INTERPRETATIVE

SITE INVESTIGATION REPORT

At

11Barns Close NE32 5NY

On behalf of

sedgwick

PROJECT REFERENCE: 10935449

OUR REFERENCE: MSI01779

April 2026

SML SUBSIDENCE

A SML Group Company

Site Investigation Layout Plan

Ref: MSI.01779

Date: 23.02.26

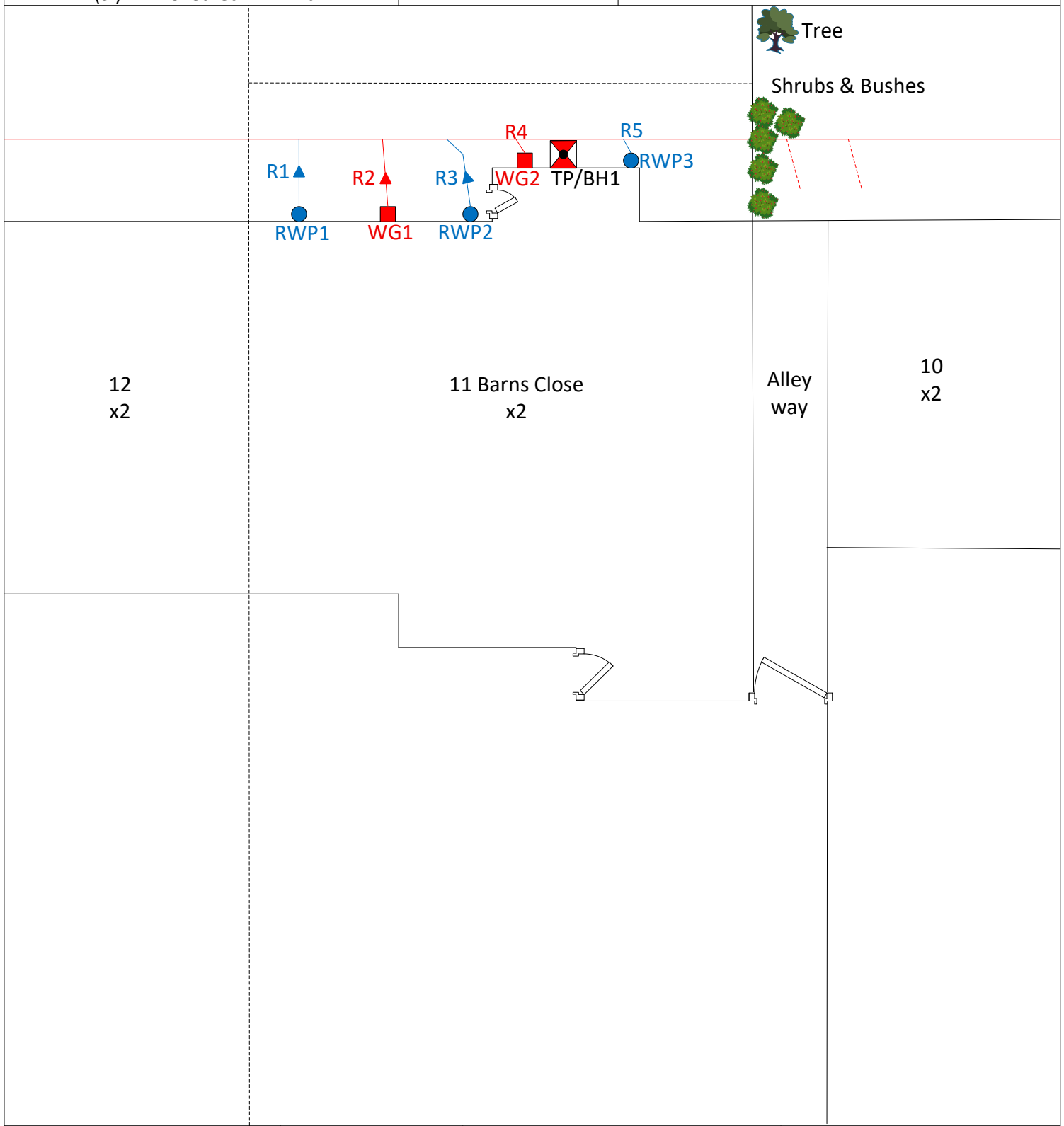
Site: 11 Barns Close, NE32 5NY

Client: SML Group Ltd

Drawn: AB

(SI) Checked Drawn

Weather: Dry



Key:

