WILLIAM HUNT CONSULTING

Site Investigation Report

WHC reference: 20620

Job information

Client:	Optera Structural Solutions
Client reference:	20619
Visit date:	4th March 2026
Report date:	27th May 2026

Job Summary



Address: 24 Broomfield Drive, Billinghurst, RH14 9TJ

Services Utilised:

Trial Hole
Actioned: Yes
Number: 2

Borehole
Actioned: Yes
Number: 2

Dynamic or Mackintosh probe
Actioned: No
Number: 0

CCTV survey
Actioned: No

Drainage repairs
Actioned: No

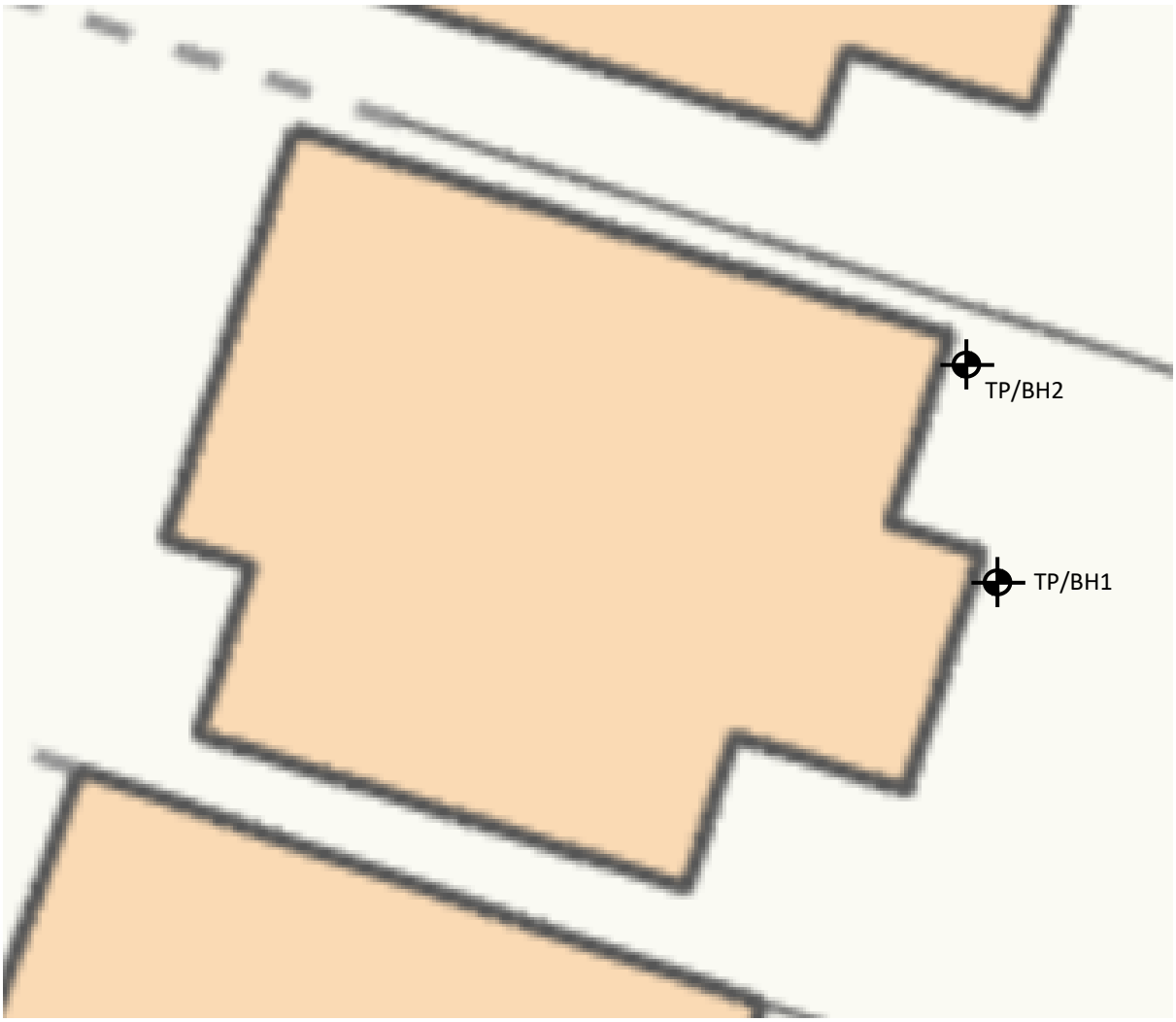
Root samples taken
Actioned: Yes

Soil samples taken
Actioned: Yes

Contact us
Read below

Plans

Site Plan:



Key

Datum Point		Combined Drains		Foul Pipe	
Dynamic Probe		Foul Drains		Storm Pipe	
Trial Pit		Storm Drains		Foul Gulley	
Borehole		Unsurveyed Drains		Storm Gulley	
Trial pit/BH		Property Boundary		Area of Damage	

Job Information

Job Overview:

Brief

William Hunt Consulting were commissioned by Optera to undertake a site investigation within the area of concern, located at the rear elevation of the property. Site Investigation to consist of 2No. Trial Pits together with 2No. Boreholes alongside Laboratory Testing and Root Identification.

Findings:

Borehole Findings

Borehole Logs can be found in Appendix A, where in borehole 1, Made Ground Paving Slab and Sand was found present from ground level to 0.12m below ground level, followed by Made Ground to 0.40m BGL. Below this, soft to firm slightly moist greyish brown silty Clay was encountered to a depth of 2.20m BGL, underlain by firm to stiff friable greyish brown mottled purple gravelly silty Clay to 4.70m below ground level, at which point the borehole was terminated at target depth. Borehole did not encounter groundwater, with roots present at 1.00-1.20m and 1.60-1.90m.

In borehole 2, Made Ground Paving Slab and Sand was found present from ground level to 0.12m below ground level, followed by Made Ground to 0.40m BGL. Soft moist greyish brown slightly sandy silty Clay was then recorded to a depth of 2.20m, becoming wet at 1.70m, underlain by firm brownish grey silty Clay to 2.70m BGL. Below this, firm to stiff friable greyish brown mottled purple gravelly silty Clay was encountered to a depth of 5.70m below ground level, at which point the borehole was terminated at target depth. Borehole did not encounter groundwater, with roots present at 1.20m, 1.60-1.80m and 2.40m.

Root Identification

Root Identification Results can be found in Appendix B, where in borehole 1, multiple roots were identified as either QUECRS (Oak) or the closely related CASTANEA (Sweet Chestnut) at a depth of 1.00-1.20m, with root diameters of only 0.4mm. Alongside further QUERCUS (Oak) roots at a depth of 1.60-1.90m.

In borehole 2, further roots identified as either QUERCUS (Oak) or the closely related CASTANEA (Sweet Chestnut) were recorded at depths of 1.20m, 1.60-1.80m and 2.40m, with root diameters of 0.6mm, 0.4mm and 0.90mm, respectively. An additional root was recorded at a depth of 1.60-1.80m, identified as a probable CUPRESSACEAE (Cypresses, Thuja, Junipers) with a root diameter of only 0.3mm.

Trial Pit Records

Trial Pit Details can be found in Appendix C, where in trial pit 1, a 700mm thick concrete footing was founded at a depth of 1.10m below ground level, with a projection of 180mm.

In trial pit 2, a 1200mm thick concrete footing was founded at a depth of 1.60m below ground level, with a projection of 140mm.

Soil Sample Testing

Laboratory Testing Results can be found in Appendix D.

