

INTERPRETATIVE SITE INVESTIGATION REPORT

At

11Barns Close NE32 5NY

On behalf of



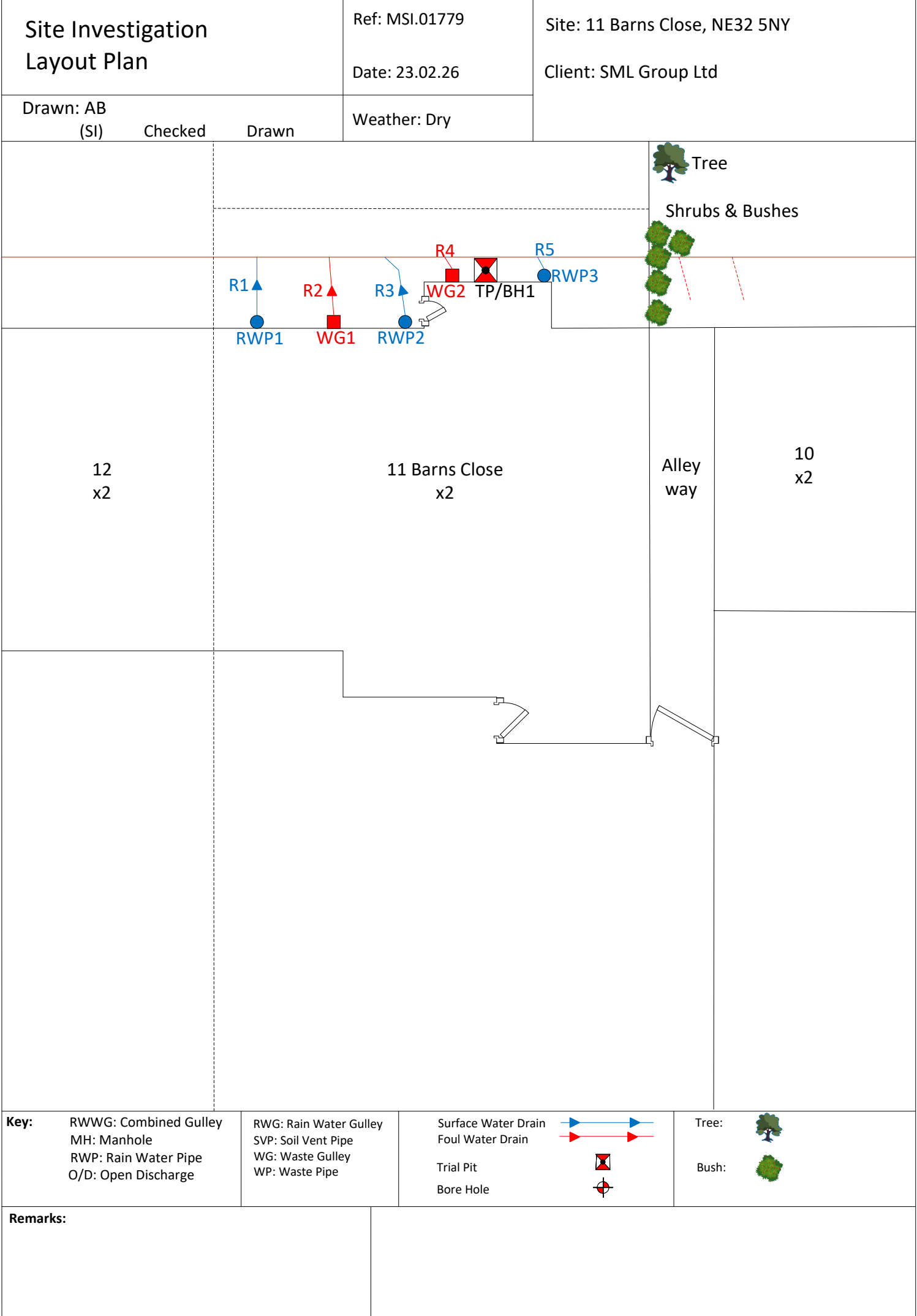
PROJECT REFERENCE: 10935449

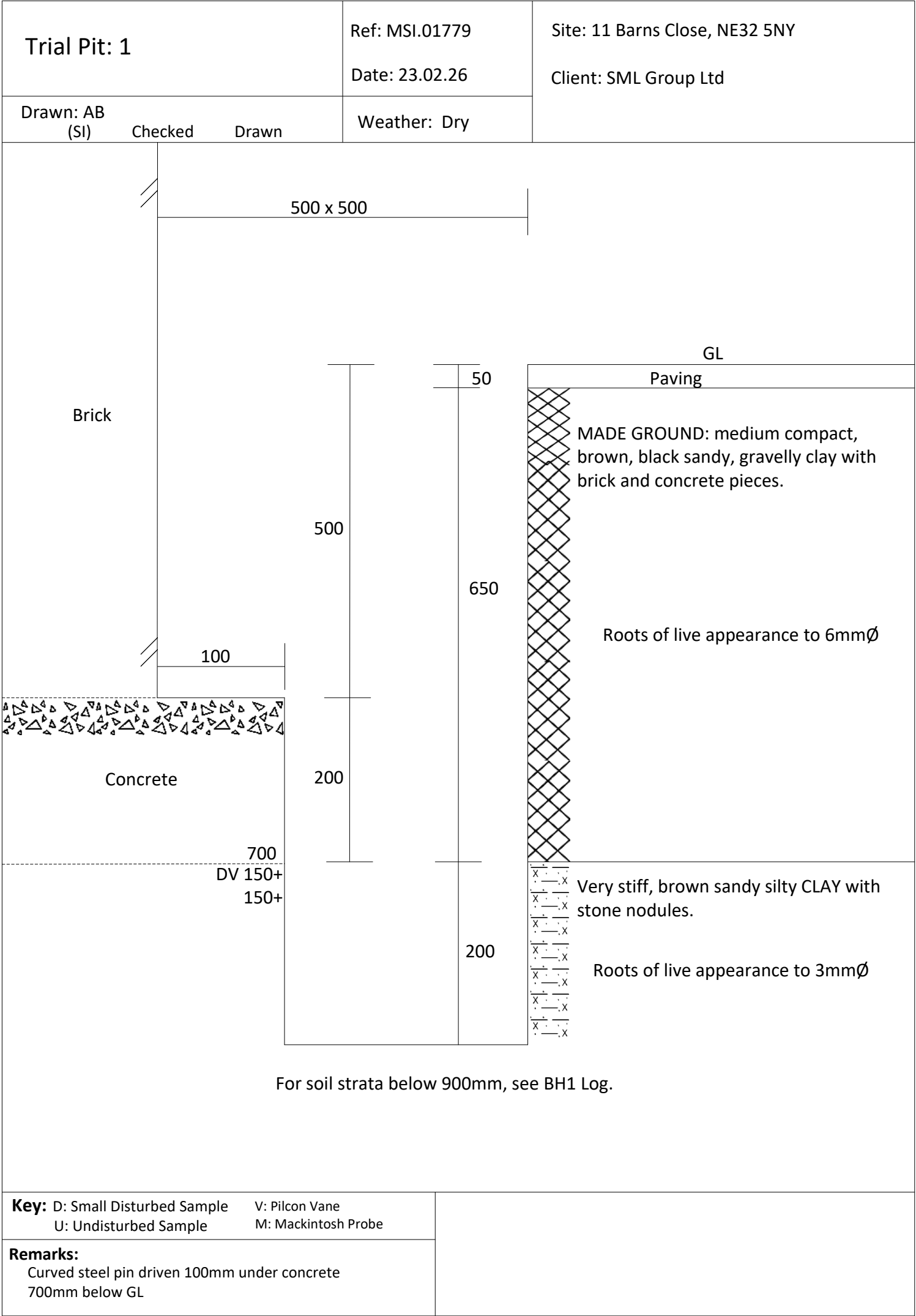
OUR REFERENCE: MSI01779

April 2026



SML
SUBSIDENCE
A SML Group Company





[illegible]



REPORT NUMBER:
GT1595

CLIENT:
GTSSE (SML)
Unit 2, Barleylands Equestrian Centre
Whites Farm

SITE ADDRESS[†]:
11 Barns Close,
NE32 5NY

DATE OF SITE VISIT[†]:
23 February 2026

DATE RECEIVED BY LABORATORY:
26 February 2026

Complied By:.....	
L. Kirby - Office Admin	
Approved B	

DATE REPORTED:
16 April 2026



[†] Client supplied information.

