



Our Ref: 253172L-1

11<sup>th</sup> August 2025

FAO Alan Cantes  
108 Leicester Road  
Hinckley  
LE10 1LU

Dear Alan

### **108 Leicester Road, Hinckley, LE10 1LU**

Further to your recent instruction we have undertaken a series of four boreholes at the above named site to assess the ground conditions and advise on foundations for your proposed replacement dwelling. It is understood the proposed house is to be of Frame construction of Structural Insulated Panels (SIPs) with reinforced raft foundation accommodating relatively light loads. The new house is to be constructed over the footprint of the existing house at the site which is to be demolished.

In order to investigate the ground, a series of four boreholes (WS1 to WS4) were drilled by windowless sampling techniques to a maximum 4.45m depth bgl. Continuous samples were recovered from the full depth of the boreholes and standard penetration tests (SPTs) undertaken at regular intervals. The continuous samples were logged and sub-sampled by an experienced geologist.

Published geological information suggests that the site is underlain by superficial deposits of the Oadby Member - Diamicton overlying solid strata of the Mercia Mudstone Group. There are a number of other superficial deposits locally which include the Dunsmore Gravel, Wolston Sand and Gravel, and the Bosworth Clay Member. The superficial deposits in this part of Hinckley change rapidly both laterally and vertically.

The window sample holes generally encountered topsoil to depths between 0.40 to 0.53m bgl. However, localised made ground was present in WS1 extending to around 1.09m bgl; WS1 was located below a former patio immediately to the rear of the existing house. The made ground comprised an organic clay overlying around 800mm of brick rubble infilled with sand.

Underlying the topsoil or made ground, natural strata were present thought to represent the Dunsmore Gravel. These deposits comprised a slightly gravelly to gravelly clay which extended to around 2.19 to 2.53m bgl and were assessed to be of generally firm consistency. Pockets of red brown sand were noted within the clays. A summary of the geotechnical parameters for the Dunsmore Gravel is presented below in Table 1.

**Table 1 Summary of Geotechnical Parameters – Dunsmore Gravel**

Parameter (units)	Results	Classification	Comments
Undrained Shear Strength Cu (kPa) Cohesive deposits	Typically 55 to 100 kPa based on SPT N values	Medium to high strength	Generally firm becoming stiff based on examination.
SPT N Value Cohesive Deposits	Typically 11 to 20		SPT N value of 3 at 1m bgl in WS1
Water Content (%)	16.0 – 22.1		
Liquid Limit (%)	24 – 64	CL to CH Soils Low and Medium Shrinkability	
Plastic Limit (%)	12 – 25		
Plasticity Index (%)	12 – 39		
Modified Plasticity Index (%)	10 - 22		
Soluble Sulphate Content SO <sub>4</sub> (g/l)	0.02 – 0.07	AC-1	
pH Value	7.6 – 7.7		

Beneath these upper gravelly clays were strata thought to represent the Oadby Member - Diamicton. These deposits comprised a dark grey slightly gravelly clay of generally stiff consistency. The Oadby Member was proved to the full depth of WS3 (4.45m bgl) but extended to depths of 3.65m (WS1), 2.77m (WS2) and 3.63m (WS4).

A summary of the geotechnical parameters for the Oadby Member is given in Table 2 below.

**Table 2 Summary of Geotechnical Parameters – Oadby Member**

Parameter (units)	Results	Classification	Comments
Undrained Shear Strength Cu (kPa) Cohesive deposits	Typically 65 to 200 kPa based on SPT N values	Medium to high strength	Generally firm becoming stiff based on examination.
SPT N Value Cohesive Deposits	13 to 43		
Water Content (%)	10.2 – 14.5		
Liquid Limit (%)	34 – 37	CL to CI Soils Low Shrinkability and Non-Shrinkable	
Plastic Limit (%)	14 – 15		
Plasticity Index (%)	20 – 22		
Modified Plasticity Index (%)	8 - 17		
Soluble Sulphate Content SO <sub>4</sub> (g/l)	0.55	AC-2	
pH Value	7.2		

Underlying the deposits of the Oadby Member were strata thought to represent the Wolston Sand and Gravel consisting of gravelly sandy clays of stiff and very stiff consistency. Given the depth to these deposits only insitu testing was carried out which indicated uncorrected SPT N values of 44 to 76 confirming the stiff nature of the materials. Where present, these deposits were proved to the full depth of the investigation.

Groundwater seepages were encountered in WS1, WS2 and WS4 at depths between 2.62m and 3.90m bgl. A shallowest standing water level of 1.87m bgl was recorded in WS2 during the investigation. No long term monitoring of groundwater levels has been carried out as part of this investigation. It should be borne in mind that groundwater conditions can vary seasonally and thus may differ from the conditions observed at the time of the investigation.

It is believed that a reinforced raft foundation is proposed for the new dwelling which would be considered acceptable though the form of the raft is uncertain and dependent on the proposed loading and factors outlined below. For a light raft with edge beams and thickenings and tied-in floor slab (possibly bearing on a compacted stone layer), or for more traditional strip footings, the firm clays of the Dunsmore Gravel at around 1.0m depth should be an acceptable bearing stratum though the influence of surrounding trees needs assessment. However, as the existing house is to be removed from the footprint of the new dwelling and some deeper, made ground and soft materials were encountered in WS1 at the rear of the property, care should be exercised to ensure that existing below ground construction is grubbed out away from new construction and footings are not detrimentally influenced by made and disturbed ground. A characteristic undrained shear strength of 55kPa has been adopted based on the SPT results in the upper 1m. Calculations suggest that a preliminary design bearing resistance of around 100kPa would be acceptable for a strip foundation or raft down beams, 0.6m wide, bearing on the firm clays at around 1.0m depth. Under these conditions the footing would have an adequate factor of safety against shear failure and settlements should be limited to less than 25mm. The calculations accompany this letter report. For a more rigid flat raft foundation on a compacted stone bed, a preliminary design bearing resistance of around 60 to 80 kPa would be considered appropriate. If extensive pockets of made ground, sand or soft clay are encountered at formation level the influence of these on the proposed foundation should be assessed further.

There are a number of trees at the site, some of which, it is believed, are to be retained. On cohesive soils within influencing distance of trees consideration should be given to the effect on proposed foundations and the appropriate depth of founding. The soils of the Dunsmore Gravel, which is likely to form the bearing stratum, are of low to medium shrinkability (Table 1). For raft foundations Chapter 4.2 of the NHBC Standards normally recommends removal of the upper clays to around 1m and replacement with an adequately compacted stone blanket. With more traditional footings, a suspended floor slab over a void may be appropriate.

Laboratory determinations of soluble sulphate content have been undertaken on samples of the natural clay soils present at the site. Reported concentrations were between 0.02 and 0.55g/l SO<sub>4</sub> in association with slightly alkaline pH values.

In accordance with BRE Special Digest 1 the site has been classed as 'natural ground' the groundwater regime is considered 'mobile' as groundwater seepages were noted, although relatively low permeability clays are present.

