



Geotechnical Survey Report

FSI Ref: 29773
Issue Date: September 2025

Risk Address: 113 North Street
Crowland
Peterborough
Cambridgeshire
PE6 0EG

Company: Crawford
Claim Ref: 1785581

Managing Director:	Martin Rush MSc FGS
Finance Director:	Louise Banks BSc (Hons)
Laboratory Manager:	Jade McLellan
Senior Geologist:	Thomas Lee BSc (Hons)
Assistant Geologist:	Bradley Webb BSc (Hons)
Geotechnical Assistant:	Sarah Brand

It is possible that other conditions exist elsewhere on this site, not revealed by the Boreholes or Trial Pits and thus will not have been taken into account.
Any reference to ground water relates specifically to the time of the investigation and does not account for any variations due to seasonal or other effects.



FASTRACK

Telephone: 0844 3358908

Fax: 0844 3358907

Email: enquiries@fastrackgroup.co.uk

Web: www.fastrackgroup.co.uk

197-199 High Street, Maldon, Essex CM9 5BU

Appendix No: 1

FSI Ref: 29773

SITE PLAN

Property Address: 113 North Street, Crowland, Peterborough, Cambridgeshire, PE6 0EG

Client Claim Ref: 1785581

Survey date: 15/09/2025

Operative: CE2



#113



Front

Scale:
NTS

Drawn by:
BW

Key:



Trial Pit



Borehole



Manholes



Rain Water Pipe

Soil & Vent Pipe

Surface Water Gully

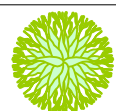
Foul Water Gully



Shrub



Tree (Conifer)



Tree (Deciduous)



Fastrack Site Investigations Ltd
Unit 9, Tyndales Farm
Southend Road
Maldon CM9 6TQ

Borehole Log

Borehole No.

BH1

Sheet 1 of 1

Project Name: 1785581

Project No.
29773

Site Date: 15/09/2025

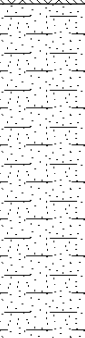
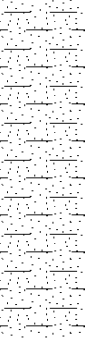
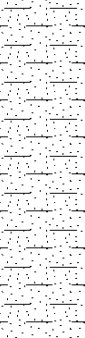
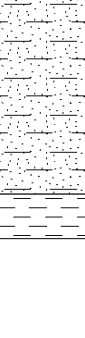
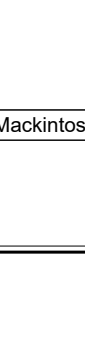
Hole Type
BH

Location: 113 North Street, Crowland, Peterborough, Cambridgeshire, PE6 OEG

Scale
1:17

Client: Crawford

Logged By
CE2

Water Strikes	Sample and In Situ Testing			Depth (m)	Legend	Stratum Description	
	Depth (m)	Type	Results				
				0.20		Grass onto TOPSOIL	
	0.50	D	MP = 10/75mm MP = 10/75mm MP = 11/75mm MP = 13/75mm			Mid brown clayey SAND <i>Roots noted at 0.50m</i>	
	1.00	D	MP = 20/75mm MP = 17/75mm MP = 21/75mm MP = 20/75mm				1
	1.50	D	MP = 15/75mm MP = 23/75mm MP = 29/75mm MP = 27/75mm				
	2.00	D	MP = 23/75mm MP = 27/75mm MP = 17/75mm MP = 15/75mm				2
	2.50	D	MP = 20/75mm MP = 18/75mm MP = 20/75mm MP = 26/75mm			<u>CLAY noted to be grey/black in colour.</u>	
			V (kPa) = 30	2.90		Light grey CLAY	
				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 be dry on completion.





Fastrack Site Investigations Ltd
Unit 9, Tyndales Farm
Southend Road
Maldon CM9 6TQ

Borehole Log

Borehole No.