22 Francis Road, Braintree, Essex, CM7 2NR
Tel : 07778442814
Registered in England Company Reg. No. 14487335
VAT No: 443 1025 40

www.Flawless-Soils.com
Email - Enquiries@flawless-soils.com

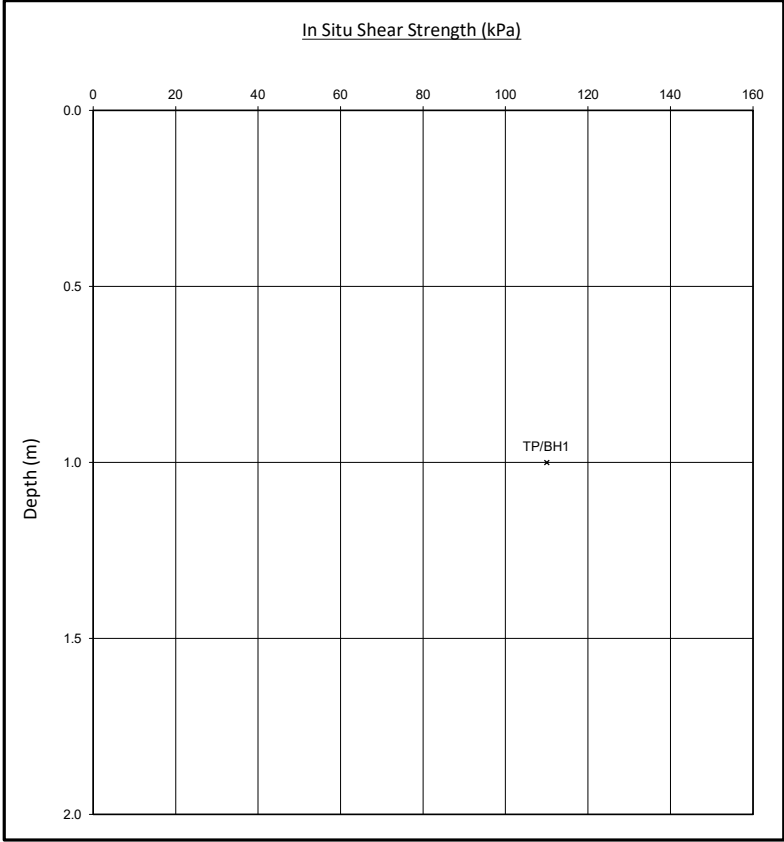
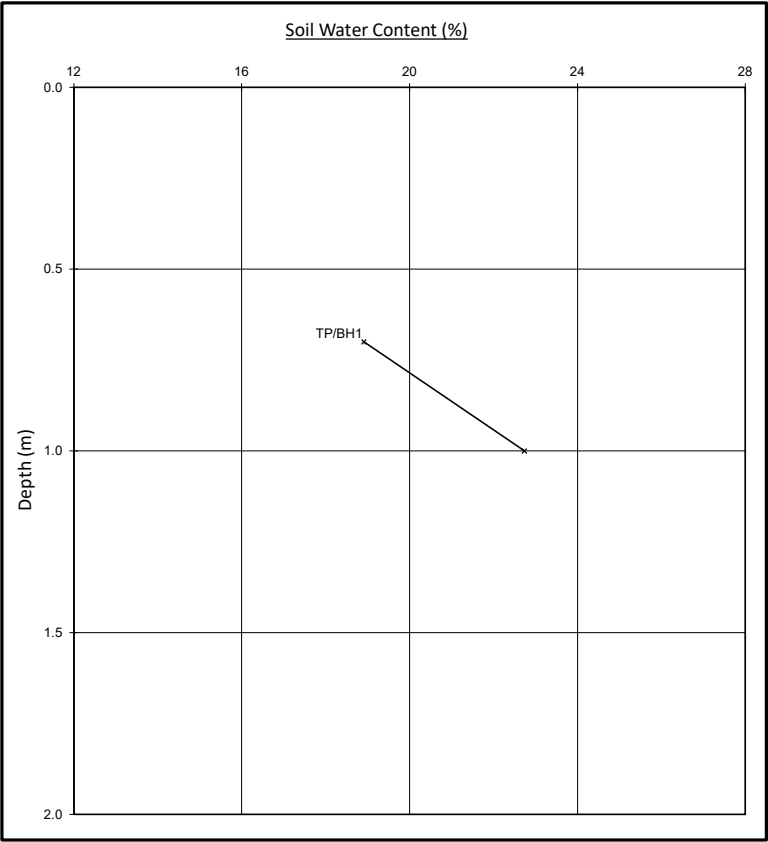
28443

Ref: SumRep (Issue 1, Rev 1 & Issued 01.10.25)

Water Content Profiles

Our Ref : GT1595
Location[†] : 11 Barns Close, NE32 5NY
Work carried out for: GTSSE (SML)
Unit 2, Barleylands Equestrian Centre, Whites Farm, Barleylands Road

Date Sampled[†] : 23/02/2026
Date Received : 26/02/2026
Date Tested : 04/03/2026
Date of Report : 16/04/2026



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.

