PROPERTY ASSURANCE
Giving our all

SITE INVESTIGATION
FACTUAL REPORT

Report No: [redacted]

Client: Sedgwick International UK - [redacted]

Site: 50 Dragon Parade
North Yorkshire

Client Ref: [redacted]

Date of Visit: 1/2/2023

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

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✉ enquiries@cet-uk.com
💻 www.cet-uk.com

Investigation Layout Plan

Sheet: 1 of 1

Job No: 560129

Date: 1/2/2023

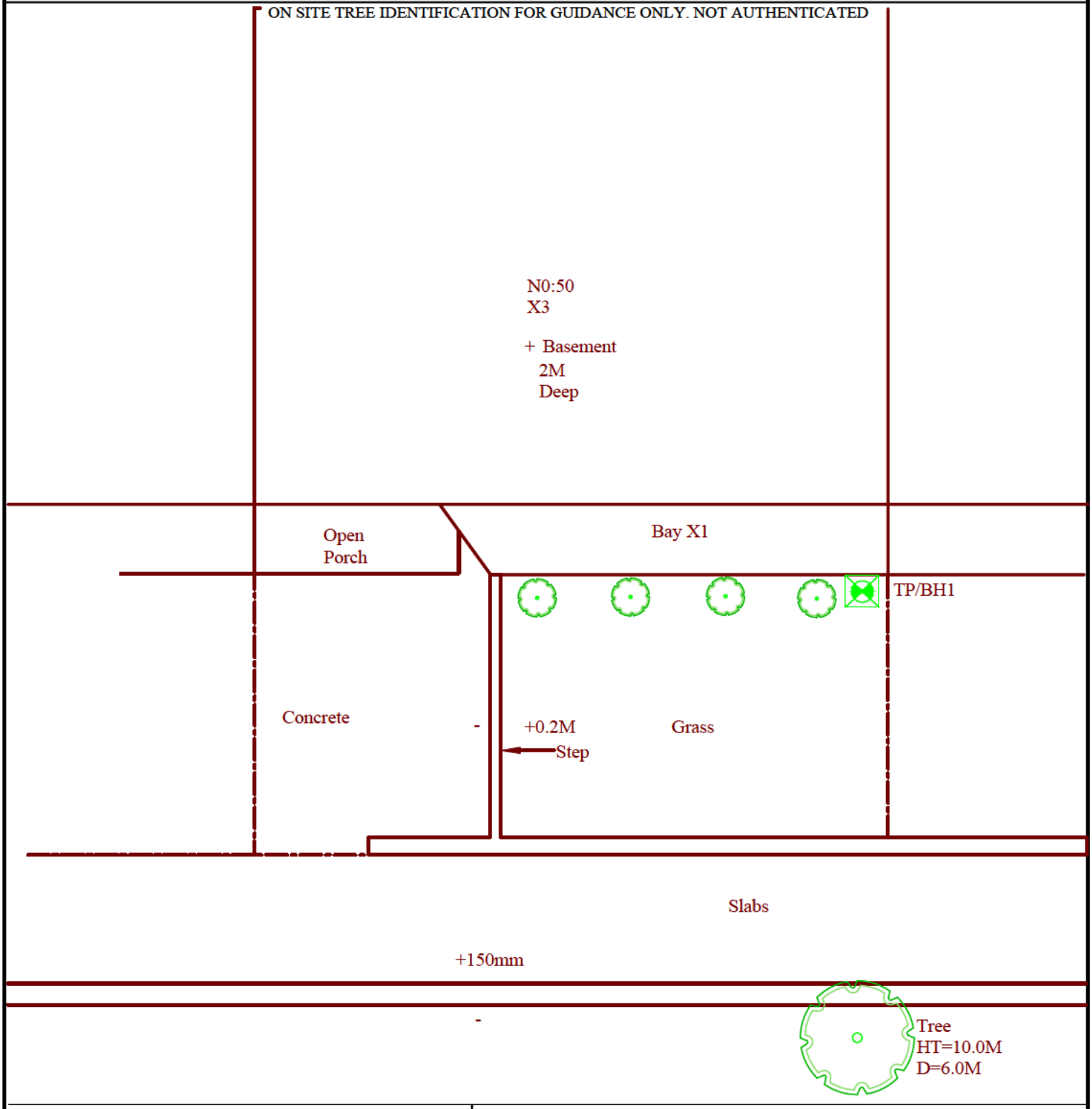
Site: 50 Dragon Parade, Harrogate

Work carried out for: Sedgwick International UK

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)