RWWG: Combined Gulley
MH: Manhole
RWP: Rain Water Pipe
O/D: Open Discharge

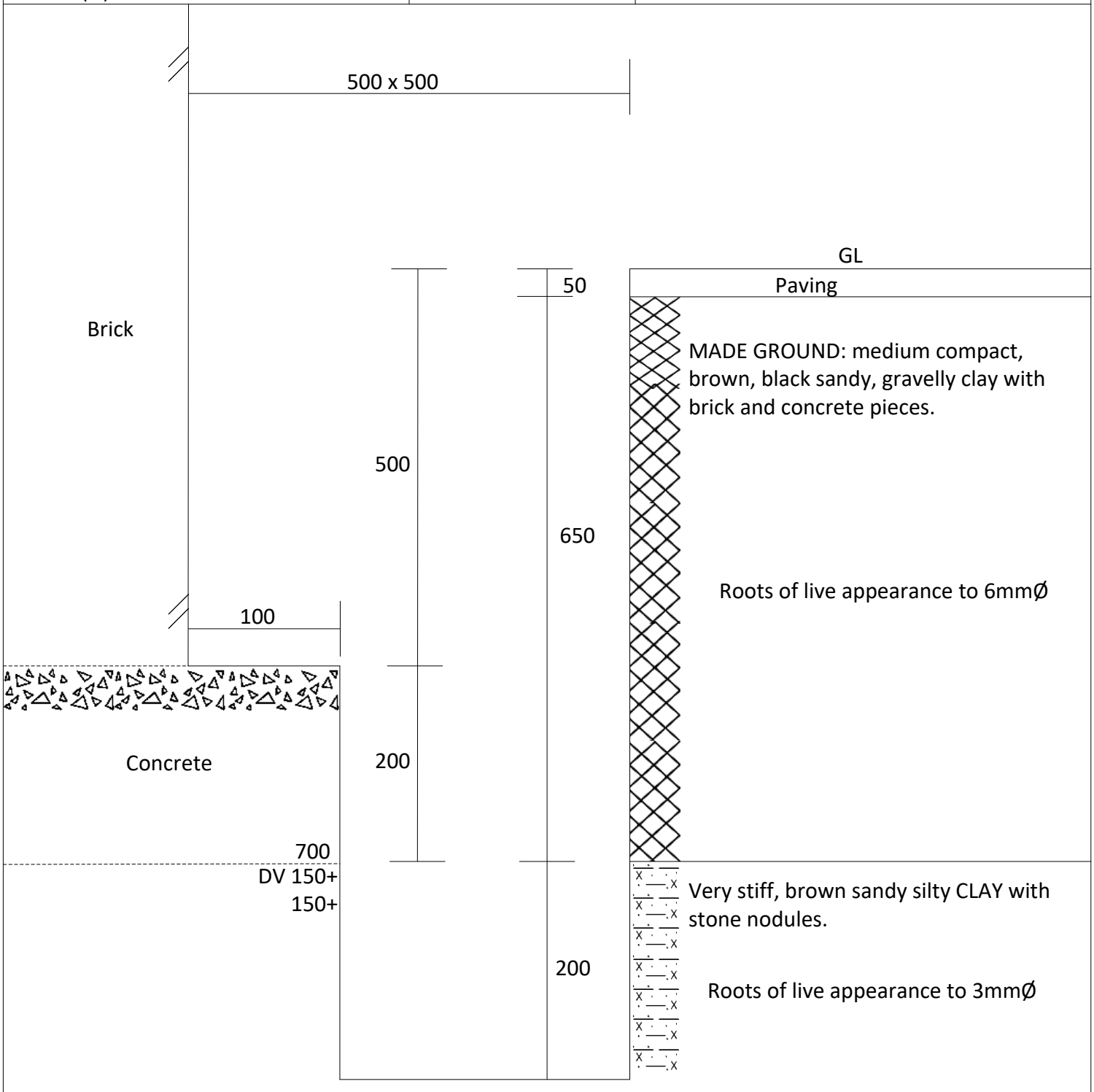
RWG: Rain Water Gulley
SVP: Soil Vent Pipe
WG: Waste Gulley
WP: Waste Pipe

Surface Water Drain
Foul Water Drain
Trial Pit
Bore Hole

Tree:
Bush:

Remarks:

Trial Pit: 1	Ref: MSI.01779 Date: 23.02.26	Site: 11 Barns Close, NE32 5NY Client: SML Group Ltd
Drawn: AB (SI) Checked Drawn	Weather: Dry	



For soil strata below 900mm, see BH1 Log.