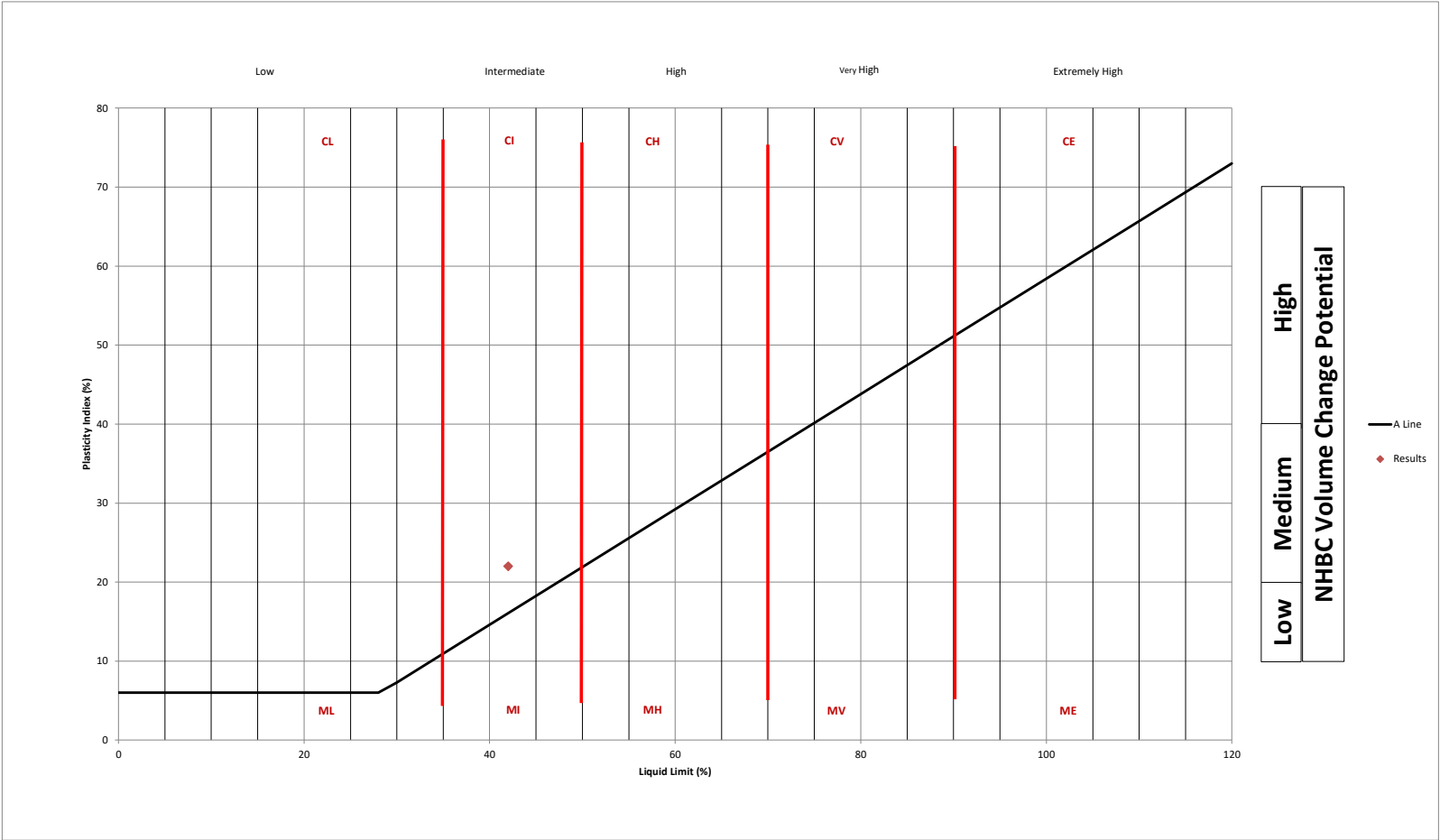
Note
1. Values of Shear Strength were determined in situ by use of a pilcon hand vane of which is limited to a maximum reading of 120 kPa*.

