



Geotechnical Survey Report

FSI Ref: 22485
Issue Date: June 2021

Risk Address: 20 Pinetree Gardens
Waterlooville
PO8 8AE

Company: Claims Consortium Group
Claim Ref: CH20218895

Managing Director:
Finance Director:

Martin Rush MSc FGS
Louise Banks BSc (Hons)

Geotechnical Compliance &
Logistics Supervisor:

Perry Martin MCIHT

Laboratory Manager:

Jade McLellan

Senior Geologist:
Assistant Geologist:
Trainee Geotechnical Assistant:

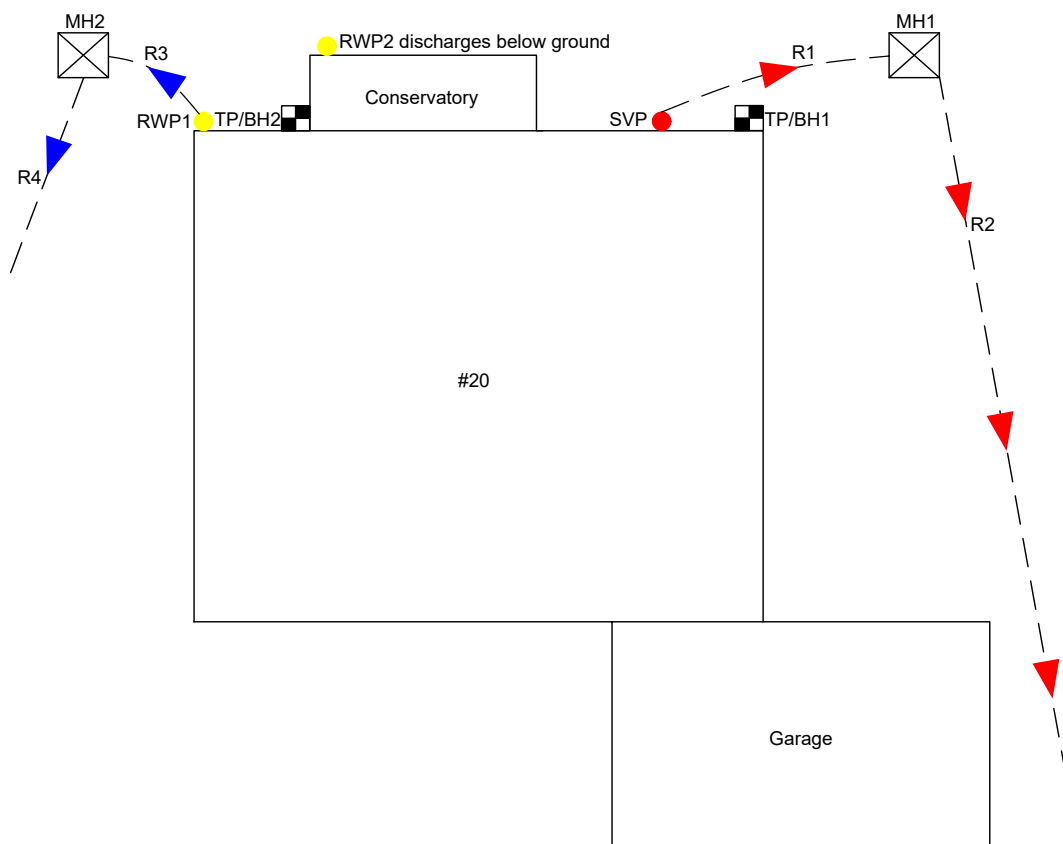
George Baron BSc (Hons) FGS
Scott Parker BSc (Hons) FGS
Sarah Brand

SITE PLAN

Property Address: 20 Pintree Gardens, Waterloooville, PO8 8AE

Client Claim Ref: CH20218895

Survey date: 10/06/2021

Operative: SW1

Scale:

NTS

Drawn by:

SB

Key:
 Trial Pit

 Borehole


Manholes

 Rain Water Pipe

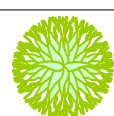
 Soil & Vent Pipe

 Surface Water Gully

 Foul Water Gully

 Shrub

 Tree (Conifer)

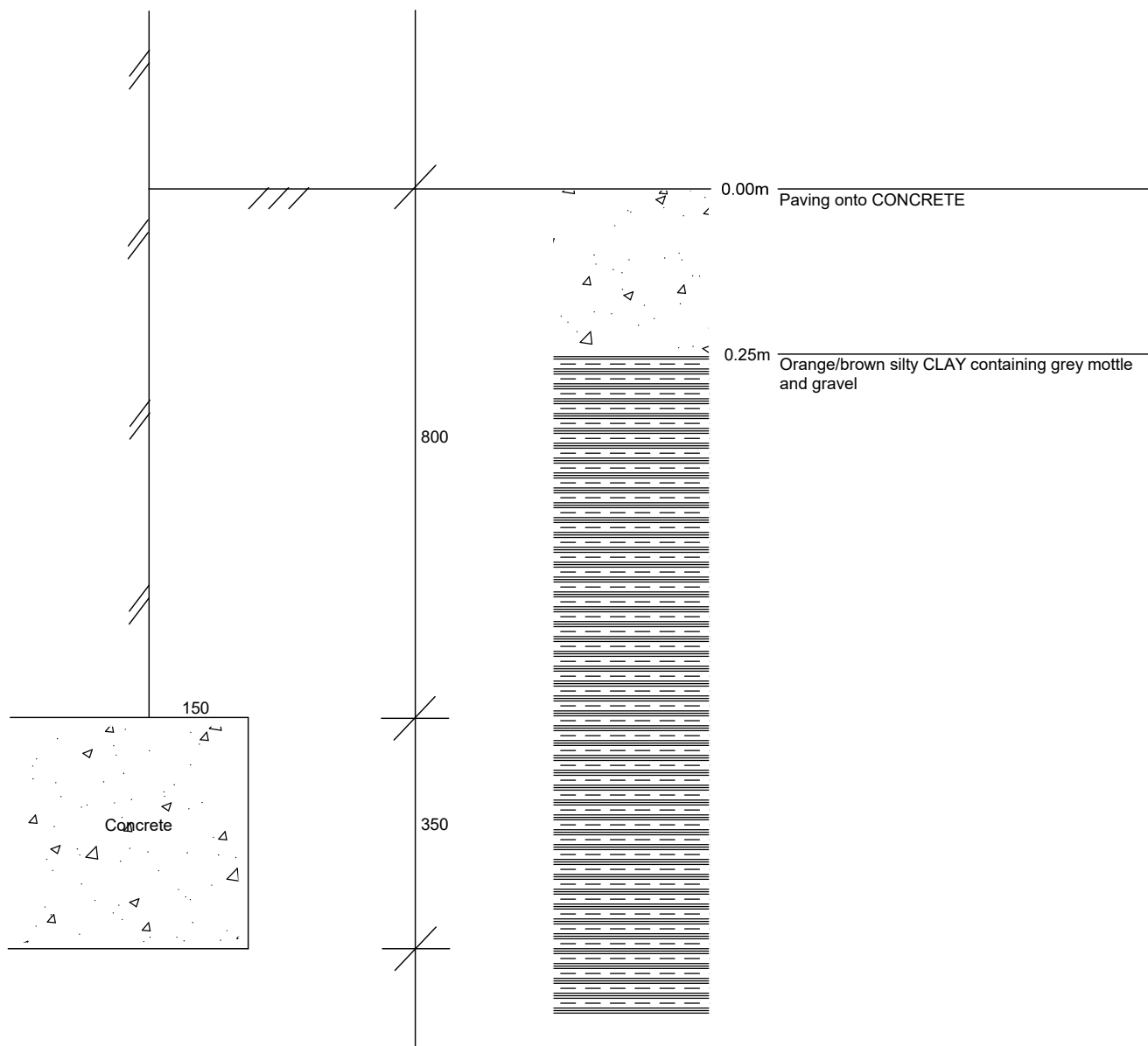
 Tree (Deciduous)

