SITE INVESTIGATION FACTUAL REPORT

Report No: 008379

Client: Crawford Claims MGMT

Client Ref: 1785373

Site Address: 6 Nicholas Way, HA6 2TS

Date Of Visit: 27/03/26

Investigation Layout Plan

Sheet: 1 of 1

Job No: SI-008379

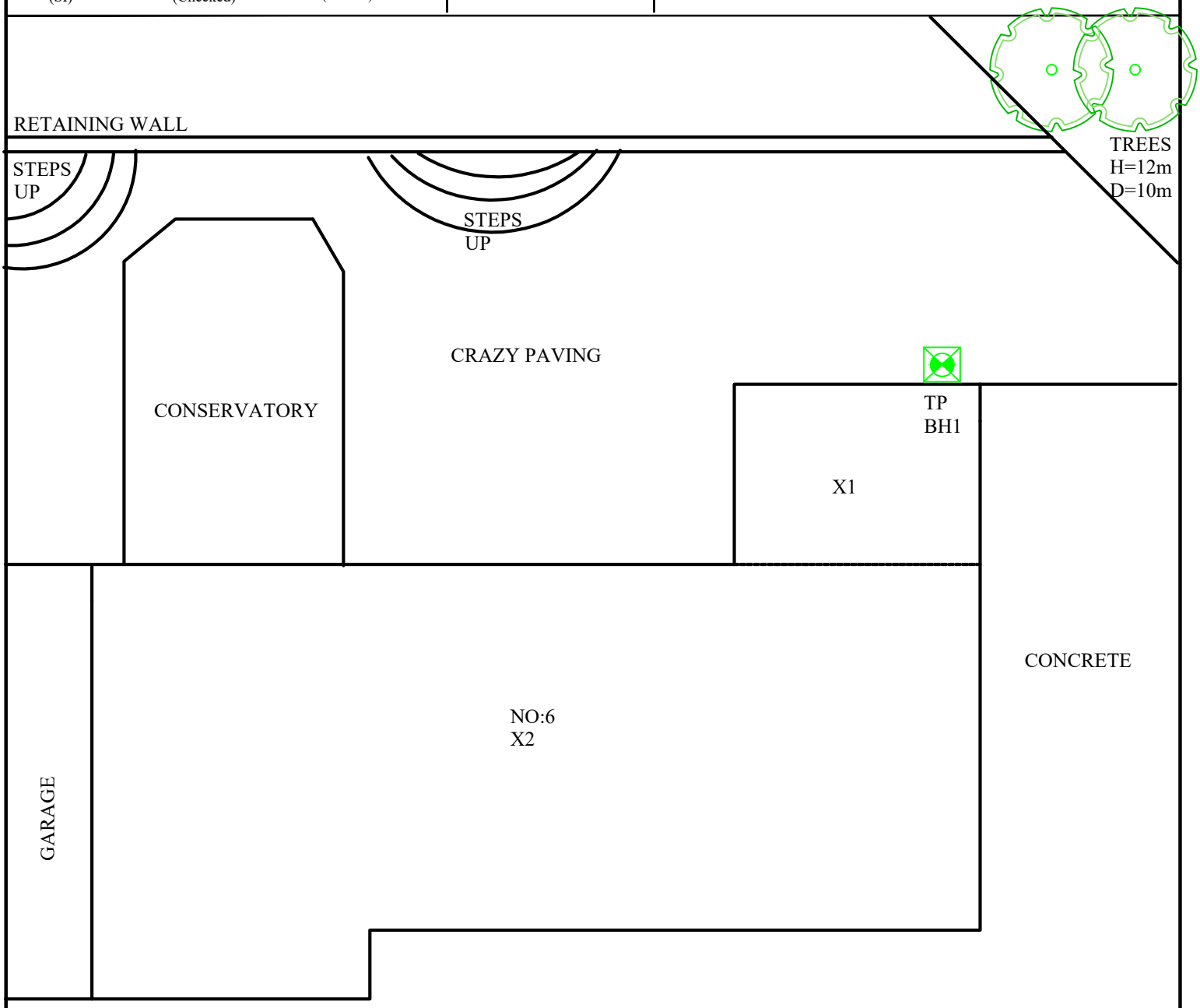
Date: 27.03.2026

Site: 6 Nicholas Way, HA6

Work carried out for: Crawford Claims Management

PM (SI) (Checked) ELM (Drawn)

Weather: Wet



ONSITE TREE IDENTIFICATION FOR GUIDANCE ONLY. NOT AUTHENTICATED.

