PROPERTY ASSURANCE
Giving our all

# SITE INVESTIGATION
# FACTUAL REPORT

| | |
|---|---|
| Report No: | SI-623504 |
| Client: | Crawford Claims Management |
| Site: | 24 Bearfield Buildings<br>Wiltshire |
| Client Ref: | SU2204762 |
| Date of Visit: | 23/05/2023 |

ISO 9001 REGISTERED FIRM | ISO 14001 REGISTERED FIRM | OHSAS 18001 REGISTERED FIRM | Link-up Qualified via Audit | SAFEcontractor APPROVED | CHAS Accredited Contractor www.chas.gov.uk | constructionline



Unit E2 First Floor Suite, Boundary Court
Willow Farm Business Park, Castle Donington
Leicestershire, DE74 2NN

☎ 0843 2272362
✉ enquiries@cet-uk.com
💻 www.cet-uk.com

CET is the trading name of CET Structures Ltd
Registered in England No. 02527130

# Investigation Layout Plan

Sheet: 1 of 1

Job No: 623504

Date: 23/5/2023

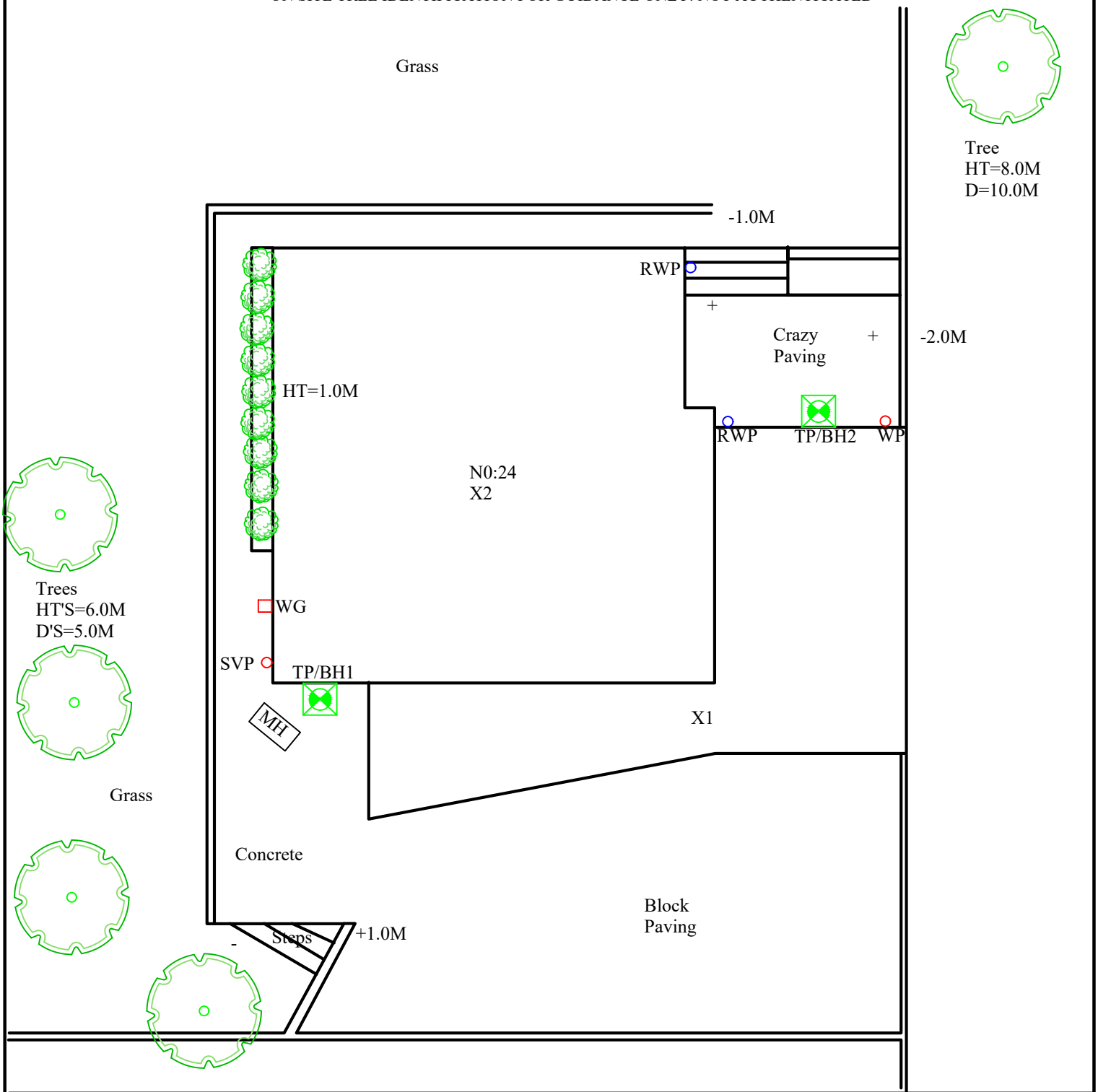
Site: 24 Bearfield Buildings

Work carried out for: Crawford Claims Management

| AG (SI) | AM (Checked) | JMC (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)