TRIAL PIT 1

Property Address: 20 Pinetree Gardens, Waterloooville, PO8 8AE

Client Claim Ref: CH20218895

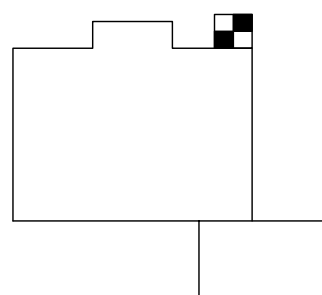
Survey date: 10/06/2021

Operative: SW1


D1 @ F.L. (1.15m)

V = 56-56kPa

Founding strata: Orange/brown silty CLAY containing grey mottle and gravel

Trial Pit Location:

Drawn by:

SB

Scale:

1:10

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



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

Borehole Log

Borehole No.

BH1

Sheet 1 of 1

Project Name: CH20218895

Project No.
22485

Site Date: 10/06/2021

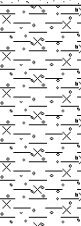
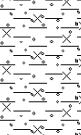
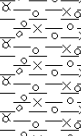
Hole Type
BH

Location: 20 Pintree Gardens, Waterloooville, PO8 8AE

Scale
1:17

Client: Claims Consortium Group

Logged By
SW1

Water Strikes	Sample and In Situ Testing			Depth (m)	Legend	Stratum Description	
	Depth (m)	Type	Results				
				0.25		Paving onto CONCRETE	
						Orange/brown silty CLAY containing grey and gravel	
						Foundation top - 0.80m (Concrete construct projects 150mm with a thickness of 350mm)	
	1.15	D	V (kPa) = 56 V (kPa) = 56			Foundation level - 1.15m Noted to contain hairlike - 2mm roots at 1.15m	1
	1.50	D	V (kPa) = 74 V (kPa) = 80	1.50		Orange/brown silty CLAY containing grey mottle and claystone Water strike noted at 1.50m	
	2.00	D	V (kPa) = 140				2
	2.50	D	V (kPa) = 140				
	2.90	D	MP = 100/35mm	2.90 2.94		MUDSTONE	
						End of Borehole at 2.940m	3

Key: D - Disturbed Sample V - Insitu Vane Test MP - Mackintosh Probe Test

Remarks: Borehole closed at 2.9m due to an obstruction.
Standing water noted at 1.00m below ground level on completion.