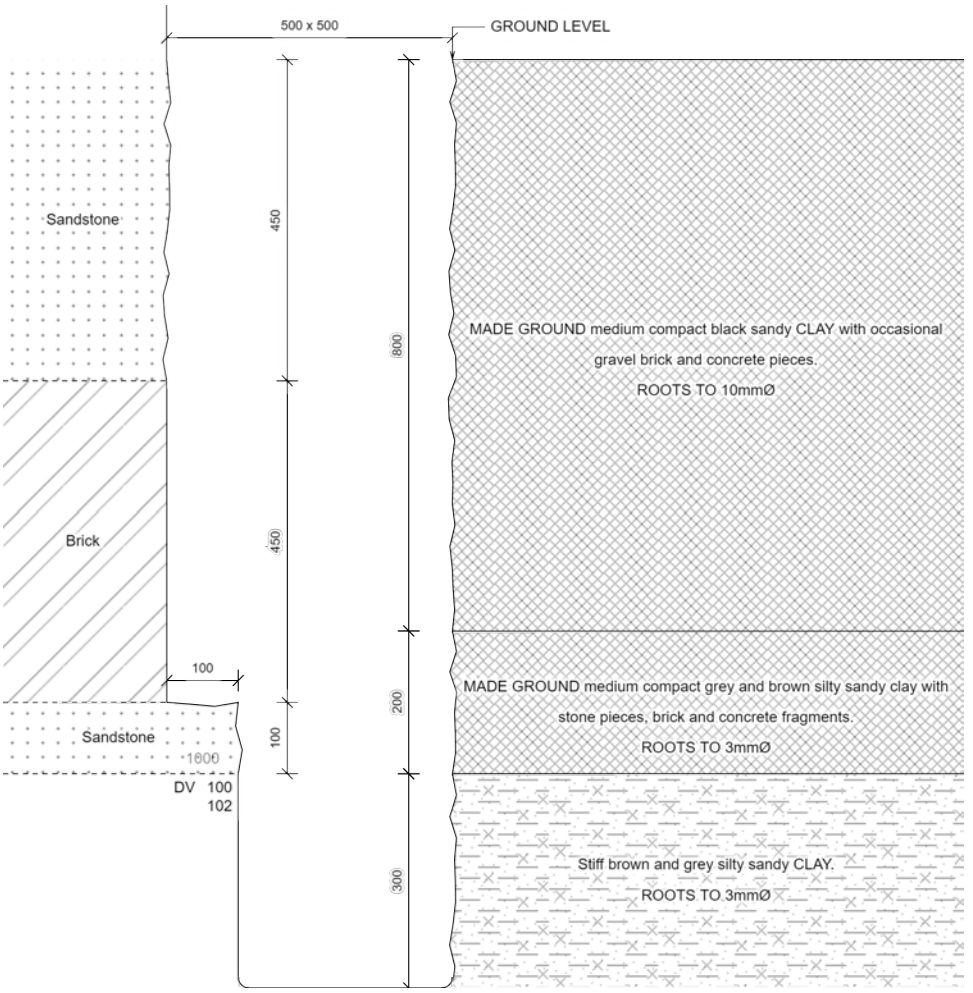
Trial Pit

Borehole

O/D - Open Discharge

TEST REPORT: **Trial Pit**

REPORT NUMBER:	[redacted]		
TRIAL PIT REF:	TP1	DATE:	01/02/2023
CLIENT:	Sedgwick International UK	SITE:	50 DRAGON PARADE
JOB NO:	[redacted]	WEATHER:	Dry
EXCAVATION METHOD:	Hand tools		



For Strata below 1300mm see Bore Hole log

Curved steel pin driven 200mm under sandstone foundation at 1000mm 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.
Opinions and interpretations expressed herein are outside the scope of UKAS Accreditation.
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 1 - .

