

Geotechnical Survey Report

FSI Ref: 27168 Issue Date: August 2023

Risk Address: 25 Kingston Hill

Kingston Upon Thames

Surrey KT2 7PW

Engineer:

Company: Claims Consortium Group

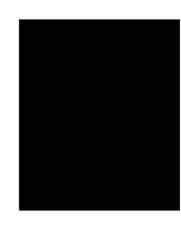
Claim Ref: KH21292818

Managing Director: Finance Director:

Geotechnical Compliance & Logistics Supervisor:

Laboratory Manager:

Senior Geologist: Assistant Geologist: Geotechnical Assistant:





Tyndales Farm, Southend Road, Woodham Mortimer, Web: www.fastrackgroup.co.uk Maldon, Essex, CM9 6TQ

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Appendix No:

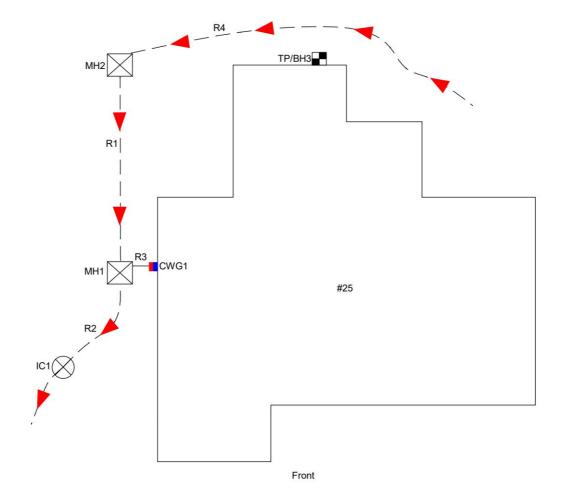
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SITE PLAN

Property Address: 25 Kingston Hill, Kingston Upon Thames, Surrey, KT2 7PW

Client Claim Ref: KH21292818 Survey date: 24/08/2023 SE3 Operative:



Scale: Drawn by: Key: Surface Water Gully Rain Water Tree (Conifer) Tree (Deciduous) Pipe Manholes NTS SB Soil & Vent Pipe Foul Water Gully Borehole

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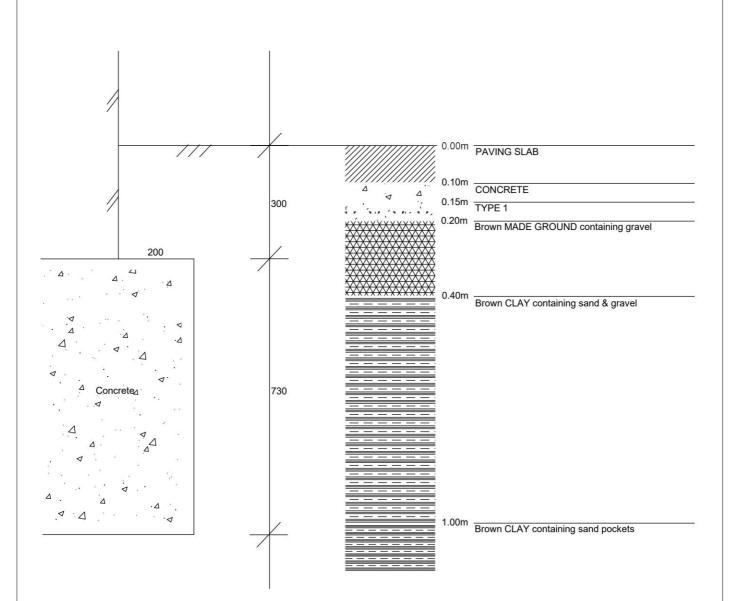
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TRIAL PIT 3

Property Address: 25 Kingston Hill, Kingston Upon Thames, Surrey, KT2 7PW

Client Claim Ref: KH21292818 Survey date:24/08/2023 Operative: SE3



D1 @ F.L. (1.03m) MP=100/35mm

Founding strata: Brown CLAY containing sand pockets

Trial Pit Location:

SB

Scale:

1:10

D= small disturbed sample, B= large bulk sample, U= undisturbed sample, MP= mackintosh proble blow counts, V= shear vane reading (kPa)



Project Name:

Fastrack Site Investigations Ltd Unit 9, Tyndales Farm Southend Road Maldon CM9 6TQ

27168

Project No.

