

Client: Letchworth Investment LLP	Site Location:	Project No.: 680199
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Photo No.	Date	
23	30/07/25 - 01/08/25	
Description		
WS207 Location		

Photo No.	Date	
24	30/07/25 - 01/08/25	
Description		

WS207 Arisings, left to right - 0.0m to 1.2m bgl

Client: Letchworth Investment LLP	Site Location:	Project No.: 680199
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Photo No.	Date	
25	30/07/25 - 01/08/25	
Description		

WS207 Arisings, left to right - 1.2m to 2.0m bgl

Photo No.	Date	
26	30/07/25 - 01/08/25	
Description		

WS207 Arisings, left to right - 2.0m to 3.0m bgl

Client: Letchworth Investment LLP	Site Location:	Project No.: 680199
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Photo No.	Date	
27	30/07/25 - 01/08/25	
Description		

WS207 Arisings, left to right, bottom to top - 3.0m to 5.0m bgl

Photo No.	Date	
28	30/07/25 - 01/08/25	
Description		
WS208 location		

Client: Letchworth Investment LLP	Site Location:	Project No.: 680199
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Photo No. 29	Date 30/07/25 - 01/08/25	
Description WS208 Arisings, right to left - 0.3m to 1.2m bgl		

Photo No.	Date	
30	30/07/25 - 01/08/25	
Description		
WS208 Arisings, right to left, top to bottom - 1.2m to 3.0m bgl		

Client: Letchworth Investment LLP	Site Location:	Project No.: 680199
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Photo No.	Date	
31	30/07/25 - 01/08/25	
Description		

WS208 Arisings, left to right, bottom to top - 3.0m to 5.0m bgl

Annex C: Exploratory Hole Logs

Composite Materials and Lithology

Legend	Code	Description	Legend	Code	Description
	101	Topsoil		730	Boulders
	102	Made Ground or Fill		801	Mudstone
	103	Asphalt		802	Siltstone
	104	Concrete		803	Sandstone
	201	Clay		804	Limestone or Dolomite
	301	Silt		805	Chalk
	401	Sand		806	Coal
	501	Gravel		807	Breccia
	601	Peat		808	Conglomerate
	701	Cobbles		809	Fine Grained Igneous

Backfill

Legend	Code	Description	Legend	Code	Description
	901	Sand Filter		902 908	Gravel Filter Ballast
	903	Bentonite		904	Grout
	905	Arisings		906 912	Concrete Paving Slab
	907	Asphalt		999	Void

NB: Composite soil types are represented by combined legends. Each type will have its own code within the AGS data.

In-Situ Testing

Prefix	Type	Comments
SPT(S)	Standard Penetration Test	Uncorrected test results at relevant start depth. Hammer ID and Energy Ratio reported on log and in relevant AGS fields
SPT(C)	(S) Split Spoon (C) Solid Cone	
HV	Hand Vane Test	Undrained Shear Strength reported in kPa.
PP	Hand Penetrometer Test	Unconfined Compressive Strength reported in kPa
PID	On-Site Volatile Headspace Testing by Photo Ionization Detector	Screening reported as ppmv. Headspace testing undertaken as per contract documents
PPM	In-Situ Permeability Test	Permeability (k) reported in m/s. Please refer to individual test sheets for data and methodology

Sampling

Prefix	Type	Comments
D	Small Disturbed Sample	Nominally 1kg
B	Bulk Disturbed Sample	Nominally 5kg
LB	Large Bulk Disturbed Sample	25kg to 60kg depending on material type, for compaction related tests
U	Undisturbed sample - thick wall driven tube	For CP, nominally 100mm diameter, 450mm length. For WS, nominally 38mm diameter, 100mm length. Blows to drive tube and recovery found in remarks
UT	Undisturbed Sample – Thin wall driven tube	Nominally 100mm diameter, 450mm length. Blows to drive tube and recovery found in remarks
P	Pushed piston sample	Nominally 100mm diameter, 1000mm length. Recovery found in remarks
C	Core sample	-
AMAL	Amalgamated Sample	Details of samples used noted in remarks as well as relevant AGS field
W	Water sample	Not for environmental testing purposes
ES	Environmental sample	Multiple containers used where appropriate
EW	Environmental water sample	Multiple containers used where appropriate

Installations

Legend	Description
	Piezometer Plain Pipe
	Piezometer Slotted Pipe

Water Observations

Legend	Description
	Water strike
	Standing water level after specified time

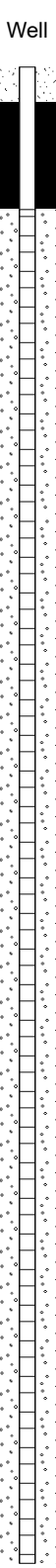
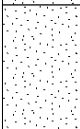
Details are provided on each log through the Water Strike Table

Rotary Boreholes:

T.C.R. - Total Core Recovery %
 S.C.R. - Solid Core Recovery %
 R.Q.D. - Rock Quality Designation %
 F.I. - Fracture Index

All soil and rock descriptions in general accordance with BS5930, BS EN ISO 14688 and BS EN ISO 14689



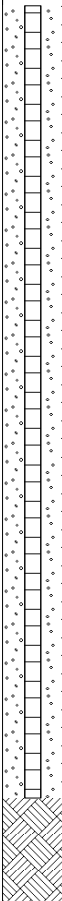
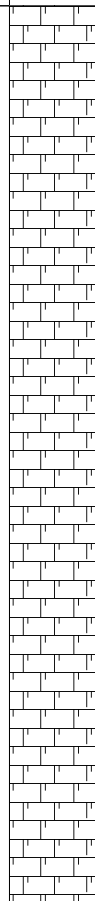
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
		Depth (m)	Type	Results						
		0.30	B		0.25	80.59		Bituminous surfacing.		
		0.40	ES			0.50	80.34		MADE GROUND: Brown sandy GRAVEL with inclusions of wood and glass. Sand is fine to coarse grained. Gravel is angular to rounded fine to coarse of brick, chert, concrete, and flint. Low cobble content of brick and concrete.	
		0.60	B							
		0.70	ES							
		1.00	B	N=19 (2,3/3,4,5,7)				Dark brown clayey gravelly SAND. Sand is fine to coarse grained. Gravel is angular to rounded fine and medium of chert and flint. [GLACIOFLUVIAL DEPOSITS]	1	
		1.20	SPT							
		1.80	D	N=15 (2,2/3,4,4,4)	1.80	79.04		Medium dense orangeish brown slightly gravelly clayey silty SAND. Sand is fine to coarse grained. Gravel is angular to rounded fine and medium of chert and flint. [GLACIOFLUVIAL DEPOSITS]	2	
		2.00	SPT							
		2.80	D	N=6 (1,2/1,2,1,2)				Structureless CHALK composed of cream with rare orange staining, slightly gravelly sandy clayey SILT. Gravel was very weak to weak, low to medium density, white and subangular to subrounded with occasional black speckling. Grade Dm, locally Dc.	3	
		3.00	SPT							
		3.80	D	N=7 (2,1/2,2,1,2)						
		4.00	SPT							
		4.80	D	N=8 (3,5/2,2,2,2)						
		5.00	SPT							
		5.80	D	N=11 (1,3/4,2,2,3)						
		6.00	SPT							
		7.00	D	N=18 (3,3/3,5,5,5)					7	
		7.50	SPT							
		8.50	D	N=26 (2,2/2,5,7,12)						
		9.00	SPT							
	10.00	D						10		

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
17.00	200	3.00	200	7.40 12.00	7.50 16.50	00:20 04:00					

1. Utility survey conducted prior to excavation.
2. Groundwater not encountered.
3. Borehole stable throughout.
4. Borehole terminated at 17mbgl due to drilling refusal in the chalk.
5. Monitoring well installed: Response zone between 1.00m and 16.00mbgl.





