SITE INVESTIGATION
FACTUAL REPORT

Report No:	SI-977919
Client:	Crawford Claims Management
Site:	6 Nicholas Way Hillingdon
Client Ref:	1785373
Date of Visit:	11/3/2025

East Building, Cable Drive, Walsall, WS2 7BN

☎ 0333 016 4477
✉ siinstructions@cet-uk.com
💻 www.cet-uk.com

Investigation Layout Plan

Sheet: 1 of 1

Job No: 977919

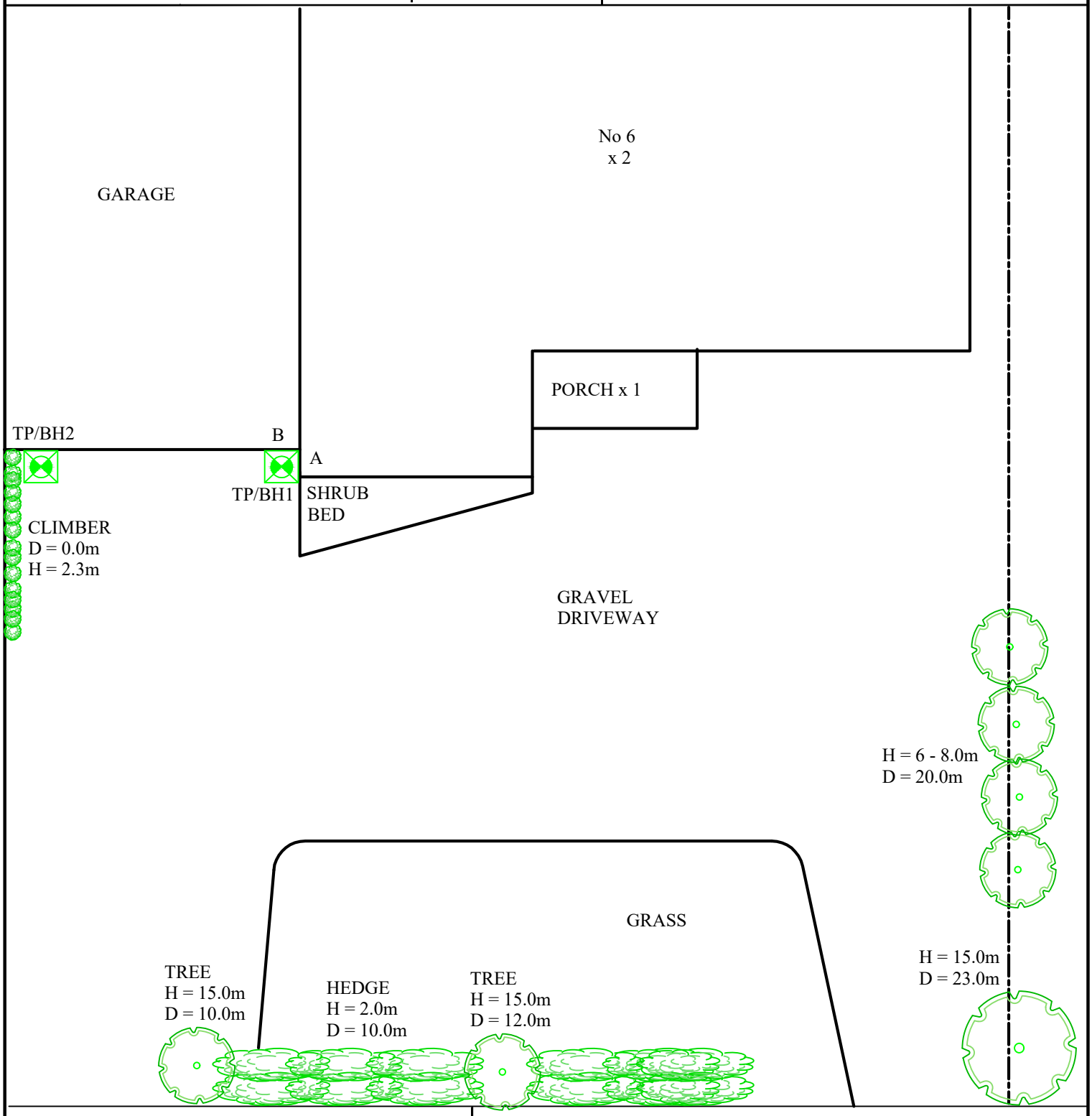
Date: 11.03.2025

Site: 6 Nicholas Way

Work carried out for: Crawford Claims Management

DB (SI) | AM (Checked) | AM (Drawn)