Appendices

Appendix A – Borehole Logs

Hand Auger Log

Project Name: 24 Broomfield Drive	Client: Optera Structural Solutions	Date: 04/03/2026
Location: 24 Broomfield Drive, Billinghurst, RH14 9TJ	Contractor: WHC	Drilling Equipment: Hand Auger
Project No. : 20620	Crew Name: ABW & CB	

Borehole Number	Hole Type		Logged By	Scale	Page Number
BH1	HA		ABW	1:25	Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Legend	Stratum Description
		Depth (m)	Type	Results			
					0.12		Made Ground Paving Slab and Sand.
							Made Ground.
					0.40		Soft to firm slightly moist greyish brown silty Clay.
		1.20	D				*Underside of footing founded at 1.10m.*
		1.70	D				
		2.20	D		2.20		Firm to stiff friable greyish brown mottled purple gravelly silty Clay.
		2.70	D				
		3.20	D				
		3.70	D				
		4.20	D				
		4.70	D		4.70		End of Borehole at 4.700m

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation

Remarks

Borehole was terminated at 4.70m below ground level at target depth. Borehole did not encounter groundwater, with roots present at 1.00-1.20m and 1.60-1.90m.

Hand Auger Log

Project Name: 24 Broomfield Drive	Client: Optera Structural Solutions	Date: 04/03/2026
Location: 24 Broomfield Drive, Billinghurst, RH14 9TJ	Contractor: WHC	Drilling Equipment: Hand Auger
Project No. : 20620	Crew Name: ABW & CB	

Borehole Number	Hole Type		Logged By	Scale	Page Number
BH2	HA		ABW	1:30	Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Legend	Stratum Description
		Depth (m)	Type	Results			
					0.12		Made Ground Paving Slab and Sand.
							Made Ground.
					0.40		Soft moist greyish brown slightly sandy silty Clay.
							Underside of footing founded at 1.60m.
							Becoming wet at 1.70m.
		2.20	D		2.20		Firm brownish grey silty Clay.
		2.70	D		2.70		Firm to stiff friable greyish brown mottled purple gravelly silty Clay.
		3.20	D				
		3.70	D				
		4.20	D				
		4.70	D				
		5.20	D				
		5.70	D		5.70		End of Borehole at 5.700m

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation

Remarks

Borehole was terminated at 5.70m below ground level at target depth. Borehole did not encounter groundwater, with roots present at 1.20m, 1.60-1.80m and 2.40m.

Appendix B – Root Identification Results

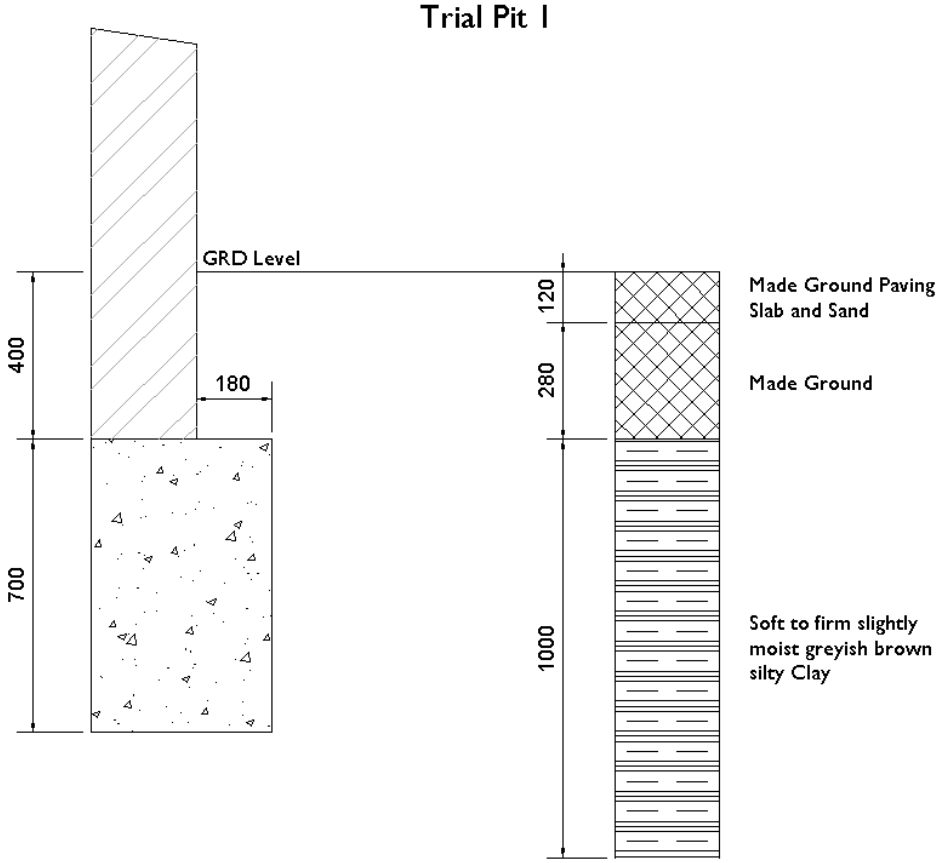
24 Broomfield Drive, Billingshurst RH14

The samples you sent in relation to the above on 09/03/2026 have been examined. Their structures were referable as follows:

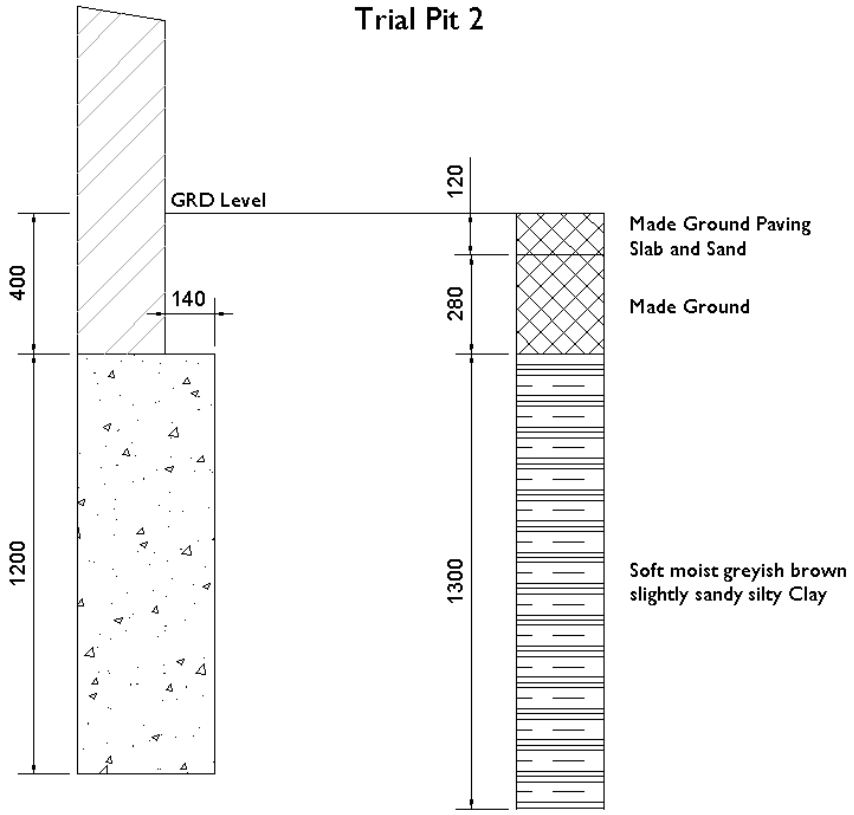
BH1, 1.0-1.2m	
2 no.	Examined root: only 0.4mm in diameter. Referable to QUERCUS (Oak) or the related CASTANEA (Sweet Chestnut).
BH1, 1.6-1.9m	
3 no.	Examined root: QUERCUS (Oak). A THIN sample.
BH2, 1.2m	
2 no.	Examined root: QUERCUS (Oak) or the related CASTANEA (Sweet Chestnut). Under 0.6mm in diameter.
BH2, 1.6-1.8m	
2 no.	Examined root: not more than 0.4mm in diameter. Again like QUERCUS (Oak) or the related CASTANEA (Sweet Chestnut).
1 no.	Examined root: a conifer, could well be the family CUPRESSACEAE (cypresses ('macrocarpa', 'Leylandii' etc.), Thuja (Western Red Cedar), Junipers). Only 0.3mm in diameter.
BH2, 2.4m	
2 no.	Examined root: around 0.9mm in diameter. Most like QUERCUS (Oak).