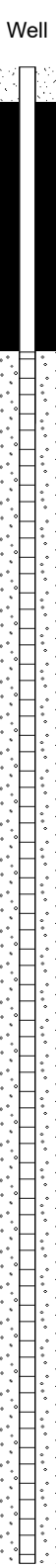
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
		Depth (m)	Type	Results							
		10.50	SPT	N=50 (25 for 75mm/50 for 225mm)	16.74	64.10		Structureless CHALK composed of cream with rare orange staining, slightly gravelly sandy clayey SILT. Gravel was very weak to weak, low to medium density, white and subangular to subrounded with occasional black speckling. Grade Dm, locally Dc.	11		
		11.00	B								
		11.50	D								
		12.00	SPT	N=15 (3,5/3,2,4,6)							12
		13.50	SPT	N=50 (25 for 130mm/50 for 215mm)							13
		15.00	SPT	N=50 (25 for 115mm/50 for 125mm)							14
		16.50	SPT	N=50 (25 for 115mm/50 for 125mm)							15
		End of Borehole at 16.740m								16	
								17			
								18			
								19			
								20			
								21			

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
17.00	200	3.00	200	7.40 12.00	7.50 16.50	00:20 04:00					

1. Utility survey conducted prior to excavation.
2. Groundwater not encountered.
3. Borehole stable throughout.
4. Borehole terminated at 17mbgl due to drilling refusal in the chalk.
5. Monitoring well installed: Response zone between 1.00m and 16.00mbgl.





Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
									
	0.30	B		0.25	80.62		Bituminous surfacing.		
	0.40	ES		0.60	80.27		MADE GROUND: Brown silty very gravelly SAND. Sand is fine to coarse grained. Gravel is angular to rounded fine to coarse of brick, chert, and flint. MADE GROUND: Brownish greyish white silty gravelly SAND. Sand is fine to coarse grained. Gravel is angular to sub-rounded fine to coarse of chalk, brick, and concrete. [REWORKED NATURAL] Light grey concrete. MADE GROUND: Brownish greyish white clayey silty sandy GRAVEL. Sand is fine to coarse grained. Gravel is angular to sub-rounded fine to coarse of chalk, brick, and concrete. Low cobble and boulder content of concrete. [REWORKED NATURAL] Structureless CHALK composed of cream with rare orange staining, slightly gravelly sandy clayey SILT. Gravel was very weak to weak, low to medium density, white and subangular to subrounded with occasional black speckling. Grade Dm, locally Dc.		
	0.80	ES		0.80	80.07				
	1.00	B		1.00	79.87				
	1.50	B		1.70	79.17				
	1.90	B							
	2.00	ES	N=8 (4,2/2,2,2,2)						
	2.00	SPT							
	2.30	ES							
	2.50	D							
	3.00	UT	Ublow=24						
	3.50	D							
	4.00	SPT	N=10 (2,4/3,2,2,3)						
	4.50	D							
	5.00	SPT	N=15 (2,4/3,2,6,4)						
	5.50	D							
	6.00	SPT	N=24 (3,5/6,3,4,11)						
	7.00	D							
	7.50	SPT	N=29 (3,3/7,7,7,8)						
8.50	D								
9.00	SPT	N=28 (4,5/6,6,7,9)							
10.00	B								
10.50	SPT	N=42 (5,4/7,7,13,15)							

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
16.50	200	1.50	200	12.00	16.50	04:00					

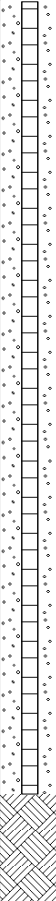
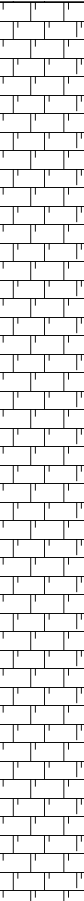
1. Utility survey conducted prior to excavation.
2. Groundwater not encountered.
3. Collapse of borehole sides between 0.00-1.70mbgl.
4. Borehole terminated at 16mbgl due to drilling refusal in the chalk.
5. Monitoring well installed: Response zone between 2.00m and 16.00mbgl.





Percussion Drilling Log

Project Name: Starwood House, Letchworth		Client: Letchworth Investment LLP		Date: 17/03/2025	
Location: Starwood House, Letchworth SG6 2TT		Subcontractor: Endeavour Drilling Ltd		Co-ords: E523279.00 N232978.00	
Project No. : 631621.0000.0000		Crew Name: DC, HR		Drilling Equipment: Dando 3000	
Borehole Number CP102	Hole Type CP	Level 80.87m AoD	Logged By Lauren Sadowski	Scale 1:53	Page Number Sheet 2 of 2

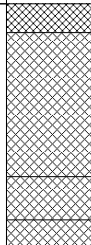
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
		Depth (m)	Type	Results							
		11.50	D	N=50 (8,15/50 for 195mm)	16.76	64.11		Structureless CHALK composed of cream with rare orange staining, slightly gravelly sandy clayey SILT. Gravel was very weak to weak, low to medium density, white and subangular to subrounded with occasional black speckling. Grade Dm, locally Dc.	11		
		12.00	SPT							12	
		13.00	D						13		
		13.50 13.50	B SPT	N=50 (25 for 135mm/50 for 125mm)					14		
		14.50	D								
		15.00 15.00	B SPT	N=50 (25 for 100mm/50 for 120mm)					15		
		16.00	D						16		
		16.50	SPT	N=50 (26 for 85mm/50 for 105mm)							
End of Borehole at 16.755m								17			
								18			
								19			
								20			
								21			
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
16.50	200	1.50	200	12.00	16.50	04:00					

Remarks

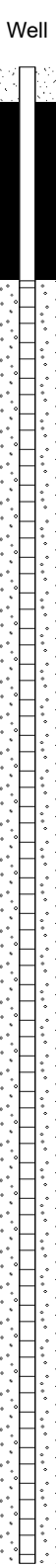
- Utility survey conducted prior to excavation.
- Groundwater not encountered.
- Collapse of borehole sides between 0.00-1.70mbgl.
- Borehole terminated at 16mbgl due to drilling refusal in the chalk.
- Monitoring well installed; Response zone between 2.00m and 16.00mbgl.