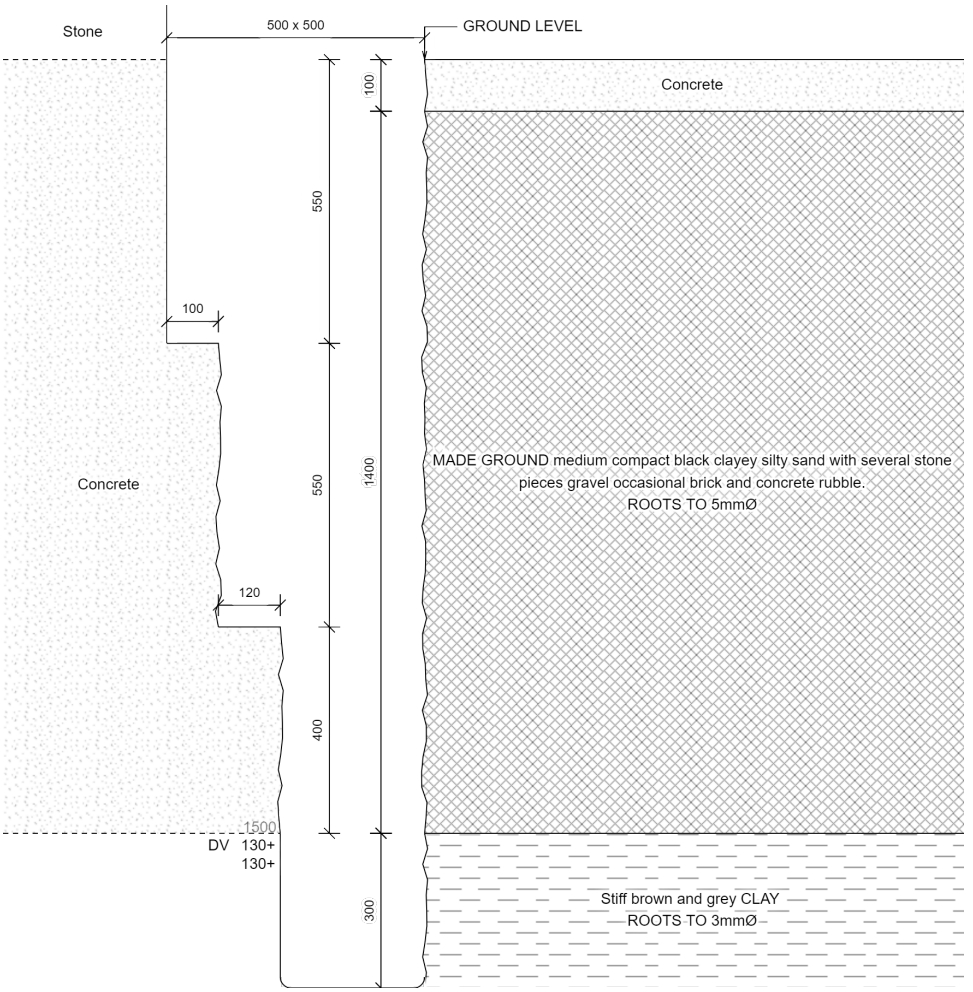
Trial Pit

Borehole

O/D - Open Discharge

**TEST REPORT:** **Trial Pit**

| | | | |
|---|---|---|---|
| REPORT NUMBER: | C1077607 / 255256.1.1.1 | | |
| TRIAL PIT REF: | TP1 | DATE: | 23/05/2023 |
| CLIENT: | Crawford & Co | SITE: | 24 BEARFIELD BUILDINGS |
| JOB NO: | 623504 | WEATHER: | Dry |
| EXCAVATION METHOD: | Hand tools | | |




For Strata below 1800mm see Bore Hole log

Curved steel pin driven 300mm under concrete foundation at 1500mm 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 06-Jun-23

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

| Borehole | 1 | | Sheet: | 1 of 1 | Site: | 24 BEARFIELD BUILDINGS |
|---|---|---|---|---|---|---|
| | | | Job No: | 623504 | | |
