



Geotechnical Survey Report

FSI Ref:	25313
Issue Date:	November 2022
Risk Address:	23a Crows Nest Lane Botley Southampton SO32 2DD
Engineer:	Stephen Briant
Company:	Crawford
Claim Ref:	SU2203636

Managing Director:	Martin Rush MSc FGS
Finance Director:	Louise Banks BSc (Hons)
Geotechnical Compliance & Logistics Supervisor:	Perry Martin MCIHT
Laboratory Manager:	Jade McLellan
Senior Geologist:	Scott Parker BSc (Hons) FGS
Assistant Geologist:	Sarah Brand
Geotechnical Assistant:	Bradley Webb



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Appendix No: 1
FSI Ref: 25313

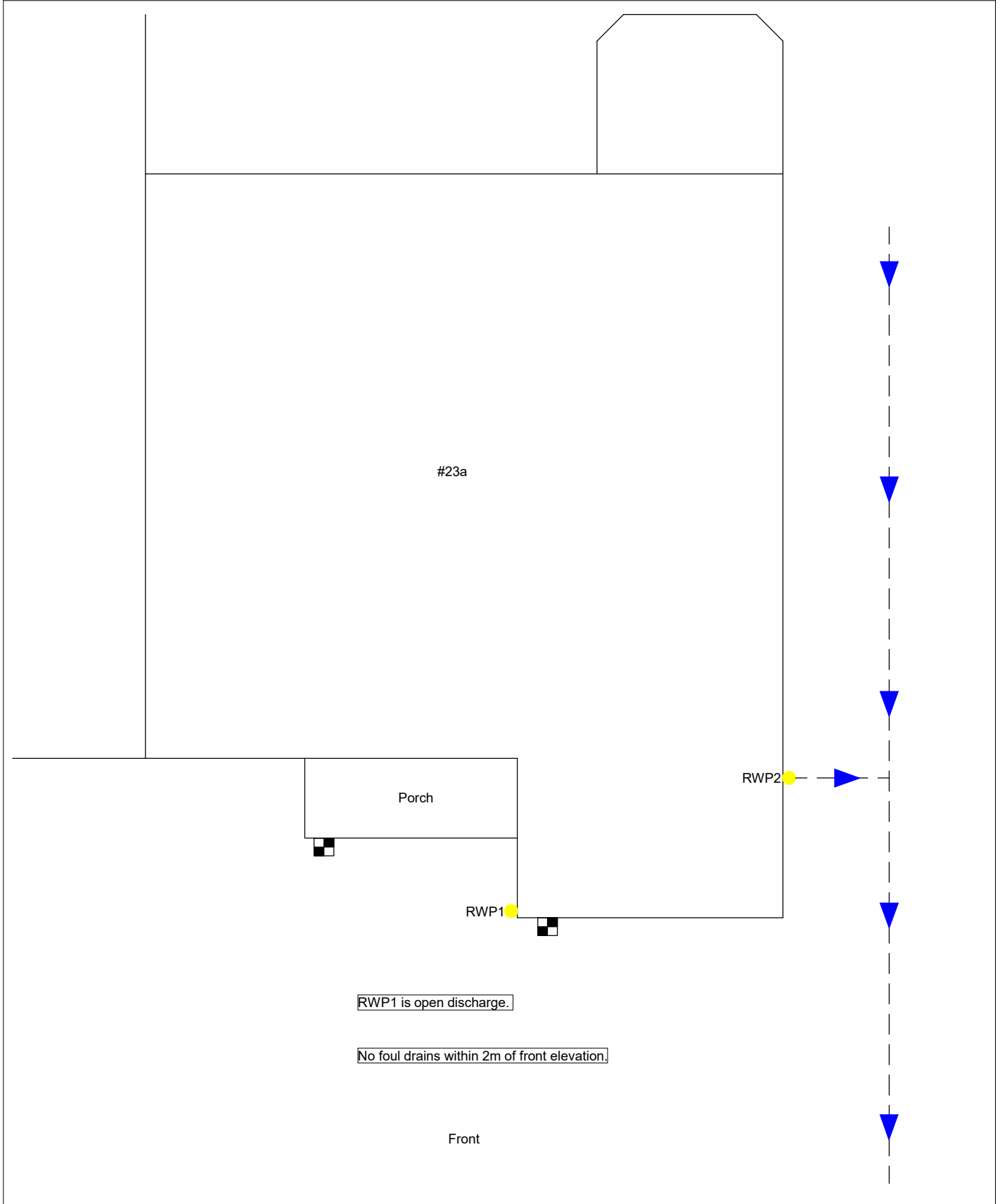
SITE PLAN

Property Address: 23a Crows Nest Lane, Botley, Southampton, SO32 2DD

Client Claim Ref: SU2203636

Survey date: 16/11/2022

Operative: SW1



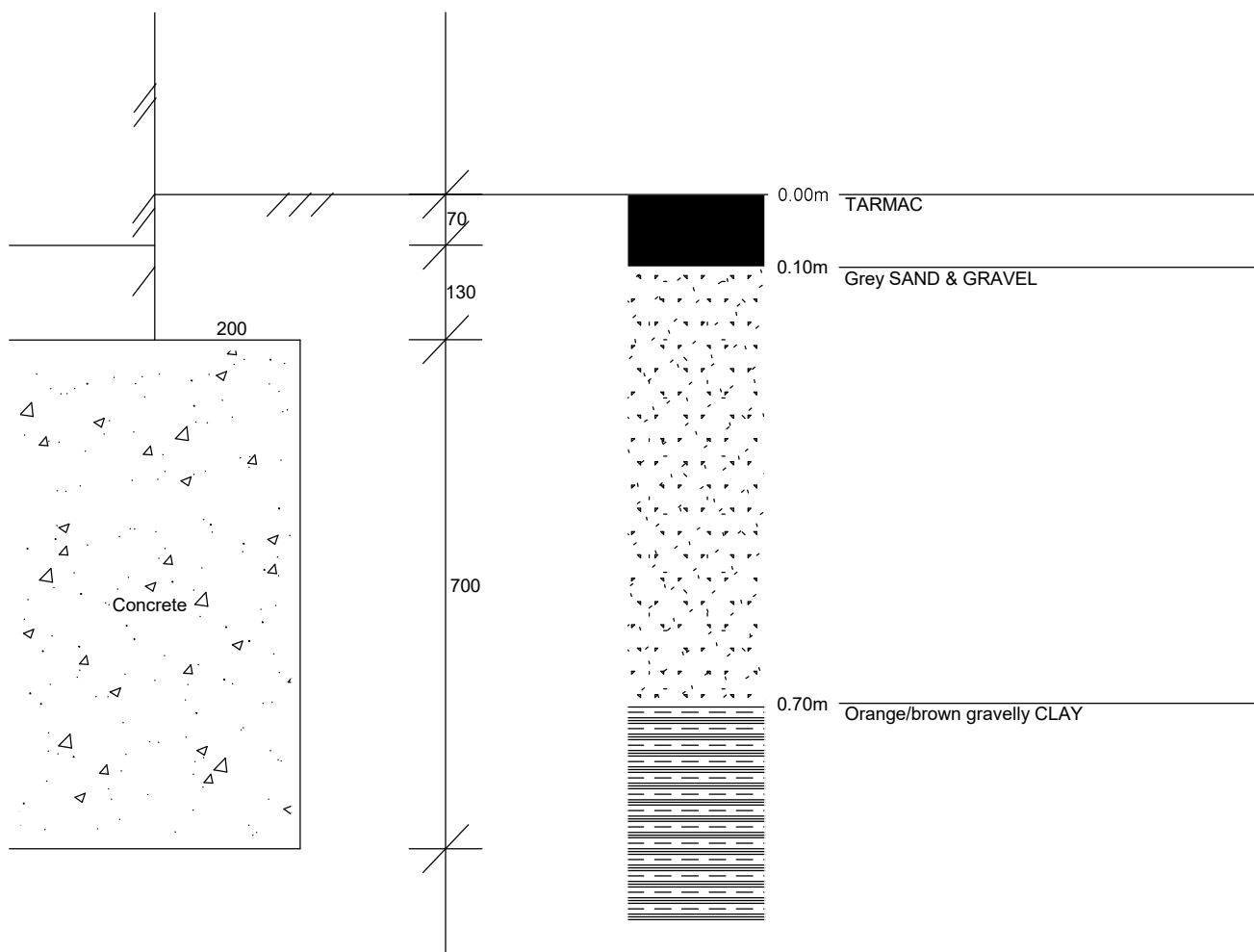
Scale: NTS	Drawn by: BW	Key: Trial Pit Borehole Manholes Rain Water Pipe Surface Water Gully Soil & Vent Pipe Foul Water Gully Shrub Tree (Conifer) Tree (Deciduous)
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TRIAL PIT 1