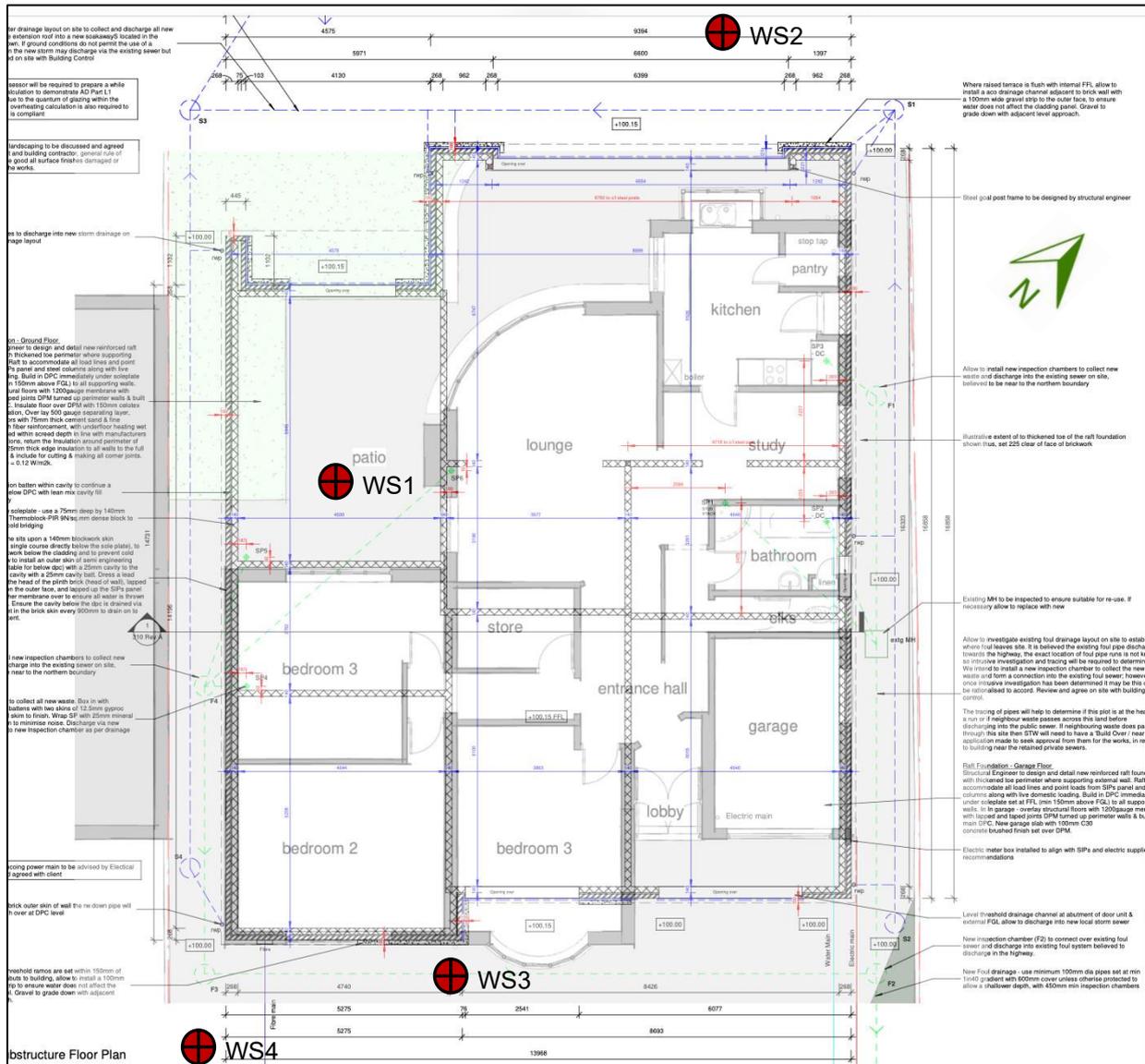
Comparison of the characteristic sulphate contents for the soil (based on the highest result in the Dunsmore Gravel – likely formation) and pH concentrations with Table C1 of BRE SD1 suggests the ACEC class for the site is AC-1. If foundations bear within any other strata the ACEC class may need to be revised.

If we can provide any further assistance at this stage please contact the undersigned.

Yours faithfully



Rachel Foord BSc (Hons), MSc, MCSM, CGeol, FGS  
Director  
**Compass Geotechnical Limited**



Exploratory holes positioned to avoid existing services. WS4 located in flower bed to south of existing house.

Extract from plan provided by Structural Innovation Design Ltd	<b>Figure 1</b>	Site Plan with Exploratory Hole Positions
	<b>Date</b>	August 2025
	<b>Not to Scale</b>	

Compass Geotechnical 13 Willow Park, Stoke Golding CV13 6EU www.compassgeotechnical.co.uk		Windowless Sample Borehole Log				Project ID 253172		Borehole No. WS1					
Project Title: 108 Leicester Road, Hinckley		Location: 108 Leicester Road, Hinckley, LE10 1LU		Client: Alan Cantes		Sheet 1 of 1		Scale: 1:25					
						Date Drilled 23/07/2025		Rig Crew: GE					
Easting:		Northing:		Level (mAOD):		Checked:		Logged: TF					
Samples & In Situ Testing			Strata Details							Groundwater			
Depth (mBGL)	Sample / Test ID	Test Result	Level (mAOD)	Depth (mBGL)	Legend	Strata Description	Depth (mBGL)	Water Strike	Backfill/ Installation				
0.00 - 1.00	L			0.26		MADE GROUND: Very dark brown slightly gravelly slightly sandy slightly organic clay with rare yellowish brown clay pockets. Gravel is rare brown fine to coarse angular to rounded chert with rare white fine sub rounded quarts, concrete, asphalt planings and very rare coal fragments of fine to coarse gravel size.(0.26m) MADE GROUND: Red brick (whole and part bricks) rarely infilled with brown fine to coarse sand.(0.83m)							
1.00 - 1.45 1.00 - 2.00	SPT(C) L	N=3 (1/1,0,1,1)		1.09		Soft yellowish brown slightly gravelly locally gravelly slightly sandy silty CLAY. Gravel is white and black fine to coarse angular to sub angular chert with very rare dark red brown sandstone of fine to coarse gravel size, light greenish grey siltstone, yellowish brown sandstone, pale brown siltstone, brown silty fine calcareous sandstone, white chalk, light grey quartzose sandstone, very rare dark reddish brown ferruginous sandstone of fine to coarse gravel size. [Dunsmore Gravel]. (1.39m)	1						
1.50 - 1.80	D												
2.00 - 2.45 2.00 - 3.00	SPT(C) L	N=20 (7/3,4,6,7)		2.48		Stiff grey gravelly becoming slightly gravelly CLAY. Gravel is white fine to coarse sub rounded to rounded chalk and occasional brown black white fine to coarse angular to sub angular chert, grey fine to coarse sub angular siltstone, very dark grey shale/mustone of fine gravel size, silty fine sandstone, and red brown silty mudstone of fine gravel size. [Oadby Member].(1.17m)	2						
2.80 - 3.00	D												
3.00 - 3.45 3.00 - 4.00	SPT(C) L	N=19 (6/4,4,6,5)		3.65		Stiff dark brownish grey gravelly sandy CLAY. Gravel is rare white fine to coarse sub rounded to rounded chalk, grey quartzose sandstone, dark grey limestone, dark grey siltstone, red brown slightly sandy siltstone, light grey slightly calcareous siltstone, light grey sandstone, white quartz, grey quartz, yellowish brown sandstone, and rare fossil shell fragments. Sand is fine to coarse. [Wolston Sand and Gravel].(0.80m)	3						
4.00 - 4.45	SPT(C)	N=44 (15/9,11,12,12)		4.45		Borehole Completed at 4.450m	4						
							5						
Borehole Diameter		Casing Diameter		Chiselling & Pits				Water Strikes			Observations		
Depth (m)	Diameter	Depth (m)	Diameter	Depth Top	To (m)	Duration	Remarks	Strike at (m)	Casing at (m)	Sealed at (m)	Time Mins	Rose to (m)	Remarks
4.45	115	1.00	115					3.90	1.00				Water standing at 2.20m bgl on completion.
Installation			Remarks:										
Top (m)	Base (m)	Type	Dia (mm)										

 <b>Compass Geotechnical</b> 13 Willow Park, Stoke Golding CV13 6EU www.compassgeotechnical.co.uk	<h1 style="margin: 0;">Windowless Sample Borehole Log</h1>						<b>Project ID</b> <b>253172</b>		<b>Borehole No.</b> <b>WS2</b>				
	<b>Project Title:</b> 108 Leicester Road, Hinckley						<b>Location:</b> 108 Leicester Road, Hinckley, LE10 1LU		<b>Client:</b> Alan Cantes		Sheet 1 of 1 <b>Scale:</b> 1:25		
<b>Easting:</b>						<b>Northing:</b>		<b>Level (mAOD):</b>		<b>Date Drilled</b> 23/07/2025			
<b>Samples &amp; In Situ Testing</b>						<b>Strata Details</b>							
<b>Depth (mBGL)</b>		<b>Sample / Test ID</b>	<b>Test Result</b>	<b>Level (mAOD)</b>	<b>Depth (mBGL)</b>	<b>Legend</b>	<b>Strata Description</b>			<b>Depth (mBGL)</b>	<b>Water Strike</b>	<b>Backfill/ Installation</b>	
0.00 - 1.00		L			0.40		Turf over dark brown slightly gravelly slightly sandy Topsoil with occasional recently active roots.(0.40m)						
1.00 - 1.45		SPT(C)	N=11 (3/2,3,3,3)		0.63		Dry friable yellowish brown slightly gravelly slightly silty CLAY with occasional recently active roots.(0.23m)						
1.00 - 1.50		D					Firm yellowish brown slightly gravelly locally gravelly slightly sandy silty CLAY. Gravel is white and black fine to coarse angular to sub angular chert with very rare dark red brown sandstone of fine to coarse gravel size, light greenish grey siltstone, yellowish brown sandstone, pale brown siltstone, brown silty fine calcareous sandstone, white chalk, light grey quartzose sandstone, very rare dark reddish brown ferruginous sandstone of fine to coarse gravel size. [Dunsmore Gravel]. (1.56m)			1			
1.00 - 2.00		L											
2.00 - 2.45		SPT(C)	N=11 (3/2,2,3,4)		2.19		Stiff grey gravelly becoming slightly gravelly CLAY. Gravel is white fine to coarse sub rounded to rounded chalk and occasional brown black white fine to coarse angular to sub angular chert, grey fine to coarse sub angular siltstone, very dark grey shale/mustone of fine gravel size, silty fine sandstone, and red brown silty mudstone of fine gravel size. [Oadby Member].(0.58m)			2			
2.00 - 3.00		L			2.77		Stiff dark brownish grey gravelly sandy locally very sandy very gravelly CLAY. Gravel is rare white fine to coarse sub rounded to rounded chalk, grey quartzose sandstone, dark grey limestone, dark grey siltstone, red brown slightly sandy siltstone, light grey slightly calcareous siltstone, light grey sandstone, white quartz, grey quartz, yellowish brown sandstone, and rare fossil shell fragments. Sand is fine to coarse. [Wolston Sand and Gravel]. (1.68m)			3			
3.00 - 3.45		SPT(C)	N=52 (14/9,12,15,16)		4.45		Borehole Completed at 4.450m			4			
3.00 - 4.00		L								5			
4.00 - 4.45		SPT(C)	N=74 (14/13,17,22,22)										
4.45													
Borehole Diameter		Casing Diameter		Chiselling & Pits				Water Strikes			Observations		
Depth (m)	Diameter	Depth (m)	Diameter	Depth Top	To (m)	Duration	Remarks	Strike at (m)	Casing at (m)	Sealed at (m)	Time Mins	Rose to (m)	Remarks
4.45	115	1.00	115					2.62	1.00				Water standing at 1.87m bgl on completion.
Installation				Remarks:									
Top (m)	Base (m)	Type	Dia (mm)										