Key: D: Small Disturbed Sample
U: Undisturbed Sample
V: Pilcon Vane
M: Mackintosh Probe

Remarks:
Curved steel pin driven 100mm under concrete
700mm below GL

			Sheet:	**1 of 1**	**Site:**	11 Barns Close, NE32 5NY	
			Job No:	MSI.01779			
			Date:	23/02/2026			
Boring Method:	Hand Auger		**Ground Level:**		**Client:**	SML Group Ltd	
Diameter (mm):	75	**Weather:**	Overcast windy				

Depth	**Soil Description**			**Samples and Tests**		
(m)		**Thickness**	**Legend**	**Depth**	**Type**	**Result**
		0.90				
	AY with stone nodules	0.30				
				1.00	DV	110
						110
	End of BH					

Key:
D - Disturbed Sample

To Depth (m)	Max Dia (mm)
1.20	3

oo Dense To Drive

H & F - Hair and Fibrous

Logged: a brook | Checked: GTSSE | N.T.S.

F . S . T

FLAWLESS
SOIL TESTING

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

[redacted]
Complied By:.....
L. Kirby - Office Admin

[redacted]
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

UKAS TESTING
28443

Laboratory Summary Results

Our Ref : GT1595

Location† : 11 Barns Close, NE32 5NY

Client: GTSSE (SML)

Address: 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

Sample Ref†			Water	Soil	Liquid	Plastic	Plasticity	Liquidity *	Modified Plasticity *	Soil *	Filter Paper Contact	Soil Sample Suction	Oedometer Strain	Estimated Heave Potential (Dd)	Roots Present or No Roots Observed*†	In situ Shear Vane Strength*†	Organic Matter O.M	pH Value	Sulphate Content (g / l)		Class*
																			SO_3	SO_4	
			(%) [1]	(%) [2]	(%) [3]	(%) [4]	(%) [5]	[5]	(%) [6]	[7]	(d)	(kPa) [8]	[9]	(mm) [10]	[11]	(kPa) [12]	(%) [13]	[14]	[15]	[16]	[17]
1	U/S 0.7	D	18.9	47	42	20	22	-0.05	12	CI	Not suitable for suction testing -Too gravelly				Roots Present						
	1.0	D	22.7	25							Not suitable for suction testing -Too gravelly				Roots Present	110					

Test Methods / Notes

[1] BS EN ISO 17892-1 : 2014 + A1 : 2022

[2] Not recorded if <5%, otherwise measured as agreed with client

[3] BS EN ISO 17892-12 : 2018 + A2 : 2022 Clause 5.3 - 1 Pt Test - Cone 80g/30°

Note: One-Point Correction Factors obtained from Table 1, Clause 5.3.2, BS 1377-2 : 2022

[4] BS BS EN ISO 17892-12 : 2018 + A2 : 2022 Clause 5.5

[5] BS BS EN ISO 17892-12 : 2018 + A2 : 2022 Clause 6.5

[6] BRE Digest 240 : 1993

[7] BS 5930 : 2018 : Figure 8 - Plasticity Chart for the classification of fine soils

[8] BRE IP 4/93

[9] DIHM One Dimensional Swell / Strain Test. Oedometer testing by GSTL UKAS no. 2788. Full report provided upon written request.

[10] Estimated Heave Potential calculated by GSTL UKAS no. 2788. Full report provided upon written request.

[11] Roots present at depth or below. Info taken from logs if provided

[12] Values of shear strength were determined in situ using a pilcon hand vane.

[13] E010 based on Walkely-Black methodology. Completed by DETS UKAS no. 4480.

[14] BS 1377 : Part 3 : 2018 + A1 2021 Clause 12. PH testing by K4 Soils Ltd UKAS no. 2519. Full report provided upon written request.