Property Address: 23a Crows Nest Lane, Botley, Southampton, SO32 2DD

Client Claim Ref: SU2203636

Survey date: 16/11/2022

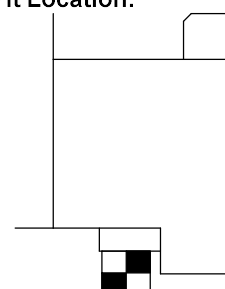
Operative: SW1


D1 @ F.L. (0.90m)

MP = 5-8-11-17/75mm

Founding strata: Orange/brown gravelly CLAY

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:

BW

Scale:

1:10



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Unit 9, Tyndales Farm
Southend Road
Maldon CM9 6TQ

Borehole Log

Borehole No.

BH1

Sheet 1 of 1

Project Name: SU2203636

Project No.
25313

Site Date: 16/11/2022

Hole Type
BH

Location: 23a Crows Nest Lane, Botley, Southampton, SO32 2DD

Scale
1:17

Client: Crawford

Logged By
SW1

Water Strikes	Sample and In Situ Testing			Depth (m)	Legend	Stratum Description	
	Depth (m)	Type	Results				
				0.10		TARMAC	
						Grey SAND & GRAVEL	
						<u>Foundation top-0.20m (concrete construct projecting 200mm with a thickness of 700mm)</u>	
						<u>Water strike-0.25m</u>	
				0.70		Orange/brown gravelly CLAY	
	0.90	D	MP = 5/75mm MP = 8/75mm MP = 11/75mm MP = 17/75mm			<u>Foundation level-0.90m</u>	1
	1.50	D	MP = 3/75mm MP = 6/75mm MP = 6/75mm MP = 9/75mm				
	2.00	D	MP = 5/75mm MP = 7/75mm MP = 9/75mm MP = 8/75mm				2
	2.50	D	MP = 7/75mm MP = 9/75mm MP = 11/75mm MP = 15/75mm				
	3.00	D	MP = 10/75mm MP = 17/75mm MP = 22/75mm MP = 12/75mm	3.00		End of Borehole at 3.000m	3

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

Remarks: Borehole closed at 3.00m on completion.
Borehole noted to contain standing water at 0.35m on completion.
No roots found.