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)

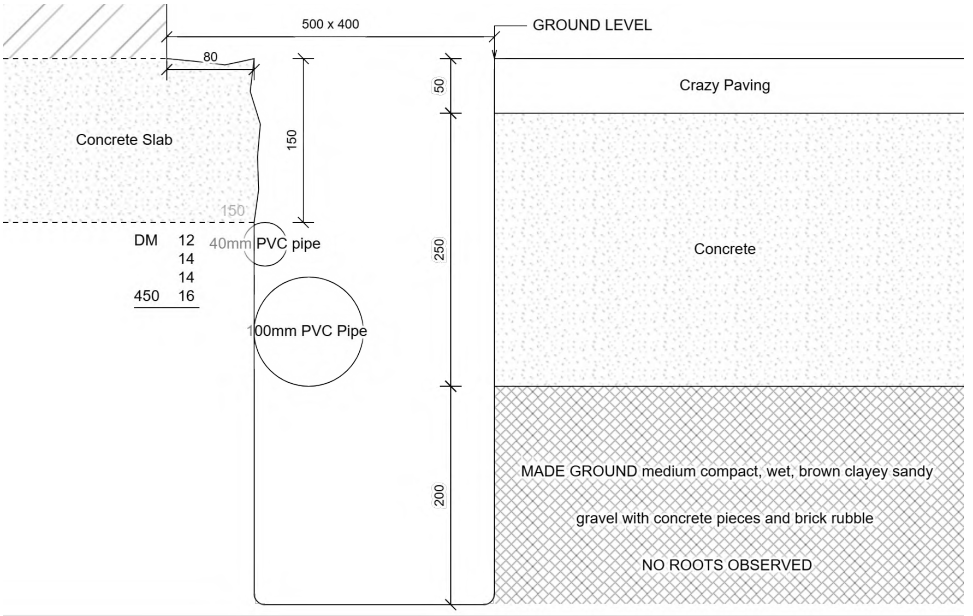
Trial Pit

Borehole

O/D - Open Discharge

Scale: N.T.S.

REPORT NUMBER:	C5020061 / 400778.1.1.1		
TRIAL PIT REF:	TP1	DATE:	27/03/2026
CLIENT:	Crawford Claims MGMT	SITE:	SI008379 - 6 NICHOLAS WAY
JOB NO:	SI-008379	WEATHER:	Wet
EXCAVATION METHOD:	Hand tools		



For Strata below 500mm see Bore Hole log

100 mm PVC pipe is a corrugated land drain

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 3 - 1

For and on behalf of CTS
Adam Mason - Quality Control

Approved Signatory
Report date 15-Apr-26

Report Format: TP/TP70/Rep Issue 2 Rev 0

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Mountnessing Road
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Essex CM12 0TS

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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:	SI-008379		
Date:	27.03.2026		
Boring Method:	Hand Auger	Ground Level:	
Client:	Crawfords Claims Management		
Diameter (mm):	75	Weather:	Wet

Depth (m)	Soil Description	Thickness	Legend	Samples and Tests Depth	Type	Result
0.00	See Trial Pit	0.50				
0.50	MADEGROUND, soft, wet, brown, gravelly, silty clay with brick fragments	0.40		0.50	DM	12
						12
						11
						11
0.90	End of BH					

Remarks:
BH ends at 0.9m, unable to extract samples. BH collasped to 0.7m with standing water level at 0.3m on completion, no roots observed below 0.7m

Key:

		To Depth (m)	Max Dia (mm)
D - Disturbed Sample			
B - Bulk Sample			
W - Water Sample	Roots	0.70	1
J - Jar Sample	Roots		
V - Pilcon Shear Vane (kPa	Roots		
M - Mackintosh Probe	Depth to Water (m)		

TDTD - Too Dense To Drive

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

SITE INVESTIGATION
LABORATORY TEST REPORT

SI REPORT NUMBER: SI008379

CLIENT : CET Property Assurance (Crawford Claims Management)