For and on behalf of CTS
[redacted] - Quality Control

Approved Signatory
Report date 08-Feb-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 2	Site:	50 DRAGON PARADE		
Job No:	560129				
Date:	01/02/2023				
Boring Method:	Hand Auger	Ground Level:		Client:	SEDGWICK INTERNATIONAL UK
Diameter (mm):	75	Weather:	dry		

Depth	Soil Description	Thickness	Legend	Samples and Tests		
(m)				Depth	Type	Result
0.00	See Trial Pit	1.30				
1.30	Stiff grey-brown silty sandy CLAY	3.70		1.50	DV	112
						114
				2.00	DV	120
						122
				2.50	DV	124
						126
				3.00	DV	130+
						130+
				3.50	DV	130+
						130+
				4.00	DV	130+
						130+
				4.50	DV	130+
						130+

Remarks:
SEE PAGE 2OF2

Key:

		To Depth (m)	Max Dia (mm)
D - Disturbed Sample			
B - Bulk Sample			
W - Water Sample	Roots	4.70	2
J - Jar Sample	Roots		
V - Pilcon Shear Vane (kPa	Roots		
M - Mackintosh Probe	Depth to Water (m)		

TDTD - Too Dense To Drive

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

Borehole	1		Sheet:	2 of 2	Site:	50 DRAGON PARADE
			Job No:	560129		
			Date:	01/02/2023		
Boring Method:	Hand Auger		Ground Level:		Client:	SEDGWICK INTERNATIONAL UK
Diameter (mm):	75	Weather:	dry			

Depth	Soil Description	Thickness	Legend	Samples and Tests		
(m)				Depth	Type	Result
5.00	End of BH			5.00	DV	130+
						130+

Remarks:
BH ends at 5.0m, BH dry and open on completion. No roots observed below 4.7m. No datum installed as unable to use CFA rig

Key:

		To Depth (m)	Max Dia (mm)
D - Disturbed Sample			
B - Bulk Sample			
W - Water Sample	Roots	4.70	2
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: [redacted]

CLIENT : CET Property Assurance (Sedgwick International UK)

SITE:
50 Dragon Parade
Harrogate
North Yorkshire
HG1 5DQ

DATE OF SITE VISIT:
01/02/2023

DATE RECEIVED BY LABORATORY:
08/02/2023

[redacted]
Compiled by : ....
[redacted] - Deputy Laboratory Manager

[redacted]
Approved by : .....
[redacted] - Laboratory Manager

DATE REPORTED: 2-Mar-2023

Laboratory Summary Results

Our Ref : [redacted]

Date Sampled: 01/02/2023

Location : 50 Dragon Parade

Date Received : 08/02/2023

Client: CET Property Assurance (Sedgwick International UK)

Date Tested : 28/02/2023

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

Date of Report : 02/03/2023

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 1.00	D	21	12	44	18	26	0.12	23	CI	7	30.2								
	1.5	D	22	13											113					
	2.0	D	18	26	38	13	25	0.19	18	CI	Too sandy				121					
	2.5	D	29	<5											125					
	3.0	D	25	<5	44	19	25	0.22	25	CI	7	36.5			> 130					
	3.5	D	27	<5											> 130					
	4.0	D	24	<5	50	22	28	0.08	28	CH	7	117			> 130					
	4.5	D	19	<5											> 130					
	5.0	D	21	<5							7	238			> 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