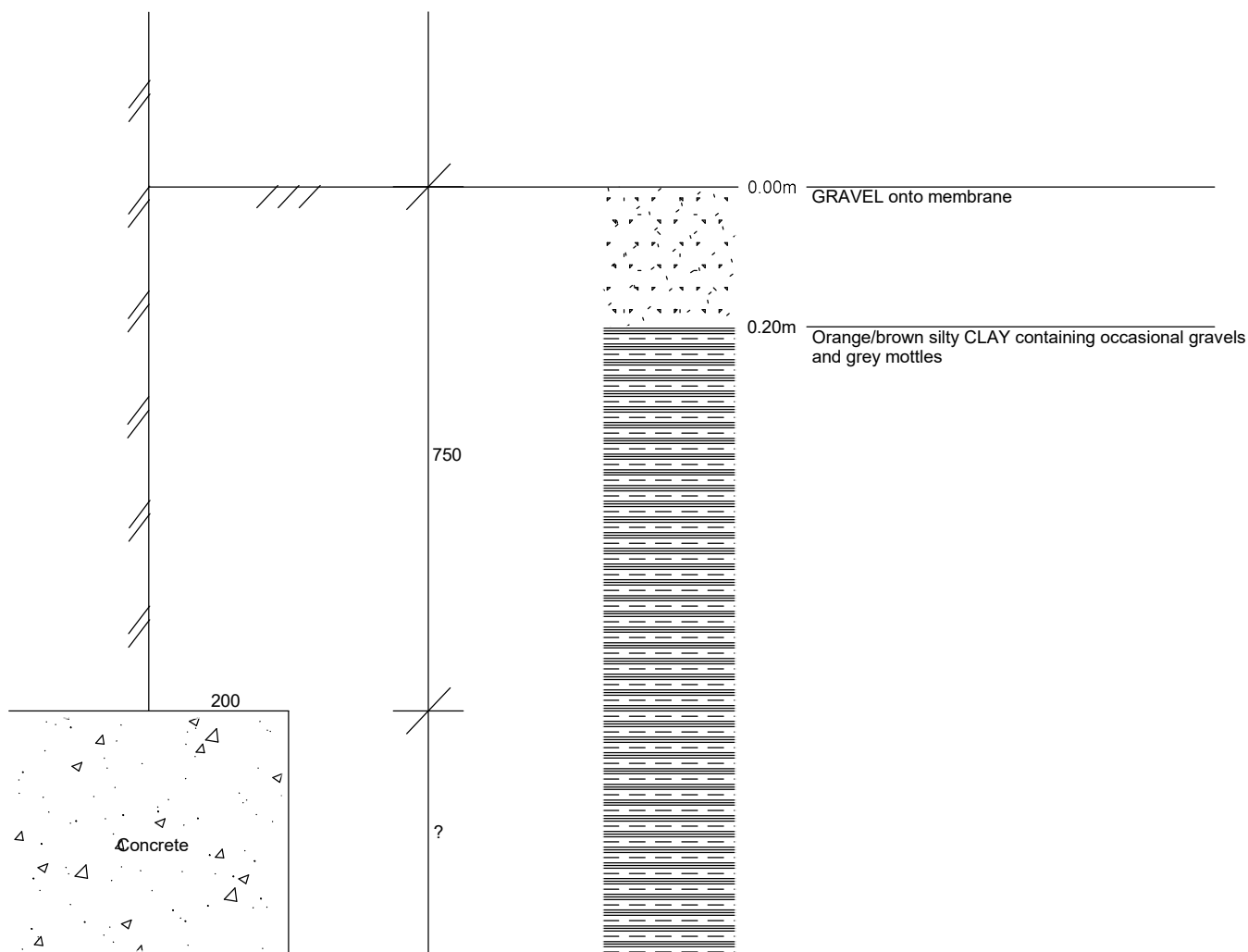


TRIAL PIT 2

Property Address: 23a Crows Nest Lane, Botley, Southampton, SO32 2DD

Client Claim Ref: SU2203636

Survey date: 16/11/2022

Operative: SW1


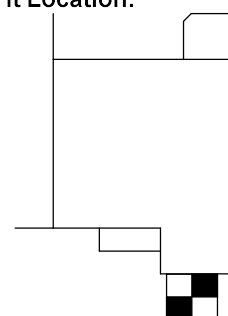
Foundation level greater than 1.50m

D1 @ 1.50m

MP = 18-32-48-42/75mm

Founding strata: Orange/brown silty CLAY containing occasional gravels and grey mottles

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:

BW

Scale:

1:10



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Unit 9, Tyndales Farm
Southend Road
Maldon CM9 6TQ

Borehole Log

Borehole No.