SITE:
6 Nicholas Way
Northwood
HA6 2TS

DATE OF SITE VISIT:
27/03/2026

DATE RECEIVED BY LABORATORY:
02/04/2026

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

DATE REPORTED: 16-Apr-2026

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

Our Ref : SI008379

Laboratory Summary Results

Date Sampled: 27/03/2026

Location : 6 Nicholas Way

Date Received : 02/04/2026

Client: CET Property Assurance (Crawford Claims Management)

Date Tested : 09/04/2026

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

Date of Report : 16/04/2026

Sample Ref			# Moisture	# Soil	# Liquid	# Plastic	~ Plasticity	~ Liquidity *	~ Modified *	~ Soil *	# Filter Paper	# Soil	# Oedometer	~ Estimated *	In situ *	Organic *	pH	Sulphate Content		*
TP/BH No	Depth (m)	Type	Content (%) *[1]*	Fraction > 0.425mm (%) *[2]*	Limit (%) *[3]*	Limit (%) *[4]*	Index (%) *[5]*	Index *[5]*	Plasticity Index (%) [6]	Class *[7]*	Contact Time (d)	Sample Suction (kPa) [8]	Strain *[9]*	Heave Potential (Dd) *(mm)[10]*	Shear Vane Strength (kPa) *[11]*	Content (%) *[12]*	Value *[13]*	SO_3 (g/l) * *[14]*	SO_4 (mg/l) *[15]*	Class *[16]*
1	U/S 0.15	D	14	<5	ENP - GRAVEL								0.0007	0.1						
	0.5	D	29	33	65	26	39	0.07	26	CH			0.0034	0.6						

Free surface heave potential over the borehole depth is about 0cm to 2cm

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 Documented In-House Method No. IHLTP01: May 2011

[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.

Test results reported relate only to the items tested.

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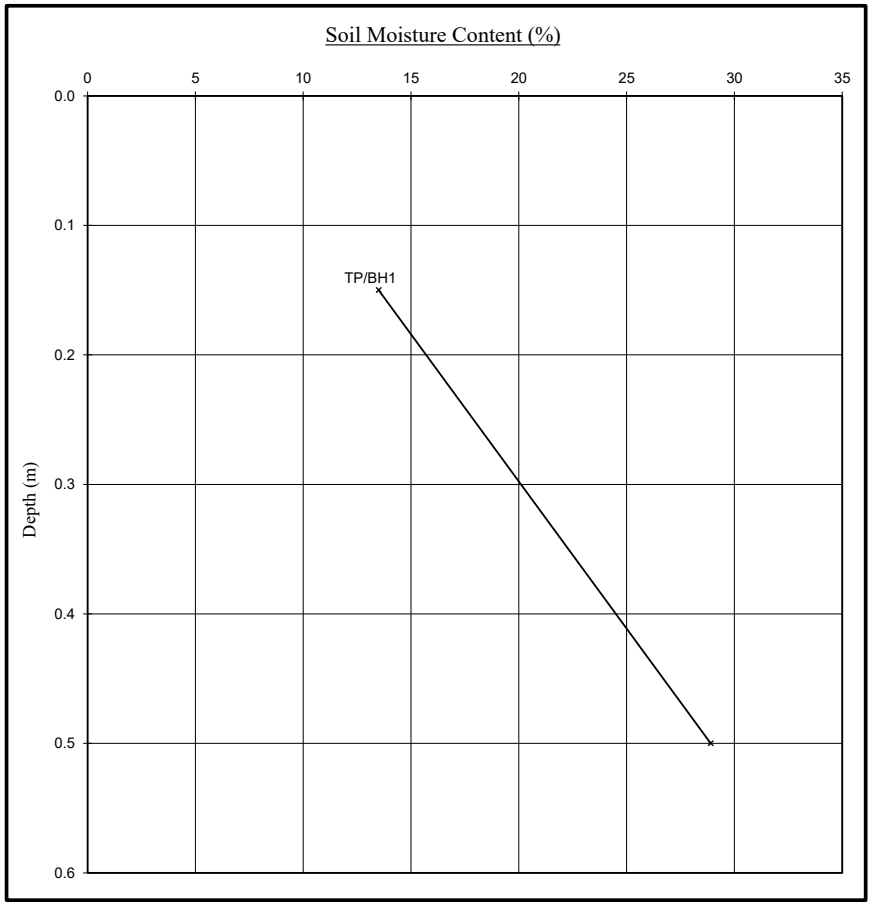
Opinions and interpretations expressed herein are outside of the scope of UKAS accreditation.