Appendix C – Trial Pit Details

Trial Pit 1



Trial Pit 2



Summary of Water Content, Liquid Limit (4 point) and Plastic Limit Results

Job No.	Project Name	Programme	
38636	24 Broomfield Drive, Billinghurst, RH14 9TL	Samples received	20/03/2026
		Schedule received	20/03/2026
Project No.	Client	Project started	23/03/2026
20620	William Hunt Consulting	Testing Started	19/05/2026

Hole No.	Sample				Soil Description	Water Content	Passing 425µm	Preparation	LL	PL	PI	Remarks
	Ref	Top m	Base m	Type		%	%		%	%	%	
BH1	-	0.70	1.20	D	Pinkish grey, pinkish brown, brown and grey silty CLAY	27.1						
BH1	-	1.20	1.70	D	Greyish brown and light grey silty CLAY	26.5	100	Tested in natural condition	54	20	34	
BH1	-	1.70	2.20	D	Light greyish brown, greyish brown and dark greyish brown silty CLAY	22.0						
BH1	-	2.20	2.70	D	Greyish brown mottled light grey silty CLAY	18.8	100	Tested in natural condition	52	17	35	
BH1	-	2.70	3.20	D	Greyish brown and light greyish brown silty CLAY	16.7						
BH1	-	3.20	3.70	D	Greyish brown slightly sandy silty CLAY with rare fine sub-angular gravel	15.9	98	Tested after >425um removed by hand	46	18	28	
BH1	-	3.70	4.20	D	Dark pinkish grey, dark pinkish brown and brownish grey silty CLAY	17.5						
BH1	-	4.20	4.70	D	Pinkish brown silty CLAY with rare fm sub-angular gravel	16.3	98	Tested after >425um removed by hand	45	18	27	
BH2	-	1.70	2.20	D	Greyish brown and grey silty CLAY	27.5	100	Tested in natural condition	40	17	23	
BH2	-	2.20	2.70	D	Greyish brown and brownish grey silty CLAY	22.3						
BH2	-	2.70	3.20	D	Pinkish brown and light grey silty CLAY	17.7	100	Tested in natural condition	45	19	26	

80g/30 degree cone used unless otherwise stated.

Test Methods: BS EN ISO 17892
Part 1: 2014+A1:2022 Water content
Part 12: 2018+A2:2022 Liquid & plastic limit

These results only apply to the items tested
NOTE: The report shall not be reproduced except in full without authority of the laboratory

2519

Test Report by K4 SOILS LABORATORY
Unit 8 Olds Close Olds Approach
Watford Herts WD18 9RU

Tel: 01923 711 288
Email: James@k4soils.com

Checked and Approved
Initials J.P
Date: 26/05/2026

Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

Summary of Water Content, Liquid Limit (4 point) and Plastic Limit Results

Job No.	Project Name	Programme	
38636	24 Broomfield Drive, Billinghurst, RH14 9TL	Samples received	20/03/2026
		Schedule received	20/03/2026
Project No.	Client	Project started	23/03/2026
20620	William Hunt Consulting	Testing Started	19/05/2026

Hole No.	Sample				Soil Description	Water Content	Passing 425µm	Preparation	LL	PL	PI	Remarks
	Ref	Top m	Base m	Type		%	%		%	%	%	
BH2	-	3.20	3.70	D	Greyish brown and brownish grey silty CLAY	18.3						
BH2	-	3.70	4.20	D	Brown and greyish brown mottled slightly sandy silty CLAY	18.4	100	Tested in natural condition	40	17	23	
BH2	-	4.20	4.70	D	Brown mottled dark pinkish brown and grey silty CLAY	18.9						
BH2	-	4.70	5.20	D	Greyish brown, brown and grey silty CLAY	17.1	100	Tested in natural condition	40	17	23	
BH2	-	5.20	5.70	D	Brown mottled light grey silty CLAY	18.7						

80g/30 degree cone used unless otherwise stated.

Test Methods: BS EN ISO 17892
Part 1: 2014+A1:2022 Water content
Part 12: 2018+A2:2022 Liquid & plastic limit

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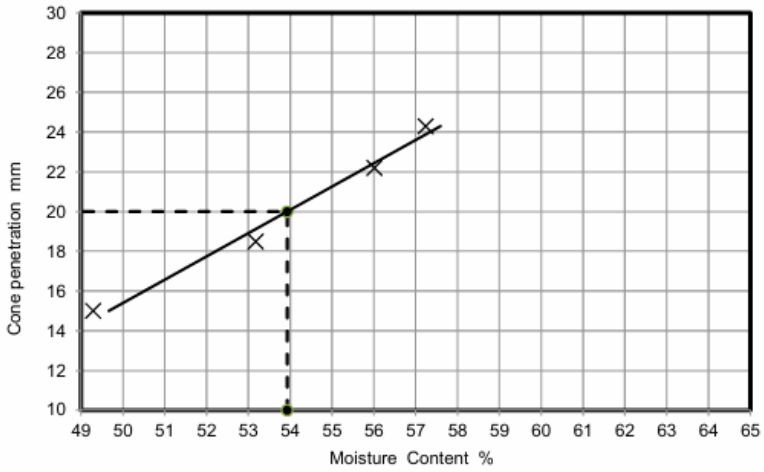
LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX

				Job No.	38636
				Borehole/Pit No.	BH1
Site Name	24 Broomfield Drive, Billinghurst, RH14 9TL			Sample No.	-
Project No.	20620	Client	William Hunt Consulting	Depth Top	1.20 m
Soil Description	Greyish brown and light grey silty CLAY			Depth Base	1.70 m
				Sample Type	D
				Samples received	20/03/2026
				Schedules received	20/03/2026
				Project Started	23/03/2026
				Date Tested	19/05/2026