BH2

Sheet 1 of 1

Project Name: SU2203636

Project No.
25313

Site Date: 16/11/2022

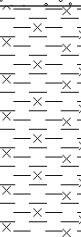
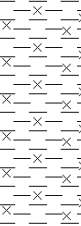
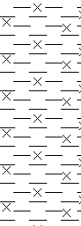
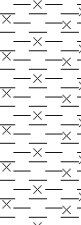
Hole Type
BH

Location: 23a Crows Nest Lane, Botley, Southampton, SO32 2DD

Scale
1:17

Client: Crawford

Logged By
SW1

Water Strikes	Sample and In Situ Testing			Depth (m)	Legend	Stratum Description	
	Depth (m)	Type	Results				
				0.20		GRAVEL onto membrane	
						Orange/brown silty CLAY containing occasional gravel and grey mottle	
						Foundation top-0.75m (concrete construct projecting 200mm with an unknown thickness)	
						Water strike-0.90m	
	1.50	D	MP = 18/75mm MP = 32/75mm MP = 48/75mm MP = 42/75mm			CLAY noted to be very gravelly by 1.50m Fibrous-2mm roots noted at 1.50m	1
	2.00	D	MP = 5/75mm MP = 6/75mm MP = 4/75mm MP = 2/75mm				2
	2.50	D	MP = 3/75mm MP = 2/75mm MP = 5/75mm MP = 7/75mm				
	3.00	D	MP = 28/75mm MP = 32/75mm MP = 36/75mm MP = 40/75mm	3.00		End of Borehole at 3.000m	3

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

Remarks: Borehole closed at 3.00m on completion.
Borehole noted to contain standing water at 0.30m on completion.





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Appendix No: 3
FSI Ref: 25313

LABORATORY RESULTS

Property Address: 23a Crows Nest Lane, Botley, Southampton, Hampshire, SO32 2DD
Client Claim Ref: SU2203636 **Client:** Crawford & Company

SAMPLE DETAILS		ANALYSIS REQUESTED	
Investigation date:	16/11/2022	Moisture Content	☒ PSD ☐
Sample details:	Bags as received	Liquid Limit	☒ Soil Suction ☐
Samples received:	18/11/2022	Plastic Limit	☒ Shear Strength ☐
Schedule recieved:	18/11/2022	Plasticity Index	☒ Contamination ☐
Samples tested:	22/11/2022-25/11/2022	Root ID	☒ Root/Tree DNA ☐
Results reported:	25/11/2022	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

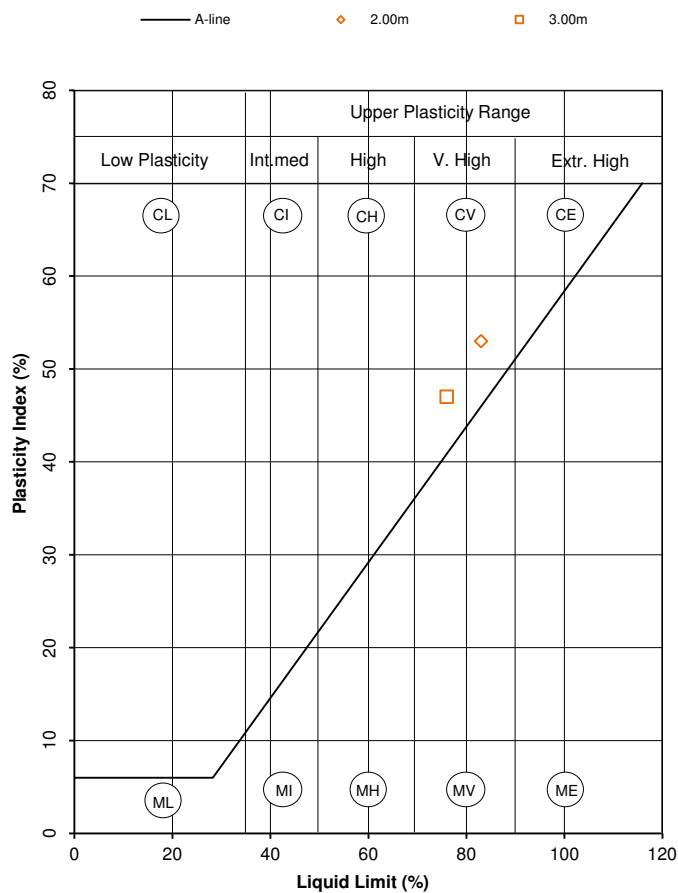
Samples were prepared in accordance with BS 1377: Part 7: 1990 section 8.3 and testing in accordance with BS 1377: Part 7: 1990: section 8.4 (undrained shear strength in triaxial compression without measurement of pore pressure (UU))