| | | | Date: | 23/05/2023 | | |
| 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 | 1.80 | | | | |
| 1.80 | Stiff brown-grey CLAY | 1.20 | | | | |
| | | | | 2.00 | DV | 130+ |
| | | | | | | 130+ |
| | | | | 2.50 | DV | 130+ |
| | | | | | | 130+ |
| 3.00 | End of BH | | | 3.00 | DV | 130+ |
| | | | | | | 130+ |

Remarks:
BH ends at 3.0m. BH dry and open on completion, no roots observed below 2.5m

**Key:**

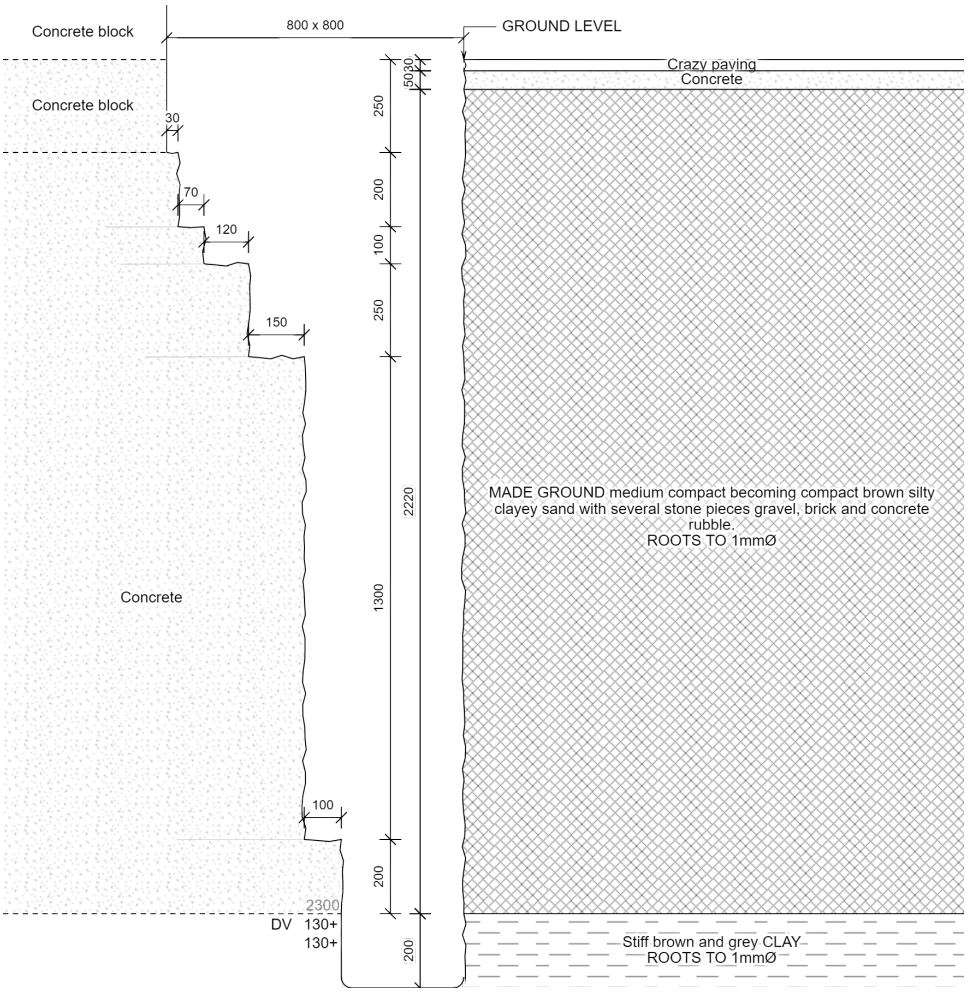
| | | To Depth (m) | Max Dia (mm) |
|---|---|---|---|
| D - Disturbed Sample | | | |
| B - Bulk Sample | | | |
| W - Water Sample | Roots | 2.50 | 1 |
| J - Jar Sample | Roots | | |
| V - Pilcon Shear Vane (kPa | Roots | | |
| M - Mackintosh Probe | Depth to Water (m) | | |