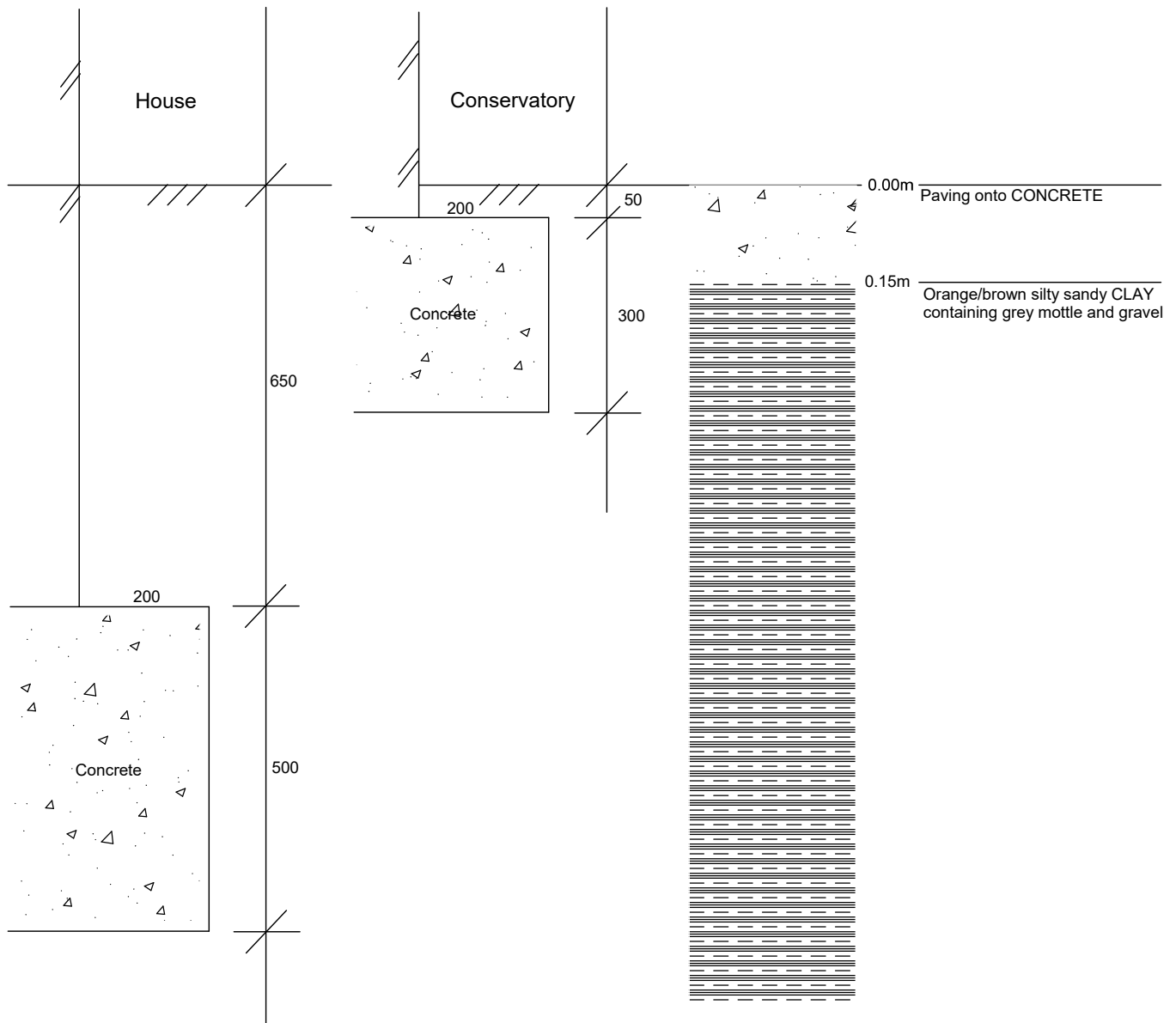


TRIAL PIT 2

Property Address: 20 Pintree Gardens, Waterloo, PO8 8AE

Client Claim Ref: CH20218895

Survey date: 10/06/2021

Operative: SW1


House

D1 @ F.L. (1.15m)

V = 62-80kPa

Founding strata: Orange brown silty sandy CLAY containing grey mottle and gravel

Conservatory

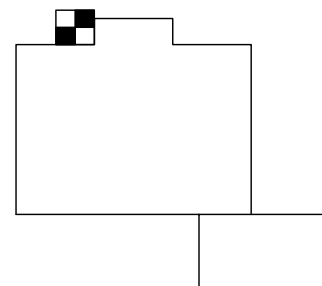
D1 @ F.L. (0.35m)

V = 34-30kPa

Founding strata: Orange/brown silty sandy CLAY containing grey mottle and gravel

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

Trial Pit Location:



Drawn by:

SB

Scale:

1:10



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

Borehole Log

Borehole No.