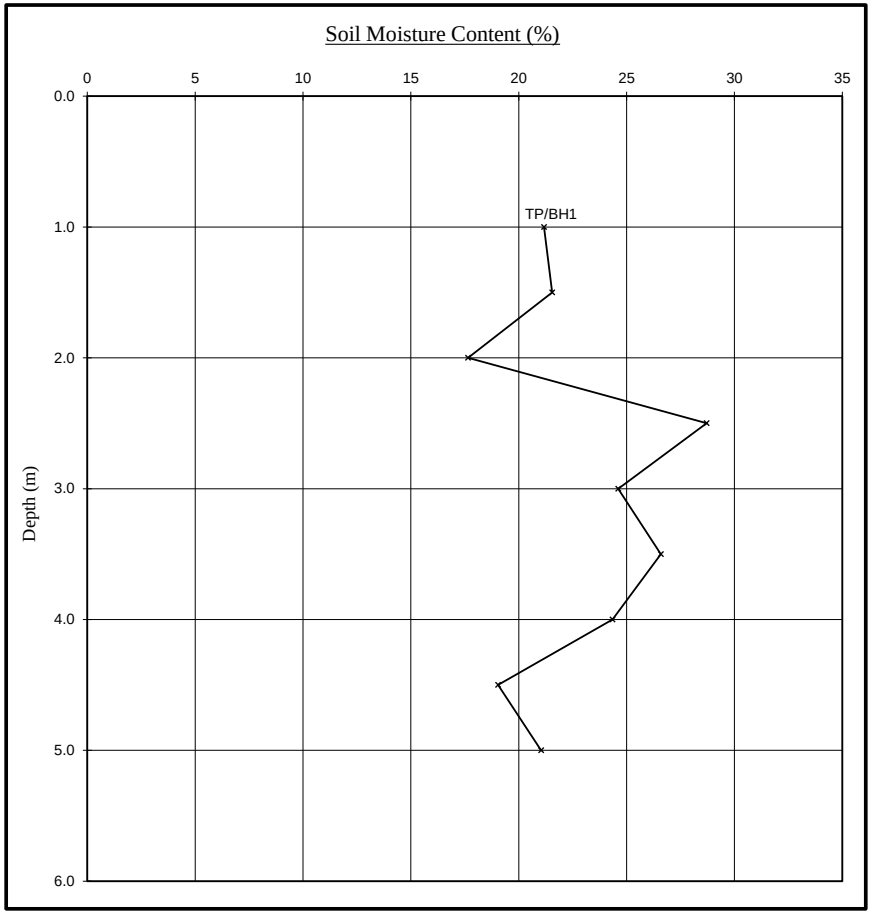
Version: 5BH V3.7 - 23.02.2023

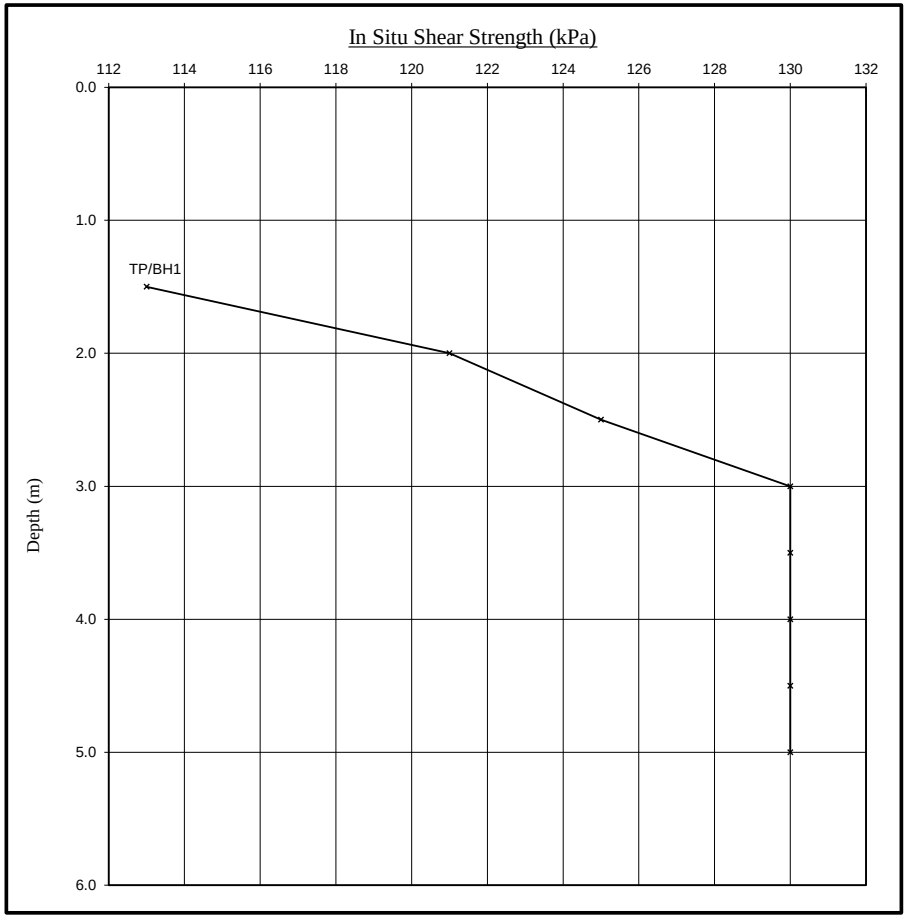
Moisture Content Profiles

Shear Strength Profiles

Our Ref : [redacted]
Location : 50 Dragon Parade
Work carried out for: CET Property Assurance (Sedgwick International UK)

Date Sampled : 01/02/2023
Date Received : 08/02/2023
Date Tested : 28/02/2023