BH2

Sheet 1 of 1

Project Name: 1785581

Project No.
29773

Site Date: 15/09/2025

Hole Type
BH

Location: 113 North Street, Crowland, Peterborough, Cambridgeshire, PE6 OEG

Scale
1:17

Client: Crawford

Logged By
CE2

Water Strikes	Sample and In Situ Testing			Depth (m)	Legend	Stratum Description	
	Depth (m)	Type	Results				
	0.50	D	MP = 13/75mm MP = 19/75mm MP = 14/75mm MP = 14/75mm			Light brown clayey SAND	
	1.00	D	MP = 23/75mm MP = 17/75mm MP = 16/75mm MP = 14/75mm				1
▼	1.50	D	MP = 18/75mm MP = 20/75mm MP = 20/75mm MP = 22/75mm			Water strike-1.50m	
	2.00	D	MP = 27/75mm MP = 31/75mm MP = 25/75mm MP = 22/75mm				2
	2.50	D	V (kPa) = 35	2.50		Light grey CLAY	
	3.00	D	V (kPa) = 30	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 1.50m on completion.
No roots found.





197-199 High Street, Maldon, Essex CM9 5BU

Tel: 01245 223033

Fax: 0844 3358907

Email: enquiries@fastrackgroup.co.uk

Web: www.fastracksiteinvestigations.co.uk

Appendix No:

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FSI Ref:

29773

LABORATORY RESULTS

Property Address: 113 North Street, Crowland, Peterborough, Cambridgeshire, PE6 0EG

Client Claim Ref: 1785581

Client: Crawford & Company

SAMPLE DETAILS

Investigation date: **15/09/2025**
Sample details: **Bags as received**
Samples received: **22/09/2025-15/10/2025**
Schedule recieved: **22/09/2025**
Samples tested: **09/10/2025-21/10/2025**
Results reported: **21/10/2025**

ANALYSIS REQUESTED

Water Content	☒	PSD	☐
Liquid Limit	☒	Soil Suction	☒
Plastic Limit	☒	Shear Strength	☐
Plasticity Index	☒	Contamination	☐
Root ID	☒	Root/Tree DNA	☐
		Roots obtained	

TEST DETAILS

General

Sample descriptions were written in accordance with BS EN ISO 14688-1:2018.

Samples were prepared in accordance with BS 1377: Part 1: 2016, section 8

Samples from this contract will be retained for 1 calender 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. Results will only be released to instructing party or with expressed written permission of the instructing party.

Fastrack Site Investigations Limited take steps to ensure that all staff are aware of the need to act impartially; ensuring that there shall be no conflicts of interest to influence the activities of the Laboratories process or outcomes

Water Content

Samples were tested in accordance with BS EN ISO 17892 - 1: 2014 (Oven drying method)

In accordance with Note 1 to paragraph 3.2.4 of BS 1377 Part 2 1990; these water contents have been corrected to give the equivalent water 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 EN ISO 17892 - 12:2018, section 5.2 (4 drop LL), 5.2 (1 drop LL), 5.5 (PL) and 6.5 (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 desicated where the moisture content is less than the value calculated using driscoll's rule 1 and/or 2*

