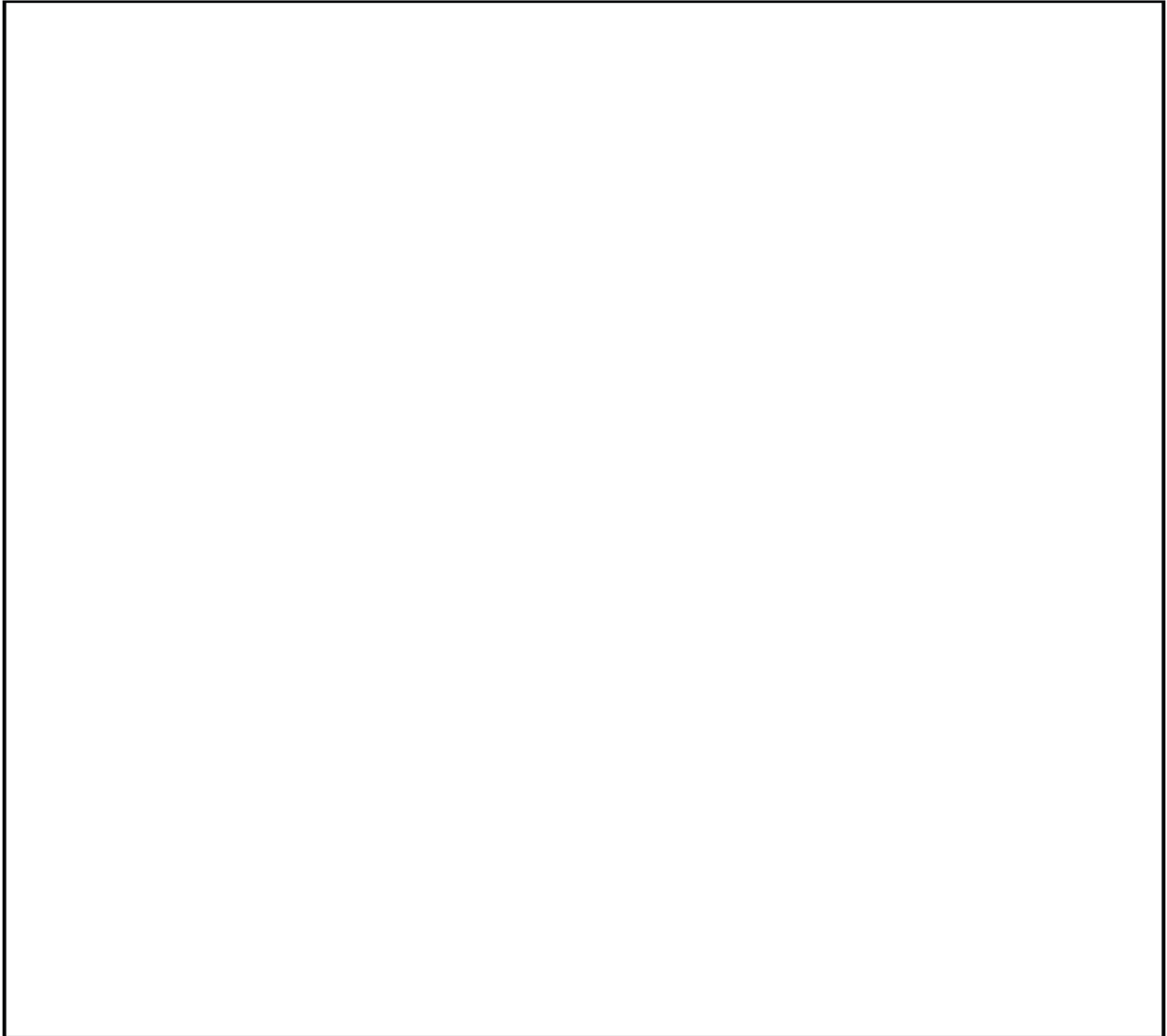


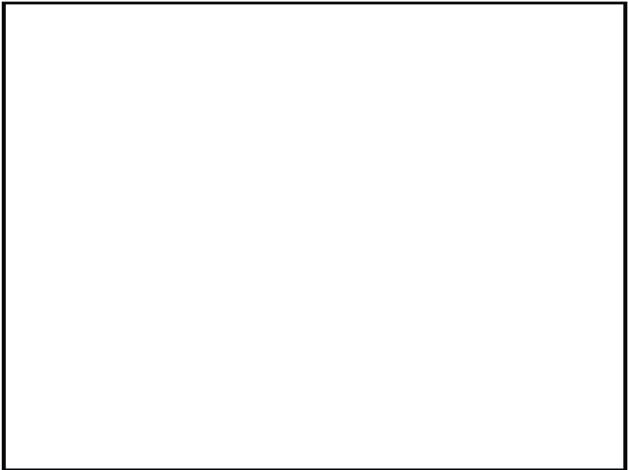
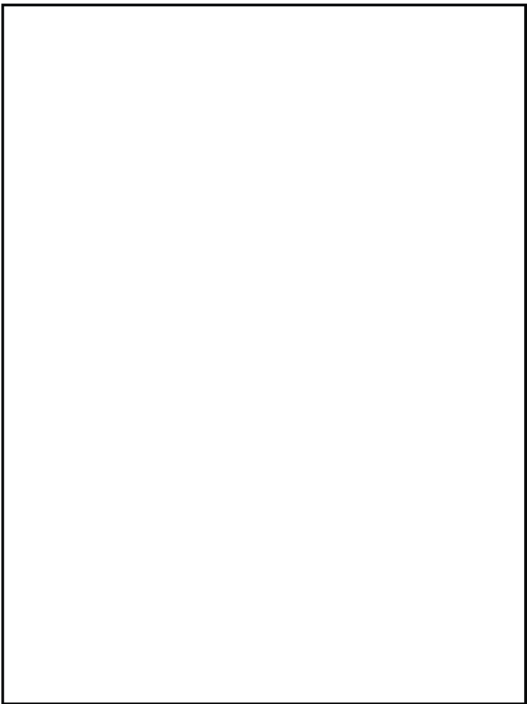
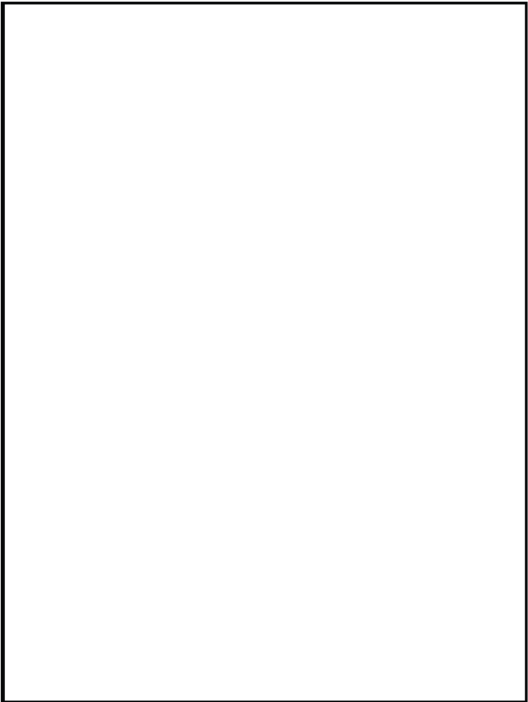