Project Name: Starwood House, Letchworth				Client: Letchworth Investment LLP				Date: 17/03/2025 - 19/03/2025			
Location: Starwood House, Letchworth SG6 2TT				Subcontractor: Endeavour Drilling Ltd				Co-ords: E523317.00 N233022.00			
Project No. : 631621.0000.0000				Crew Name: DO				Drilling Equipment: Dando 3000			
Borehole Number CP103		Hole Type CP		Level 81.01m AoD		Logged By Lauren Sadowski		Scale 1:53		Page Number Sheet 1 of 1	
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
		Depth (m)	Type	Results							
		0.10	ES		0.20	80.81		Bituminous surfacing.		1 2 3 4 5 6 7 8 9 10	
		0.40	ES		MADE GROUND: Brownish greyish white silty gravelly SAND. Sand is fine to coarse grained. Gravel is angular to sub-rounded fine to coarse of flint, chalk, brick, and concrete. [REWORKED NATURAL]						
					MADE GROUND: Reddish brown silty very sandy GRAVEL. Sand is fine to coarse grained. Gravel is sub-angular to rounded fine to coarse of Type 1, chert, and flint.						
					1.20mbgl: Concrete boulder.						
					MADE GROUND: Brownish greyish white silty gravelly SAND. Sand is fine to coarse grained. Gravel is angular to sub-rounded fine to coarse of flint, chalk, brick, and concrete. Medium cobble concrete of brick and concrete [REWORKED NATURAL]						
					1.70	79.31		End of Borehole at 1.700m			
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
1.70	200										
Remarks											
1. Utility survey conducted prior to excavation.											
2. Groundwater not encountered.											
3. Borehole unstable.											
4. Borehole terminated at 1.70mbgl due to drilling refusal on concrete.											
5. Borehole backfilled with arisings.											



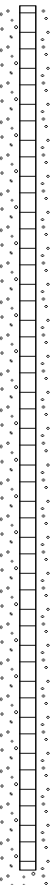
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.20	D		0.20	80.38		Light grey concrete.	
		0.20	ES		0.30	80.28		MADE GROUND: Brown silty fine to coarse grained SAND.	
		0.40	D		0.50	80.08		Light grey concrete.	
								MADE GROUND: Greyish white silty slightly gravelly SAND. Sand is fine to coarse grained. Gravel is angular to sub-rounded fine to coarse of flint, chalk, brick, and concrete. [REWORKED NATURAL]	1
		1.20	B		1.00	79.58			
		1.20	SPT	N=20 (3,3/4,4,6,6)					
								Structureless CHALK composed of cream with rare orange staining, slightly gravelly sandy clayey SILT. Gravel was very weak to weak, low to medium density, white and subangular to subrounded with occasional black speckling. Grade Dm, locally Dc.	2
		1.80	D						
		1.80	ES						
		2.00	SPT	N=16 (3,4/5,4,4,3)					
									
		2.70	D						
		3.00	SPT	N=11 (4,4/3,2,3,3)					3
									
		3.70	D						
		4.00	SPT	N=13 (3,4/4,3,3,3)					4
									
		4.70	D						
		5.00	UT	Ublow=90					5
		5.45	D						
	6.00	SPT	N=21 (7,4/4,4,7,6)					6	
									
	7.00	D						7	
	7.50	SPT	N=15 (3,3/4,3,4,4)						
								8	
	8.50	D							
	9.00	SPT	N=15 (3,4/3,4,4,4)					9	
									
	10.00	D						10	
	10.50	SPT	N=35 (5,7/7,7,7,14)						

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
16.50	200	1.50	200	14.50	14.70	00:30					
				15.10	15.30	01:00					
				16.00	16.20	00:30					

1. Utility survey conducted prior to excavation.
2. Groundwater not encountered.
3. Borehole stable throughout.
4. Borehole terminated at 16.50mbgl due to drilling refusal in the chalk.
5. Monitoring well installed: Response zone between 1.50m and 16.00mbgl.





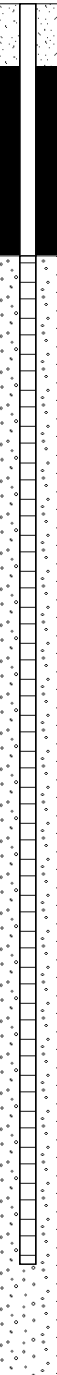
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		11.50	D	N=49 (12,12/12,11,12,14)	16.65	63.93		Structureless CHALK composed of cream with rare orange staining, slightly gravelly sandy clayey SILT. Gravel was very weak to weak, low to medium density, white and subangular to subrounded with occasional black speckling. Grade Dm, locally Dc.	11
		12.00	SPT						12
		13.00	B	13					
		13.50	SPT	N=50 (25 for 75mm/50 for 225mm)					14
		14.50	D	15					
		15.00	SPT	N=50 (36 for 75mm/50 for 150mm)					16
		15.30	B	17					
		16.00	D	18					
		16.50	SPT	N=50 (50 for 75mm/50 for 75mm)					19
								21	

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
16.50	200	1.50	200	14.50	14.70	00:30					
				15.10	15.30	01:00					
				16.00	16.20	00:30					

1. Utility survey conducted prior to excavation.
2. Groundwater not encountered.
3. Borehole stable throughout.
4. Borehole terminated at 16.50mbgl due to drilling refusal in the chalk.
5. Monitoring well installed: Response zone between 1.50m and 16.00mbgl.





Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.10	ES		0.20	80.64		MADE GROUND: Light brown silty slightly gravelly SAND. Sand is fine to coarse grained. Gravel is angular to sub-rounded fine to coarse of brick, chalk, and flint.	
		0.20	B					0.00-0.20mbgl: Rootlets throughout.	
						Structureless CHALK composed of cream slightly gravelly sandy clayey SILT. Gravel was very weak to weak, low to medium density, white and subangular to subrounded. Grade Dm, locally Dc.			
						0.20-1.50mbgl: Occasional black speckle.			
		1.20	SPT	N=23 (2,4/5,6,6,6)			1		
		1.60	ES						
		2.00	SPT	N=22 (3,4/5,5,6,6)			2		
		2.50	B						
		3.00	SPT	N=21 (4,3/4,3,7,7)			3		
		4.00	SPT	N=21 (4,5/5,4,6,6)			4		
	5.00	SPT	N=19 (3,4/5,5,4,5)			5			
				5.45	75.39		End of Borehole at 5.450m		
								6	

[illegible]

1. Utility survey conducted prior to excavation.
2. Groundwater not encountered.
3. Borehole stable throughout.
4. Borehole terminated at target depth of 5.45mbgl.
5. Monitoring well installed: Response zone between 1.00m and 5.00mbgl.





Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
					0.20	80.36		Bituminous surfacing.	
		0.40 0.50	ES B					MADE GROUND: Brown clayey very sandy GRAVEL with inclusions of asphalt and plastic. Sand is fine to coarse grained. Gravel is angular to sub-rounded fine to coarse of brick, concrete, and flint. Low cobble content of brick.	
		1.00	B		0.80	79.76		MADE GROUND: Greyish white silty slightly gravelly SAND with inclusions of plastic. Sand is fine to coarse grained. Gravel is angular to sub-rounded fine to coarse of flint, chalk, brick, and concrete. Low cobble content of brick. [REWORKED NATURAL]	1
		2.00 2.20	SPT D	N=16 (2,3/4,4,3,5)	2.00	78.56		Light brown slightly silty gravelly SAND. Sand is fine to coarse grained. Gravel is sub-rounded to rounded fine to coarse of chert and flint. [GLACIOFLUVIAL DEPOSITS]	2
					2.30	78.26		Structureless CHALK composed of cream with rare orange staining, slightly gravelly sandy clayey SILT. Gravel was very weak to weak, low to medium density, white and subangular to subrounded with rare black speckling. Grade Dm, locally Dc.	
		3.00	SPT	N=13 (2,3/4,3,3,3)					3
		3.70 3.80	B ES					3.50-4.00mbgl: Black silty inclusions.	
		4.00	SPT	N=13 (2,3/3,3,4,3)					4
		5.00	SPT	N=14 (2,3/3,3,4,4)					5
					5.45	75.11		End of Borehole at 5.450m	

[illegible]

1. Utility survey conducted prior to excavation.
2. Groundwater not encountered.
3. Borehole stable throughout.
4. Borehole terminated at target depth of 5.45mbgl.
5. Monitoring well installed: Response zone between 0.50m and 2.00mbgl.





Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
								Bituminous surfacing.	
		0.35	80.53					MADE GROUND: Brown clayey silty sandy GRAVEL with inclusions of metal and fibrous material. Sand is fine to coarse grained. Gravel is angular to rounded fine to coarse grained. Gravel consists of brick, chert, flint. Low cobble content of brick	
	0.50 0.60	ES B			0.70	80.18			
	0.90	ES							MADE GROUND: Brownish white silty slightly gravelly SAND. Sand is fine to coarse grained. Gravel is angular to sub-rounded fine to coarse of flint and chalk. [REWORKED NATURAL]
	1.20	SPT	N=50 (6,9/50 for 285mm)		1.40	79.48		Brick.	
					1.60	79.28			
					1.70	79.18			
								MADE GROUND: Greyish white silty slightly gravelly SAND. Sand is fine to coarse grained. Gravel is angular to sub-rounded fine to coarse of flint, chalk, and brick. [REWORKED NATURAL]	
	2.00	SPT	N=39 (9,11/11,9,10,9)		2.00	78.88		MADE GROUND: Dark brown slightly clayey gravelly SAND. Sand is fine to coarse grained. Gravel is angular to sub-rounded fine to coarse of brick, chalk, and flint.	2
					2.30	78.58			
								Light brown slightly silty slightly gravelly SAND. Sand is fine to coarse grained. Gravel is sub-angular to sub-rounded, fine to coarse grained. Gravel consists of chalk and flint. [GLACIOFLUVIAL DEPOSITS]	
	2.80	ES						Structureless CHALK composed of cream with rare orange staining, slightly gravelly sandy clayey SILT. Gravel was very weak to weak, low to medium density, white and subangular to subrounded with occasional black speckling. Grade Dm, locally Dc.	
	3.00	SPT	N=19 (4,5/4,4,5,6)						3
	3.70	D							
4.00	SPT	N=17 (6,4/4,4,5,4)						4	
5.00	SPT	N=19 (2,4/4,5,5,5)						5	
				5.45	75.43		End of Borehole at 5.450m		
								6	

[illegible]

1. Utility survey conducted prior to excavation.
2. Groundwater not encountered.
3. Borehole stable throughout.
4. Borehole terminated at target depth of 5.45mbgl.
5. Monitoring well installed: Response zone between 0.50m and 5.00mbgl.





Windowless Sample Log

Project Name: Starwood House, Letchworth		Client: Letchworth Investment LLP		Date: 17/03/2025	
Location: Starwood House, Letchworth SG6 2TT		Subcontractor: Endeavour Drilling Ltd		Co-ords: E523286.00 N233010.00	
Project No. : 631621.0000.0000		Crew Name: DT, NW, TH		Drilling Equipment: Dando Terrier	
Borehole Number WS108	Hole Type WS	Level 80.93m AoD	Logged By Lauren Sadowski	Scale 1:30	Page Number Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.30	ES		0.40	80.53		Bituminous surfacing.	1
		0.50	ES					MADE GROUND: Brownish white silty slightly gravelly SAND. Sand is fine to coarse grained. Gravel is angular to sub-rounded fine to coarse of flint and chalk. [REWORKED NATURAL]	
		1.20	SPT	N=50 (25 for 75mm/50 for 75mm)	1.35	79.58		Light grey concrete.	2
					1.45	79.48		MADE GROUND: Reddish brown clayey very sandy GRAVEL. Sand is fine to coarse grained. Gravel is angular to rounded fine to coarse of brick, chert, concrete, and flint.	
					1.65	79.28		1.65mbgl: Concrete obstruction. End of Borehole at 1.650m	
									3
									4
									5
									6

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
1.20	102										
1.65	50										

Remarks

- Utility survey conducted prior to excavation.
- Groundwater not encountered.
- Borehole stable throughout.
- Borehole terminated at 1.60mbgl due to drilling refusal on concrete.
- Borehole backfilled with arisings.



[illegible]

Remarks 1. Utility survey conducted prior to excavation. 2. Groundwater not encountered. 3. Borehole stable throughout. 4. Borehole terminated at target depth of 5.45mbgl. 5. Borehole backfilled with arisings.	
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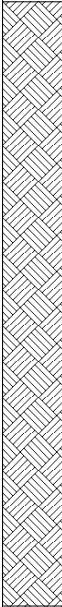
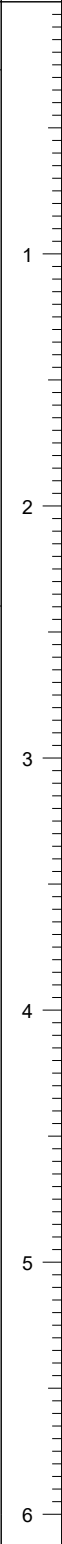
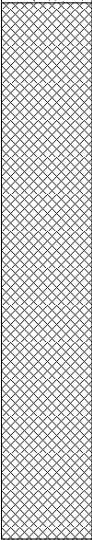
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Remarks 1. Location was cleared by a utilities surveyor using a CAT, Genny, and GPR. 2. Location was handpitted to 1.20m bgl. 3. Groundwater was not encountered. 4. Location terminated at 2.10m depth due to drilling refusal on possible concrete obstruction. 5. Location backfilled with arisings.	
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Windowless Sample Log