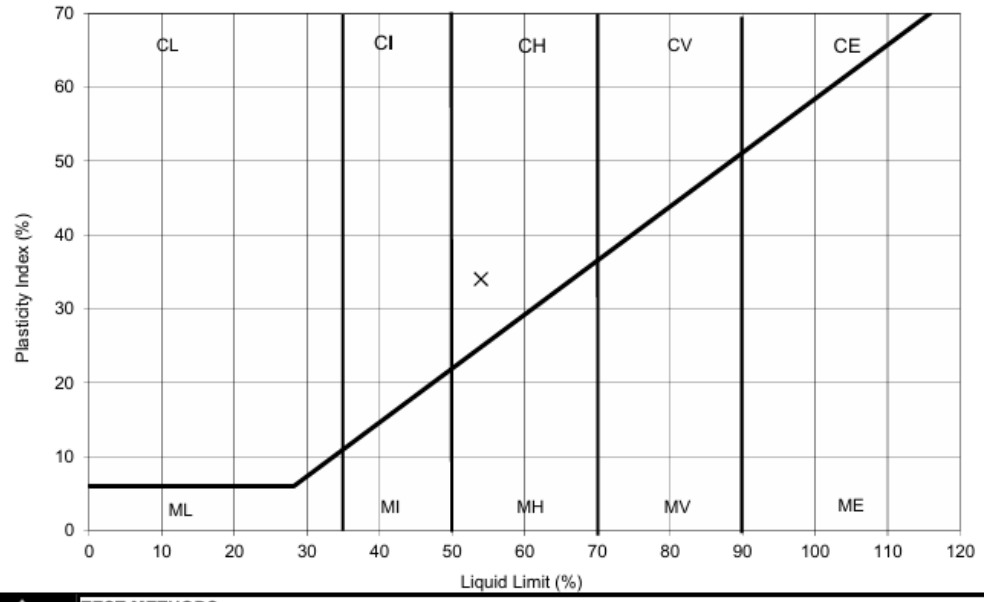


WATER CONTENT	**26.5**	**%**
% PASSING 425µm SIEVE	**100**	**%**
LIQUID LIMIT	**54**	**%**
PLASTIC LIMIT	**20**	**%**
PLASTICITY INDEX	**34**	**%**

Preparation Method	Tested in natural condition

Remarks

PLASTICITY INDEX



TEST METHODS:
BS EN ISO 17892 Part 1: 2014 + A1:2022 Water Content
BS EN ISO 17892 Part 12: 2018 +A2:2022 Liquid and plastic limit

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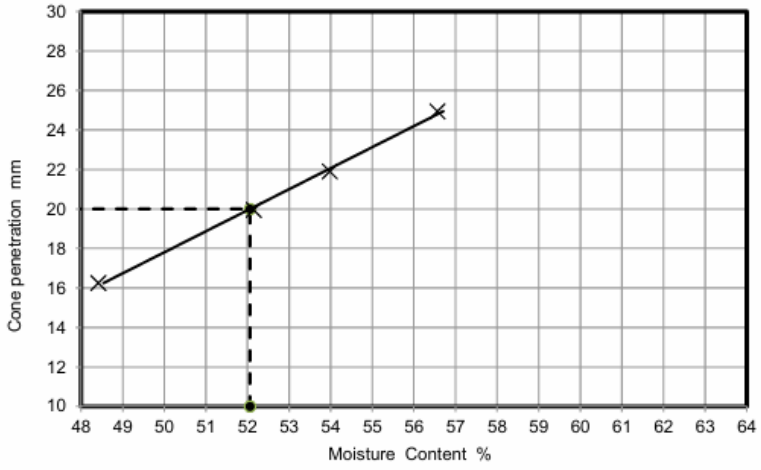
MSF-5 R2

LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX

				Job No.	38636
				Borehole/Pit No.	BH1
Site Name	24 Broomfield Drive, Billinghurst, RH14 9TL			Sample No.	-
Project No.	20620	Client	William Hunt Consulting	Depth Top	2.20 m
Soil Description	Greyish brown mottled light grey silty CLAY			Depth Base	2.70 m
				Sample Type	D
				Samples received	20/03/2026
				Schedules received	20/03/2026
				Project Started	23/03/2026
				Date Tested	19/05/2026

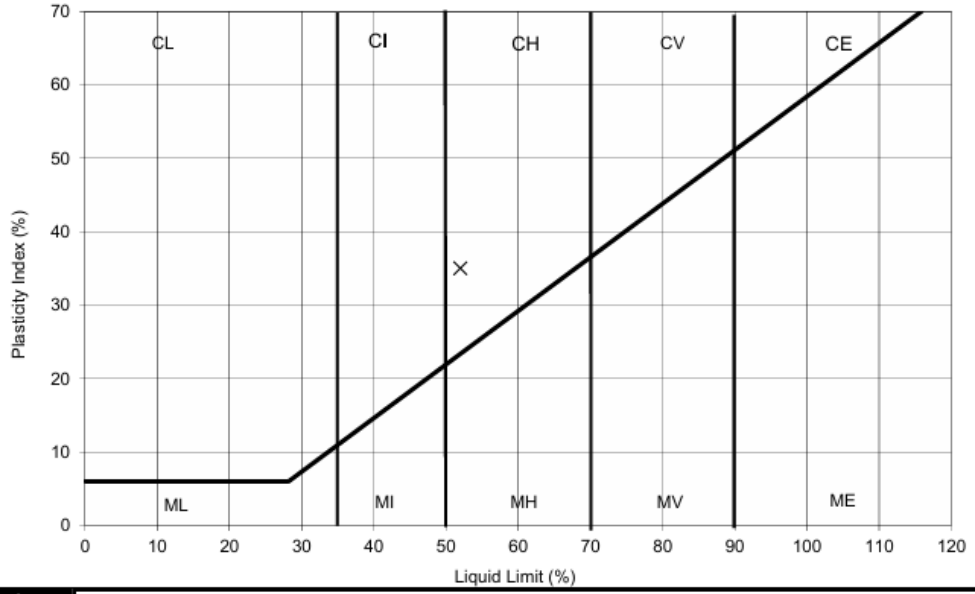


WATER CONTENT	**18.8**	**%**
% PASSING 425µm SIEVE	**100**	**%**
LIQUID LIMIT	**52**	**%**
PLASTIC LIMIT	**17**	**%**
PLASTICITY INDEX	**35**	**%**

Preparation Method	Tested in natural condition

Remarks

PLASTICITY INDEX



TEST METHODS:
BS EN ISO 17892 Part 1: 2014 + A1:2022 Water Content
BS EN ISO 17892 Part 12: 2018 +A2:2022 Liquid and plastic limit

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UKAS TESTING 2519

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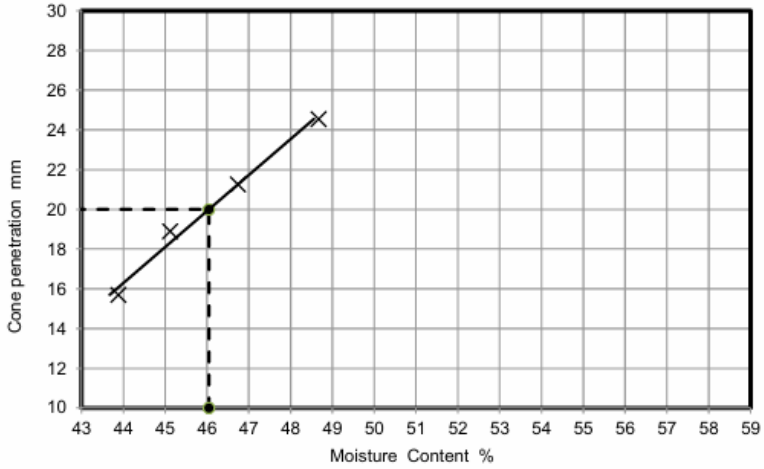
MSF-5 R2

	LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX			Job No.	38636
				Borehole/Pit No.	BH1
Site Name	24 Broomfield Drive, Billinghurst, RH14 9TL			Sample No.	-
Project No.	20620	Client	William Hunt Consulting	Depth Top	3.20 m
Soil Description	Greyish brown slightly sandy silty CLAY with rare fine sub-angular gravel			Depth Base	3.70 m
				Sample Type	D
				Samples received	20/03/2026
				Schedules received	20/03/2026
				Project Started	23/03/2026
				Date Tested	19/05/2026