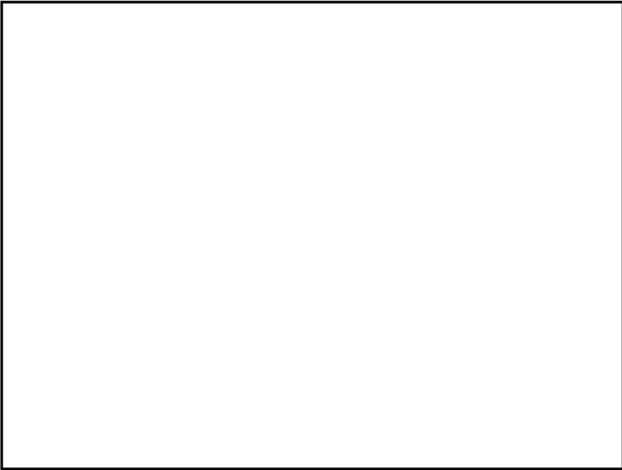
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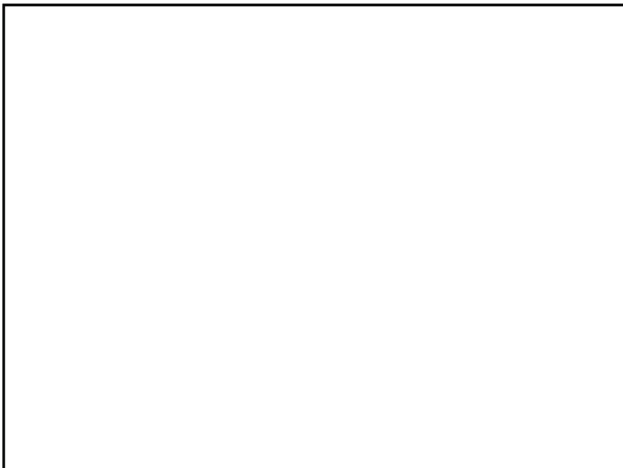
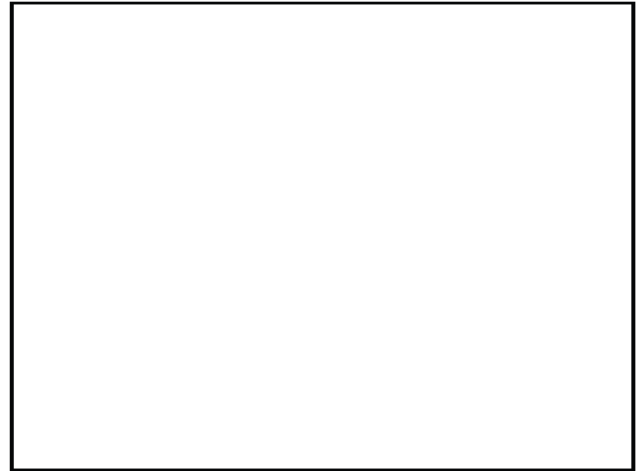