Weather: Dry



Remarks:

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)

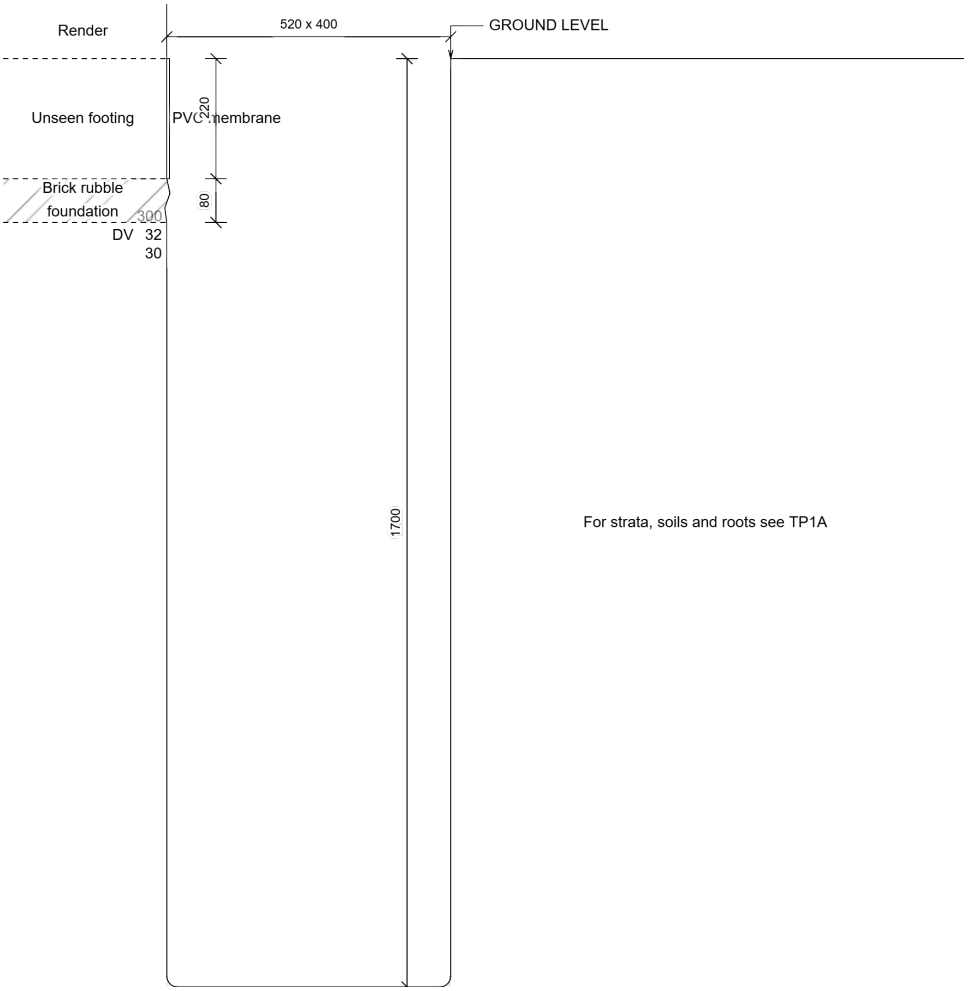
Trial Pit

Borehole

O/D - Open Discharge

Scale: N.T.S.

REPORT NUMBER:	C5008116 / 337861.1.1.2		
TRIAL PIT REF:	TP1 (B)	DATE:	12/03/2025
CLIENT:	Crawford & Co	SITE:	6 NICHOLAS WAY
JOB NO:	977919	WEATHER:	Dry
EXCAVATION METHOD:	Hand tools		



For Strata below 1700mm see Trial Pit 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.
The laboratory does not apply a conformity statement to test reports as standard, unless specifically requested by the customer.