TDTD - Too Dense To Drive

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

**TEST REPORT:** **Trial Pit**

| | | | |
|---|---|---|---|
| REPORT NUMBER: | C1077607 / 255256.1.1.2 | | |
| TRIAL PIT REF: | TP2 | DATE: | 23/05/2023 |
| CLIENT: | Crawford & Co | SITE: | 24 BEARFIELD BUILDINGS |
| JOB NO: | 623504 | WEATHER: | Dry |
| EXCAVATION METHOD: | Hand tools | | |




For Strata below 2500mm see Bore Hole log

Curved steel pin driven 100mm under concrete foundation at 2300mm 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 06-Jun-23

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

| Borehole | 2 | | Sheet: | 1 of 1 | Site: | 24 BEARFIELD BUILDINGS |
|---|---|---|---|---|---|---|
| | | | Job No: | 623504 | | |
| | | | Date: | 23/05/2023 | | |
| 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 | 2.50 | | | | |
| 2.50 | Stiff brown-grey CLAY | 0.50 | | 2.50 | DV | 130+ |
| | | | | | | 130+ |
| 3.00 | End of BH | | | 3.00 | DV | 130+ |
| | | | | | | 130+ |

Remarks:
BH ends at 3.0m. BH dry and open 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) | | |

TDTD - Too Dense To Drive

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

# SITE INVESTIGATION
# LABORATORY TEST REPORT

**SI REPORT NUMBER:** 623504

**CLIENT :** CET Property Assurance (Crawford Claims Management)

**SITE:**
24 Bearfield Buildings
BA15 1RP

**DATE OF SITE VISIT:**
23/05/2023

**DATE RECEIVED BY LABORATORY:**
06/06/2023

Compiled by : .....
D Wilkinson - Project Delivery Supervisor

Approved by : .....
D Wilkinson - Project Delivery Supervisor

**DATE REPORTED:** 28-Jun-2023

# Laboratory Summary Results

Our Ref : 623504

Location : 24 Bearfield Buildings

Client: CET Property Assurance (Crawford Claims Management)

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

Date Sampled: 23/05/2023

Date Received : 06/06/2023

Date Tested : 20/06/2023

Date of Report : 28/06/2023

| 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 1.50 | D | 22 | <5 | 49 | 22 | 27 | 0.00 | 27 | CI | | | | | > 130 | | | | | |
| | 2.0 | D | 20 | <5 | | | | | | | | | | | > 130 | | | | | |
| | 2.5 | D | 20 | <5 | 46 | 22 | 24 | -0.10 | 24 | CI | | | | | > 130 | | | | | |
| | 3.0 | D | 20 | <5 | | | | | | | | | | | > 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 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