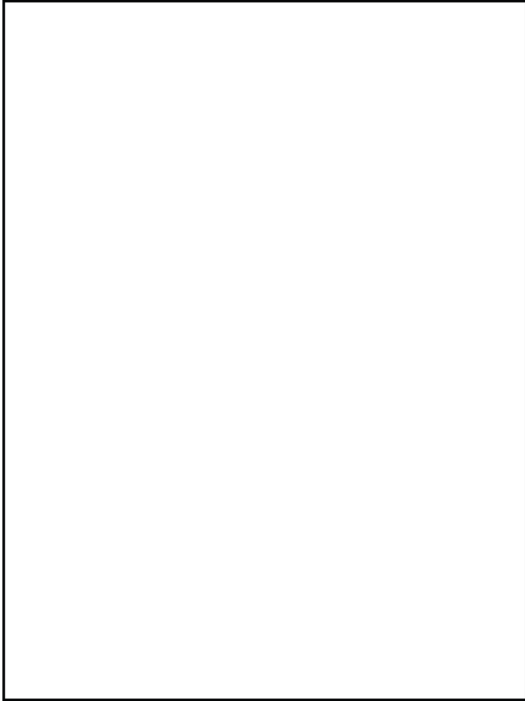
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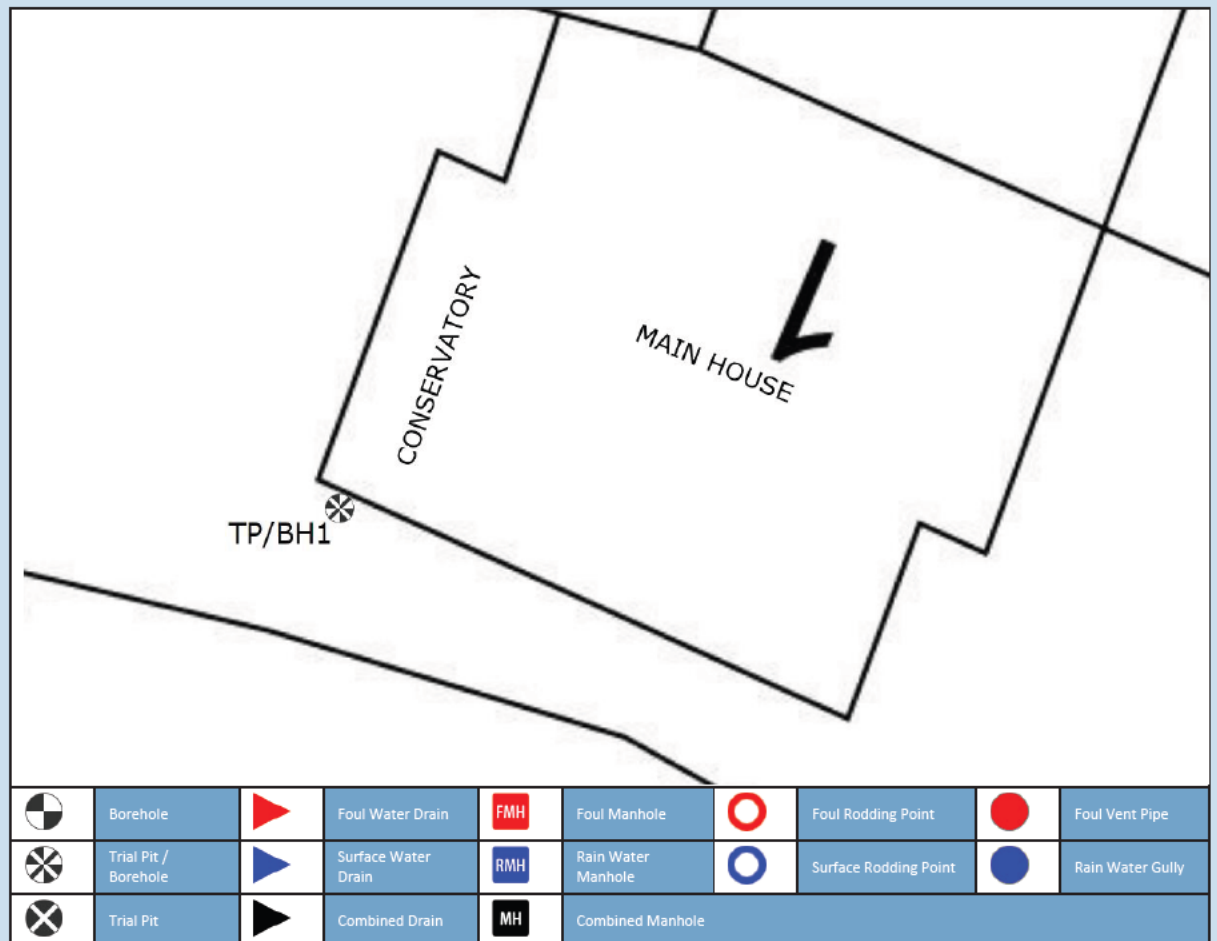
GEOTECHNICAL