For and on behalf of CTS
Adam Mason - Quality Control

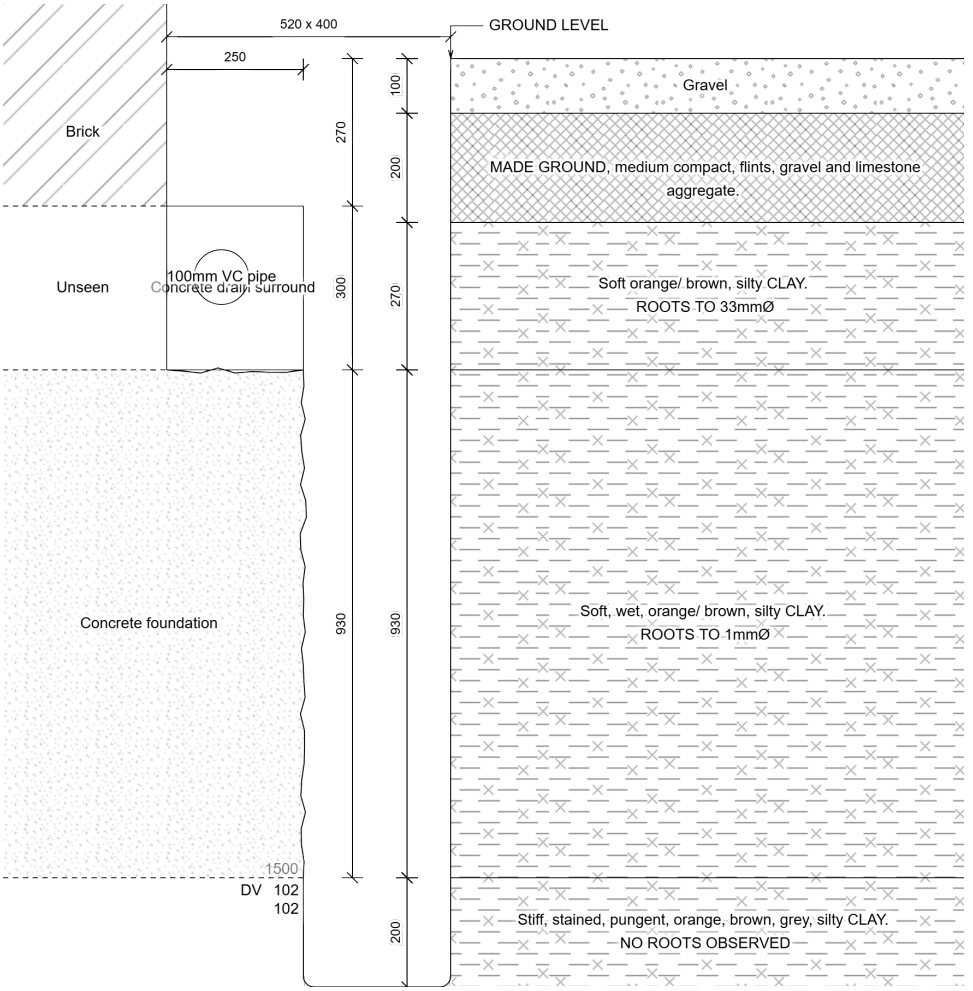
Approved Signatory
Report date 12-Mar-25

Lawness Barns
Mountnessing Road
Billericay
Essex CM12 0TS

0343 227 8545
enquiries@constructiontesting.co.uk
www.constructiontesting.co.uk
END OF REPORT

Construction Testing Solutions Ltd.
Registered in England No. 05998333

REPORT NUMBER:	C5008116 / 337861.1.1.1		
TRIAL PIT REF:	TP1 (A)	DATE:	12/03/2025
CLIENT:	Crawford & Co	SITE:	6 NICHOLAS WAY
JOB NO:	977919	WEATHER:	Dry
EXCAVATION METHOD:	Hand tools		



For Strata below 1700mm 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.
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For and on behalf of CTS
Adam Mason - Quality Control

Approved Signatory
Report date 12-Mar-25

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END OF REPORT

Construction Testing Solutions Ltd.
Registered in England No. 05998333

Borehole	1		Sheet:	1 of 1	Site:	6 NICHOLAS WAY
			Job No:	977919		
			Date:	11/03/2025		
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	1.70				
1.70	Stiff orange-brown silty CLAY	1.30		2.00	DV	88
						98
				2.50	DV	120
						130
3.00	End of BH			3.00	DV	130+
						130+

