SITE INVESTIGATION
FACTUAL REPORT

Report No:	SI-816196
Client:	Crawford Claims Management
Site:	6 Nicholas Way Hillingdon
Client Ref:	SU2205005
Date of Visit:	15/02/2024

East Building, Cable Drive, Walsall, WS2 7BN

☎ 0333 016 4477
✉ siinstructions@cet-uk.com
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Investigation Layout Plan

Sheet: 1 of 1

Job No: 816196

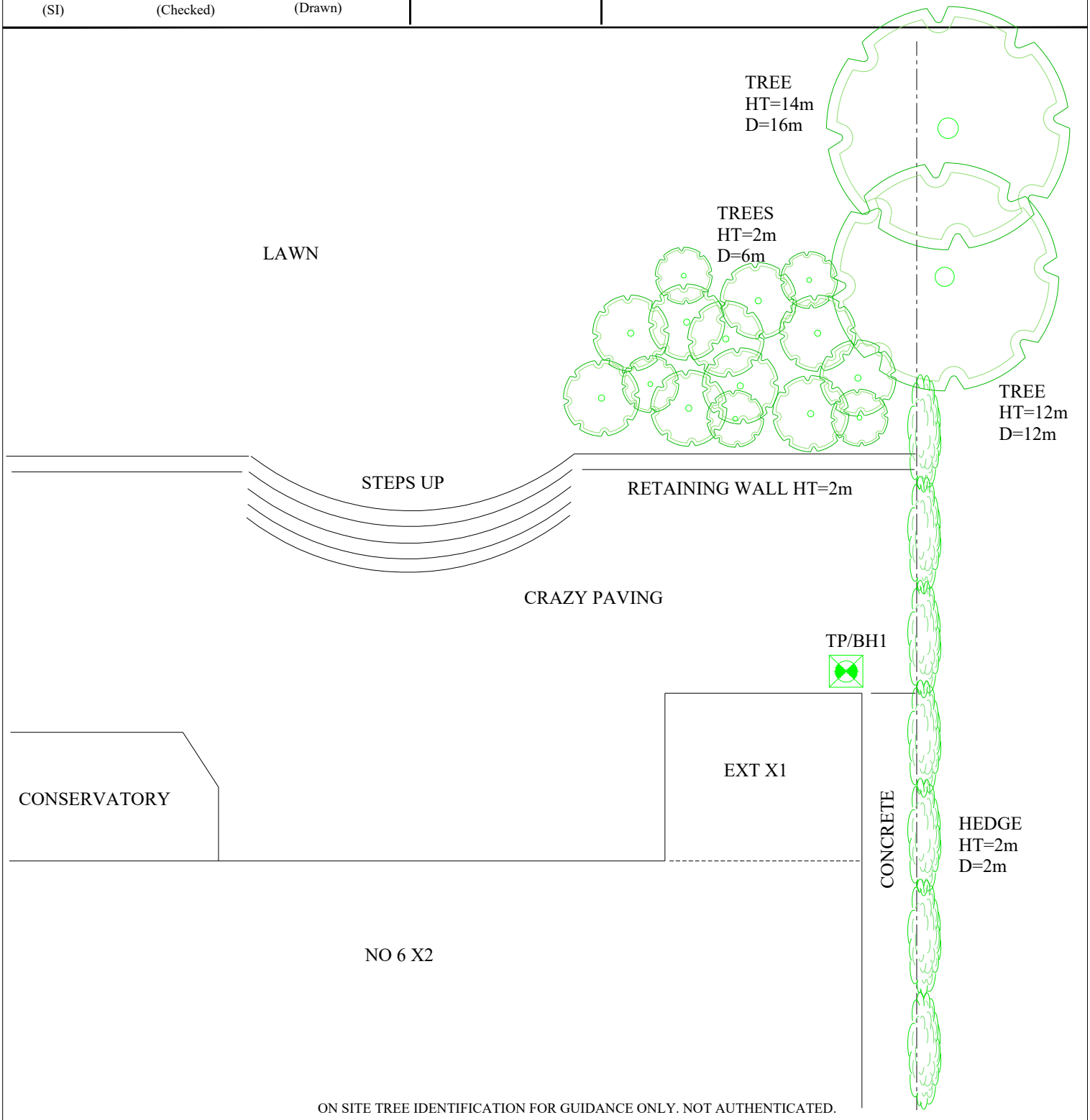
Date: 15/02/24

Site: 6 NICHOLAS WAY

Work carried out for: Crawford Claims Management

KP	SL	DVC
(SI)	(Checked)	(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

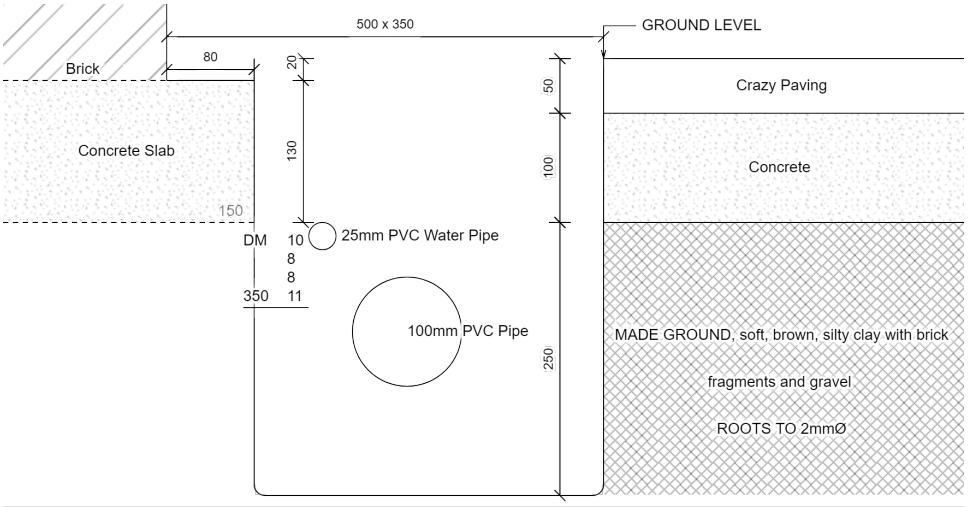
Tree / Bush (approx. ht in m)

Trial Pit

Borehole

O/D - Open Discharge

REPORT NUMBER:	C1085425 / 286647.1.1.1		
TRIAL PIT REF:	TP1	DATE:	15/02/2024
CLIENT:	Crawford & Co	SITE:	6 NICHOLAS WAY
JOB NO:	816196	WEATHER:	Dry
EXCAVATION METHOD:	Hand tools		



For Strata below 400mm see Bore Hole log

Curved Steel pin driven under concrete 200mm at 150mm below ground level.

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 15-Feb-24

Lawness Barns
Mountnessing Road
Billericay
Essex CM12 0TS

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enquiries@constructiontesting.co.uk
www.constructiontesting.co.uk
END OF REPORT

Construction Testing Solutions Ltd.
Registered in England No. 05998333

Borehole	1		Sheet:	1 of 1	Site:	6 NICHOLAS WAY
			Job No:	816196		
			Date:	15/02/2024		
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	0.40				
0.40	MADEGROUND soft brown silty clay with brick fragments and gravel	0.10				
0.50	Stiff mid brown, grey veined silty CLAY with partings of orange silt and fine sand	0.20				
0.70	Stiff wet mid brown, grey veined silty CLAY with partings of orange silt and fine sand	2.30		1.00	DV	88
						92
				1.50	DV	96
						106
				2.00	DV	120+
						120+
				2.50	DV	120+
						120+
3.00	End of BH			3.00	DV	120+
						120+

Remarks:
BH ends at 3.0m. BH open with standing water level at 2.7m 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)	2.70	

TDTD - Too Dense To Drive

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

SITE INVESTIGATION
LABORATORY TEST REPORT

SI REPORT NUMBER: 816196

CLIENT : CET Property Assurance (Crawford Claims Management)