BH2

Sheet 1 of 1

Project Name: CH20218895

Project No.
22485

Site Date: 10/06/2021

Hole Type
BH

Location: 20 Pintree Gardens, Waterloooville, PO8 8AE

Scale
1:17

Client: Claims Consortium Group

Logged By
SW1

Water Strikes	Sample and In Situ Testing			Depth (m)	Legend	Stratum Description	
	Depth (m)	Type	Results				
				0.15		Paving onto CONCRETE <i>Conservatory foundation top - 0.05m (Concrete construct projects 200mm with a thickness of 500mm)</i>	
	0.35	D	V (kPa) = 30 V (kPa) = 34			Orange/brown silty sandy CLAY containing grey mottle and gravel	
						<i>Conservatory foundation level - 0.35m Noted to contain hairlike - 2mm roots at 0.35m</i>	
						<i>House foundation top - 0.65m (Concrete construct projects 200mm with a thickness of 500mm)</i>	
						<i>Water strike noted at 0.90m</i>	1
	1.15	D	V (kPa) = 62 V (kPa) = 80			<i>House foundation level - 1.15m</i>	
	1.50	D	V (kPa) = 110 V (kPa) = 112			<i>Noted to contain hairlike - 2mm roots at 1.50m</i>	
				1.80		Orange brown silty CLAY containing grey mottle and claystone	
	2.00	D	V (kPa) = 126 V (kPa) = 140				2
	2.50	D	V (kPa) = 140				
	2.75	D	MP = 100/20mm	2.78		End of Borehole at 2.780m	3

Key: D - Disturbed Sample V - Insitu Vane Test MP - Mackintosh Probe Test

Remarks: Borehole closed at 2.78m due to an obstruction.
Standing water noted at 2.10m below ground level on completion.





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

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Appendix No: 3
FSI Ref: 22485

LABORATORY RESULTS

Property Address: 20 Pinetree Gardens, Waterlooville, Hampshire, PO8 8AE
Client Claim Ref: CH20218895 **Client:** Claims Consortium Group

SAMPLE DETAILS		ANALYSIS REQUESTED	
Investigation date:	10/06/2021	Moisture Content	☒ PSD ☒
Sample details:	Bags as received	Liquid Limit	☒ Soil Suction ☒
Samples received:	17/06/2021	Plastic Limit	☒ Shear Strength ☐
Schedule recieved:	17/06/2021	Plasticity Index	☒ Contamination ☐
Samples tested:	21/06/2021 - 06/07/2021	Root ID	☒ Root/Tree DNA ☐
Results reported:	06/07/2021	Other (please state)	☐

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 calendar 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 desiccated 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 Strength

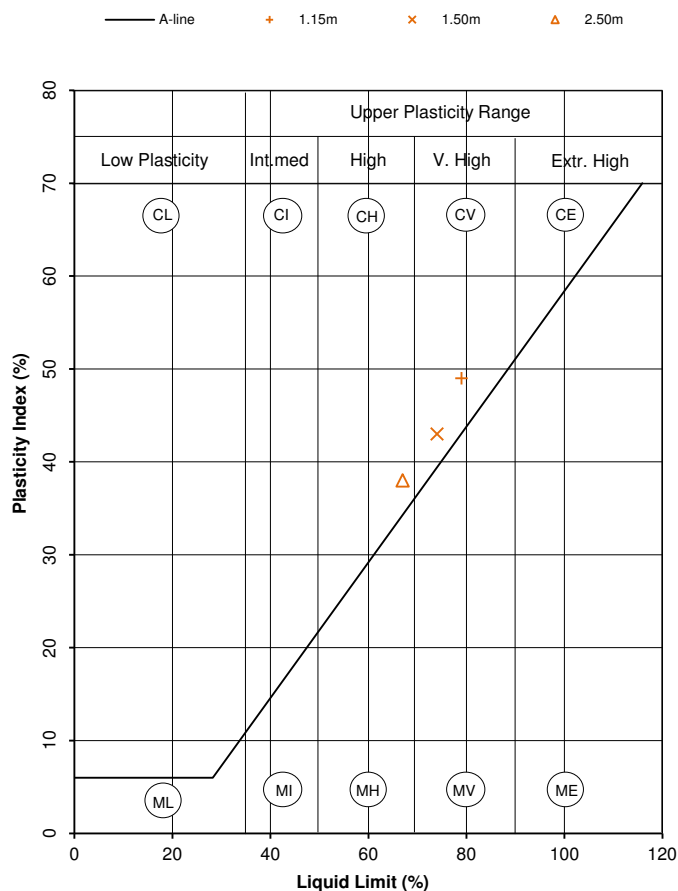
Samples were prepared in accordance with BS 1377: Part 7: 1990 section 8.3 and testing in accordance with BS 1377: Part 7: 1990: section 8.4 (undrained shear strength in triaxial compression without measurement of pore pressure (UU))

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.