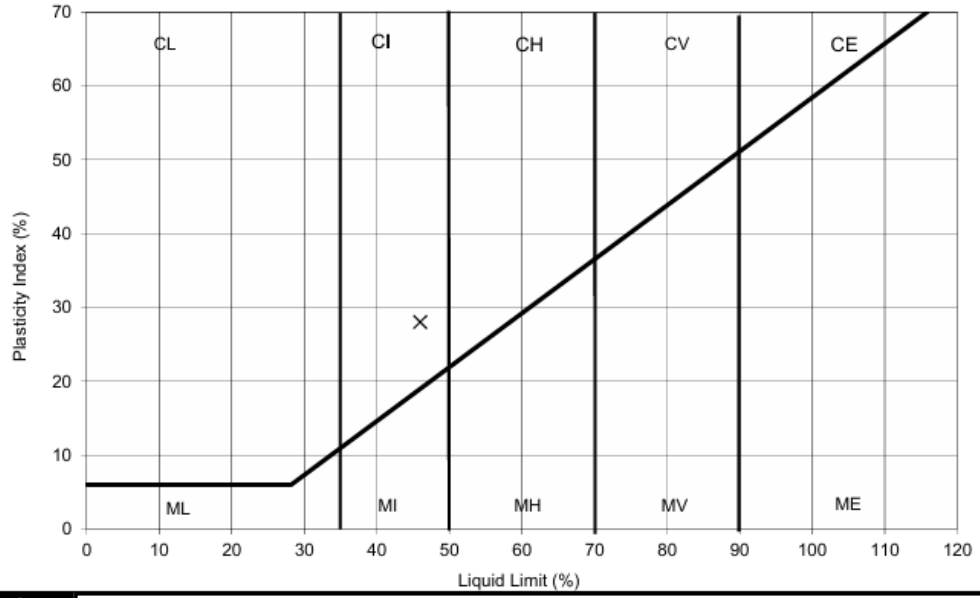


WATER CONTENT	**15.9**	**%**
% PASSING 425µm SIEVE	**98**	**%**
LIQUID LIMIT	**46**	**%**
PLASTIC LIMIT	**18**	**%**
PLASTICITY INDEX	**28**	**%**

Preparation Method	Tested after >425um removed by hand

Remarks

PLASTICITY INDEX



TEST METHODS:
BS EN ISO 17892 Part 1: 2014 + A1:2022 Water Content
BS EN ISO 17892 Part 12: 2018 +A2:2022 Liquid and plastic limit

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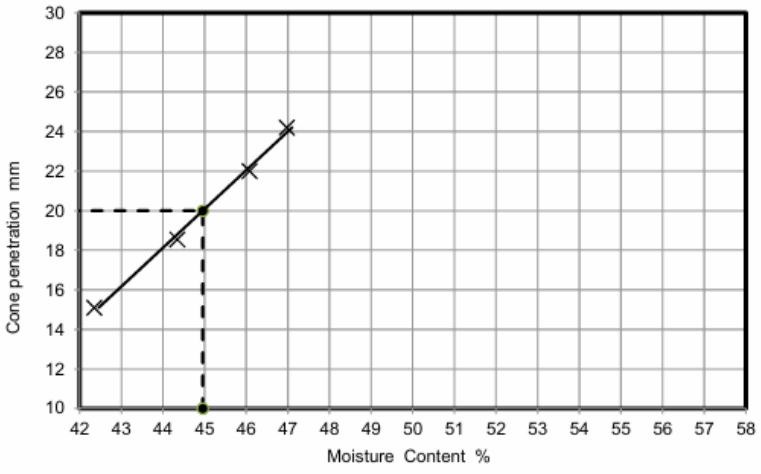
MSF-5 R2

LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX

				Job No.	38636
				Borehole/Pit No.	BH1
Site Name	24 Broomfield Drive, Billinghurst, RH14 9TL			Sample No.	-
Project No.	20620	Client	William Hunt Consulting	Depth Top	4.20 m
				Depth Base	4.70 m
Soil Description	Pinkish brown silty CLAY with rare fm sub-angular gravel			Sample Type	D
				Samples received	20/03/2026
				Schedules received	20/03/2026
				Project Started	23/03/2026
				Date Tested	19/05/2026

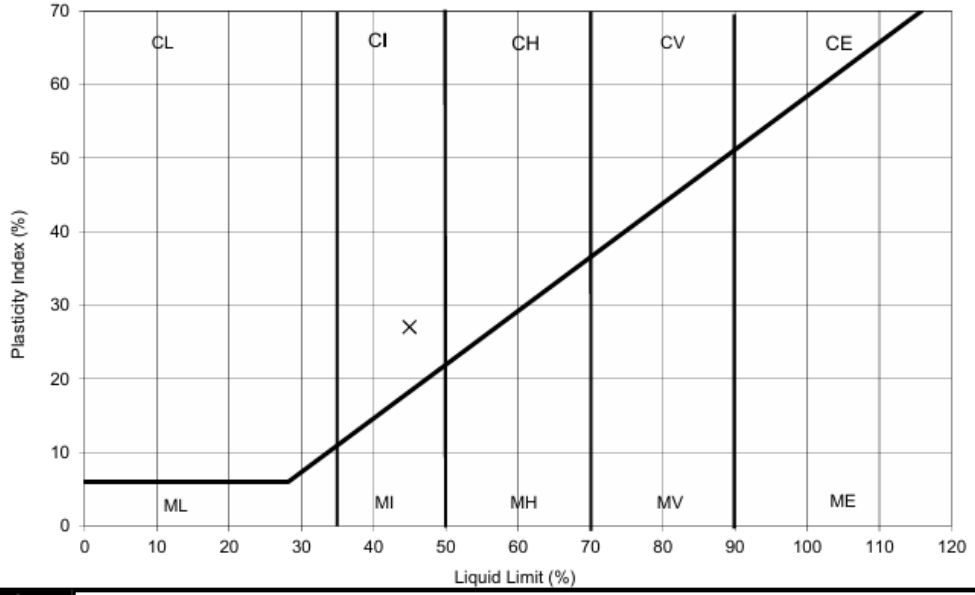


WATER CONTENT	**16.3**	**%**
% PASSING 425µm SIEVE	**98**	**%**
LIQUID LIMIT	**45**	**%**
PLASTIC LIMIT	**18**	**%**
PLASTICITY INDEX	**27**	**%**

Preparation Method	Tested after >425um removed by hand

Remarks

PLASTICITY INDEX



TEST METHODS:
BS EN ISO 17892 Part 1: 2014 + A1:2022 Water Content
BS EN ISO 17892 Part 12: 2018 +A2:2022 Liquid and plastic limit

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UKAS TESTING 2519

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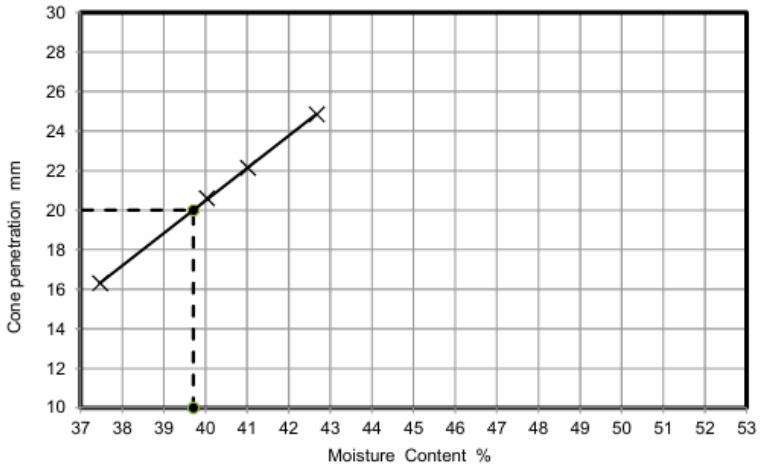
MSF-5 R2

LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX

Site Name	24 Broomfield Drive, Billinghurst, RH14 9TL			Sample No.	-
Project No.	20620	Client	William Hunt Consulting	Depth Top	1.70 m
Soil Description	Greyish brown and grey silty CLAY			Depth Base	2.20 m
				Sample Type	D
				Samples received	20/03/2026
				Schedules received	20/03/2026
				Project Started	23/03/2026
				Date Tested	19/05/2026

Job No. 38636

Borehole/Pit No. BH2

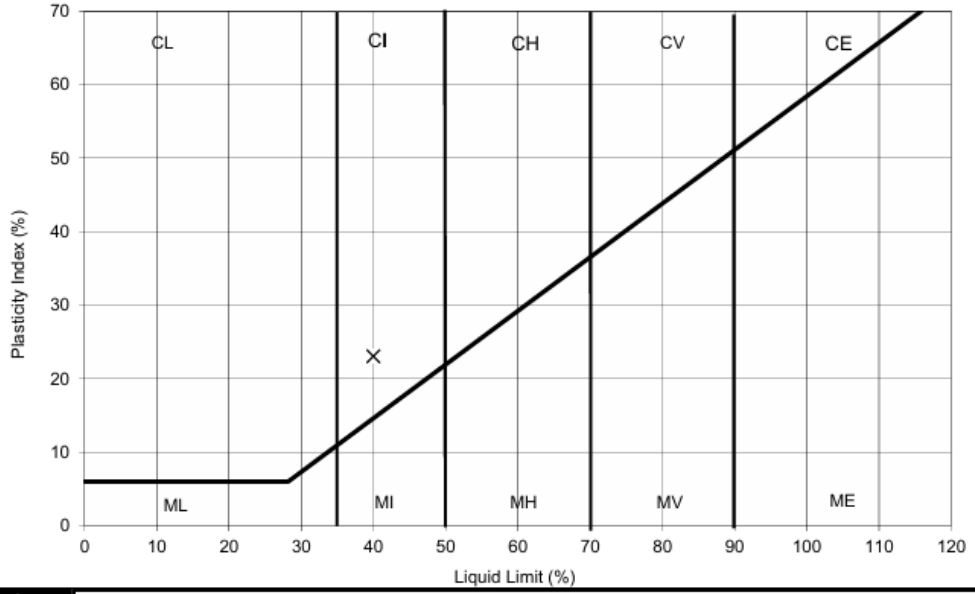


WATER CONTENT	**27.5**	**%**
% PASSING 425µm SIEVE	**100**	**%**
LIQUID LIMIT	**40**	**%**
PLASTIC LIMIT	**17**	**%**
PLASTICITY INDEX	**23**	**%**

Preparation Method	Tested in natural condition

Remarks

PLASTICITY INDEX



TEST METHODS:

BS EN ISO 17892 Part 1: 2014 + A1:2022 Water Content

BS EN ISO 17892 Part 12: 2018 +A2:2022 Liquid and plastic limit

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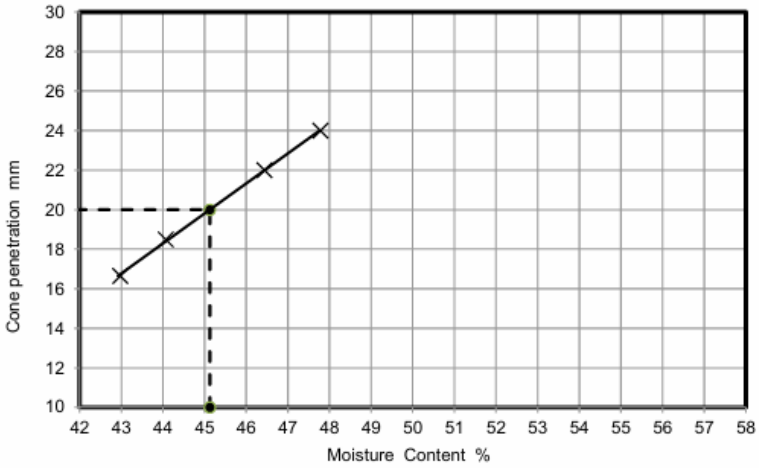
MSF-5 R2

LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX

				Job No.	38636
				Borehole/Pit No.	BH2
Site Name	24 Broomfield Drive, Billinghurst, RH14 9TL			Sample No.	-
Project No.	20620	Client	William Hunt Consulting	Depth Top	2.70 m
Soil Description	Pinkish brown and light grey silty CLAY			Depth Base	3.20 m
				Sample Type	D
				Samples received	20/03/2026
				Schedules received	20/03/2026
				Project Started	23/03/2026
				Date Tested	19/05/2026

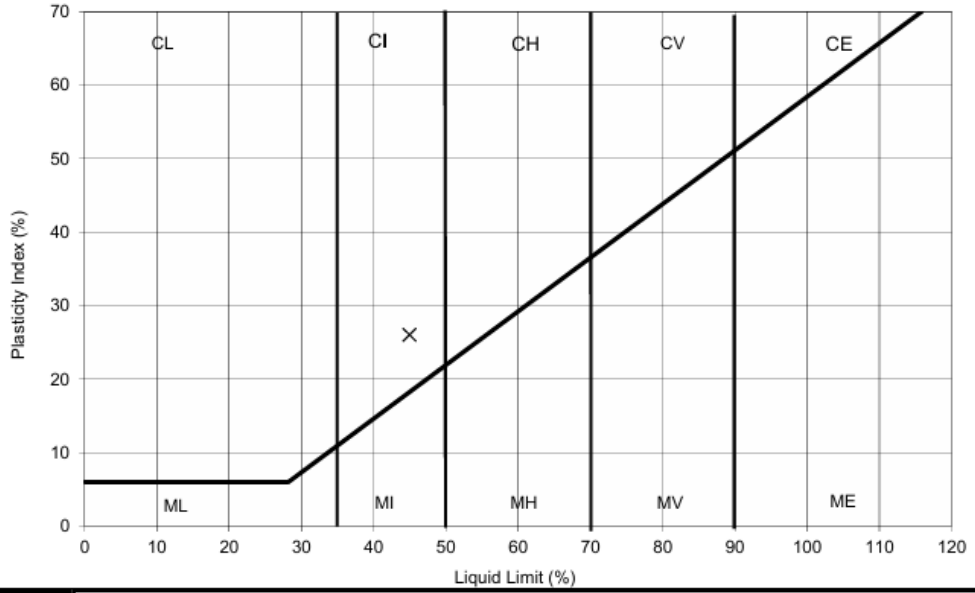


WATER CONTENT	**17.7**	**%**
% PASSING 425µm SIEVE	**100**	**%**
LIQUID LIMIT	**45**	**%**
PLASTIC LIMIT	**19**	**%**
PLASTICITY INDEX	**26**	**%**

Preparation Method	Tested in natural condition

Remarks

PLASTICITY INDEX



TEST METHODS:
BS EN ISO 17892 Part 1: 2014 + A1:2022 Water Content
BS EN ISO 17892 Part 12: 2018 +A2:2022 Liquid and plastic limit