Date of Report : 02/03/2023





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.

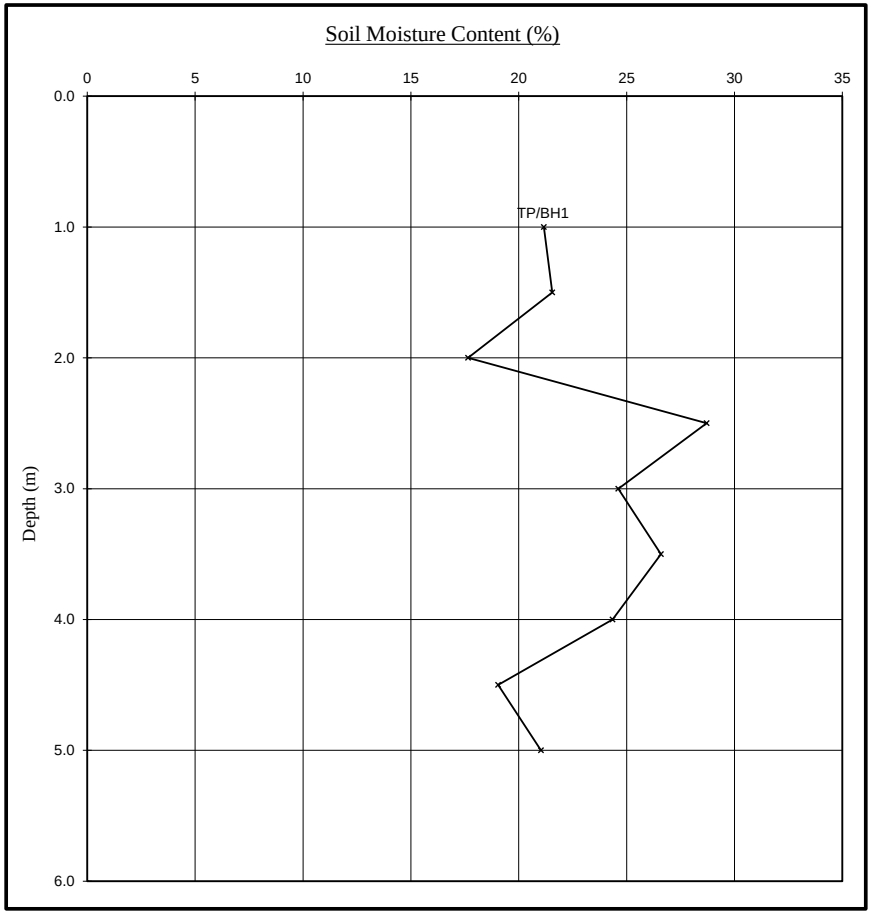
Note
1. Unless otherwise stated, values of Shear Strength were determined in situ by CTS using a Pilcon Hand Vane the calibration of which is limited to a maximum reading of 130 kPa.
2. Unless specifically noted the profiles have not been related to a site datum.