Remarks:
Bh ends at 3.0m. BH open with standing water level at 1.0m on completion, no roots observed

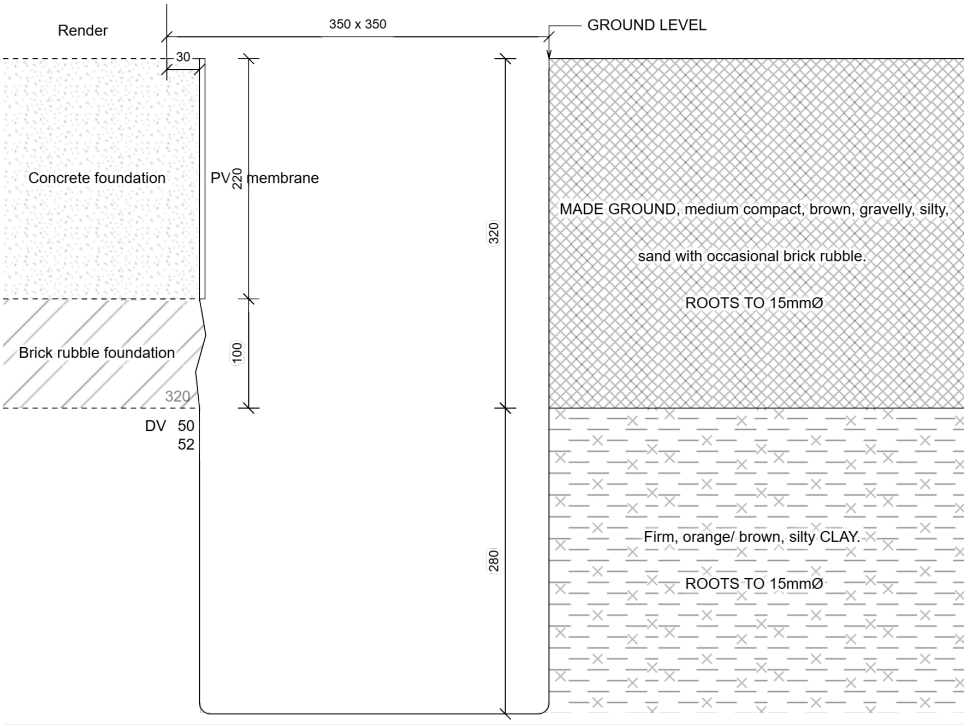
Key:

		To Depth (m)	Max Dia (mm)
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)	1.00	

TDTD - Too Dense To Drive

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

REPORT NUMBER:	C5008116 / 337861.1.1.3		
TRIAL PIT REF:	TP2	DATE:	12/03/2025
CLIENT:	Crawford & Co	SITE:	6 NICHOLAS WAY
JOB NO:	977919	WEATHER:	Dry
EXCAVATION METHOD:	Hand tools		



For Strata below 600mm 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.
The laboratory does not apply a conformity statement to test reports as standard, unless specifically requested by the customer.
Amended report. This test report supersedes test report version 2 -

For and on behalf of CTS
Adam Mason - Quality Control

Approved Signatory
Report date 12-Mar-25

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END OF REPORT

Construction Testing Solutions Ltd.
Registered in England No. 05998333

Borehole	2		Sheet:	1 of 1	Site:	6 NICHOLAS WAY
			Job No:	977919		
			Date:	11/03/2025		
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	0.80				
0.80	Firm orange-brown silty CLAY	0.20				
1.00	Soft wet orange-brown silty CLAY	0.50		1.00	DV	22
						22
1.50	Stiff orange-brown silty CLAY	1.50		1.50	DV	78
						82
				2.00	DV	98
						90
				2.50	DV	98
						108
3.00	End of BH			3.00	DV	130+
						130+

Remarks:
Bh ends at 3.0m. BH open with standing water level at 1.1m on completion, no roots observed below 1.7m.