These results only apply to the items tested. The report shall not be reproduced except in full without authority of the laboratory

Checked and Approved

Initials: J.P

Date: 26/05/2026

Test Report by K4 SOILS LABORATORY Unit 8 Olds Close Olds Approach Watford Herts WD18 9RU
Tel: 01923 711 288 Email: James@k4soils.com

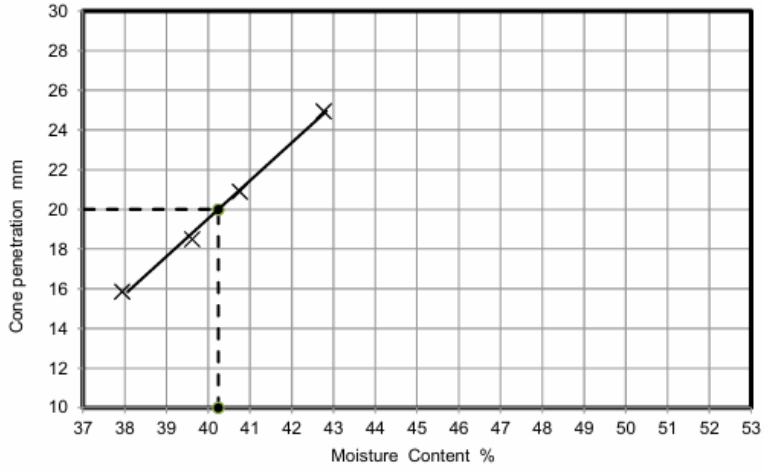
UKAS TESTING 2519

Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

MSF-5 R2

LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX

				Job No.	38636
				Borehole/Pit No.	BH2
Site Name	24 Broomfield Drive, Billinghurst, RH14 9TL			Sample No.	-
Project No.	20620	Client	William Hunt Consulting	Depth Top	3.70 m
Soil Description	Brown and greyish brown mottled slightly sandy silty CLAY			Depth Base	4.20 m
				Sample Type	D
				Samples received	20/03/2026
				Schedules received	20/03/2026
				Project Started	23/03/2026
				Date Tested	19/05/2026

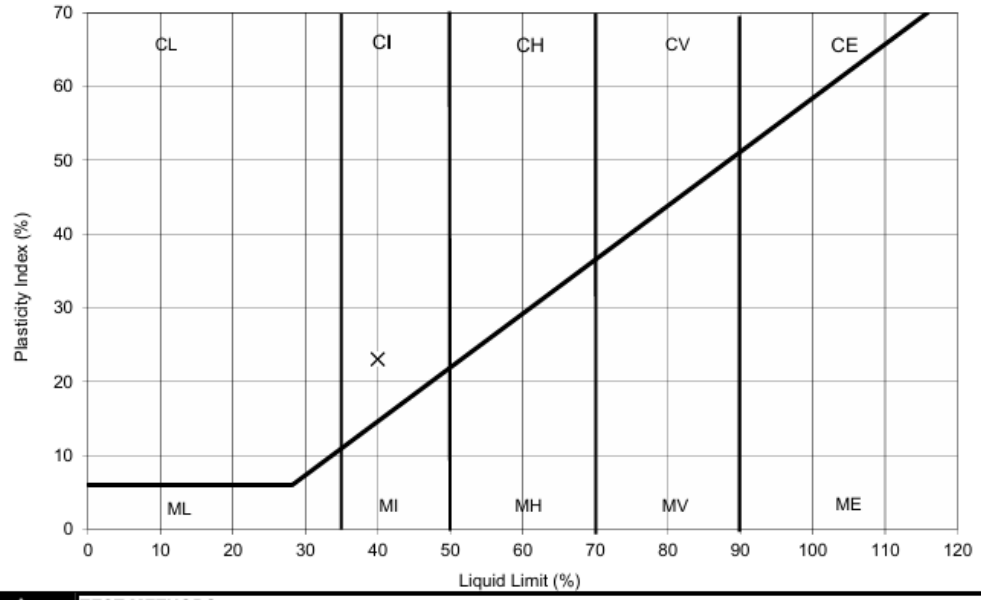


WATER CONTENT	**18.4**	**%**
% PASSING 425µm SIEVE	**100**	**%**
LIQUID LIMIT	**40**	**%**
PLASTIC LIMIT	**17**	**%**
PLASTICITY INDEX	**23**	**%**

Preparation Method	Tested in natural condition

Remarks

PLASTICITY INDEX



TEST METHODS:

BS EN ISO 17892 Part 1: 2014 + A1:2022 Water Content

BS EN ISO 17892 Part 12: 2018 +A2:2022 Liquid and plastic limit

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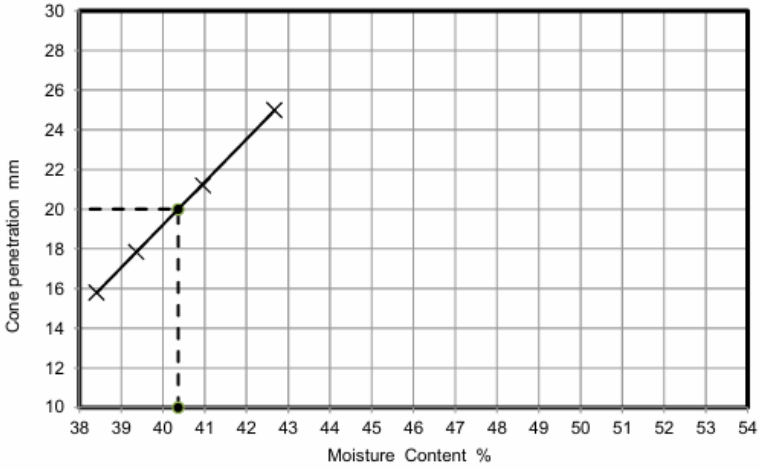
2519

Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

MSF-5 R2

LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX

				Job No.	38636
				Borehole/Pit No.	BH2
Site Name	24 Broomfield Drive, Billinghurst, RH14 9TL			Sample No.	-
Project No.	20620	Client	William Hunt Consulting	Depth Top	4.70 m
Soil Description	Greyish brown, brown and grey silty CLAY			Depth Base	5.20 m
				Sample Type	D
				Samples received	20/03/2026
				Schedules received	20/03/2026
				Project Started	23/03/2026
				Date Tested	19/05/2026

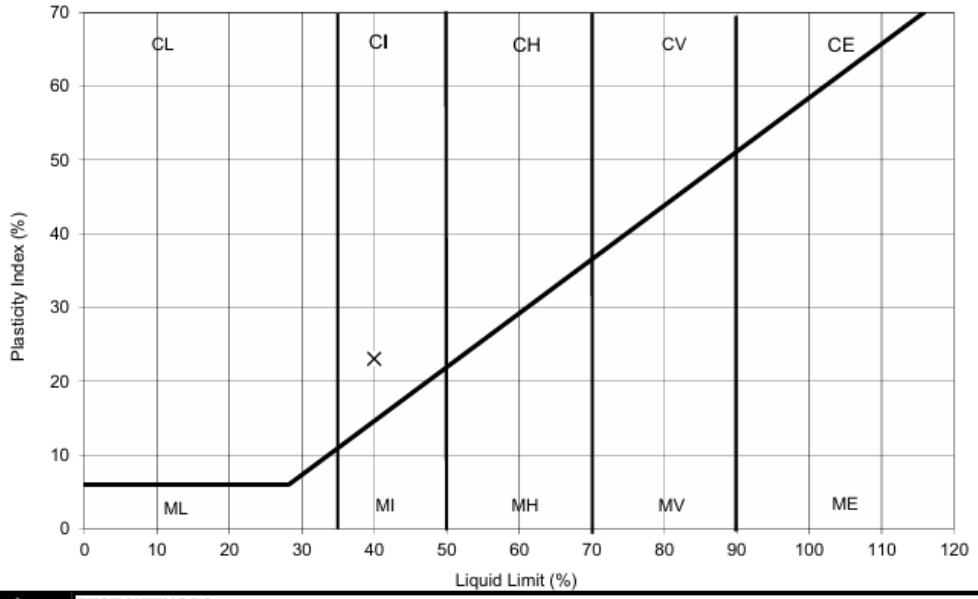


WATER CONTENT	**17.1**	**%**
% PASSING 425µm SIEVE	**100**	**%**
LIQUID LIMIT	**40**	**%**
PLASTIC LIMIT	**17**	**%**
PLASTICITY INDEX	**23**	**%**