Borehole Log

23/08/2023

Site Date:

Borehole No. BH3

Sheet 1 of 1

Hole Type

Location: 25 Kingston Hill, Kingston Upon Thames, Surrey, KT2 7PW

BH Scale 1:12

KH21292818

Logged By

			Consortium Group		SE	:3	
Vater trikes			n Situ Testing	Depth (m)	Legend	Stratum Description	
TI III O	Depth (m)	Туре	Results	()		PAVING SLAB	
						-	
				0.10	u Dajia	CONCRETE	
				0.15		TYPE 1	
				0.20		Brown MADE GROUND containing gravel	
						Foundation top-0.30m (Concrete construct projects 200mm with a thickness of 730mn	1)
				0.40		Day Ol AV and his in an and an alast	- 13
						Brown CLAY containing gravel & sand pockets	
				1.00			
	1.03	D	Mostoco Association (Commission Commission C	1.00		Brown CLAY containing sand pockets Foundation level-1.03m	
			MP = 100/35mm			e danadion rotor 1.00m	
	1.50	D	MP = 100/35mm	1.50	× × ×	Brown CLAY containing grey mottle & sand pockets	
			100/0011111		$\overline{\times} \times \hat{\longrightarrow}$		
					×		
					^X		
					^x-		
				1.80	××-		
						SAND & GRAVEL	
	2.00	D					
			MP = 100/30mm				
				0.00			
				2.30	7. 7. 5.	End of Borehole at 2.300m	
							,

Key: D - Disturbed Sample

V - Insitu Vane Test

MP - Mackintosh Probe Test

Remarks: Borehole closed at 2.30m due to an obstruction.

Borehole noted to be dry on completion.

No roots found.



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LABORATORY RESULTS

Property Address: 25 Kingston Hill, Kingston Upon Thames, Surrey, KT2 7PW

Client Claim Ref: KH21292818 Client: Claims Consortium Group

Moisture Content Liquid Limit Plastic Limit	7	PSD Soil Suction	
Plactic Limit		61 61 11	
i iastic Liitit	1	Shear Strength	9
Plasticity Index	\checkmark	Contamination	
Root ID	/	Root/Tree DNA	
		Roots obtained	
	000 Market 100-000 State 200 00 00 00 00 00 00 00 00 00 00 00 00		Root ID Root/Tree DNA

TEST DETAILS

General

Sample descriptions were written in accordance with BS 5930:1999.

Samples were prepared in accordance with BS 1377: Part 1: 1990, section 7

Samples from this contract will be retained for 1 calender month following the issue of this report unless otherwise notified

Written approval is required from Fastrack Site Investigations Limited to reproduce report in full. The results shown within this report only relate to the samples tested

Moisture Content

Samples were tested in accordance with BS 1377: Part 2: 1990, section 3.2 (Oven drying method)

In accordance with Note 1 to paragraph 3.2.4 of BS 1377 Part 2 1990; these moisture contents have been corrected to give the equivalent moisture content of the fraction passing the 425µm sieve, to enable comparison with the liquid & plastic limits. (If condition of test is 'natural' the retained percentage is an estimated value, if condition is 'washed' the percentage is a measured value).

Samples are dried at 105-110°C unless otherwise stated.

Atterberg Limits

Samples were tested in accordance with BS 1377: Part 2: 1990, section 4.3 (4 drop LL), 4.4 (1 drop LL), 5.3 (PL) and 5.4 (PI) Test results on samples with a sand content, may show less accurate results. If condition of test is 'washed' results relate to the fraction passing the 425µm sieve only.

Driscoll's rules deem the soil to be desicated where the moisture content is less than the value calculated using driscoll's rule 1 and/or 2

Particle Size Distribution

Samples were tested in accordance with BS 1377: Part 2: 1990 section 9.2 (Wet sieving method)

Undrained Shear Stength

Samples were prepared in accordance with BS 1377: Part 7: 1990 section 8.3 and testing in accordance with BS 1377: Part 7: 1990: section 8.4 (undrained shear strength in triaxial compression without measurement of pore pressure (UU))

Soil Suction

Samples were prepared and tested based on the BRE digest No:IP4/93 (Corrected). 'A method of determining the state of desiccation in clay soils.' (Filter paper method).

Test results on samples with a sand or silt content, may show less accurate results. Deviation to standard procedure - Polythene bags are not used from weighing filter papers.



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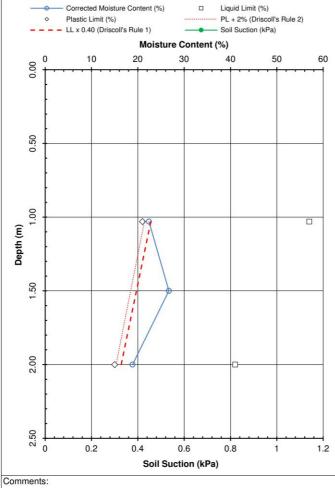
3 27168