Key:

		To Depth (m)	Max Dia (mm)
D - Disturbed Sample			
B - Bulk Sample			
W - Water Sample	Roots	1.70	1
J - Jar Sample	Roots		
V - Pilcon Shear Vane (kPa	Roots		
M - Mackintosh Probe	Depth to Water (m)	1.10	

TDTD - Too Dense To Drive

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

SITE INVESTIGATION
LABORATORY TEST REPORT

SI REPORT NUMBER: 977919

CLIENT : CET Property Assurance (Crawford Claims Management)

SITE:
6 Nicholas Way
Northwood
HA6 2TS

DATE OF SITE VISIT:
11/03/2025

DATE RECEIVED BY LABORATORY:
14/03/2025

Approved by : .....
C Kosma - Project Delivery Supervisor

DATE REPORTED: 18-Mar-2025

The testing on this report has been subcontracted, see Summary for testing Laboratory details

Our Ref : 977919

Laboratory Summary Results

Date Sampled: 11/03/2025

Location : 6 Nicholas Way

Date Received : 14/03/2025

Client: CET Property Assurance (Crawford Claims Management)

Date Tested : 17/03/2025

Address: CET, Unit 4, Boundary Court, Willow Farm Business Park, Castle Donington, DE74 2NN

Date of Report : 18/03/2025

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 (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 SO_3 (g/l) * *[14]*	Sulphate Content SO_4 (mg/l) *[15]*	* Class *[16]*
1	U/S B 0.30	D	37	<5	70	27	43	0.23	43	CV					32					
	U/S A 1.50	D	32	<5	67	25	42	0.16	42	CH					102					
	2.0	D	37	<5	73	27	46	0.22	46	CV					94					
	2.5	D	38	<5											126					
	3.0	D	39	<5	77	30	47	0.19	47	CV					> 130					

Test Methods / Notes

[1] BS 1377 - Part 2 : 2022 : Clause 4

[2] Estimated if <5%, otherwise measured

[3] BS 1377 - Part 2 : 2022 : Clause 5

[4] BS 1377 - Part 2 : 2022 : Clause 6

[5] BS 1377 - Part 2 : 2022 : Clause 6

[6] BRE Digest 240 : 1993

[7] BS 5930 : 2018 : Figure 8 - Plasticity Chart for the classification of fines soils

[8] Building Research Establishment Information Paper 4/93

[9] In Accordance with BS 1377-5 : 1990 : Clause 3

[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 : 2018 + A1 2021 Clause 4 - *Tested By CTS Leicester*

[13] BS 1377 : Part 3 : 2018 + A1 2021 Clause 12 - *Tested By CTS Leicester*

[14] Sulphate content as SO3 as required by BS 1377: Part 3: 1990 has been provided for information purposes - *Tested By CTS Leicester*

[15] BS 1377 : Part 3 : 2018 + A1 2021 Clause 7.6 - Tested By CTS Leicester

[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.

PSD Chart - BS 1377: Part 2 : 1990, Test No 9.2

~ Calculations performed using subcontracted data.

* These tests are not UKAS accredited

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

 # These tests have been subcontracted and carried out by PSL (Part of the Phenna Group)

Full reports can be provided upon request.

Our Ref : 977919

Laboratory Summary Results

Date Sampled : 11/03/2025

Location : 6 Nicholas Way

Date Received : 14/03/2025

Client: CET Property Assurance (Crawford Claims Management)

Date Tested : 17/03/2025

Address: CET, Unit 4, Boundary Court, Willow Farm Business Park, Castle Donington, DE74 2NN

Date of Report : 18/03/2025

Sample Ref.		Type	# Moisture Content	# Soil Fraction	# Liquid Limit	# Plastic Limit	~ Plasticity Index	~ Liquidity *	~ Modified * Plasticity Index	~ Soil * Class	# Filter Paper Contact Time	# Soil Sample Suction	# Oedometer Strain	~ Estimated * Heave Potential (Dd)	In situ * Shear Vane Strength	Organic * Content	pH Value	Sulphate Content		* Class
TP/BH No.	Depth (m)		(%) *[1]*	> 0.425mm (%) *[2]*	(%) *[3]*	(%) *[4]*	(%) *[5]*	*[5]*	(%) [6]	*[7]*	(d)	(kPa) [8]	*[9]*	*(mm)[10]*	(kPa) *[11]*	(%)*[12]*	*[13]*	SO_3 (g/l) * *[14]*	SO_4 (mg/l) *[15]*	*[16]*
2	U/S 0.32	D	35	<5	76	29	47	0.12	47	CV					52					
	1.0	D	90	<5	99	39	60	0.84	60	CE					22					
	1.5	D	36	<5											80					
	2.0	D	36	<5	63	24	39	0.32	39	CH					94					
	2.5	D	41	<5											103					
	3.0	D	43	<5	70	29	41	0.35	41	CV					> 130					