[15] BS 1377 : Part 3 : 2018 + A1 2021 Clause 7.6. Sulphate testing by K4 Soils Ltd UKAS no. 2519. Full report provided upon written request.

[16] $SO_4 = 1.2 \times SO_3$

[17] BRE Special Digest One (Concrete in Aggressive Ground) August 2005

Note: If the SO_4 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.

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
H&F	Hair & Fibrous Roots
D&D	Dead & Decomposing Roots
DEV	Deviation
*	**Non UKAS accredited testing.**
†	**Client supplied information.**

UKAS TESTING

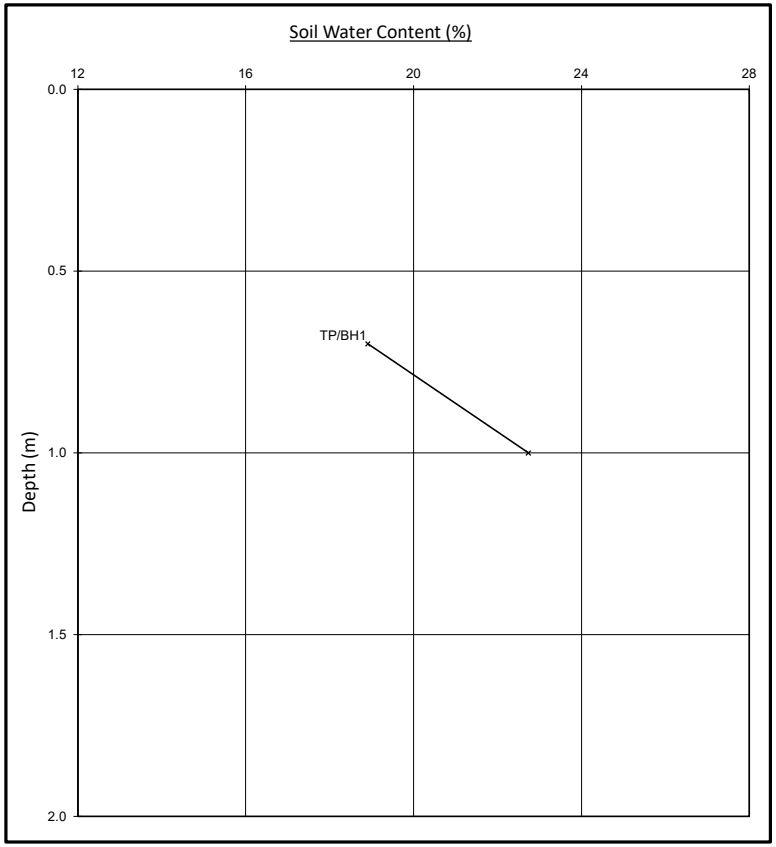
28443

Test results reported relate only to the items tested.

This report shall not be reproduced except in full without approval of the laboratory.

Water Content Profiles

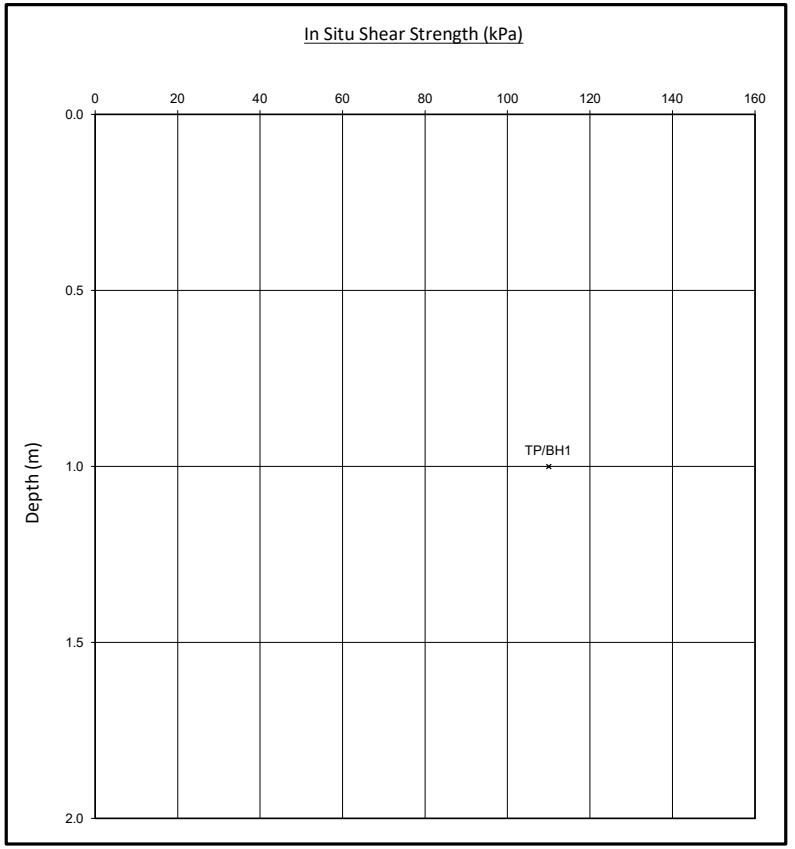
Our Ref : GT1595
Location† : 11 Barns Close, NE32 5NY
Work carried out for: GTSSE (SML)
Unit 2, Barleylands Equestrian Centre, Whites Farm, Barleylands Road