**Compass Geotechnical**  
 13 Willow Park, Stoke Golding  
 CV13 6EU  
 www.compassgeotechnical.co.uk

# Windowless Sample Borehole Log

**Project ID**  
**253172**

**Borehole No.**  
**WS3**

Sheet 1 of 1  
**Scale:** 1:25

**Project Title:**  
108 Leicester Road, Hinckley

**Location:**  
108 Leicester Road, Hinckley, LE10 1LU

**Client:**  
Alan Cantes

**Date Drilled**  
23/07/2025

**Rig Crew:** GE

**Logged:** TF

**Easting:**

**Northing:**

**Level (mAOD):**

**Checked:**

Samples & In Situ Testing			Strata Details							Groundwater		
Depth (mBGL)	Sample / Test ID	Test Result	Level (mAOD)	Depth (mBGL)	Legend	Strata Description		Depth (mBGL)	Water Strike	Backfill/ Installation		
0.00 - 1.00	L			0.40		Dark brown, very dark brown and black slightly gravelly silty Topsoil.(0.40m)						
				0.68		Greyish brown slightly gravelly slightly silty CLAY with rare black carbonaceous matter.(0.28m)						
1.00 - 1.70	D			2.53		Firm yellowish brown slightly gravelly locally gravelly slightly sandy silty CLAY. Gravel is white and black fine to coarse angular to sub angular chert with very rare dark red brown sandstone of fine to coarse gravel size, light greenish grey siltstone, yellowish brown sandstone, pale brown siltstone, brown silty fine calcareous sandstone, white chalk, light grey quartzose sandstone, very rare dark reddish brown ferruginous sandstone of fine to coarse gravel size. [Dunsmore Gravel].(1.85m)		1				
1.70 - 2.00	L											
2.00 - 2.45	SPT(C)	N=13 (4/2,4,4,3)						2				
2.00 - 3.00	L											
3.00 - 3.45	SPT(C)	N=43 (18/8,12,11,12)						3				
3.00 - 4.00	L											
4.00 - 4.45	SPT(C)	N=26 (7/5,6,7,8)						4				
				4.45		Borehole Completed at 4.450m		5				

Borehole Diameter		Casing Diameter		Chiselling & Pits				Water Strikes			Observations		
Depth (m)	Diameter	Depth (m)	Diameter	Depth Top	To (m)	Duration	Remarks	Strike at (m)	Casing at (m)	Sealed at (m)	Time Mins	Rose to (m)	Remarks
4.45	115	1.00	115										
Installation			<b>Remarks:</b>										
Top (m)	Base (m)	Type	Dia (mm)	No groundwater seepages encountered.									



**Compass Geotechnical**  
 13 Willow Park, Stoke Golding  
 CV13 6EU  
 www.compassgeotechnical.co.uk

# Windowless Sample Borehole Log

**Project ID**  
**253172**

**Borehole No.**  
**WS4**

Sheet 1 of 1  
**Scale:** 1:25

**Project Title:**  
108 Leicester Road, Hinckley

**Location:**  
108 Leicester Road, Hinckley, LE10 1LU

**Client:**  
Alan Cantes

**Date Drilled**  
23/07/2025  
**Rig Crew:** GE  
**Logged:** TF  
**Checked:**

**Easting:**

**Northing:**

**Level (mAOD):**

**Checked:**

Samples & In Situ Testing			Strata Details					Groundwater		
Depth (mBGL)	Sample / Test ID	Test Result	Level (mAOD)	Depth (mBGL)	Legend	Strata Description	Depth (mBGL)	Water Strike	Backfill/ Installation	
0.00 - 1.00	L			0.53		Dark brown grey Topsoil.(0.53m)				
1.00 - 1.45 1.00 - 2.00	SPT(C) L	N=19 (6/5,4,5,5)				Firm yellowish brown slightly gravelly locally gravelly slightly sandy CLAY. Gravel is white and black fine to coarse angular to sub angular chert with very rare dark red brown sandstone of fine to coarse gravel size, light greenish grey siltstone, yellowish brown sandstone, pale brown siltstone, brown silty fine calcareous sandstone, white chalk, light grey quartzose sandstone, very rare dark reddish brown ferruginous sandstone of fine to coarse gravel size. [Dunsmore Gravel]. (1.79m)	1			
						<i>Becoming gravelly with depth</i>				
1.70 - 2.00	D									
2.00 - 2.45 2.00 - 3.00	SPT(C) L	N=11 (4/2,2,3,4)		2.32		Stiff grey gravelly becoming slightly gravelly CLAY. Gravel is white fine to coarse sub rounded to rounded chalk and occasional brown black white fine to coarse angular to sub angular chert, grey fine to coarse sub angular siltstone, very dark grey shale/mustone of fine gravel size, silty fine sandstone, and red brown silty mudstone of fine gravel size. [Oadby Member].(1.31m)	2			
3.00 - 3.45 3.00 - 4.00	SPT(C) L	N=13 (4/2,2,3,6)		3.63		Stiff dark brownish grey gravelly sandy CLAY. Gravel is rare white fine to coarse sub rounded to rounded chalk, grey quartzose sandstone, dark grey limestone, dark grey siltstone, red brown slightly sandy siltstone, light grey slightly calcareous siltstone, light grey sandstone, white quartz, grey quartz, yellowish brown sandstone, and rare fossil shell fragments. Sand is fine to coarse. [Wolston Sand and Gravel].(0.82m)	3			
4.00 - 4.45	SPT(C)	N=76 (19/12,16,23,25)		4.45		Borehole Completed at 4.450m	4	▼		
							5			

Borehole Diameter		Casing Diameter		Chiselling & Pits				Water Strikes			Observations		
Depth (m)	Diameter	Depth (m)	Diameter	Depth Top	To (m)	Duration	Remarks	Strike at (m)	Casing at (m)	Sealed at (m)	Time Mins	Rose to (m)	Remarks
4.45	115	1.00	115					3.70	1.00				Water standing at 2.35m bgl on completion
Installation				Remarks:									
Top (m)	Base (m)	Type	Dia (mm)										



**TEST REPORT**  
ISSUED BY SOIL PROPERTY TESTING LTD  
DATE ISSUED: 08/08/2025



<b>Contract</b>	<b>Hinckley</b>
<b>Serial No.</b>	<b>48169_1</b>
<b>Client:</b> Compass Geotechnical Limited  13 Willow Park Upton Lane Stoke Golding Nuneaton Warwickshire CV13 6EU	<b><i>Soil Property Testing Ltd</i></b>  15, 16, 18 Halcyon Court, St Margaret's Way, Stukeley Meadows, Huntingdon, Cambridgeshire, PE29 6DG  Tel: 01480 455579 Email: <a href="mailto:enquiries@soilpropertytesting.com">enquiries@soilpropertytesting.com</a> Website: <a href="http://www.soilpropertytesting.com">www.soilpropertytesting.com</a>
<b>Samples Submitted By:</b> Compass Geotechnical Limited  <b>Samples Labelled:</b> Hinckley	<b>Approved Signatories:</b>  <input checked="" type="checkbox"/> <b>J.C. Garner B.Eng (Hons) FGS</b> Technical Director & Quality Manager  <input type="checkbox"/> <b>W. Johnstone</b> Materials Lab Manager  
<b>Date Received:</b> 30/07/2025	<b>Samples Tested Between:</b> 30/07/2025 and 08/08/2025
<b>Remarks:</b> For the attention of Rachel Foord Your Order No: 253172-1	
<b>Notes:</b> 1 All remaining samples or remnants from this contract will be disposed of after 21 days from today, unless we are notified to the contrary. 2 Opinions and interpretations expressed herein are outside the scope of UKAS accreditation. 3 Tests marked "NOT UKAS ACCREDITED" in this test report are not included in the UKAS Accreditation Schedule for this testing laboratory. 4 This test report may not be reproduced other than in full except with the prior written approval of the issuing laboratory. 5 The results within this report only relate to the items tested or sampled.	