Project Name: Starwood House, Letchworth		Client: Letchworth Investment LLP		Date: 31/07/2025	
Location: Starwood House, Letchworth SG6 2TS		Subcontractor: CK Drilling Ltd		Co-ords: E523250.00 N232968.00	
Project No. : 680199.0000.0000		Crew Name: JU, AR		Drilling Equipment: Archway Dart	
Borehole Number WS202	Hole Type WS	Level 81.50m AoD	Logged By Lauren Sadowski	Scale 1:30	Page Number Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.40	ES		0.27	81.23		Concrete.	
		1.20	SPT	N=25 (7,10/8,6,5,6)				MADE GROUND: Brown silty gravelly SAND. Sand is fine to coarse grained. Gravel is angular to rounded fine to coarse of chalk, chert, and flint. <u>0.30-0.50m bgl: Inclusion of reworked Holywell Nodular and New Pit Chalk Formation.</u>	
		1.50	D					<u>0.90-1.20m bgl: Inclusion of reworked Holywell Nodular and New Pit Chalk Formation.</u>	
		2.00	SPT	N=50 (4,3/50 for 247mm)					
					2.40	79.10		End of Borehole at 2.397m	

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
2.00 2.40	102 56										

Remarks 1. Location was cleared by a utilities surveyor using a CAT, Genny, and GPR. 2. Location was handpitted to 1.20m bgl. 3. Groundwater was not encountered. 4. Location terminated at 2.40m depth due to drilling refusal on possible concrete obstruction. 5. Location backfilled with arisings.											
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Windowless Sample Log

Project Name: Starwood House, Letchworth		Client: Letchworth Investment LLP		Date: 31/07/2025	
Location: Starwood House, Letchworth SG6 2TS		Subcontractor: CK Drilling Ltd		Co-ords: E523232.00 N232939.00	
Project No. : 680199.0000.0000		Crew Name: JU, AR		Drilling Equipment: Archway Dart	
Borehole Number WS203	Hole Type WS	Level 81.50m AoD	Logged By Lauren Sadowski	Scale 1:30	Page Number Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
					0.18	81.32		Concrete.	
		0.60	ES					MADE GROUND: Brown slightly clayey slightly silty gravelly SAND. Sand is fine to coarse grained. Gravel is angular to rounded, fine to coarse of quartzite, slate, chalk, chert, and flint.	1
		1.20	SPT	N=9 (2,2/2,2,2,3)				1.50-1.60m bgl: Dark brown gravelly SAND.	
		1.90 2.00	D SPT	50 (5,10/50 for 160mm)					2
					2.31	79.19		End of Borehole at 2.310m	
									3
									4
									5
									6

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
2.00 2.31	102 56										

Remarks

1. Location was cleared by a utilities surveyor using a CAT, Genny, and GPR.
2. Location was handpitted to 1.20m bgl.
3. Groundwater was not encountered.
4. Location terminated at 2.31m depth due to drilling refusal on possible concrete obstruction.
5. Location backfilled with arisings.





Windowless Sample Log

Project Name: Starwood House, Letchworth		Client: Letchworth Investment LLP		Date: 31/07/2025	
Location: Starwood House, Letchworth SG6 2TS		Subcontractor: CK Drilling Ltd		Co-ords: E523268.00 N232942.00	
Project No. : 680199.0000.0000		Crew Name: JU, AR		Drilling Equipment: Archway Dart	
Borehole Number WS204	Hole Type WS	Level 81.50m AoD	Logged By Lauren Sadowski	Scale 1:30	Page Number Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
					0.22	81.28		Concrete.	1
		0.50	ES					MADE GROUND: Brown slightly clayey slightly silty gravelly SAND. Sand is fine to coarse grained. Gravel is angular to sub-rounded fine to coarse of chalk, chert, and flint.	
		0.80	ES					0.80-1.20m bgl: Clayey.	
		1.20 1.20	B SPT	N=37 (2,4/5,9,9,14)				1.20-1.70m bgl: Inclusion of reworked Holywell Nodular and New Pit Chalk Formation.	2
		2.00	SPT	N=14 (4,3/4,3,3,4)	1.70	79.80		Structureless CHALK composed of cream, slightly gravelly sandy clayey SILT. Gravel was very weak to weak, low to medium density, white and subangular to subrounded with occasional black speckling. Grade Dm. [HOLYWELL NODULAR CHALK FORMATION AND NEW PIT CHALK FORMATION].	
		3.00 3.00	D SPT	N=16 (3,2/2,4,3,7)					3
		4.00 4.00	ES SPT	N=13 (2,2/2,3,4,4)					
		5.00	SPT	N=13 (2,3/3,4,3,3)					
					5.45	76.05		End of Borehole at 5.450m	6

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
2.00	102										
3.00	87										
4.00	75										
5.00	65										
5.45	56										

Remarks

- Location was cleared by a utilities surveyor using a CAT, Genny, and GPR.
- Location was handpitted to 1.20m bgl.
- Groundwater was not encountered.
- Location terminated at scheduled depth of 5.45m bgl.
- Location backfilled with arisings.





Project Name: Starwood House, Letchworth				Client: Letchworth Investment LLP				Date: 01/08/2025			
Location: Starwood House, Letchworth SG6 2TS				Subcontractor: CK Drilling Ltd				Co-ords: E523222.00 N232910.00			
Project No. : 680199.0000.0000				Crew Name: JU, AR				Drilling Equipment: Archway Dart			
Borehole Number WS205		Hole Type WS		Level 81.50m AoD		Logged By Lauren Sadowski		Scale 1:30		Page Number Sheet 1 of 1	
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
		Depth (m)	Type	Results							
		0.40	D	50 (10,14/50 for 175mm)	0.31	81.19		Concrete.		1	
		0.50	ES					MADE GROUND: Dark brown very silty gravelly SAND. Sand is fine to coarse grained. Gravel is angular to sub-rounded fine to coarse of chalk, chert, and flint.			
		0.70	ES					MADE GROUND: Light brown silty gravelly SAND. Sand is fine to coarse grained. Gravel is angular to sub-rounded fine to coarse of chalk and concrete.			
		1.20	SPT					End of Borehole at 1.525m			
					1.53	79.97				2	
										3	
										4	
										5	
										6	
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
1.20	102										
1.52	56										
Remarks											
1. Location was cleared by a utilities surveyor using a CAT, Genny, and GPR.											
2. Location was handpitted to 1.20m bgl.											
3. Groundwater was not encountered.											
4. Location was terminated at 1.53m depth due to drilling refusal on possible concrete obstruction.											
5. Location was backfilled with arisings.											