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.

Shear Strength Profiles

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



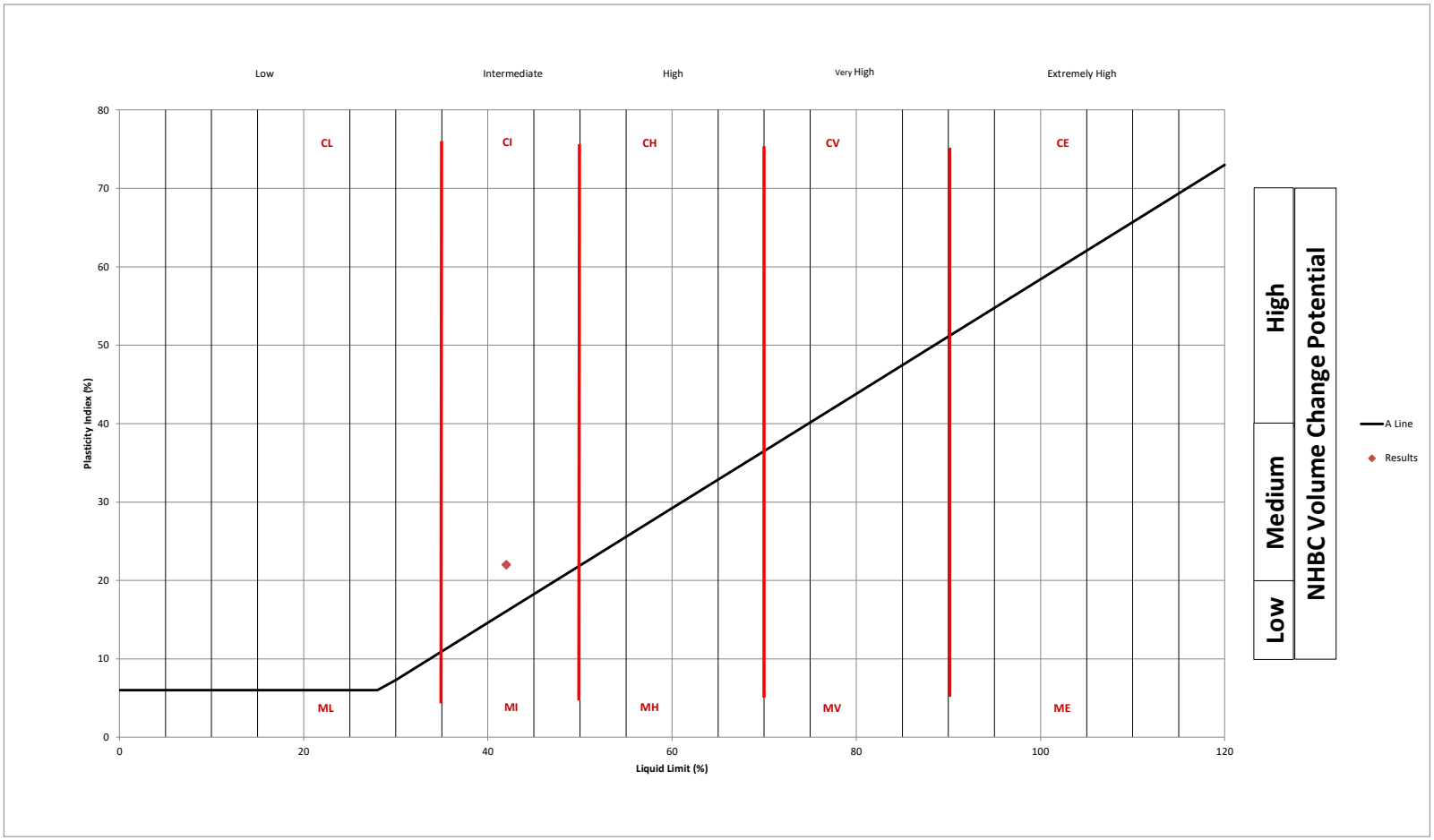
Note
1. Values of Shear Strength were determined in situ by use of a pilcon hand vane of which is limited to a maximum reading of 120 kPa*.