# TEST REPORT

ISSUED BY SOIL PROPERTY TESTING LTD  
DATE ISSUED: 08/08/2025



<b>Contract</b>		<b>Hinckley</b>																
<b>Serial No.</b>		<b>48169_1</b>						<b>Target Date</b>		<b>13/08/2025</b>								
<b>Scheduled By</b>		<b>Compass Geotechnical Limited</b>																
<b>Schedule Remarks</b>																		
Bore Hole No.	Type	Sample Ref.	Top Depth	<div style="display: flex; justify-content: space-between;"> <span>Water Content (BSFN)</span> <span>Liquid/Plastic Limits</span> <span>Wet Sieve Preparation</span> <span>Sulphate Content/pH Value</span> </div>										Sample Remarks				
WS1	D	-	1.50	1	1	1	1											
WS1	D	-	2.80	1	1	1												
WS2	D	-	1.00	1	1	1												
WS3	D	-	1.00	1	1	1	1											
WS3	D	-	2.55	1	1	1	1											
WS4	D	-	1.70	1	1	1												
<b>Totals</b>				<b>6</b>	<b>6</b>	<b>6</b>	<b>3</b>											<b>End of Schedule</b>





# TEST REPORT

ISSUED BY SOIL PROPERTY TESTING LTD  
DATE ISSUED: 08/08/2025



<b>Contract</b>	<b>Hinckley</b>
<b>Serial No.</b>	<b>48169_1</b>

### SUMMARY OF WATER CONTENT, LIQUID LIMIT, PLASTIC LIMIT, PLASTICITY INDEX AND LIQUIDITY INDEX

Borehole /Pit No.	Depth (m)	Type	Ref.	Water Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Liquid-ity Index	Sample Preparation				Description	Class
									Method	Ret'd 0.425mm (%)	Corr'd W/C <0.425mm	Curing Time (hrs)		
WS1	1.50 - 1.80	D	-	19.4	44	19	25	0.02	Wet Sieved	42 (M)	N/R*	25	Soft yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is brown, black, white and orangish brown fine to coarse angular to sub rounded chert, chalk, ferruginous sandstone and ironstone.	CI
WS1	2.80 - 3.00	D	-	14.5	37	15	22	-0.02	Wet Sieved	23 (M)	N/R*	25	Very stiff dark grey slightly gravelly slightly sandy silty CLAY. Gravel is fine to medium angular to sub rounded chalk and flint.	CI
WS2	1.00 - 1.50	D	-	16.0	24	12	12	0.33	Wet Sieved	15 (M)	N/R*	24	Orangish brown and soft olive yellow lumps slightly gravelly slightly sandy silty CLAY with rare recently active roots. Gravel is brown, black, white fine to coarse angular to sub rounded flint, chalk and quartz.	CL
WS3	1.00 - 1.70	D	-	22.1	45	19	26	0.12	Wet Sieved	33 (M)	N/R*	25	Soft yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine to medium angular to sub rounded chalk and flint.	CI
WS3	2.55 - 3.00	D	-	10.2	34	14	20	-0.19	Wet Sieved	58 (M)	N/R*	24	Very stiff dark grey slightly sandy gravelly silty CLAY. Gravel is brown, black and white, fine to coarse angular to sub rounded flint, chalk and quartz.	CL
WS4	1.70 - 2.00	D	-	21.3	64	25	39	-0.09	Wet Sieved	43 (M)	N/R*	26	Soft yellowish brown slightly sandy gravelly silty CLAY. Gravel is brown black, white and orangish brown fine to coarse angular sub rounded flint, chalk, ferruginous sandstone and ironstone.	CH

Method Of Preparation: BS EN ISO: 17892-1: 2014+A1:2022 & BS 1377: Part 2:1990:4.2  
 Method of Test: BS EN ISO: 17892-1: 2014+A1:2022 & BS 1377: Part 2:1990:3.2, 4.4, 5.3, 5.4  
 Type of Sample Key: U = Undisturbed, B = Bulk, D = Disturbed, J = Jar, W = Water, SPT = Split Spoon Sample, C = Core Cutter  
 Comments: \*Corrected water content assume material greater than 0.425mm is non-porous. See BS1377: Part 2: 1990 Clause 3 Note 1. Where N/R, corrected water content is not reported due to material type.  
 Table Notation: Ret'd 0.425mm: (A) = Assumed, (M) = Measured



# TEST REPORT

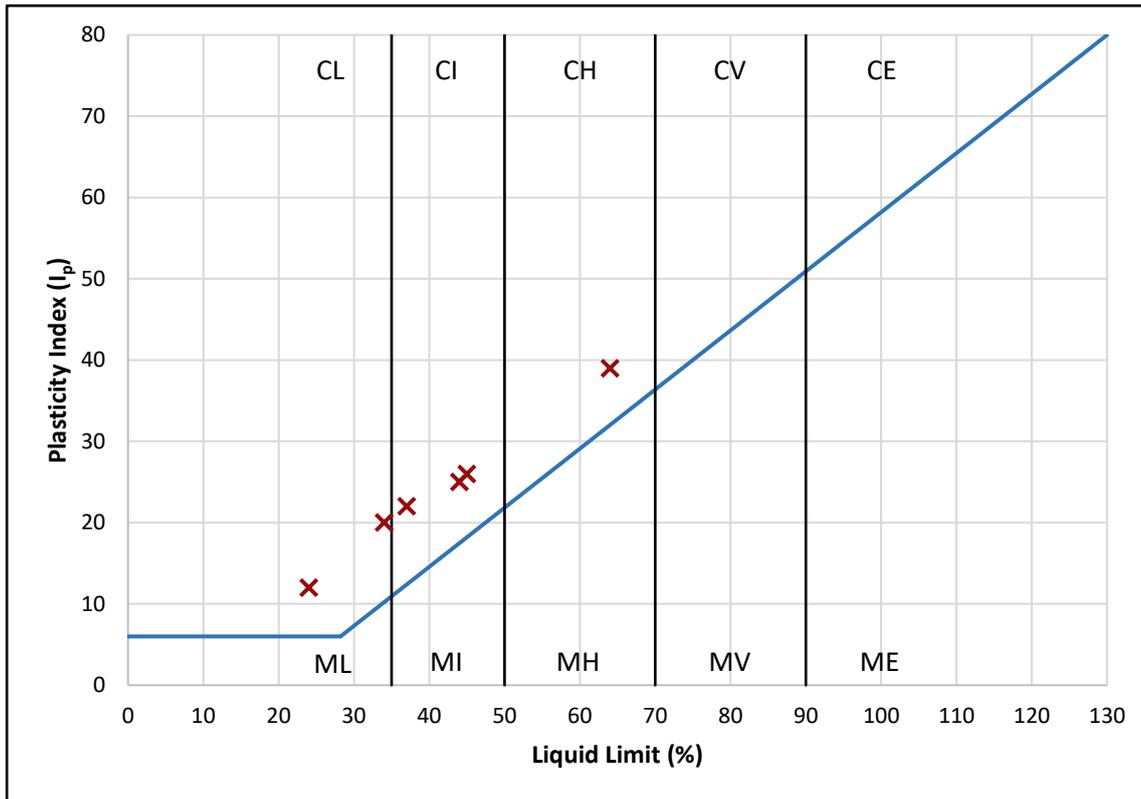
ISSUED BY SOIL PROPERTY TESTING LTD  
DATE ISSUED: 08/08/2025



<b>Contract</b>	<b>Hinckley</b>
<b>Serial No.</b>	<b>48169_1</b>

## PLOT OF PLASTICITY INDEX AGAINST LIQUID LIMIT USING CASAGRANDE CLASSIFICATION CHART

Plasticity				
Low	Medium	High	Very High	Extremely High



Plasticity Chart BS5930: 2015: Figure 8

High	NHBC Volume Change Potential
Medium	
Low	

Method of Preparation:	BS 1377: Part 2: 1990: 4.2
Method of Test:	BS1377: Part 2: 3.2, 4.4, 5.3, 5.4
Type of Sample Key:	U = Undisturbed, B = Bulk, D = Disturbed, J = Jar, W = Water, SPT = Split Spoon Sample, C = Core Cutter
Comments:	Volume Change Potential: NHBC Standards Chapter 4.2 Unmodified Plasticity Index