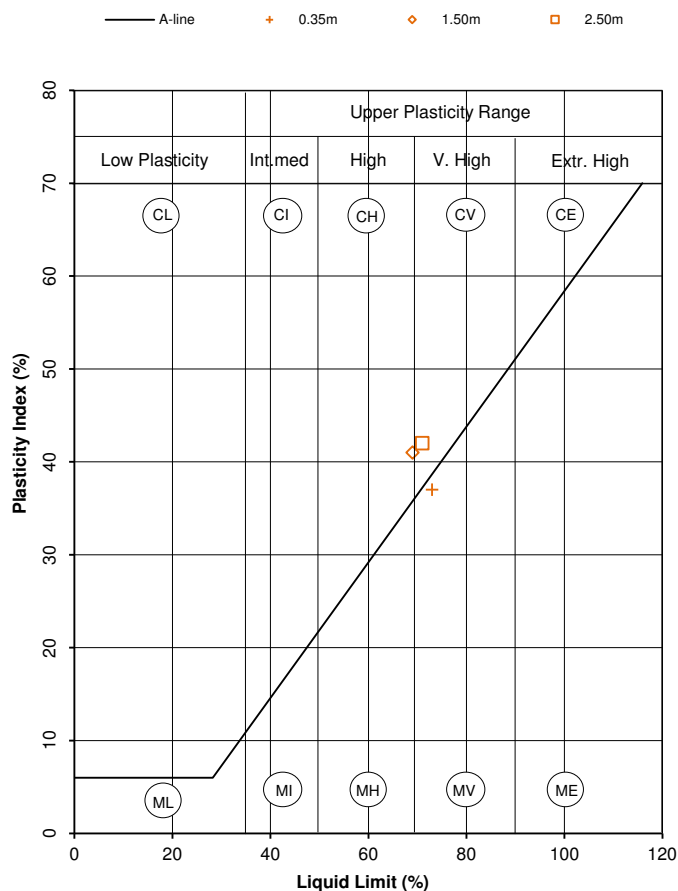
Property Address:	20 Pinetree Gardens, Waterlooville, Hampshire, PO8 8AE
Client Claim Ref:	CH20218895

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Issued by: ☐ Jade McLellan (Laboratory Manager) ☒ Ted Smith (Laboratory Technician) ☐ Other

☐ Isabella Acerbis (Assistant Laboratory Manager) ☐ Ben Brocklebank (Laboratory Technician)

Property Address:	20 Pinetree Gardens, Waterlooville, Hampshire, PO8 8AE
Client Claim Ref:	CH20218895

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Comments:

Page 3 of 3

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Essex
CM9 6TQ

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ROOT IDENTIFICATION

20 Pinetree Gardens, Waterloooville, PO8 8AE

Client Reference: 5000/22485
Report Date: 23 June 2021
Our Ref: R42502

Sub Sample	Species Identified		Root Diameter	Starch
BH1:				
1.15m	<i>Quercus</i> spp.		1.5 mm	Abundant
BH2:				
0.35m	probably <i>Quercus</i> spp. but possibly <i>Castanea</i> spp.	1	1 mm	Low
1.5m	broadleaved species, too juvenile for positive identification		<1 mm	Absent

Comments:

1 - Plus 2 others the same. All rather juvenile.

Quercus spp. are oaks. *Castanea* spp. include sweet chestnut.

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.