† Client supplied information.

Plasticity Chart

Our Ref : GT1595
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Date of Report : 16/04/2026



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

† Client supplied information.

End of Report

EPSL
Independent Scientific Analysis

European Plant Science Laboratory

Intec
Parc Menai, Bangor,
Gwynedd, North Wales
LL57 4FG
Tel: 01248 672652
Fax: 01248 672601

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	*Magnolia* 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.

Site Investigation Layout Plan

Ref: MSI.01779

Date: 23.02.26

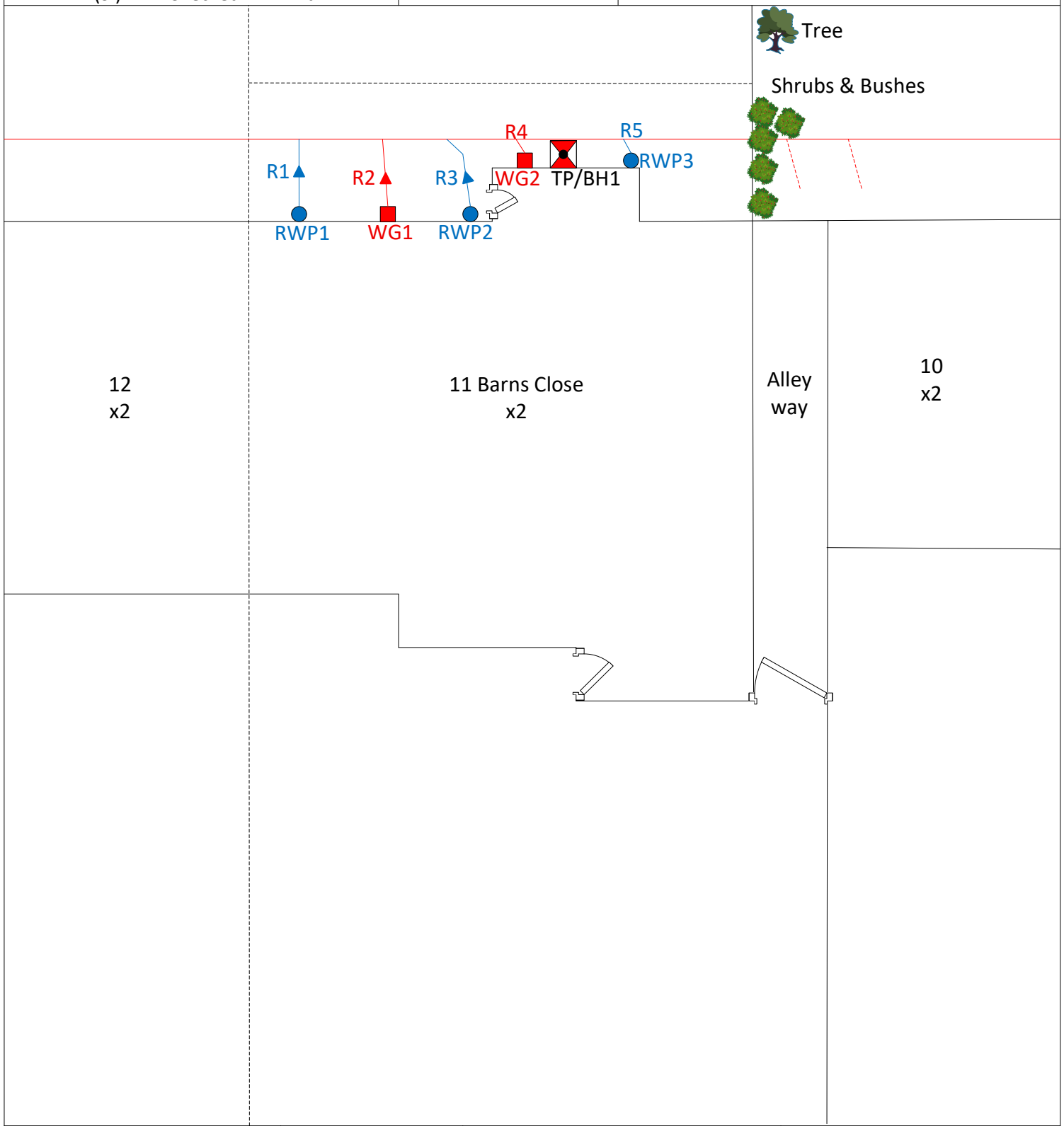
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Client: SML Group Ltd