Test Methods / Notes

[1] BS 1377 - Part 2 : 2022 : Clause 4

[2] Estimated if <5%, otherwise measured

[3] BS 1377 - Part 2 : 2022 : Clause 5

[4] BS 1377 - Part 2 : 2022 : Clause 6

[5] BS 1377 - Part 2 : 2022 : Clause 6

[6] BRE Digest 240 : 1993

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

[8] Building Research Establishment Information Paper 4/93

[9] In Accordance with BS 1377-5 : 1990 : Clause 3

[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 : 2018 + A1 2021 Clause 4 - *Tested By CTS Leicester*

[13] BS 1377 : Part 3 : 2018 + A1 2021 Clause 12 - *Tested By CTS Leicester*

[14] Sulphate content as SO3 as required by BS 1377: Part 3: 1990 has been provided for information purposes - *Tested By CTS Leicester*

[15] BS 1377 : Part 3 : 2018 + A1 2021 Clause 7.6 - Tested By CTS Leicester

[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 soluable magnesium testing is undertaken to prove otherwise.

PSD Chart - BS 1377: Part 2 : 1990, Test No 9.2

~ Calculations performed using subcontracted data.

* These tests are not UKAS accredited

 # These tests have been subcontracted and carried out by PSL (Part of the Phenna Group)

Full reports can be provided upon request.