* 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

4161

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

Version: 5BH V3.9 - 11.05.2023

Our Ref : 623504

# Laboratory Testing Results

Date Sampled : 23/05/2023

Location : 24 Bearfield Buildings

Date Received : 06/06/2023

Client: CET Property Assurance (Crawford Claims Management)

Date Tested : 20/06/2023

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

Date of Report : 28/06/2023

| 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]* |
| 2 | U/S 2.30 | D | 22 | <5 | 45 | 22 | 23 | 0.00 | 23 | CI | | | | | > 130 | | | | | |
| | 2.5 | D | 23 | <5 | | | | | | | | | | | > 130 | | | | | |
| | 3.0 | D | 22 | <5 | 51 | 23 | 28 | -0.04 | 28 | CH | | | | | > 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]* 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

* 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

4161

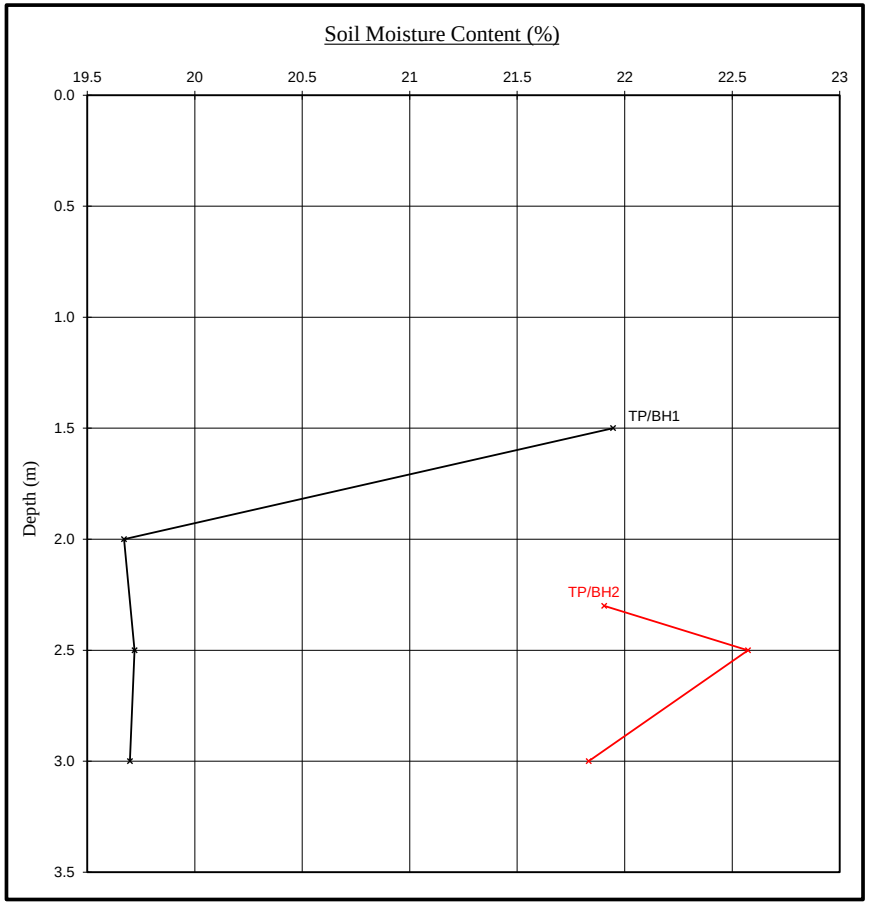
Test results reported relate only to the items tested.
This report shall not be reproduced except in full without approval of the laboratory.
The laboratory does not apply a conformity statement to test reports as standard, unless specifically requested by the customer.
Opinions and interpretations expressed herein are outside of the scope of UKAS accreditation.