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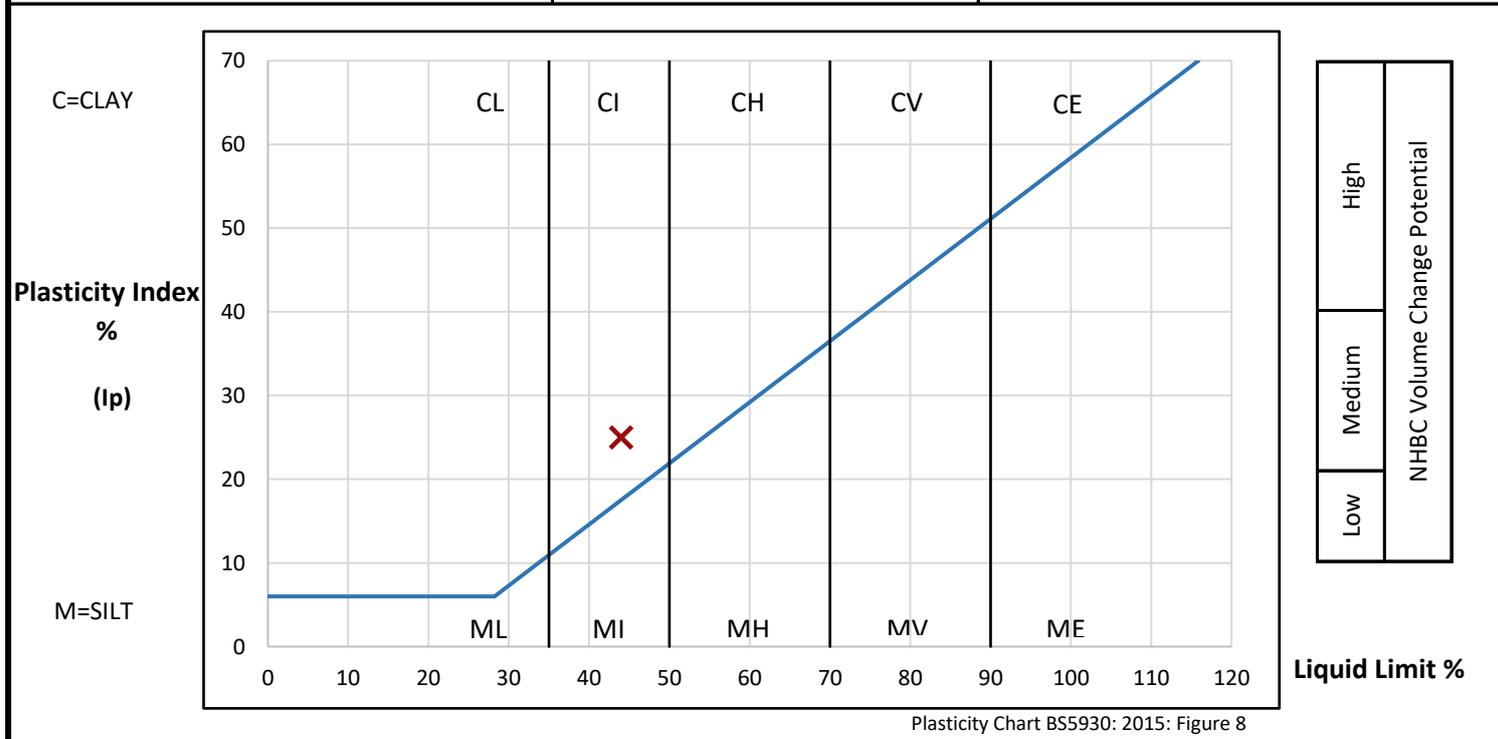


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<b>Serial No.</b>	<b>48169_1</b>

### DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX

Borehole / Pit No.	Depth m	Sample		Water Content (W) %	Description	Remarks
		Type	Reference			
WS1	1.50 - 1.80	D	-	<b>19.4</b>	Soft yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is brown, black, white and orangish brown fine to coarse angular to sub rounded chert, chalk, ferruginous sandstone and ironstone.	

<b>PREPARATION</b>			Liquid Limit	<b>44 %</b>	
Method of preparation			<b>Wet sieved over 0.425mm sieve</b>	Plastic Limit	<b>19 %</b>
Sample retained 0.425mm sieve	(Measured)	<b>42 %</b>	Plasticity Index	<b>25 %</b>	
Corrected water content for material passing 0.425mm			<b>Not reported</b>	Liquidity Index	<b>0.02</b>
Sample retained 2mm sieve	(Measured)	<b>34 %</b>	NHBC Modified (I'p)	<b>15 %</b>	
Curing time	<b>25 hrs</b>	Clay Content	<b>Not analysed</b>	Derived Activity	<b>Not analysed</b>



Method of Preparation: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 4.2  
 Method of Test: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 3.2, 4.4, 5.3, 5.4  
 Type of Sample Key: U=Undisturbed, B=Bulk, D=Disturbed, J=Jar, W=Water, SPT=Split Spoon Sample, C=Core Cutter  
 Comments: Corrected water content not reported due to material type.  
 Corrected water content assume material greater than 0.425mm non-porous. See BS1377: Part2: 1990 Clause 3 Note 1  
 Volume Change Potential: NHBC Standards Chapter 4.2 Unmodified Plasticity Index  
 Note: Modified Plasticity Index I'p = Ip x (% less than 425microns/100)



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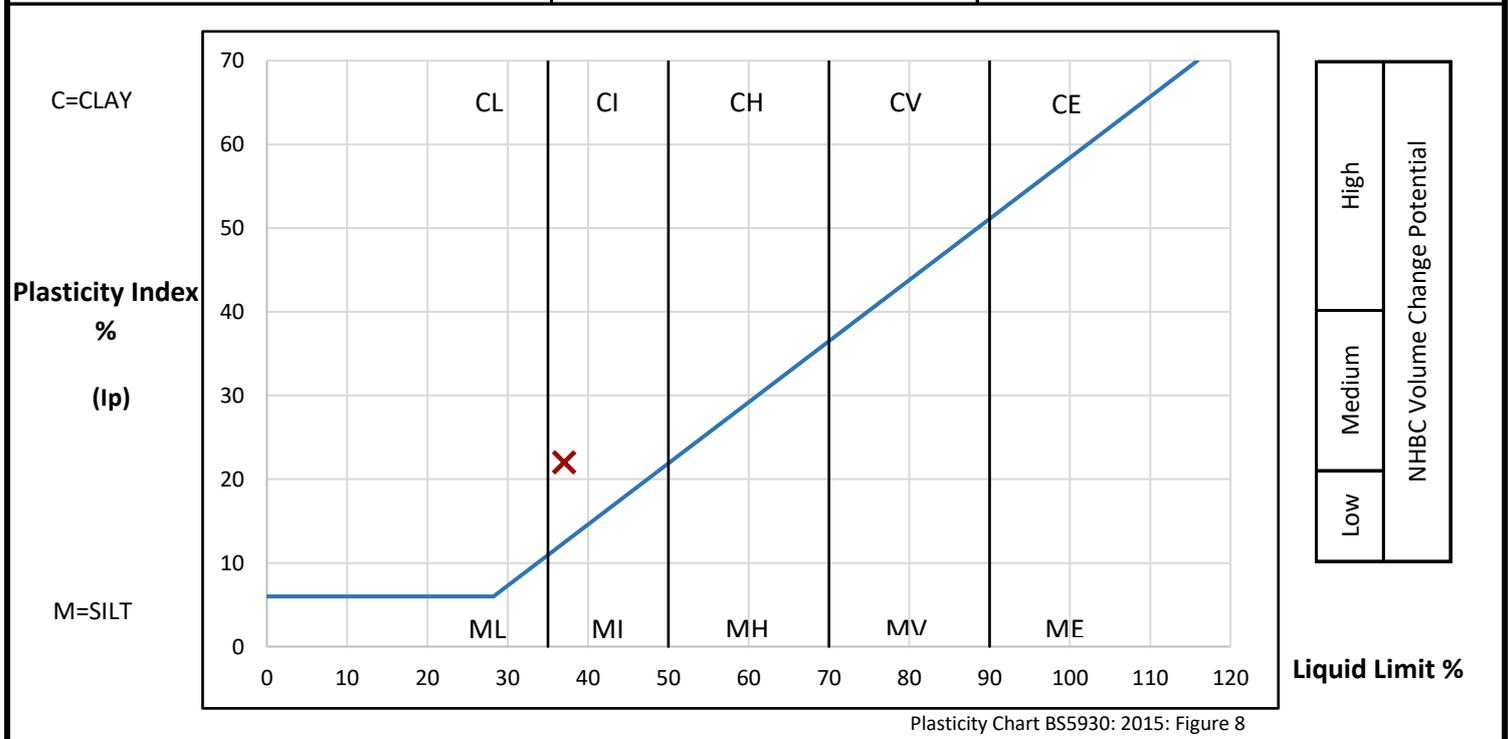


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### DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX

Borehole / Pit No.	Depth m	Sample		Water Content (W) %	Description	Remarks
		Type	Reference			
WS1	2.80 - 3.00	D	-	14.5	Very stiff dark grey slightly gravelly slightly sandy silty CLAY. Gravel is fine to medium angular to sub rounded chalk and flint.	