Particle Size Distribution

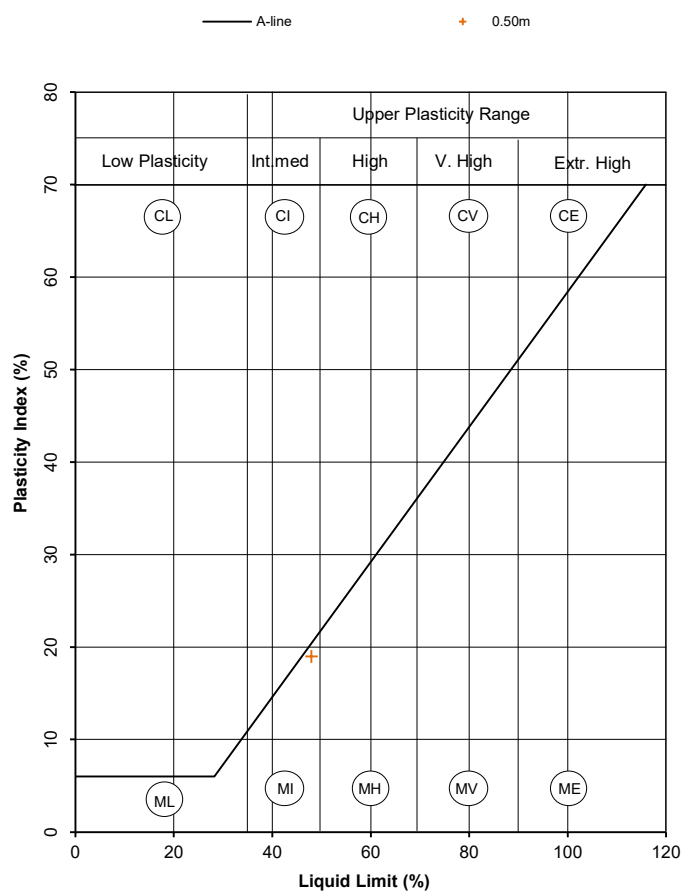
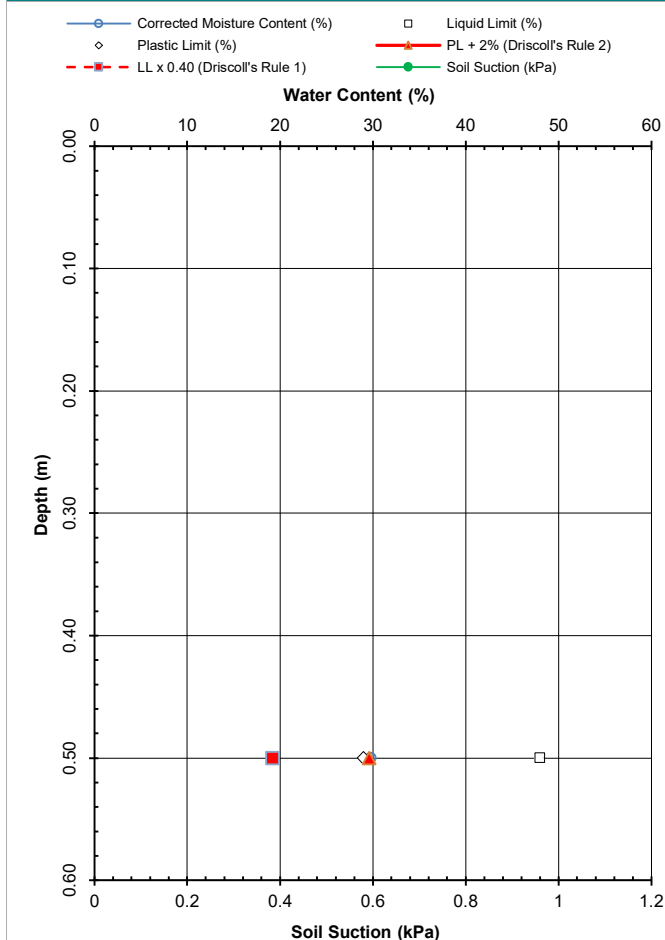
Samples were tested in accordance with BS EN ISO 17892-:2016 section 9.2 (Wet sieving method)

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:	113 North Street, Crowland, Peterborough, Cambridgeshire, PE6 0EG
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[illegible]