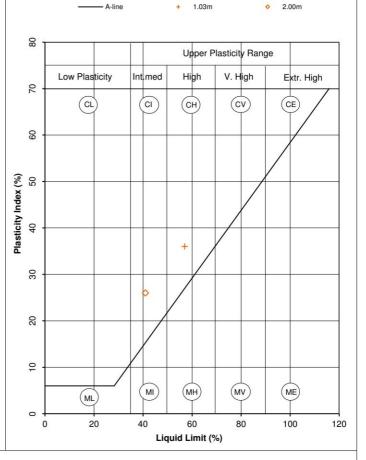
LABORATORY RESULTS

Property Address: 25 Kingston Hill, Kingston Upon Thames, Surrey, KT2 7PW

Client Claim Ref: KH21292818

	BOREHOLE 3										
Depth (m)	MC (%)	Corr. MC (%)	LL (%)	PL (%)	PI (%)	Class	% Retained (425µm)	Soil Suction (kPa)	Condition of test	Soil Description	
1.03	22.4	22.4	57	21	36	СН	0		Natural	Brown silty, sandy CLAY containing chalk fragments	
1.50	25.9	26.7					3		Natural	Brown silty, sandy CLAY containing chalk fragments	
2.00	13.6	18.85	41	15	26	CI	27.86		Natural	Grey / Brown sandy, silty CLAY containing gravel and chalk fragments	





Reported by: Issy Acerbis





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ROOT IDENTIFICATION

25 Kingston Hill

Client Reference: 27168

Report Date: 30 August 2023

Our Ref: R54621

Sub Sample	Species Identified		Root Diameter	Starch
ВН3:				
FL	Eucalyptus spp.	1	1.5 mm	Abundant

Comments:

1 - Plus 1 other also identified as Eucalyptus spp.

Eucalyptus spp. are gum trees.

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.





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Appendix No: FSI Ref: 26168

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DRAINAGE SURVEY

Property Address: 25 Kingston Hill, Kingston Upon Thames, Surrey, KT2 7PW

Client Claim Ref: KH21292818 Survey date: 24/08/2023 SE3 Operative:

Following your recent instruction we attended the above property and carried out a cctv camera survey and hydraulic testing of the drainage, in accordance with procedures detailed in the WRc Drain Repair Book.

Manh	ole / Inspection	chamber Sumi	mary:							
Node	Invert Level (m)	Manhole Construction	Pipe Size	Pipe Material	Manhole Condition	Type of Cover	Size of Cover			
Hydra	ulic Testing Su	mmary:								
Run	From	То	Result	Remarks						
11										
2			Δ.							
3			0. 9.							
4										
5 6										
((4))	eability:									
1	Is the system failing t blockage)	to discharge normal h	nousehold flow	s to the sewer s	system? (i.e. red	currance of	Yes			
2	Is there evidence of leakage occuring (infiltration or exfiltration)?									
3	Is there intermittent storm-water flooding?									
4	Has a hydraulic leakage test failed?									
5	Do observed defects	Do observed defects make the drain unserviceable?								

Comments:

Recor	Recommendations for Repair:								
Run	Grade	Recommended action							
1	В	Jet to clear & re-survey, line over damaged section							
2	Α	None required							
3	Α	None required							
4	Α	None required							
5									
6									



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Tyndales Farm, Southend Road, Woodham Mortimer, Maldon, Essex, CM9 6TQ

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DRAINAGE SURVEY

25 Kingston Hill, Kingston Upon Thames, Surrey, KT2 7PW **Property Address:**

KH21292818 Client Claim Ref:

Run Details: (Please refer to appendix 1 for site plan and run layout)

	-						-
Run	From	То	Pipe Diameter	Pipe Materials	Duty	Direction	Ownership
1	MH1	MH2	100mm	Clay	Foul	Upstream	Private
2	MH1	Downstream	100mm	Clay	Foul	Downstream	Private
3	MH1	CWG1	100mm	Clay	Foul	Upstream	Private
4	MH2	Upstream	100mm	Clay	Foul	Upstream	Private
5							
6							

Grade Guidelines:

Condition grade A: Structurally sound with no leakage evident. Slight crack/defects permitted. Grade A

Condition grade B: Cracks and/or fractures observed but pipe provides sufficient arching support. Grade B Some leakage may be evident.

Condition grade C:Structurally unsound with insufficient arching support. Total collapse/blockage likely **Grade C** in the future.

Inspection Report: Code Grade Observations Water (%) Clock Remarks Run 1 0.00 SS Start Survey 6.30 R Root ingress 6.30 SF В Finish Survey Enters MH2 2 0.00 SS Start Survey 1.20 LR Line of drain deviates right 1.40 LL Line of drain deviates left 2.20 SF Finish Survey Enters IC1 3 0.00 SS Start Survey 0.60 LU Line of drain deviates up CWG1 SF 0.60 Finish Survey 4 0.00 SS Start Survey 6.00 LR Line of drain deviates right 8.50 LR Line of drain deviates right 8.50 SF Finish Survey