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:	23a Crows Nest Lane, Botley, Southampton, Hampshire, SO32 2DD
Client Claim Ref:	SU2203636

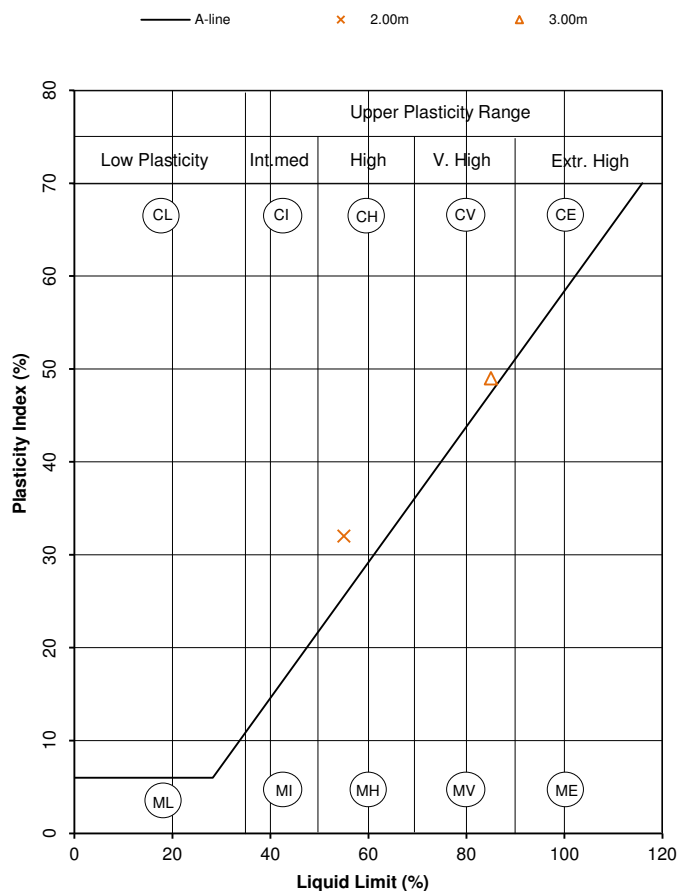
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Comments:	BH1 @ 0.90m - Unable to perform atterberg limits due to incohesive soil
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Issued by: ☐ Jade McLellan (Laboratory Manager)
☒ Isabella Acerbis (Laboratory Supervisor)

☐ Ted Smith (Laboratory Technician)

Property Address:	23a Crows Nest Lane, Botley, Southampton, Hampshire, SO32 2DD
Client Claim Ref:	SU2203636

[illegible]

☐	Ted Smith (Laboratory Technician)
☐	

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Fax: 01248 672601

ROOT IDENTIFICATION

23a Crows Nest Lane, Botley, SO32 2DD

Client Reference: 25313
Report Date: 22 November 2022
Our Ref: R48600

Sub Sample	Species Identified	Root Diameter	Starch	
BH2:				
1.5m	probably <i>Quercus</i> spp. but possibly <i>Castanea</i> spp.	1	1.5 mm	Low

Comments:

1 - Plus 3 others the same.

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

Signed: G S Turner

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:

4

FSI Ref:

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DRAINAGE SURVEY

Property Address: 23a Crows Nest Lane, Botley, Southampton, SO32 2DD

Client Claim Ref: SU2203636

Survey date: 16/11/2022

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

Hydraulic Testing Summary:

Run	From	To	Result	Remarks
1				
2				
3				
4				
5				
6				

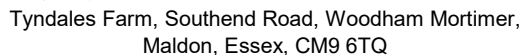
Serviceability:

1	Is the system failing to discharge normal household flows to the sewer system? (i.e. recurrence of blockage)	No
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?	No

Comments:

Recommendations for Repair:

Run	Grade	Recommended action
1	A	None required
2		
3		
4		
5		
6		



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25313

Client Claim Ref: SU2203636

Run	From	To	Pipe Diameter	Pipe Materials	Duty	Direction	Ownership
1	RWP2	Downstream	110mm	UPVC	Storm	Downstream	Private
2							
3							
4							
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]