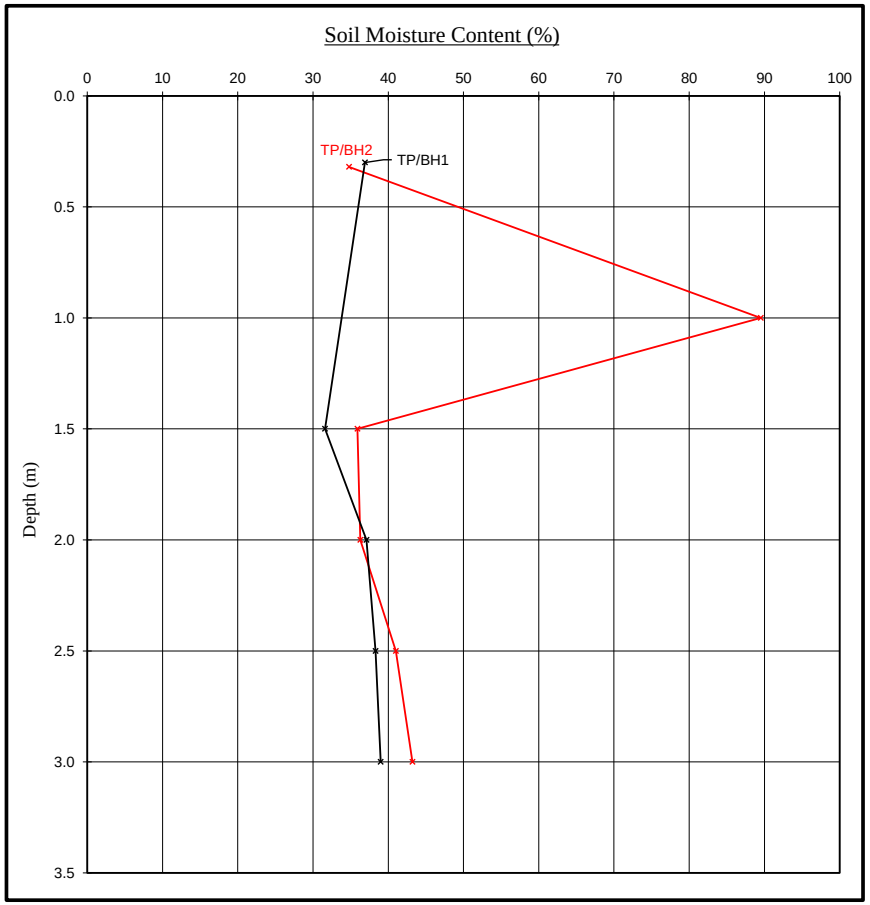
Key

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

Version: BH V1 SUBCON - 28.03.2023

Moisture Content Profiles

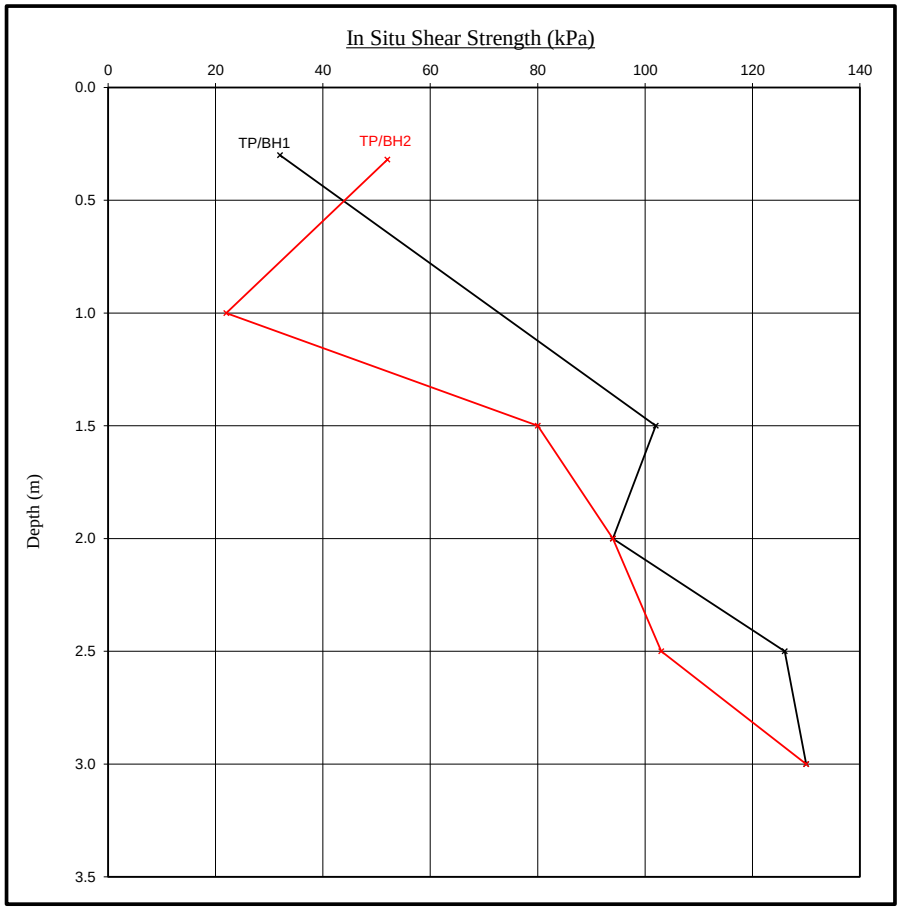
Our Ref : 977919
Location : 6 Nicholas Way
Work carried out for: CET Property Assurance (Crawford Claims Management)



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 : 11/03/2025
Date Received : 14/03/2025
Date Tested : 17/03/2025
Date of Report : 18/03/2025



Note
1. Unless otherwise stated, values of Shear Strength were determined in situ by CTS 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 related to a site datum.

EPSL
Independent Scientific Analysis

European Plant Science Laboratory

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Fax: 01248 672601

ROOT IDENTIFICATION

6 Nicholas Way,

Client Reference: 977919
Report Date: 19 March 2025
Our Ref: R60157

Sub Sample	Species Identified		Root Diameter	Starch
TP1B:				
USF	*Aesculus* spp.	1	30 mm	Abundant
USF	*Hedera* or *Fatsia* spp.	2	5 mm	Abundant
TP2:				
USF	*Quercus* spp.	3	12 mm	Abundant
USF	*Aesculus* spp.		1.5 mm	Low
BH2:				
to 1.7m	*Quercus* spp.	4	1 mm	Abundant

Comments:

1 - Plus 3 others also identified as *Aesculus* spp.
2 - Plus 2 others the same.
3 - Plus 2 others also identified as *Quercus* spp.
4 - Plus 2 others also identified as *Quercus* spp.

Aesculus spp. are horse chestnuts.
Hedera spp. include ivy; *Fatsia* spp. are shrubs closely related to ivy.
Quercus spp. are oaks (both deciduous and evergreen).

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.