for SMS (AXA)

1 Leith View Cottages, Dorking Road, Kingsfold, Horsham, RH12 3SB

Client: SMS (AXA)
Client Contact: Ian Domigan
Client Ref: IFS-AXA-SUB-25-0123752
Policy Holder: Mr Ben Diab
Report Date: 24 November 2025
Our Ref: C83979G36794

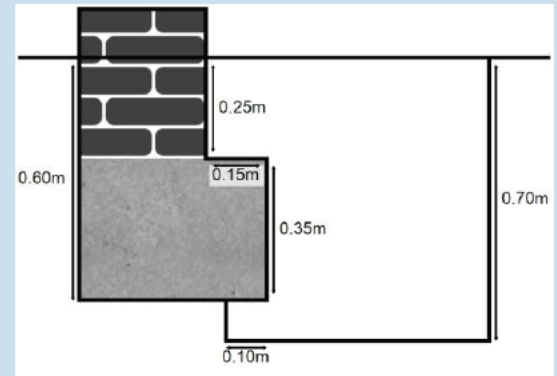
Site Plan



TP/BH1 Foundation Detail and Borehole Log

Foundation Detail

Conservatory foundation comprised of brick wall to 250mm bgl, bearing on concrete to an estimated depth of 600mm bgl, with a total projection of 150mm from the elevation. Underside of foundation (USF) was estimated by pushing a probe, approximately 500mm back from the face of the foundation, at an angle with no apparent contact with the face of the foundation beyond the estimated depth. Foundation was estimated due to no visibility because the trial pit was filled with water.



WS	Samples		Tests		Legend	Stratum Description and Observations	
	Type	Depth (m)	Type	Depth (m)			
▼					0	Compact dark brown sandy slightly clayey very gravelly SILT. Gravel is fine to medium.	0
					0.5	Soft greyish brown mottled blue sandy slightly silty CLAY.	0.5
	D R	0.70 - 1.20 0.70 - 1.70	PEN	0.70	1.0	Firm greyish brown mottled blue sandy slightly silty CLAY.	1.0
					1.5	Firm greyish brown mottled blue sandy silty CLAY and occasional fine sandstone.	1.5
	D	1.20 - 1.70	PEN	1.20	2.0	Soft greyish brown mottled blue sandy silty CLAY with numerous fine sandstone.	2.0
	D	1.70 - 2.10	PEN	1.70			

-- End of borehole at 2.10m --
Trial pit excavated to 0.70m bgl. Borehole completed by mech window sampler. Roots encountered to 1.7m bgl. Groundwater encountered at 0.25m bgl. Standing water level within the exploratory hole at 0.25m bgl on completion. PEN = Hand Penetrometer (kg/sq cm).