[†] Client supplied information.

Plasticity Chart

Our Ref : GT1595
Location¹ : 11 Barns Close, NE32 5NY
Work carried out for: GTSSE (SML)
Unit 2, Barleylands Equestrian Centre, Whites Farm, Barleylands Road

Date Sampled¹ : 23/02/2026
Date Received : 26/02/2026
Date Tested : 04/03/2026
Date of Report : 16/04/2026



Comments:
1. Volume Change Potential: NHBC Standards Chapter 4.2 Unmodified Plasticity Index (Non UKAS).

¹ Client supplied information.

End of Report

ROOT IDENTIFICATION

11 Barns Close,

Client Reference: MSI.01779
Report Date: 23 March 2026
Our Ref: R66979

Sub Sample	Species Identified		Root Diameter	Starch
TP1:				
0.9m	Magnolia spp.	1	6 mm	Abundant
BH1:				
0.9-1.2m	Maagnolia spp.		2 mm	Abundant

Comments:

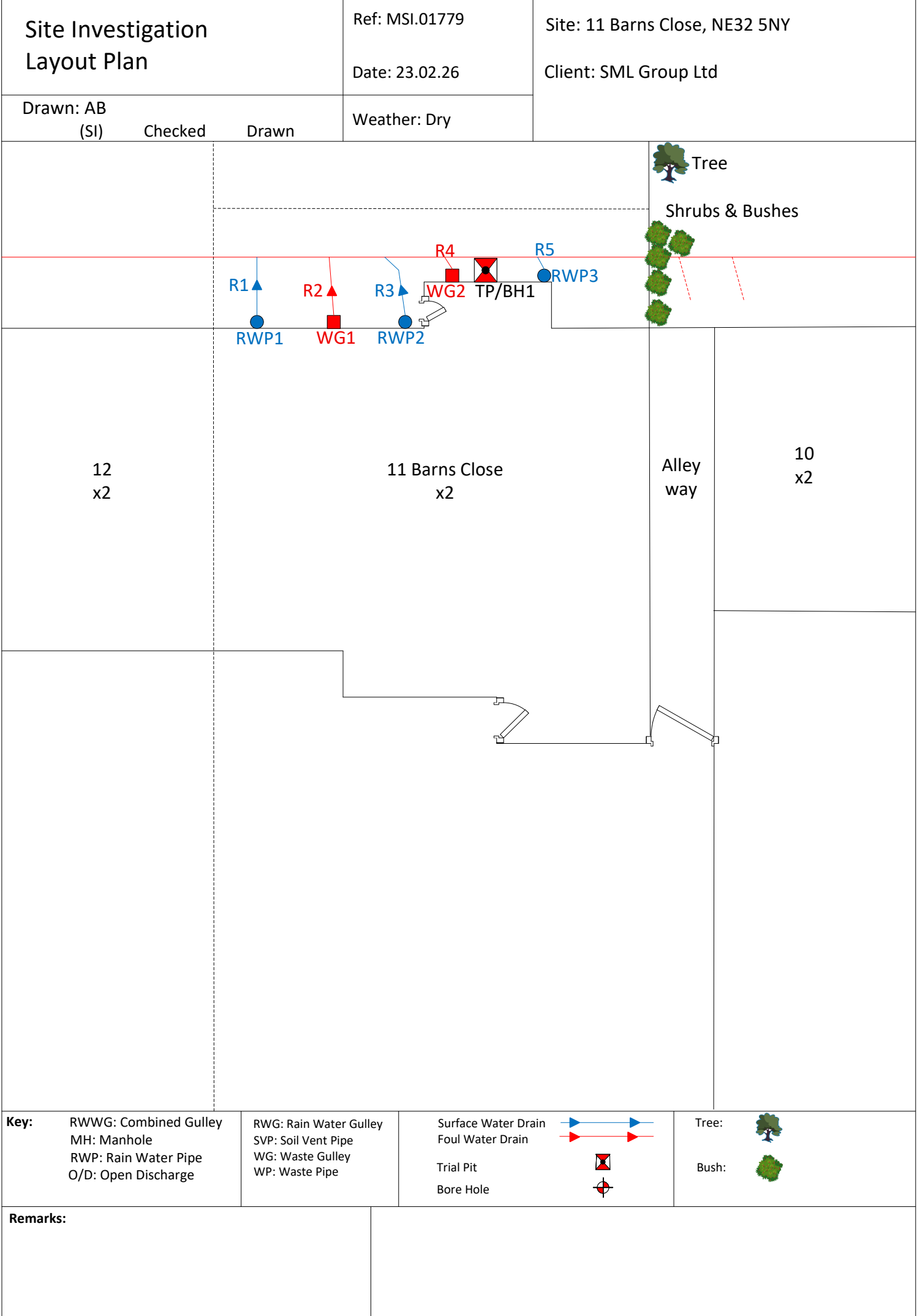
1 - Plus 3 others also identified as *Magnolia* spp.