SITE:
6 Nicholas Way
North Wood
Hillingdon
HA6 2TS

DATE OF SITE VISIT:
15/02/2024

DATE RECEIVED BY LABORATORY:
16/02/2024

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

DATE REPORTED: 22-Feb-2024

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

Our Ref : 816196

Laboratory Summary Results

Date Sampled: 15/02/2024

Location : 6 Nicholas Way

Date Received : 16/02/2024

Client: CET Property Assurance (Crawford Claims Management)

Date Tested : 21/02/2024

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

Date of Report : 22/02/2024

Sample Ref		Type	# Moisture Content	# Soil Fraction	# Liquid Limit	# Plastic Limit	~ Plasticity Index	~ Liquidity * Index	~ 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]*
1	U/S 0.15	D	30	13	76	29	47	0.01	41	CV										
	1.0	D	33	<5	69	29	40	0.10	40	CH					90					
	1.5	D	35	<5											102					
	2.0	D	36	10	63	28	35	0.22	32	CH					> 120					
	2.5	D	35	6											> 120					
	3.0	D	35	8	65	28	37	0.20	34	CH					> 120					

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 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

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

~ 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.

Test results reported relate only to the items tested.

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Opinions and interpretations expressed herein are outside of the scope of UKAS accreditation.

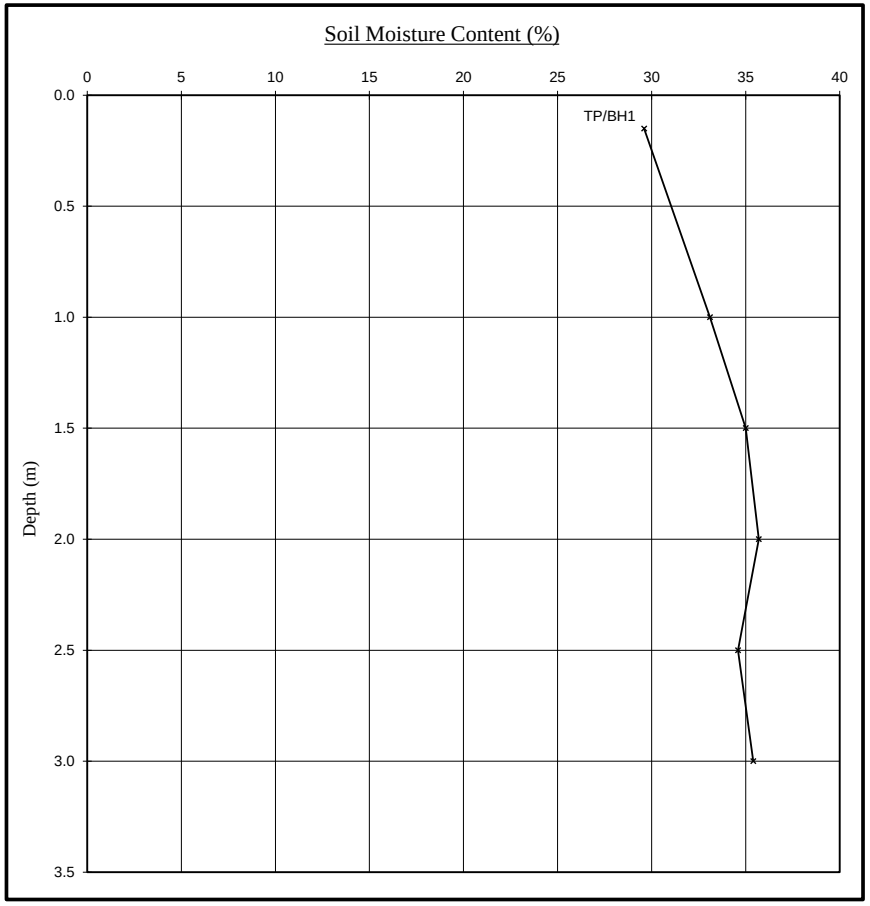
Version: BH V1 SUBCON - 28.03.2023

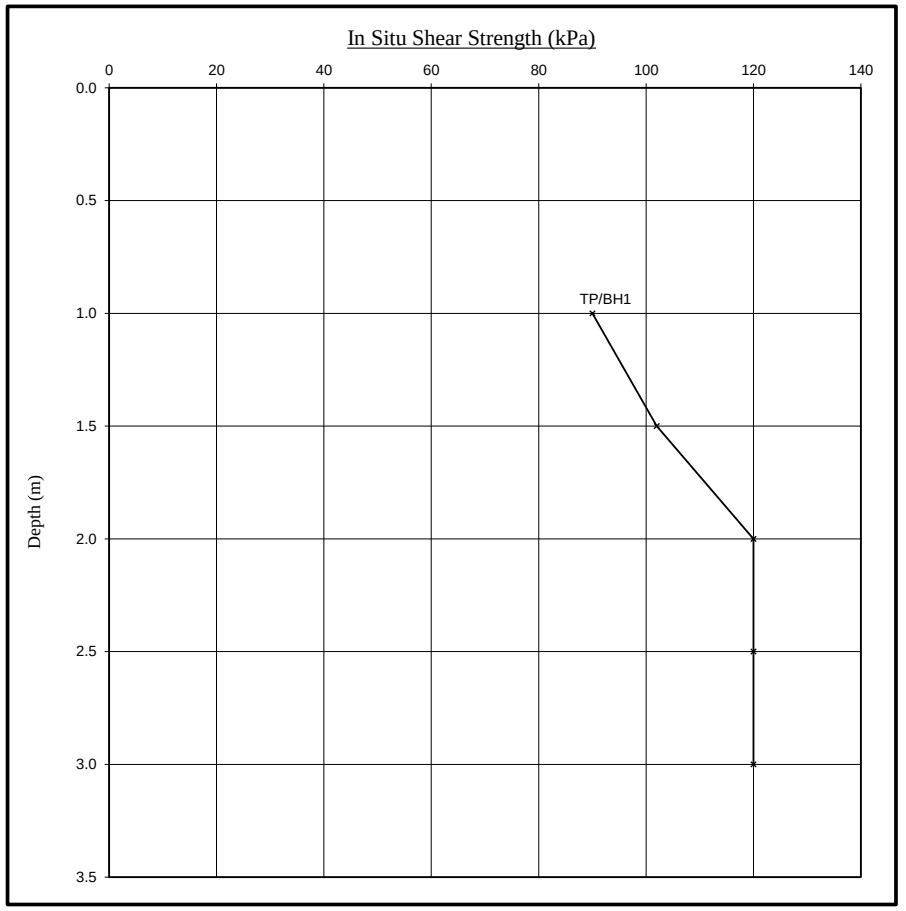
Moisture Content Profiles

Shear Strength Profiles

Our Ref : 816196
Location : 6 Nicholas Way
Work carried out for: CET Property Assurance (Crawford Claims Management)

Date Sampled : 15/02/2024
Date Received : 16/02/2024
Date Tested : 21/02/2024
Date of Report : 22/02/2024





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.

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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ROOT IDENTIFICATION

6 Nicholas Way

Client Reference: 816196
Report Date: 20 February 2024
Our Ref: R57060

Sub Sample	Species Identified		Root Diameter	Starch
TP1:				
USF	Pomoideae gp.	1	3 mm	Absent
USF	*Quercus* spp.	2	3 mm	Absent
BH1:				
to 1.7m	probably *Quercus* spp.	3	<1 mm	Absent

Comments:

1 - Plus 1 other also identified as Pomoideae gp. Both in a state of decay.
2 - Very decayed.
3 - Juvenile and decayed.

Pomoideae gp include apple, cotoneaster, hawthorn, pear, pyracantha, quince, rowan, snowy mespil and whitebeam. *Quercus* spp. are oaks (both deciduous and evergreen).

Signed: R. Shaw

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