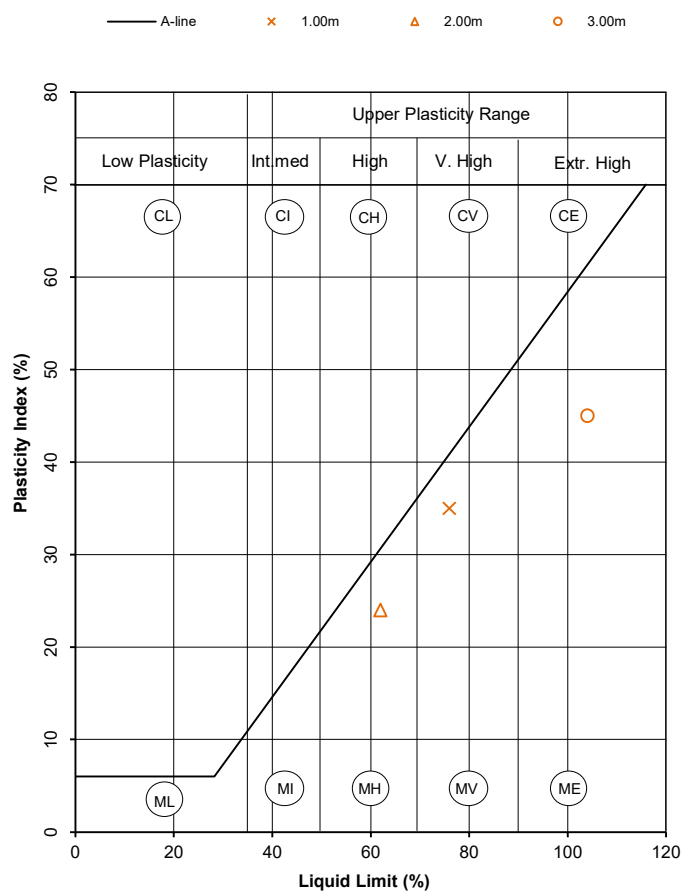
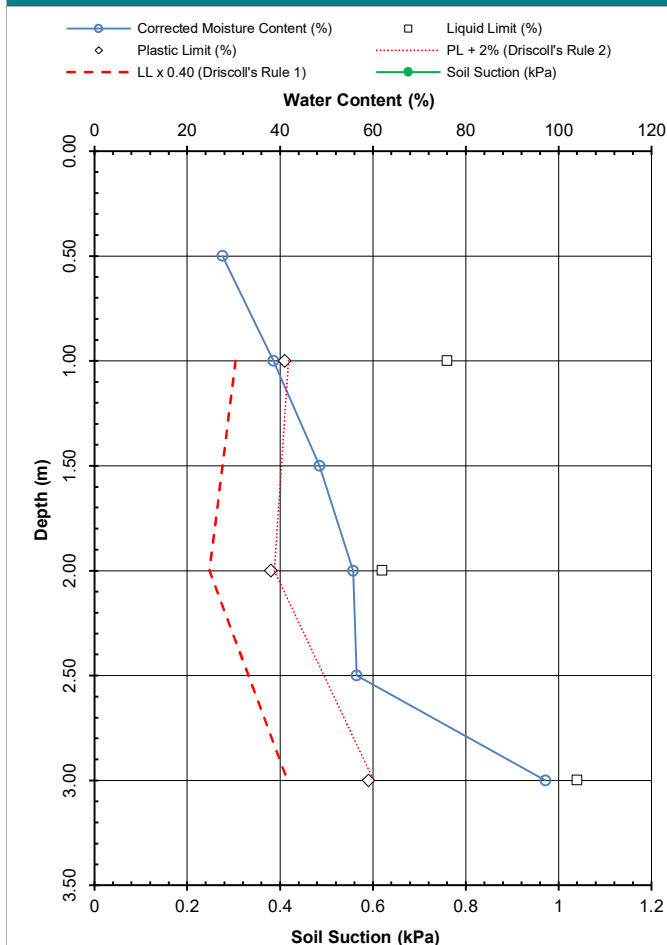
Comments:	BH1 @ 0.50m - Unable to perform soil suctions due to sample being too dry
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Reported by: Issy Acerbis

Checked by:

Jade McLellan

1785581

[illegible]

Comments:	BH2 @ 1.00, 2.00m- Unable to perform soil suction due to not enough sample. BH2 @ 3.00m - Unable to perform soil suction due to sample being too wet
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Reported by: Issy Acerbis

Checked by:

Jade McLellan

Fastrack Site Investigations Ltd
Unit 9 Tyndales Farm
Southend Road
Woodham Mortimer
Essex
CM9 6TQ

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

ROOT IDENTIFICATION

113 North Street

Client Reference: 29773
Report Date: 21 October 2025
Our Ref: R62778

Sub Sample	Species Identified		Root Diameter	Starch
BH1:				
0.5m	not a tree or shrub root	1	3 mm	Absent

Comments:

1 - Plus 3 others the same. All in a state of decay.

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.