Site Observations

GENERAL:

Site Investigation works (TP/BH 1) undertaken on 18 November 2025 during dry weather (i.e. no rain).

HEALTH AND SAFETY:

Negative signal obtained in Power, Radio and Genny mode on the Cable Avoidance Tool (CAT) (TP/BH1).

FOUNDATIONS:

Conservatory foundation was estimated to be 0.6m bgl (TP/BH 1). The Conservatory foundation was not able to be exposed due to water level within the trial pit.

BOREHOLE:

No further samples possible from 2.1m bgl due to suction in the borehole preventing sample recovery (TP/BH 1). Borehole terminated. No further works undertaken.

ROOTS:

Roots encountered to 1.7m bgl (TP/BH 1).

IN SITU TESTING:

Hand Penetrometer (PEN) undertaken at 0.7m bgl (TP/BH 1) within the window sampler and thereafter in the window sampler at maximum 0.5m intervals.

WATER STRIKES:

A water strike (WS) was encountered in the clay at 0.25m bgl (TP/BH 1), with a standing water level (SWL) recorded at 0.25m bgl after 0 minutes (TP/BH 1). Standing water level within the exploratory hole at 0.25m bgl (TP/BH 1) on completion.

SOIL ANALYSIS

for Subsidence Management Services

1 Leith View Cottages, Horsham, RH12 3SB

Client: Subsidence Management Services
Claim Number: 12685978D
Policy Holder: Mr Ben Diab
Report Date: 17/12/2025
Our Ref: L29847

Compiled By:

Name		Position	Signature
Saira Dougan		Laboratory Supervisor	
Name		Position	
Bob Walker		Laboratory Manager	

Checked By:

Date samples received: 20-Nov-25
Water Content Test Date: 27-Nov-25
Atterberg Limits Test Date: 16-Dec-25



9265

Notes relating to soils testing

Unless otherwise stated, all soil testing was undertaken by Environmental Services at 21 Coventry Road, Coleshill, B46 3BB for Subsidence Management Services, Bembridge House, 1300 Parkway, Solent Business Park, Whiteley, Fareham, Hampshire, England, PO15 7AE and all testing at these premises currently falls outside of UKAS accreditation.

Soil samples have been prepared in accordance with BS1377:Part 1: 2016 Section 7

Descriptions of soil samples within the laboratory have been undertaken generally in accordance with BS5930:2015. Descriptions of soil samples fall outside of the scope of UKAS accreditation and may have been shortened to remove tertiary components for ease of reference.

The graphical representation of 40% of the LL and the numerical representation of the modified plasticity index (mod. PI) fall outside of the scope of UKAS accreditation.

Following the issue of this soil analysis report, samples will be retained for at least 28 days should additional testing, or referencing, be required. It should be noted that any tests undertaken on soils retained subsequent to the issue of this report may not give an accurate indication of the in-situ conditions of the sample.

This Soil Analysis Report may not be reproduced, in part or in full, without written approval of the laboratory.

The results contained herein relate only to items tested and no others. Additionally as the laboratory is not responsible for the sampling process it takes no responsibility for the condition of the samples and all samples are tested "as received".

Where samples of the same test type are not tested on the same day, or the testing spans multiple days, the test date states the day of the final test or the test date of the final sample.

All information above the laboratory reference on the cover page of this report are as provided by the customer and the laboratory is not responsible for any errors or omissions therein.

Water Content Tests are undertaken in accordance with ISO 17892:Part 1:2014

The Liquid Limit test is undertaken in accordance with BS1377:Part 2:2022 using an 80g cone with a 30° tip. Sieve percentages reported in blue denote that the sample has been sieved otherwise it has been prepared from its natural state. Sieve percentage reported in BOLD denote that the sample has been oven-dried prior to testing.

Unless otherwise specified herein, the one-point cone penetrometer method has been used.