Version: BH V2 SUBCON - 16.04.2023

Moisture Content Profiles

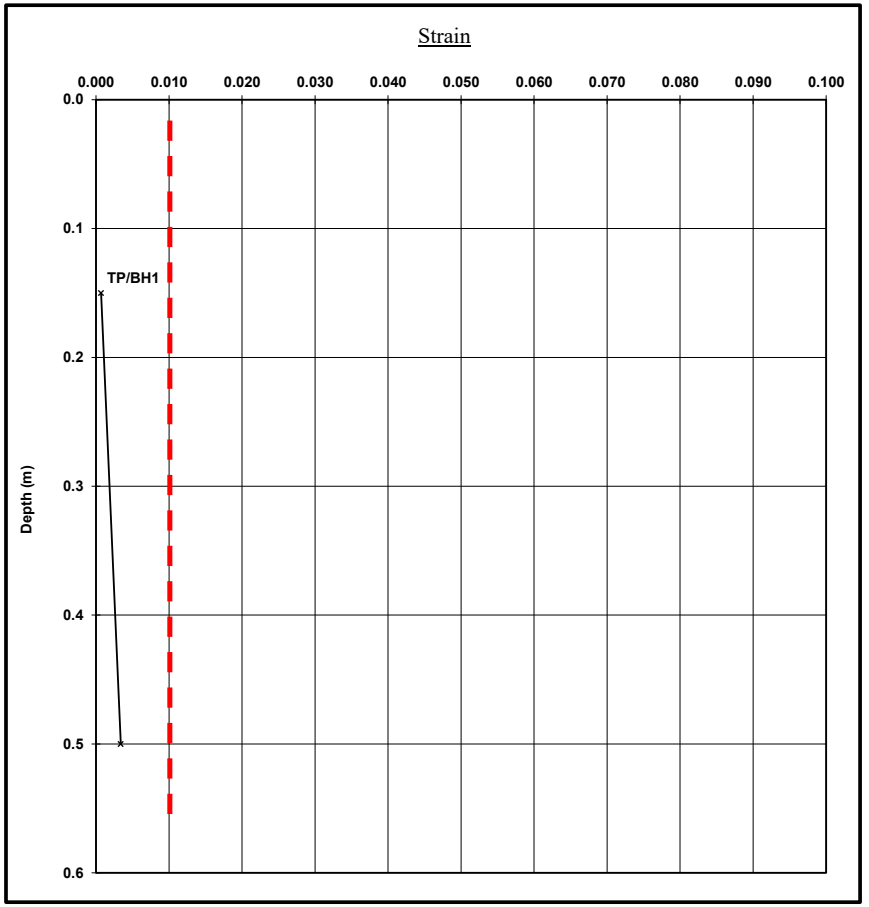
Our Ref : SI008379
Location : 6 Nicholas Way
Work carried out for: CET Property Assurance (Crawford Claims Management)
CET, Unit 4, Boundary Court, Willow Farm Business Park, Castle Donington, DE74 2NN



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.

Oedometer Strain Profiles

Date Sampled : 27/03/2026
Date Received : 02/04/2026
Date Tested : 09/04/2026
Date of Report : 16/04/2026



Remoulding Disturbance

Assumptions
1. Soil Bulk Density (moist unit weight) is equal to 2039kg/m3
2. The water table is assumed as 1.0m below ground level.
3. Shrinkage Factor (sf) of 2 has been applied to the predicted heave, where applicable
4. Any possible surcharge stresses due to construction are not considered

Notes
1. Sample prepared in accordance with BS1377: Part 1: 2016 clause 8.7 at Natural (as received) Moisture
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: SI008379
Report Date: 24 April 2026
Our Ref: R67725

Sub Sample	Species Identified		Root Diameter	Starch
BH1:				
to 0.7m	broadleaved species, too decayed for positive identification	1	1 mm	Absent

Comments:

1 - Extremely rotted with few anatomical features remaining.

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.