remarks:
BH ends at 3.1m.Claystone obstruction too dense to hand auger.BH dry and open on completion,no roots observed below 2.8m.

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 Depth (m)	Max Dia (mm)
2.80	1

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

Construction Testing Solutions

SITE INVESTIGATION
LABORATORY TEST REPORT

SI REPORT NUMBER: [redacted]

CLIENT : CET Property Assurance (Sedgwick International UK)

SITE:
14 B Downshire Hill
London
NW3 1NR

DATE OF SITE VISIT:
25/05/2021

DATE RECEIVED BY LABORATORY:
26/05/2021

Compiled by [redacted]
J. Garrett - Laboratory Manager (B)

Approved b[redacted]
J. Garrett - Laboratory Manager (B)

DATE REPORTED: 4-Jun-2021

Laboratory Summary Results

Our Ref : [redacted]

Date Sampled: 25/05/2021

Location : 14 B Downshire Hill, London, NW3 1NR

Date Received : 26/05/2021

Client: CET Property Assurance (Sedgwick International UK)

Date Tested : 26/05/2021

Address: [redacted]

Date of Report : 04/06/2021

Sample Ref TP/BH No	Sample Ref 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 (d)	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) SO_3 [14]	Sulphate Content * (g / l) SO_4 [15]	* Class [16]
1	U/S 1.25	D	29	<5	74	22	52	0.14	52	CV	7	888			118					
	1.5	D	30	<5											> 130					
	2.0	D	30	<5	76	29	47	0.02	47	CV	7	841			> 130					
	2.5	D	30	<5							7	513			> 130					
	3.0	D	30	<5	68	23	45	0.16	45	CH	Insufficient sample for suction testing				> 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 : 2018 : Figure 8 - Plasticity Chart for the classification of fine soils

[8] In-house method 50a adapted from BRE IP 4/93

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

[10] Estimated Heave Potential (Dd)

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

UKAS TESTING

Test results reported relate only to the items tested.

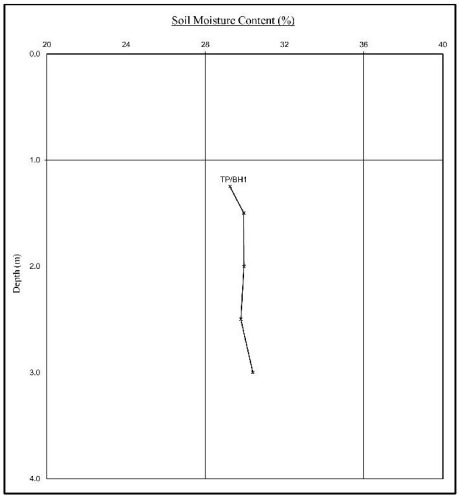
[redacted]

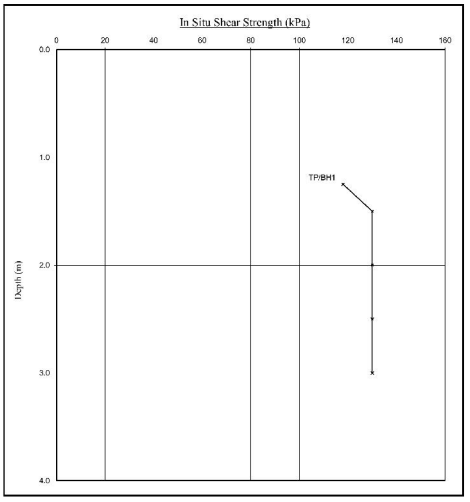
Moisture Content Profiles

Shear Strength Profiles

Our Ref : [redacted]
Location : 14 B Downshire Hill, London, NW3 1NR
Work carried out for: CET Property Assurance (Sedgwick International UK)

Date Sampled : 25/05/2021
Date Received : 26/05/2021
Date Tested : 26/05/2021
Date of Report : 04/06/2021





Notes
1. If plotted, 0.4 LI and PI +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 C.U.S using a Pilcon Hand Vane the calibration of which is limited to a maximum reading of 130 kPa.
2. Unless specifically noted the profiles have not been referred to a site datum.

Moisture Content Profiles

Soil Suction Profiles

Our Ref : [redacted]

Location : 14 B Downshire Hill, London, NW3 1NR

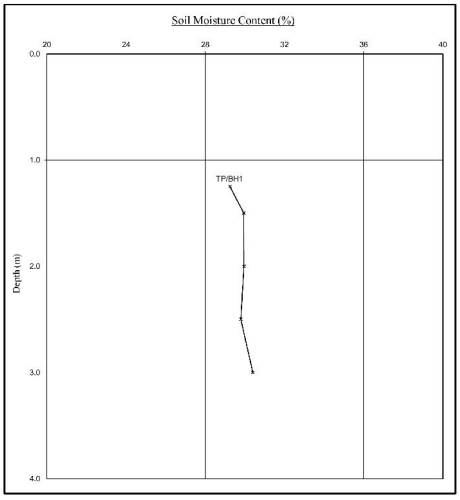
Work carried out for: CET Property Assurance (Sedgwick International UK)

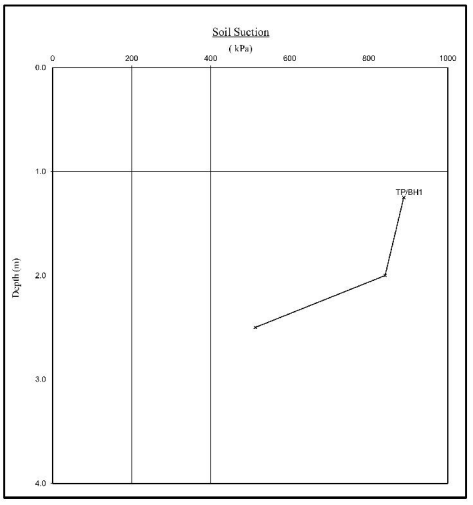
Date Sampled : 25/05/2021

Date Received : 26/05/2021

Date Tested : 26/05/2021

Date of Report : 04/06/2021





Notes

1. If plotted, 0.4 LL and PI +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

When shown, the theoretical equilibrium suction profiles are based on conventional assumptions associated with London Clay (and similarly overconsolidated clays) at shallow depths. Note that the sample disturbance component is dependant on the method of sampling and any subsequent recompaction. The above plots show this to be 100kPa which is the value suggested by the BRE on the basis of their limited number of tests on recompacted samples. This may or may not be appropriate in this instance and judgement should be exercised.

EPSL
Independent Scientific Analysis

European Plant Science Laboratory

CET
[redacted]

Intec
[redacted]

ROOT IDENTIFICATION

14B Downshire Hill,

Client Reference: [redacted]
Report Date: 2 June 2021
Our Ref: [redacted]

Sub Sample	Species Identified		Root Diameter	Starch
TP1:				
USF	*Betula* spp.	1	1.5 mm	Low
BH1:				
to 1.8m	*Betula* spp.	2	1.5 mm	Low
to 1.8m	*Rosa* spp.		1.5 mm	Low

Comments:

1 - Plus 1 other also identified as *Betula* spp.
2 - Plus 2 others also identified as *Betula* spp.

Betula spp. are birches.
Rosa spp. are roses.

Signed: M D Mitchell

Unless we are otherwise instructed in writing, the above sample material will normally be disposed of 6 years after the date of this report.

[redacted]