Windowless Sample Log

Project Name: Starwood House, Letchworth		Client: Letchworth Investment LLP		Date: 31/07/2025	
Location: Starwood House, Letchworth SG6 2TS		Subcontractor: CK Drilling Ltd		Co-ords: E523254.00 N232932.00	
Project No. : 680199.0000.0000		Crew Name: JU, AR		Drilling Equipment: Archway Dart	
Borehole Number WS206	Hole Type WS	Level 81.50m AoD	Logged By Lauren Sadowski	Scale 1:30	Page Number Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.20	B	N=18 (3,4/4,3,5,6)	0.18	81.32		Concrete.	1
		0.50	ES		0.30	81.20		MADE GROUND: Reddish brown silty sandy GRAVEL. Sand is fine to coarse grained. Gravel is angular to sub-rounded fine to coarse of concrete.	
					0.80	80.70		MADE GROUND: Dark brown very silty gravelly SAND. Sand is fine to coarse grained. Gravel is sub-angular to sub-rounded fine and medium of brick, chert, concrete, and flint.	
		1.20	SPT		N=21 (6,3/4,5,5,7)	1.40	80.10		
		1.30	D						
		1.70	ES	N=50 (5,5/50 for 235mm)				Structureless CHALK composed of cream, slightly gravelly sandy clayey SILT. Gravel was very weak to weak, low to medium density, white and subangular to subrounded. Grade Dc, locally Dm. [HOLYWELL NODULAR CHALK FORMATION AND NEW PIT CHALK FORMATION].	2
		2.00	SPT						
		3.00	SPT						
				5.00	SPT				
5.45	76.05						End of Borehole at 5.450m	6	



Windowless Sample Log

Project Name: Starwood House, Letchworth		Client: Letchworth Investment LLP		Date: 01/08/2025	
Location: Starwood House, Letchworth SG6 2TS		Subcontractor: CK Drilling Ltd		Co-ords: E523243.00 N232906.00	
Project No. : 680199.0000.0000		Crew Name: JU, AR		Drilling Equipment: Archway Dart	
Borehole Number WS207	Hole Type WS	Level 81.50m AoD	Logged By Lauren Sadowski	Scale 1:30	Page Number Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description					
		Depth (m)	Type	Results									
		0.20	ES		0.16	81.34		Concrete.	1				
		0.30	ES										
		0.40	B										
		1.20	SPT	N=20 (4,6/5,6,3,6)	1.50	80.00		Structureless CHALK composed of cream, slightly gravelly sandy clayey SILT. Gravel was very weak to weak, low to medium density, white and subangular to subrounded with occasional black speckling. Grade Dm. [HOLYWELL NODULAR CHALK FORMATION AND NEW PIT CHALK FORMATION].	2				
		2.00	SPT	N=17 (3,3/4,5,4,4)									
		2.30	ES										
		3.00	SPT	N=21 (4,6/6,6,4,5)									
		4.00	SPT D	N=17 (2,4/4,4,4,5)					4				
		4.10											
		5.00	SPT	N=17 (3,5/4,5,4,4)					5				
					5.45	76.05		End of Borehole at 5.450m	6				

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
2.00	102										
3.00	87										
4.00	75										
5.00	65										
5.45	56										

Remarks

- Location was cleared by a utilities surveyor using a CAT, Genny, and GPR.
- Location was handpitted to 1.20m bgl.
- Groundwater was not encountered.
- Location terminated at scheduled depth of 5.45m bgl.
- Location backfilled with arisings.





Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
								Concrete.	
		0.30	ES		0.23	81.27		MADE GROUND: light brown silty gravelly SAND. Sand is fine to coarse, Gravel is angular to sub-rounded, fine to coarse grained. Gravel consists of chalk, chert, and flint. Structureless CHALK composed of cream, slightly gravelly sandy clayey SILT. Gravel was very weak to weak, low to medium density, white and subangular to subrounded. Grade Dc. [HOLYWELL NODULAR CHALK FORMATION AND NEW PIT CHALK FORMATION].	
					0.50	81.00			
		1.20	ES						
		1.20	SPT	N=33 (3,5/5,8,9,11)					1
		1.50	B						
		2.00	SPT	N=12 (2,3/3,2,3,4)					2
		3.00	SPT	N=14 (2,3/3,3,4,4)					3
		4.00	SPT	N=15 (2,4/4,3,4,4)					4
		5.00	SPT	N=21 (3,5/5,5,5,6)					5
						5.45	76.05		End of Borehole at 5.450m
								6	

[illegible]

1. Location was cleared by a utilities surveyor using a CAT, Genny, and GPR.
2. Location was handpitted to 1.20m bgl.
3. Groundwater was not encountered.
4. Location terminated at scheduled depth of 5.45m bgl.
5. Location backfilled with arisings.



SPT Hammer Energy Test Report

in accordance with BSEN ISO 22476-3:2005

Southern Testing
Unit 11
Charlwoods Road
East Grinstead
West Sussex
RH19 2HU

SPT Hammer Ref: CKWS01
Test Date: 11/04/2025
Report Date: 10/04/2025
File Name: CKWS01.spt
Test Operator: BOB

Instrumented Rod Data

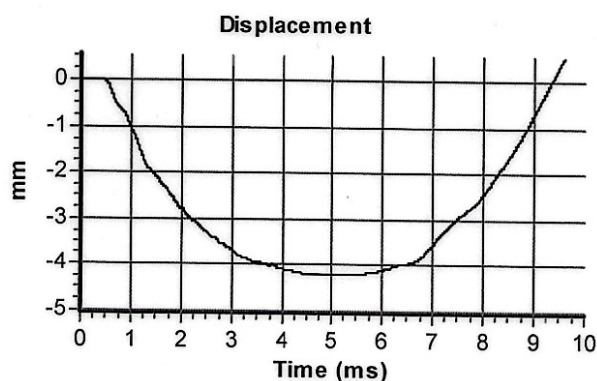
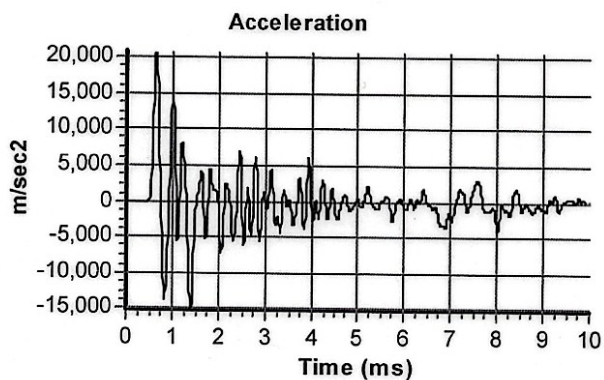
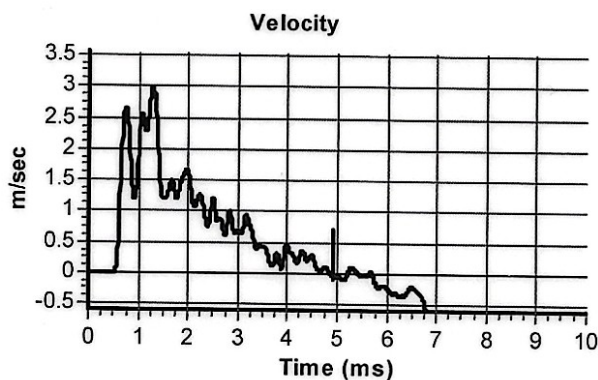
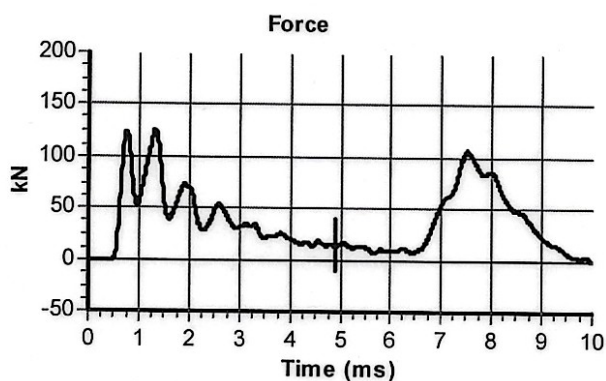
Diameter d_r (mm): 54
Wall Thickness t_r (mm): 6.7
Assumed Modulus E_a (GPa): 208
Accelerometer No.1: 73547
Accelerometer No.2: 64789