Drawn: AB

(SI) Checked Drawn

Weather: Dry



Key:

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MH: Manhole
RWP: Rain Water Pipe
O/D: Open Discharge

RWG: Rain Water Gulley
SVP: Soil Vent Pipe
WG: Waste Gulley
WP: Waste Pipe

Surface Water Drain
Foul Water Drain
Trial Pit
Bore Hole

Tree:
Bush:

Remarks:

			Sheet:		Site:	11 Barns Close, NE32 5NY			
					Initials	GTSSE initials CCTV surveyed by:	a b		
			Date:	23/02/2026	Client:	SML Group Ltd			
							D/S		
							S/W		
	Test:		Drain Break-In:			Gully Condition:	As Built		
		f	Dia			Shared Run:	Yes		
		at to	mm	%		If Shared How:	Off boundary		
						Remarks	Surface Material	Length (m)	
0.00	ST					MH1		
1.70	LL							
1.80	JN	9	3	100				
5.30	JN	3		100				
11.80	MH					MH		
11.80	FH							

Comments:

								D/S	
								F/W	
	Test:			Drain Break-In:			Gully Condition:	As Built	
			f	Dia	Intrusion		Shared Run:	Yes	
		at	to	mm	%	mm	If Shared How:	Off boundary	
							Remarks	Surface Material	Length (m)
0.00	ST						WG1		
0.80	LL								
0.90	LD								
1.45	JN	5	11	100			Main		
1.50	LL								
2.90	JN	9		100			Run 1		
2.90	FH								

Comments:

								D/S	
								S/W	
	Test:		Drain Break-In:				Gully Condition:	As Built	
			f	Dia	Intrusion		Shared Run:	yes	
		at	to	mm	%	mm	If Shared How:	Off boundary	
							Remarks	Surface Material	Length (m)
0.00	ST						RWP2		
1.60	LL								
1.70	LD								
1.80	JN	3	9	100					
1.90	FH						Main		

Comments:

								D/S	
								F/W	
	Test:			Drain Break-In:			Gully Condition:	As Built	
			f	Dia	Intrusion		Shared Run:	Yes	
		at	to	mm	%	mm	If Shared How:	Off boundary	
							Remarks	Surface Material	Length (m)
0.00	ST						WG2		
0.70	LR								
0.80	LD								
0.90	JN	9	3				Main		
1.00	LL								
2.90	JN	11		100					
4.80	JN	11		100					
6.00	JN	3		100					
6.80	FH								

Comments:

								U/S	
								S/W	
	Test:			Drain Break-In:			Gully Condition:	As Built	
			f	Dia	Intrusion		Shared Run:	Yes	
		at	to	mm	%	mm	If Shared How:	Off boundary	
							Remarks	Surface Material	Length (m)
0.00	ST						RWP3		
0.20	LL								
0.40	LD								
0.65	JN	3	9	100					
3.00	FH						Run 4 Junction		

Comments:

Water Authority Sewer Condition Codes

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