<b>PREPARATION</b>			Liquid Limit	37 %	
Method of preparation			Wet sieved over 0.425mm sieve	Plastic Limit	15 %
Sample retained 0.425mm sieve	(Measured)	23 %	Plasticity Index	22 %	
Corrected water content for material passing 0.425mm			Not reported	Liquidity Index	-0.02
Sample retained 2mm sieve	(Measured)	16 %	NHBC Modified (I'p)	17 %	
Curing time	25 hrs	Clay Content	Not analysed	Derived Activity	Not analysed



Method of Preparation: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 4.2  
 Method of Test: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 3.2, 4.4, 5.3, 5.4  
 Type of Sample Key: U=Undisturbed, B=Bulk, D=Disturbed, J=Jar, W=Water, SPT=Split Spoon Sample, C=Core Cutter  
 Comments: Corrected water content not reported due to material type.  
 Corrected water content assume material greater than 0.425mm non-porous. See BS1377: Part2: 1990 Clause 3 Note 1  
 Volume Change Potential: NHBC Standards Chapter 4.2 Unmodified Plasticity Index  
 Note: Modified Plasticity Index I'p = Ip x (% less than 425microns/100)



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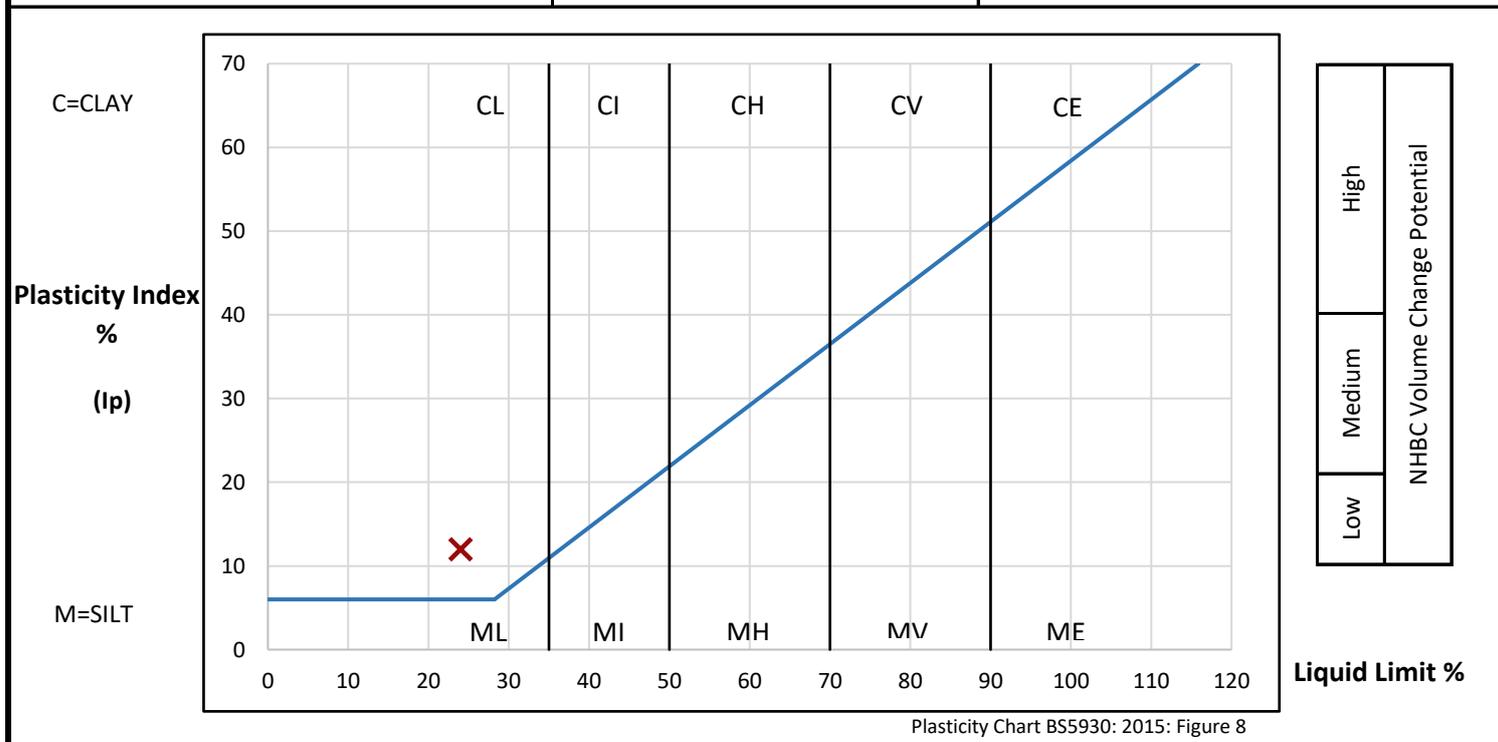


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### DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX

Borehole / Pit No.	Depth m	Sample		Water Content (W) %	Description	Remarks
		Type	Reference			
WS2	1.00 - 1.50	D	-	<b>16.0</b>	Orangish brown and soft olive yellow lumps slightly gravelly slightly sandy silty CLAY with rare recently active roots. Gravel is brown, black, white fine to coarse angular to sub rounded flint, chalk and quartz.	

<b>PREPARATION</b>			Liquid Limit	<b>24 %</b>		
Method of preparation			<b>Wet sieved over 0.425mm sieve</b>	Plastic Limit	<b>12 %</b>	
Sample retained 0.425mm sieve	(Measured)	<b>15 %</b>	Plasticity Index		<b>12 %</b>	
Corrected water content for material passing 0.425mm			<b>Not reported</b>	Liquidity Index		<b>0.33</b>
Sample retained 2mm sieve	(Measured)	<b>10 %</b>	NHBC Modified (I'p)		<b>10 %</b>	
Curing time	<b>24 hrs</b>	Clay Content	<b>Not analysed</b>	Derived Activity		<b>Not analysed</b>



Method of Preparation: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 4.2  
 Method of Test: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 3.2, 4.4, 5.3, 5.4  
 Type of Sample Key: U=Undisturbed, B=Bulk, D=Disturbed, J=Jar, W=Water, SPT=Split Spoon Sample, C=Core Cutter  
 Comments: Corrected water content not reported due to material type.  
 Corrected water content assume material greater than 0.425mm non-porous. See BS1377: Part2: 1990 Clause 3 Note 1  
 Volume Change Potential: NHBC Standards Chapter 4.2 Unmodified Plasticity Index  
 Note: Modified Plasticity Index I'p = Ip x (% less than 425microns/100)



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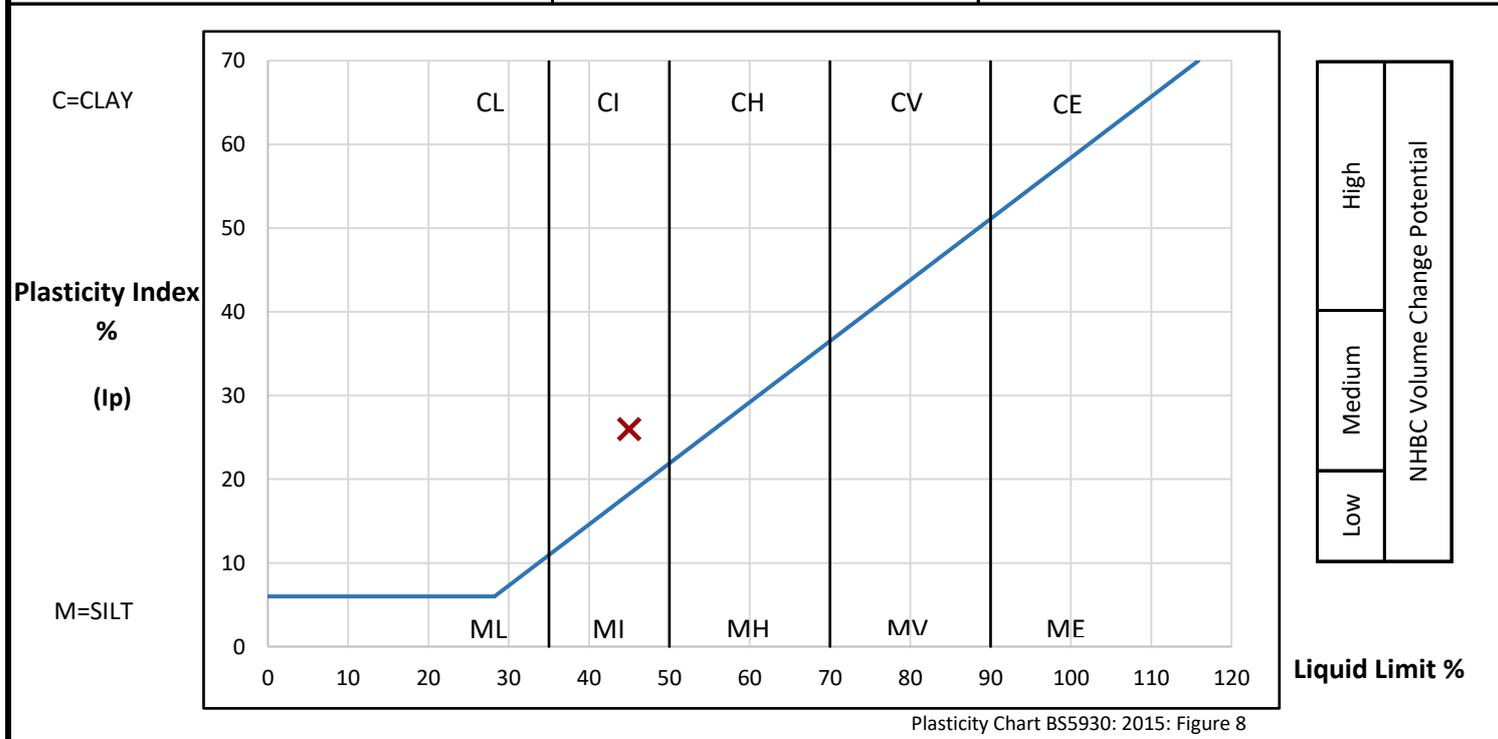


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### DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX

Borehole / Pit No.	Depth m	Sample		Water Content (W) %	Description	Remarks
		Type	Reference			
WS3	1.00 - 1.70	D	-	22.1	Soft yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine to medium angular to sub rounded chalk and flint.	