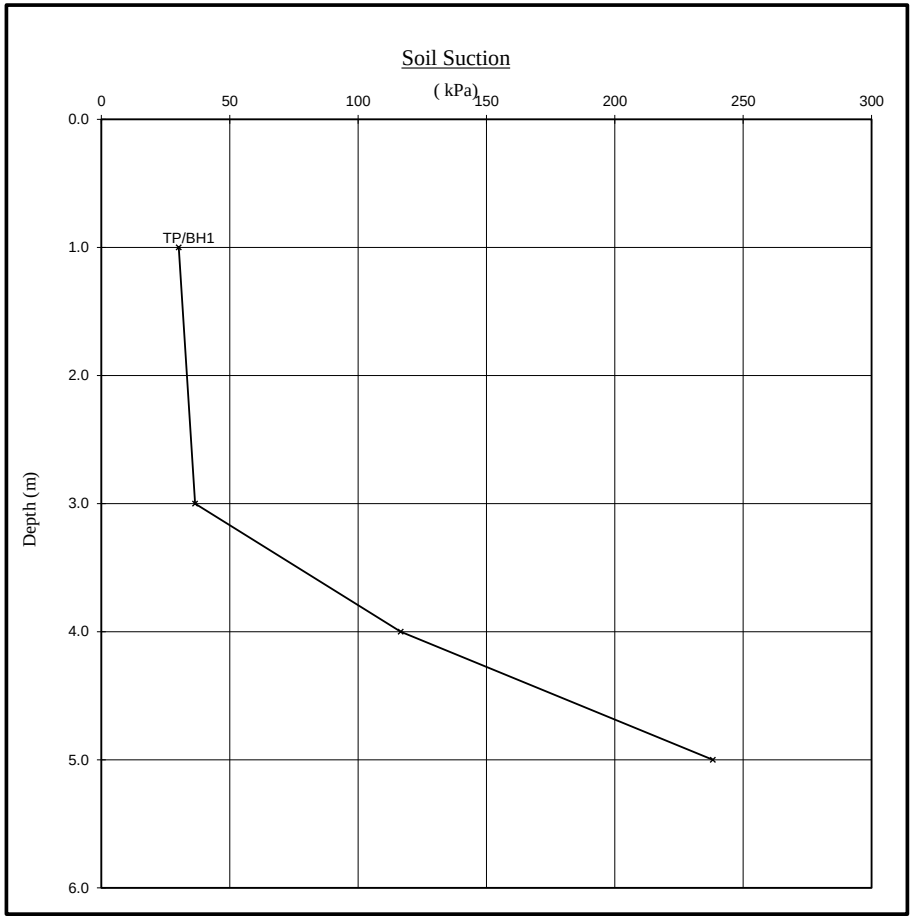
Moisture Content Profiles

Soil Suction Profiles

Our Ref : [redacted]
Location : 50 Dragon Parade
Work carried out for: CET Property Assurance (Sedgwick International UK)

Date Sampled : 01/02/2023
Date Received : 08/02/2023
Date Tested : 28/02/2023
Date of Report : 02/03/2023





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
When shown, the theoretical equilibrium suction profiles are based on conventional assumptions associated with London Clay (and similarly overconsolidated clays) at shallow depths. Note that the sample disturbance component is dependant on the method of sampling and any subsequent recompaction. The above plots show this to be 100kPa which is the value suggested by the BRE on the basis of their limited number of tests on recompacted samples. This may or may not be appropriate in this instance and judgement should be exercised.

EPSL
Independent Scientific Analysis

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ROOT IDENTIFICATION

50 Dragon Parade,

Client Reference: [redacted]
Report Date: 13 February 2023
Our Ref: [redacted]

Sub Sample	Species Identified		Root Diameter	Starch
TP1:				
USF	*Tilia* spp.	1	2 mm	N/A
BH1:				
1.3-4.7m	*Tilia* spp.	2	1 mm	Moderate

Comments:

1 - Plus 2 others also identified as *Tilia* spp.
2 - Plus 3 others also identified as *Tilia* spp.

Tilia spp. are limes.

Signed: [redacted]

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