The Plastic Limit test and the determination of the Plasticity Index is undertaken in accordance with BS1377:Part 2:2022. Where a plastic limit has been denoted with an asterisk (*) then it has been derived from the liquid limit and has not been tested.

The Filter Paper Suction Test is undertaken in accordance with the BRE paper IP4/93 (corrected) 'A Method of Determining the State of Desiccation in Clay Soils'

Unless otherwise stated the moisture content of the filter paper was determined after 7 days contact with the sample and the test was prepared from a remoulded disturbed sample.

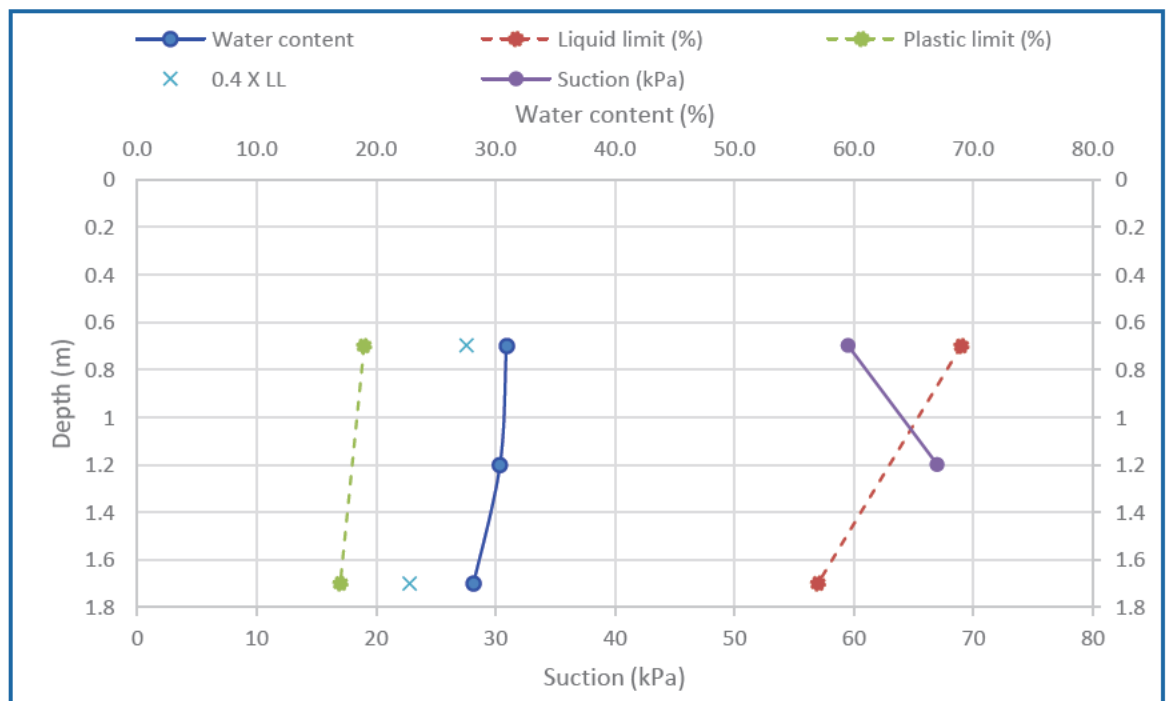
The Filter Paper Suction Tests are conducted in a controlled environment within a temperature range of 18°C and 22°C

If you would like to provide feedback on this report or any laboratory services or performance, please complete the form below. All appropriate feedback will be used in the continual improvement of laboratory services.