Magnolia spp. are common flowering trees (magnolias).

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.





[illegible]

[illegible]

[illegible]

Water Authority Sewer Condition Codes

B	Broken pipe at... (or from... to...) o'clock	JN	Junction at...o'clock, diameter...mm
BR	Branch Major	JX	Junction defective at.. o'clock, diameter.. mm
CC	Crack circumferential from... to... o'clock	LC	Lining of sewer changes/starts/finishes at this point
CL	Crack longitudinal @... o'clock	LD	Line of sewer deviates down
CM	Cracks multiple from... to... o'clock	LL	Line of sewer deviates left
CN	Connection at... o'clock, diameter... mm	LN	Line defect at (or from.. to..) o'clock
CNI	Connection at... o'clock, diameter... mm, intrusion... mm	LR	Line of sewer deviates right
CU	Camera under water	LU	Line of sewer deviates up
CX	Connection defective at... o'clock	MB	Missing bricks at.. (or from.. to..) o'clock
CXI	Connection defective at... o'clock, diameter... mm, intrusion... mm	MC	Material of sewer changes at this point
D	Deformed sewer... %	MH	Manhole/node
DB	Displaced bricks at (or from.. to..) o'clock	MM	Mortar missing medium at.. (or from.. to..) o'clock
DC	Dimension of sewer changes at this point	MS	Mortar missing surface at.. (or from.. to..) o'clock
DE	Debris (non silt/grease)... % cross-sectional loss	MT	Mortar missing total at.. (or from.. to..) o'clock
DEG	Debris grease... % cross-sectional area loss	OB	Obstruction... % height/diameter loss
DES	Debris silt... % cross-sectional area loss	OJL	Open joint large
DI	Dropped invert, gap... mm	OJM	Open joint medium
EHJ	Encrustation heavy from.. to.. o'clock % cross-sectional area loss (at joint)	PC	Length of pipe forming sewer changes at this point, new length...mm
ELJ	Encrustation light from.. to.. o'clock%	RFJ	Roots fine (at joint)
EMJ	Encrustation medium from.. to.. o'clock %, cross-sectional area loss (at joint)	RMJ	Roots mass... % cross-sectional area loss (at joint)
ESH	Scale heavy... % cross-sectional area loss from... to... o'clock	RTJ	Roots tap (at joint)
ESL	Scale light from... to... o'clock	SA	Survey abandoned
ESM	Scale medium... % cross-sectional area loss from... to... o'clock	SC	Shape of sewer changes at this point
FC	Fracture circumferential from... to... o'clock	SSL	Surface damage, spalling large at (or from.. to..) o'clock
FL	Fracture longitudinal at... o'clock	SSM	Surface damage, spalling medium at (or from.. to..) o'clock
FM	Fractures multiple from... to... o'clock	SSS	Surface damage, spalling slight at (or from.. to..) o'clock
GO	General observation at this point	SWL	Surface damage, wear large at... (or from.. to..) o'clock
GP	General photograph number... taken at this point	SWM	Surface damage, wear medium at... (or from.. to..) o'clock
H	Hole in sewer at... o'clock	SWS	Surface damage, wear slight at.. (or from.. to..) o'clock
IDJ	Infiltration dripper at (or from... to...) o'clock (at joint)	V	Vermin (rats and mice)
IGJ	Infiltration gusher at (or from... to...) o'clock (at joint)	WL	Water level... % height/diameter
IRJ	Infiltration runner at (or from... to...) o'clock (at joint)	X	Sewer collapsed... % cross-sectional area loss
ISJ	Infiltration seeper at (or from... to...) o'clock (at joint)	FH	End of survey
JDM	Joint displaced medium		
JDL	Joint displaced large		