SPT Hammer Information

Hammer Mass m (kg): 63.5
Falling Height h (mm): 760
SPT String Length L (m): 14.7

Comments / Location

CHARLWOODS



Calculations

Area of Rod A (mm^2): 996
Theoretical Energy E_{theor} (J): 473
Measured Energy E_{meas} (J): 290

Energy Ratio E_r (%): **61**

Signed: Bob Stewart
Title: Technician

The recommended calibration interval is 6 months

Endeavour Drilling LTD
Mapledean Industrial Estate
Maldon Road
Latchingdon
CM3 6LG

SPT Hammer Ref: 386
Test Date: 17/03/2025
Report Date: 17/03/2025
File Name: 386.spt
Test Operator: BR

Instrumented Rod Data

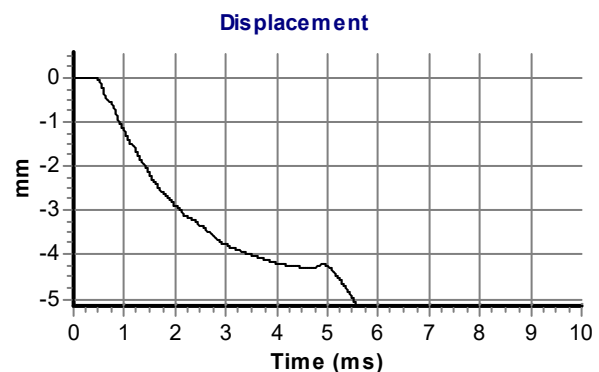
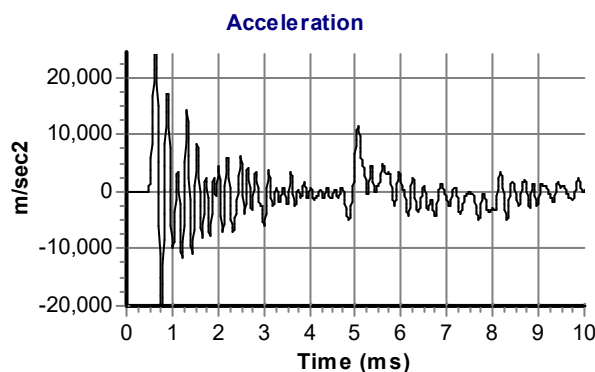
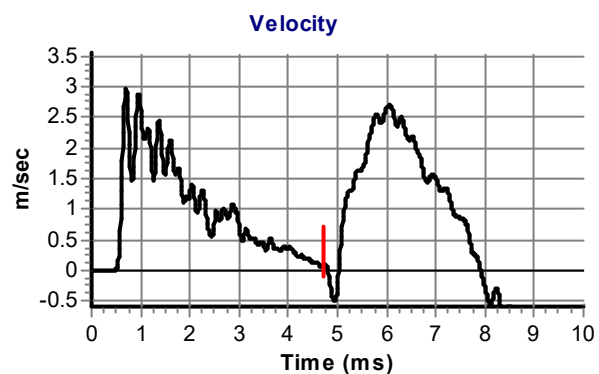
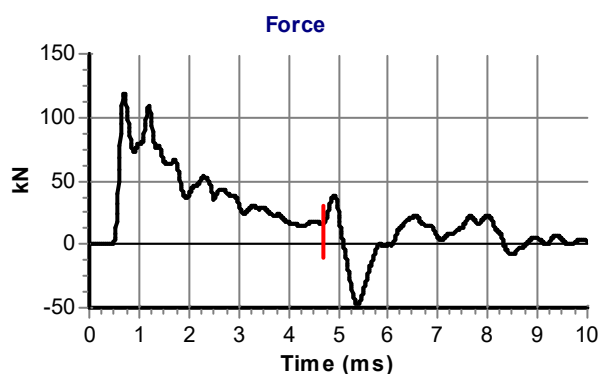
Diameter d_r (mm): 54
Wall Thickness t_r (mm): 7.0
Assumed Modulus E_a (GPa): 208
Accelerometer No.1: 76175
Accelerometer No.2: 76176

SPT Hammer Information

Hammer Mass m (kg): 63.5
Falling Height h (mm): 760
SPT String Length L (m): 11.5

Comments / Location

Latchingdon



Calculations

Area of Rod A (mm²): 1034
Theoretical Energy E_{theor} (J): 473
Measured Energy E_{meas} (J): 278

Energy Ratio E_r (%): **59**



Signed: Clint Rose
Title: Managing Director

SPT Hammer Energy Test Report

in accordance with BSEN ISO 22476-3:2005

Southern Testing
Unit 11
Charlwoods Road
East Grinstead
West Sussex
RH19 2HU

SPT Hammer Ref: SPT6
Test Date: 06/12/2024
Report Date: 06/12/2024
File Name: SPT6.spt
Test Operator: BOB