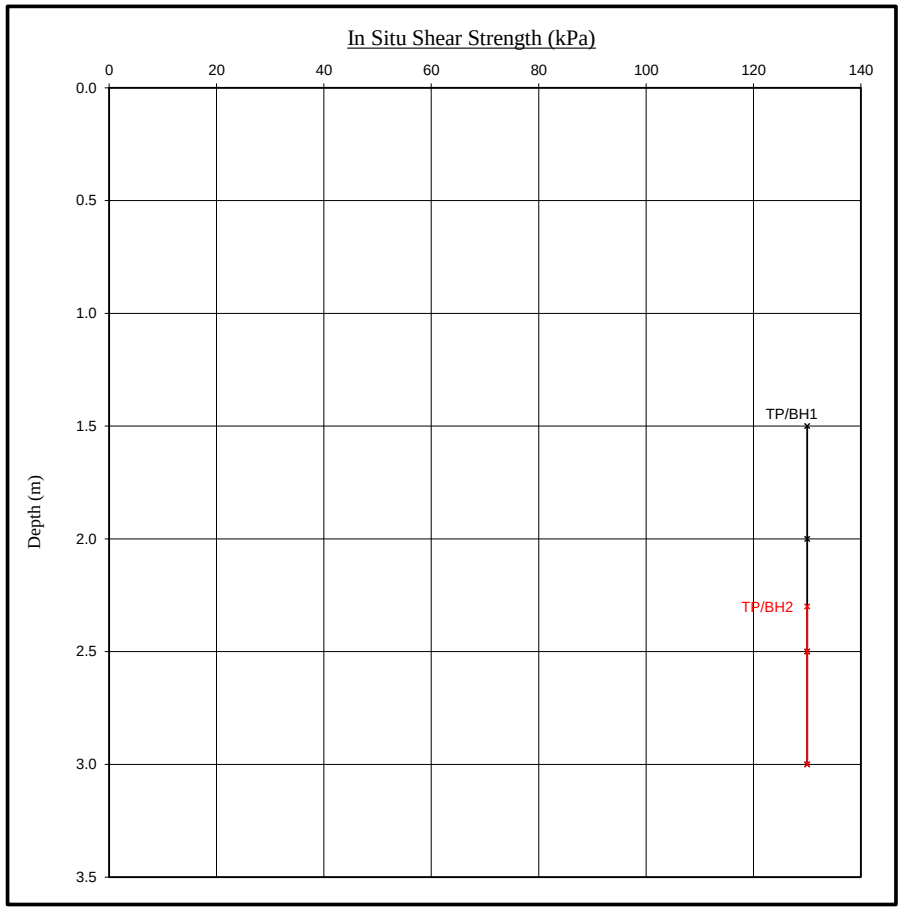
# Moisture Content Profiles

# Shear Strength Profiles

Our Ref : 623504
Location : 24 Bearfield Buildings
Work carried out for: CET Property Assurance (Crawford Claims Management)

Date Sampled : 23/05/2023
Date Received : 06/06/2023
Date Tested : 20/06/2023
Date of Report : 28/06/2023




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

Construction Testing Solutions
4 Oak Spinney Park
Ratby Lane
Leicester Forest East
Leicestershire
LE3 3AW

Intec
Parc Menai, Bangor,
Gwynedd, North Wales
LL57 4FG
Tel: 01248 672652
Fax: 01248 672601

# ROOT IDENTIFICATION

**24 Bearfield Buildings,**

Client Reference: 623504
Report Date: 2 June 2023
Our Ref: R53121

| Sub Sample | Species Identified | | Root Diameter | Starch |
|---|---|---|---|---|
| **TP1:** | | | | |
| USF | probably *Campsis* spp. | 1 | 1.5 mm | Absent |
| USF | broadleaved species, too juvenile for positive identification* | 2 | <1 mm | Low |
| **BH1:** | | | | |
| 1.8-2.5m | broadleaved species, too juvenile for positive identification* | 3 | <1 mm | Low |
| **TP2:** | | | | |
| USF | probably *Rosa* spp. | 4 | <1 mm | Low |

**Comments:**

1 - In poor condition.
2 - Plus 1 other the same.
3 - Plus 2 others the same.
4 - Rather juvenile.

* It may be possible to include/discount species from the list of possibilities. Please contact the laboratory with a list of species on site if this would be useful.

*Campsis* spp. are flowering climbers including the trumpet vine.
*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.