<b>PREPARATION</b>			Liquid Limit	45 %	
Method of preparation			Wet sieved over 0.425mm sieve	Plastic Limit	19 %
Sample retained 0.425mm sieve	(Measured)	33 %	Plasticity Index	26 %	
Corrected water content for material passing 0.425mm			Not reported	Liquidity Index	0.12
Sample retained 2mm sieve	(Measured)	25 %	NHBC Modified (I'p)	17 %	
Curing time	25 hrs	Clay Content	Not analysed	Derived Activity	Not analysed



Method of Preparation: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 4.2  
 Method of Test: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 3.2, 4.4, 5.3, 5.4  
 Type of Sample Key: U=Undisturbed, B=Bulk, D=Disturbed, J=Jar, W=Water, SPT=Split Spoon Sample, C=Core Cutter  
 Comments: Corrected water content not reported due to material type.  
 Corrected water content assume material greater than 0.425mm non-porous. See BS1377: Part2: 1990 Clause 3 Note 1  
 Volume Change Potential: NHBC Standards Chapter 4.2 Unmodified Plasticity Index  
 Note: Modified Plasticity Index I'p = Ip x (% less than 425microns/100)



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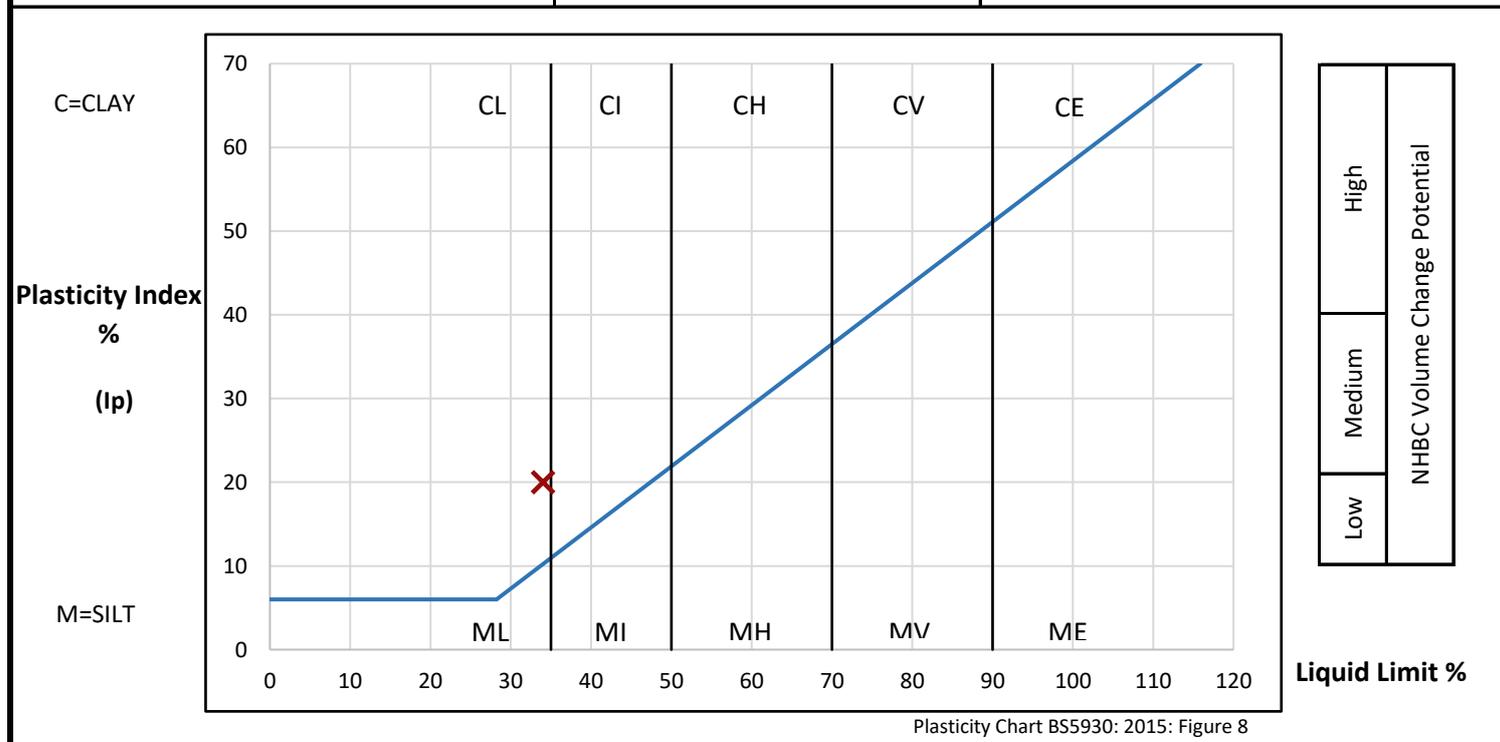


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### DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX

Borehole / Pit No.	Depth m	Sample		Water Content (W) %	Description	Remarks
		Type	Reference			
WS3	2.55 - 3.00	D	-	<b>10.2</b>	Very stiff dark grey slightly sandy gravelly silty CLAY. Gravel is brown, black and white, fine to coarse angular to sub rounded flint, chalk and quartz.	

<b>PREPARATION</b>			Liquid Limit	<b>34 %</b>	
Method of preparation			<b>Wet sieved over 0.425mm sieve</b>	Plastic Limit	<b>14 %</b>
Sample retained 0.425mm sieve	(Measured)	<b>58 %</b>	Plasticity Index	<b>20 %</b>	
Corrected water content for material passing 0.425mm			<b>Not reported</b>	Liquidity Index	<b>-0.19</b>
Sample retained 2mm sieve	(Measured)	<b>52 %</b>	NHBC Modified (I'p)	<b>8 %</b>	
Curing time	<b>24 hrs</b>	Clay Content	<b>Not analysed</b>	Derived Activity	<b>Not analysed</b>



Method of Preparation: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 4.2  
 Method of Test: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 3.2, 4.4, 5.3, 5.4  
 Type of Sample Key: U=Undisturbed, B=Bulk, D=Disturbed, J=Jar, W=Water, SPT=Split Spoon Sample, C=Core Cutter  
 Comments: Corrected water content not reported due to material type.  
 Corrected water content assume material greater than 0.425mm non-porous. See BS1377: Part2: 1990 Clause 3 Note 1  
 Volume Change Potential: NHBC Standards Chapter 4.2 Unmodified Plasticity Index  
 Note: Modified Plasticity Index I'p = Ip x (% less than 425microns/100)