Instrumented Rod Data

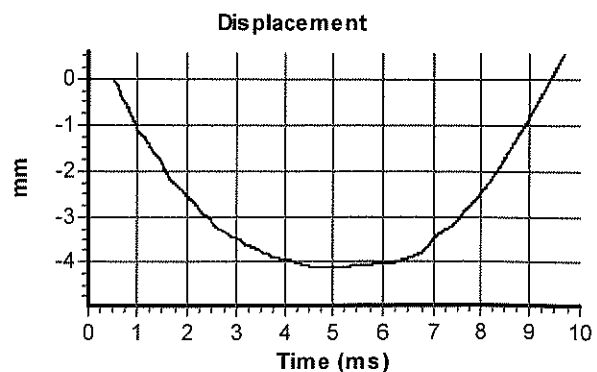
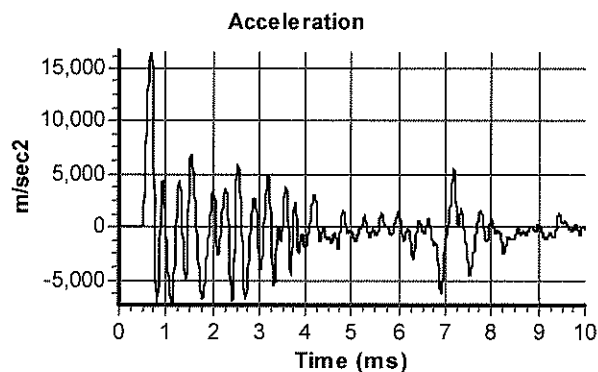
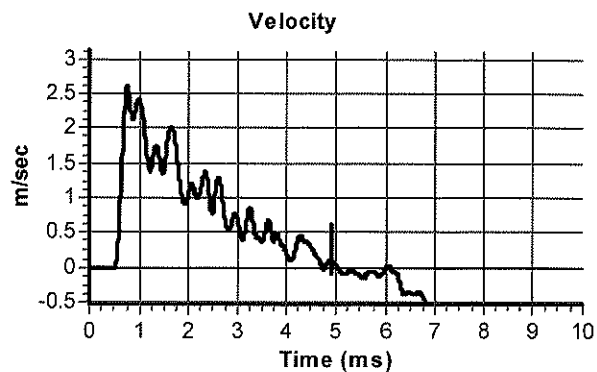
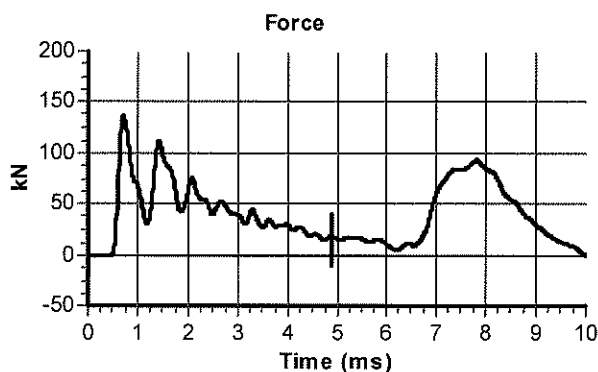
Diameter d_r (mm): 54
Wall Thickness t_r (mm): 6.7
Assumed Modulus E_a (GPa): 208
Accelerometer No.1: 73547
Accelerometer No.2: 64789

SPT Hammer Information

Hammer Mass m (kg): 63.5
Falling Height h (mm): 760
SPT String Length L (m): 14.7

Comments / Location

CHARLWOODS



Calculations

Area of Rod A (mm²): 996
Theoretical Energy E_{theor} (J): 473
Measured Energy E_{meas} (J): 273

Energy Ratio E_r (%): **58**

Signed: Bob Stewart
Title: Technician

The recommended calibration interval is 12 months

SPT Hammer Energy Test Report

in accordance with BSEN ISO 22476-3:2005

Southern Testing
Unit 11
Charlwoods Road
East Grinstead
West Sussex
RH19 2HU

SPT Hammer Ref: SPT7
Test Date: 10/06/2024
Report Date: 10/06/2024
File Name: SPT7.spt
Test Operator: BOB

Instrumented Rod Data

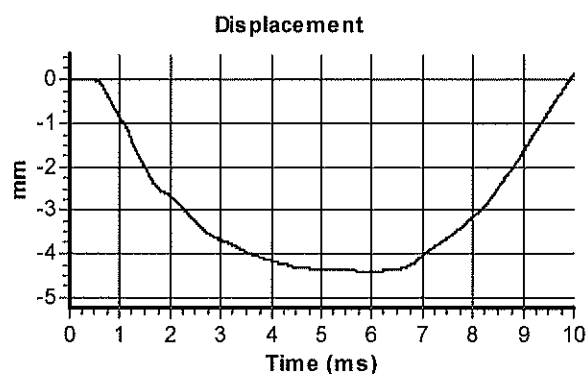
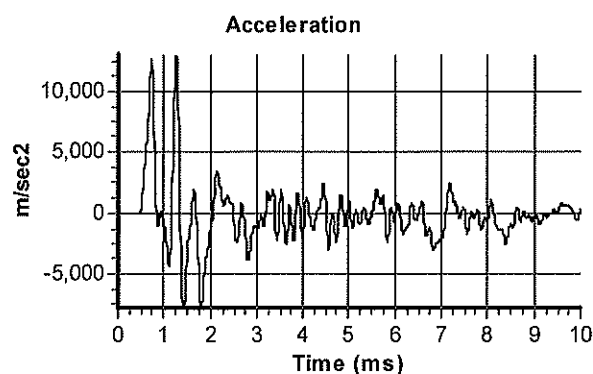
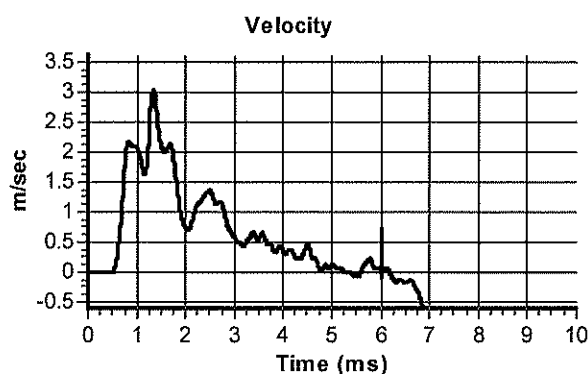
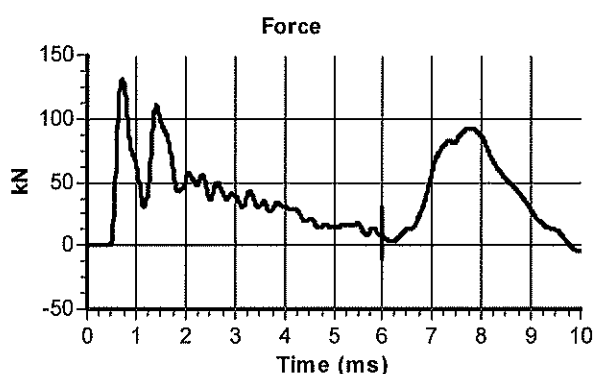
Diameter d_r (mm): 54
Wall Thickness t_r (mm): 6.4
Assumed Modulus E_a (GPa): 208
Accelerometer No.1: 73547
Accelerometer No.2: 64789

SPT Hammer Information

Hammer Mass m (kg): 63.5
Falling Height h (mm): 760
SPT String Length L (m): 14.7

Comments / Location

CHARLSWOOD



Calculations

Area of Rod A (mm^2): 957
Theoretical Energy E_{theor} (J): 473
Measured Energy E_{meas} (J): 276

Energy Ratio E_r (%): **58**

Signed: Bob Stewart

Title: Technician

The recommended calibration interval is 12 months

Annex D: Field Data