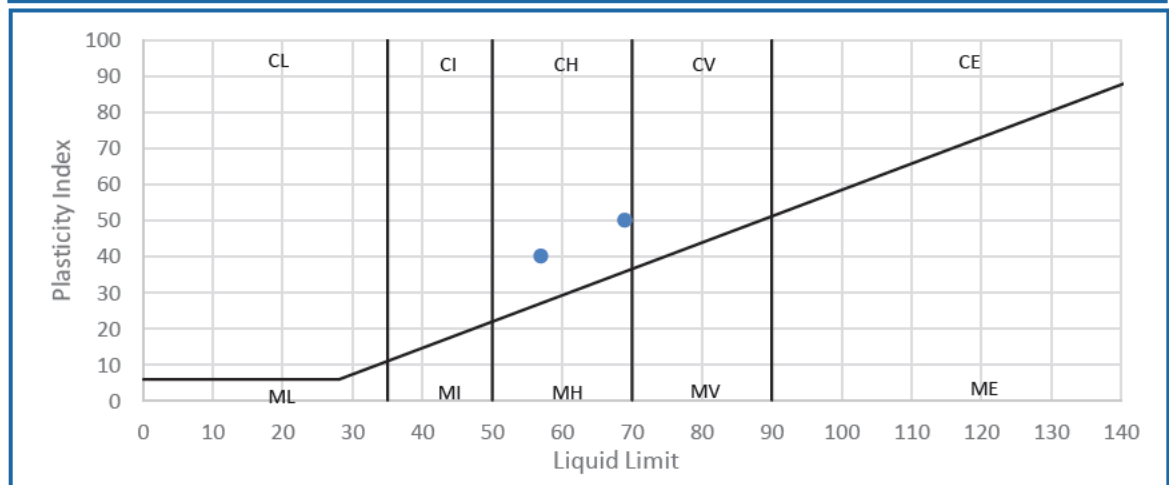
[Laboratory feedback form](#)

Samples from BH1

Lab Ref	Depth (m)	WC (%)	LL (%)	PL (%)	PI (%)	.425 mm(%)	mod. PI (%)	Av. Suc. (kPa)	Description
1	0.7	30.9	69	19	50	100	50	60	Firm greyish brown CLAY with rare gravel
2	1.2	30.4						67	Firm greyish brown CLAY with rare gravel
3	1.7	28.2	57	17	40	95	38		Soft greyish brown slightly gravelly CLAY



Plasticity Chart for Casagrande Classification



Deviating Samples

The table below details any samples deviating from laboratory procedure or deviating in condition to an extent whereby the validity of results may be affected. A test denoted "I" is likely to have had testing abandoned but where a test result has been provided a non-standard procedure may have been used, details of which will be provided upon request.

LAB REF	CONDITION	WC	ATT	SUC	OED
1					
2					
3					

Key

- D Delay in sample receipt
- C Contaminated sample
- B Sample not bagged correctly
- S Sample too sandy (unsuitable for testing)
- G Sample too gravelly (unsuitable for testing)
- V Sample too soft (unsuitable for preparation)
- L Sample too silty
- I Insufficient sample
- O Too much organic content (unsuitable for testing)
- N Non-standard procedure used
- H Sample depth too shallow
- X Testing result too similar to above sample

References

The following provides a brief interpretation of the test results by comparison of the results to published classifications. The Atterberg Limit test may be used to classify the plasticity of soils; the plasticity classes defined in BS5930:2015 "Code of Practice for Site Investigations" are as follows.

CL (ML)	CLAY and CLAY/SILT of Low plasticity
CI (MI)	CLAY and CLAY/SILT of Intermediate plasticity
CH (MH)	CLAY and CLAY/SILT of High plasticity
CV (MV)	CLAY and CLAY/SILT of Very High plasticity
CE (ME)	CLAY and CLAY/SILT of Extremely High plasticity
O	The letter O is added to prefixes to symbolise a significant proportion of organic matter.
NP	Non-plastic

The Plasticity Index (PI) Result obtained from the Atterberg Limit tests may also be used to classify the potential for volume change of fine soils, in accordance with the National House Building Council's standards - Chapter 4.2 (2003) "Building Near Trees", as summarised below.

Modified PI < 10	Non Classified.
Modified PI = 10 to <20	Low volume change potential.
Modified PI = 20 to <40	Medium volume change potential.
Modified PI = 40 or greater	High volume change potential.

The 2003 edition of Chapter 4.2 also permits use of the Plasticity Index without modification. The classifications for this are grouped by soil type (soils with similar visual soils description and using unmodified Plasticity Indices).

ROOT IDENTIFICATION

for SMS (AXA)

1 Leith View Cottages, Dorking Road, Kingsfold, Horsham, RH12 3SB

Client: SMS (AXA)
Client Contact: Ian Domigan
Claim Number: 12685978D
Client Reference: IFS-AXA-SUB-25-0123752
Policy Holder: Mr Ben Diab
Report Date: 28 November 2025
Our Ref: R63044



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

Sub Sample	Species Identified	Root Diameter	Starch
TP/BH1:			
0.7-1.7m	<i>Quercus</i> spp.	1	2 mm Low

Comments:

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

Quercus spp. are oaks (both deciduous and evergreen).

Signed: R. Shaw

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