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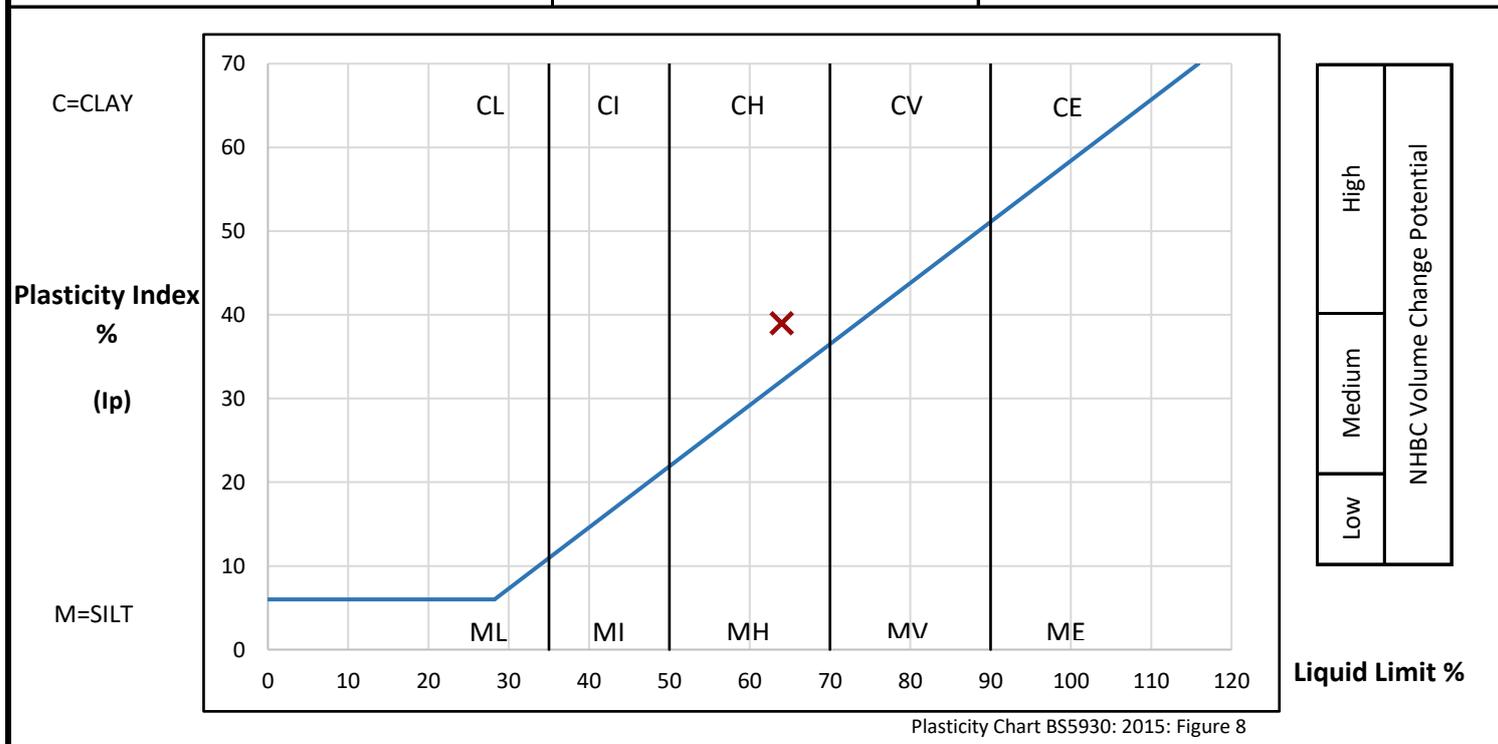


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### DETERMINATION OF WATER CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY INDEX AND LIQUIDITY INDEX

Borehole / Pit No.	Depth m	Sample		Water Content (W) %	Description	Remarks
		Type	Reference			
WS4	1.70 - 2.00	D	-	<b>21.3</b>	Soft yellowish brown slightly sandy gravelly silty CLAY. Gravel is brown black, white and orangish brown fine to coarse angular sub rounded flint, chalk, ferruginous sandstone and ironstone.	

<b>PREPARATION</b>			Liquid Limit	<b>64 %</b>	
Method of preparation			<b>Wet sieved over 0.425mm sieve</b>	Plastic Limit	<b>25 %</b>
Sample retained 0.425mm sieve	(Measured)	<b>43 %</b>	Plasticity Index	<b>39 %</b>	
Corrected water content for material passing 0.425mm			<b>Not reported</b>	Liquidity Index	<b>-0.09</b>
Sample retained 2mm sieve	(Measured)	<b>40 %</b>	NHBC Modified (I'p)	<b>22 %</b>	
Curing time	<b>26 hrs</b>	Clay Content	<b>Not analysed</b>	Derived Activity	<b>Not analysed</b>



Method of Preparation: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 4.2  
 Method of Test: BS EN ISO: 17892-1: 2014 & BS 1377: Part 2: 1990: 3.2, 4.4, 5.3, 5.4  
 Type of Sample Key: U=Undisturbed, B=Bulk, D=Disturbed, J=Jar, W=Water, SPT=Split Spoon Sample, C=Core Cutter  
 Comments: Corrected water content not reported due to material type.  
 Corrected water content assume material greater than 0.425mm non-porous. See BS1377: Part2: 1990 Clause 3 Note 1  
 Volume Change Potential: NHBC Standards Chapter 4.2 Unmodified Plasticity Index  
 Note: Modified Plasticity Index I'p = Ip x (% less than 425microns/100)



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## DETERMINATION OF THE SULPHATE CONTENT AND pH OF SOIL AND GROUNDWATER

Borehole / Pit No.	Depth (m)	Sample		Conc. of Soluble SO <sub>3</sub>		Calc'd Conc. Of SO <sub>4</sub> (g/L)	pH Value	% Sample Passing 2mm Sieve	Description	Remarks
		Type	Ref.	Water Soluble 2:1 (g/L)	Ground Water (g/L)					
WS1	1.50 - 1.80	D	-	0.01		0.02	7.7	66	Soft yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is brown, black, white and orangish brown fine to coarse angular to sub rounded chert, chalk, ferruginous sandstone and ironstone.	
WS3	1.00 - 1.70	D	-	0.06		0.07	7.6	75	Soft yellowish brown slightly gravelly slightly sandy silty CLAY. Gravel is fine to medium angular to sub rounded chalk and flint.	
WS3	2.55 - 3.00	D	-	0.45		0.55	7.2	48	Very stiff dark grey slightly sandy gravelly silty CLAY. Gravel is brown, black and white, fine to coarse angular to sub rounded flint, chalk and quartz.	

Method of Preparation: BS1377: Part 1: 2016: 8.5, BS1377: Part 3: 1990: 5.3 Soil/Water Extract, 5.4 Groundwater  
 Method of Test: BS1377: Part 3: 1990: 5.5  
 Type of Sample Key: U= Undisturbed, B= Bulk, D= Disturbed, J= Jar, W= Water, SPT= Split Spoon Sample, C= Core Cutter  
 Comments: **Test not UKAS accredited**  
 Remarks to Include: Sample disturbance, loss of moisture, variation from test procedure, location, and origin of test specimen within original sample. Oven drying temperature if not 105-110C.



### Calculation of Preliminary Bearing Pressure - Strip Foundation on Clays

$$R/A = (\pi + 2)Cu + q$$

For undrained conditions using

#### Input Parameters

Term	Symbol	Value	Units
Width of rising wall	d	0.3	m
Height of concrete foundation	h	0.3	m
Depth below ground level	D	1	m
Breadth of foundation	B	0.6	m
density of soil	$\gamma_{s,k}$	20	kN/m <sup>3</sup>
density of concrete	$\gamma_{c,k}$	24	kN/m <sup>3</sup>
density of brick and infill	$\gamma_{b,k}$	22	kN/m <sup>3</sup>
Undrained shear strength	Cu	55	kPa
Assumed imposed vertical load		80	kN/mrun

#### Permanent characteristic vertical load

Weight of rising wall		4.62	kN/mrun
Weight of foundation		4.32	kN/mrun
Weight of backfill		4.2	kN/mrun
Total characteristic vertical load	$V_k$	93.14	kN/mrun

#### Design Approach 1

Undrained Conditions simplified for the case of a vertical load action at the centre of strip

Area of footing	A	0.6	m <sup>2</sup> /mrun
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#### Combination 1 (A1, M1, R1)

Design Load (A1)	$V_{d1}$	125.74	kN/mrun
Design Strength (M1)	$C_{ud1}$	55	kPa
Soil Surcharge adj to footing	$q_{d1}$	20	kPa
Design Bearing Resistance (R1)	$R_{d1}$	181.69	kPa

Check if  $V_{d1} \leq R_{d1}$  acceptable for Design Approach 1 Combination 1



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Term	Symbol	Value	Units	
<b>Combination 2 (A2, M2, R1)</b>				
Design Load (A2)	$V_{d2}$	93.14	kN/mrun	
Design Strength (M2)	$C_{ud2}$	39.3	kPa	
Soil surcharge adj to footing	$q_{d2}$	20	kPa	
Design Bearing Resistance (R1)	$R_{d2}$	133.2	kPa	
Check if $V_{d2} \leq R_{d2}$				acceptable for Design Approach 1 Combination 2
Critical Combination Check				
Combination 1	$R_{d1}/V_{d1}$	1.4449		
Combination 2	$R_{d2}/V_{d2}$	1.4302		Combination 2 is more critical
<b>Settlements (SLS Limit State)</b>				
Limit to settlements by $V_k = R_k/3$				using unfactored values
Vertical Load	$V_k$	93.14	kN/mrun	
Bearing Resistance	$R_k$	181.69	kN/mrun	
	$R_k/V_k$	1.9507		Less than 3 consider increasing foundation size or reducing load
To give $V_k$ for $R_k/3$	$V_k$	60.562	kN/mrun	
<b>Preliminary design bearing resistance</b>		100.94	kPa	
Imposed wall loading		47.422	kN/mrun	