Preparation Method	Tested in natural condition

Remarks

PLASTICITY INDEX



TEST METHODS:
BS EN ISO 17892 Part 1: 2014 + A1:2022 Water Content
BS EN ISO 17892 Part 12: 2018 +A2:2022 Liquid and plastic limit

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Date: 26/05/2026

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UKAS TESTING 2519

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MSF-5 R2

Summary of One-Dimensional Swell/StrainTests

Job No.	Project Name	Programme	
38636	24 Broomfield Drive, Billinghurst, RH14 9TL	Samples received	20/03/2026
		Schedule received	20/03/2026
Project No.	Client	Project started	23/03/2026
20620	William Hunt Consulting	Testing Started	21/04/2026

Notes: Heave potential (Dd) expressed in mm and corrected by 0.1 mm to take account of disturbance during sample preparation

Dd is calculated based on the difference in depth between samples. A shrinkage factor of 0.5 has been assumed

Hole No.	Sample			Soil Description	Strain	Corrected Dd	Moisture Content	Bulk Density	Dry Density	Remarks
	Ref	Depth	Type		%	mm	%	Mg/m3	Mg/m3	
BH1	-	1.20	D	Greyish brown and light grey silty CLAY	0.013	7.73	**28**	1.98	**1.55**	
BH1	-	2.20	D	Greyish brown mottled light grey silty CLAY	0.042	20.88	**19**	1.99	**1.67**	
BH1	-	3.20	D	Greyish brown slightly sandy silty CLAY with rare fine sub-angular gravel	0.013	6.33	**16**	1.94	**1.67**	
BH1	-	4.20	D	Pinkish brown silty CLAY with rare fm sub-angular gravel	0.018	9.03	**16**	1.95	**1.67**	

Predicted total free surface heave over depth of exploratory position **43.97** **mm**

Test Method
In House Method K4 001, January 2012.
Preparation in accordance with
BS1377:1990 Part 5
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Checked and Approved

Initials **J.P**

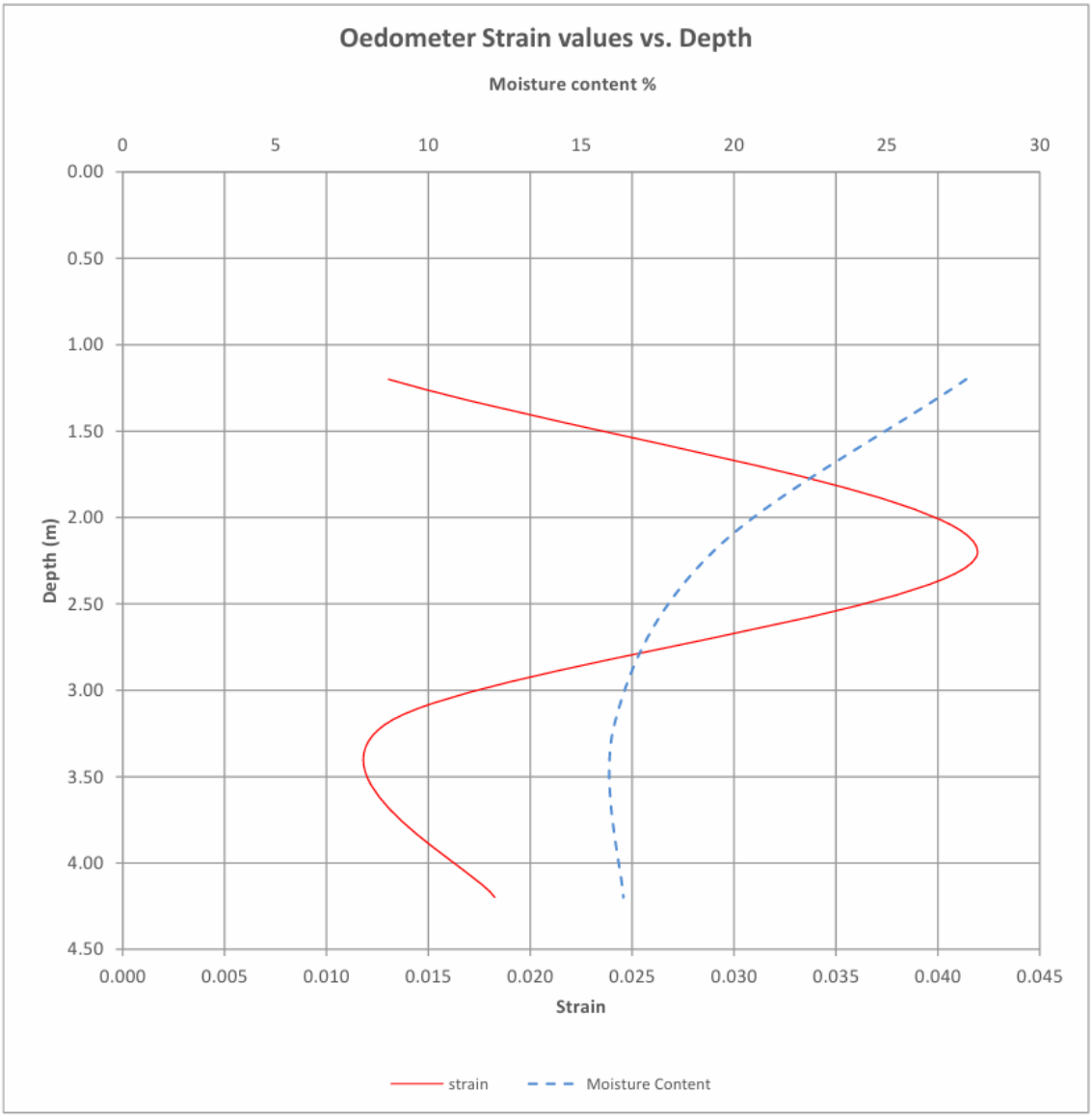
Date: 26/05/2026

2519

Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

Summary of One Dimensional Swell/Strain - Plots

Job No.	Project Name	Programme	
38636	24 Broomfield Drive, Billinghurst, RH14 9TL	Samples received	20/03/2026
		Schedule received	20/03/2026
Project No.	Client	Project started	23/03/2026
20620	William Hunt Consulting	Testing Started	21/04/2026



Test Method
In House Method K4 001, January 2012.
Preparation in accordance with BS1377:1990 Part 5

K4 SOILS LABORATORY Unit 8 Olds Close
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Checked and Approved

Initials J.P

Date: 26/05/2026

UKAS TESTING 2519

Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

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