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Appendix No:

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FSI Ref:

22485

DRAINAGE SURVEY

Property Address: 20 Pinetree Gardens, Waterlooovile, PO8 8AE

Client Claim Ref: CH20218895

Survey date: 10/06/2021

Operative: SW1

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.

Manhole / Inspection chamber Summary:

Node	Invert Level (m)	Manhole Construction	Pipe Size	Pipe Material	Manhole Condition	Type of Cover	Size of Cover
MH1	0.70	Brick 7 render	100mm	Salt glaze	GOOD	Galvanized	620x470mm
MH2	0.60	Brick 7 render	100mm	Salt glaze	FAIR	Cast iron	680x520mm

Hydraulic Testing Summary:

Run	From	To	Result	Remarks
1				
2				
3				
4				
5				
6				

Serviceability:

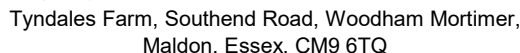
1	Is the system failing to discharge normal household flows to the sewer system? (i.e. recurrence of blockage)	Yes
2	Is there evidence of leakage occurring (infiltration or exfiltration)?	No
3	Is there intermittent storm-water flooding?	Undetermined
4	Has a hydraulic leakage test failed?	N/A
5	Do observed defects make the drain unserviceable?	Yes

Comments:

RWP2 open discharge below ground, recommend connecting to MH2

Recommendations for Repair:

Run	Grade	Recommended action
1	B	Cut roots and line
2	A	None required
3	B	Jet to clear & re-survey
4	B	Jet to clear & re-survey
5		
6		



Fax: 0844 3358907

Web: www.fastrackgroup.co.uk

4

22485

Property Address: 20 Pinetree Gardens, Waterlooovile, PO8 8AE

Client Claim Ref: CH20218895

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

Run	From	To	Pipe Diameter	Pipe Materials	Duty	Direction	Ownership
1	MH1	SVP	100mm	Salt glaze	Foul	Upstream	Private
2	MH1	Downstream	150mm	UPVC	Foul	Downstream	Shared
3	MH2	RWP1	75mm	Salt glaze	Storm	Upstream	Private
4	MH2	Downstream	75mm	Salt glaze	Foul	Downstream	Private
5							
6							

Grade A	Condition grade A: <i>Structurally sound with no leakage evident. Slight crack/defects permitted.</i>
Grade B	Condition grade B: <i>Cracks and/or fractures observed but pipe provides sufficient arching support. Some leakage may be evident.</i>
Grade C	Condition grade C: <i>Structurally unsound with insufficient arching support. Total collapse/blockage likely in the future.</i>

[illegible]



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Woodham Mortimer
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DRAINAGE REPAIR ESTIMATE

Property Address: 20 Pintree Gardens, Waterloooville, PO8 8AE

Client Claim Ref: CH20218895

Survey date: 10/06/2021

Operative: SW1

6th July 2021

Our Ref: 22485

Your Ref: CH20218895

Re: Estimate for drainage repairs

Works:

- | | | |
|----|-------|--------------------------|
| 1. | Run 1 | Cut roots and line |
| 2. | Run 3 | Jet to clear & re-survey |
| 3. | Run 4 | Jet to clear & re-survey |
| 4. | RWP2 | Connect to MH2 |

TOTAL	£1240.00	exc vat
	£1488.00	inc vat

This estimate is exclusive of vat, is based on our interpretation of the required repairs and limited to the items listed above; should any further works be deemed necessary they will be charged in accordance with the schedule of rates. Should you require alternative repairs to be carried out, please provide details and we will issue a revised quotation as soon as possible. An assumption has been made that a building notice is not required for the completion of these works; in the event that a building notice is required, we can obtain it on your behalf; this will be charged at cost plus 10%. This estimate should be read in conjunction with our standard schedule of assumptions and conditions of contract; a copy of which can be obtained from the office.

This estimate is valid for 2 calendar months from the date of issue.

Should you have any queries please do not hesitate to contact the office on 08443358908.

Yours sincerely

Fastrack™ Site Investigations Ltd