

Rivertrees, Henley

Soil Extraction Statement- Condition Discharge

Prepared by:
Reviewed by:
Job Numb

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31856

Date	Revision	Notes/Amendments/Issue Purpose
29 May 2025	01	Planning
02 June 2025	02	Planning
02 July 2025	03	Planning-Update

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1 Introduction

Price & Myers have been commissioned to produce a Soil Extraction Statement for the proposed development at Rivertrees, Henley.

This report provides the information required to discharge condition 11 of planning application number 232716.

Condition 11 states:

“Soil Extraction - Prior to the commencement of the development, a statement confirming the volume of soil to be extracted during the excavation works hereby approved, the volume of soil to be removed from the site and how it will be disposed of, and a plan showing final ground levels on site shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be implemented in accordance with the approved details.”

2 Site Location & Proposed Development

The development covers an area of approximately 0.235 ha. The site postcode is RG9 3JD and the Grid Reference is OS 476694,182306.

The proposed development involves the erection of a new 3 storey house with a basement level and associated landscaping. The house has been designed to float when river water floods the site. The house will sit within the Dry-Dock in normal conditions which is a concrete box fixed in the ground. During extreme events, river floodwater will enter this box and the house is designed to float within the Dry-Dock above the flood level.

3 Soil Extraction

3.1 Extracted Volume

A total soil volume of 889m³ will be extracted as part of excavation works.

A breakdown of the total extracted soil volume is shown below:

	Soil Extraction Volume (m ³)	Volume after 1.3 Bulking Factor (m ³)
Dry-Dock	856	1,113
Geocellular Soakaway	15	20
Package Sewage Treatment Plant	13	17
Manholes & Pumping Stations	5	7
Total	889	1,156

Table 3.1: Breakdown of extracted soil volumes.

The estimated excavation volume for the dry dock is calculated using a plan area of 200m² and a depth of 4.28mBGL.

A bulking factor of 1.3 has been applied to the extracted soils which represents an average for the site's soil strata. Borehole data was recorded by the A2 Site Investigation team in report No. 61225-A2SI-XX-XX-RP-X-0002-00 (April 2025). The findings show that the site is covered with topsoil, sandy clay, gravel and chalk (Appendix A).

The distribution of extracted soil volumes is illustrated on a site layout in Appendix B.

The site's ground levels can be found in Appendix C.

3.2 Soil Disposal

- All extracted soil is to be removed from the site.
- All soils leaving the site will be disposed of off-site, either being recycled or reused.
- Whether the soil is reused or recycled will depend on the final quality of the extracted soil.
- It is estimated that the removal of excavated soil will require approximately 89 trips from a 13m³ capacity, 8-wheel grab truck.

4 Conclusions

- The proposed development involves the erection of a new 3 storey house with a basement level and associated landscaping. The house has been designed to float in river flood water.
- A total of 889m³ of soil will be extracted as part of excavation works.
- Including a bulking factor of 1.3 the extracted soil volume is 1,156m³.
- All extracted soil is to be removed from the site and will be disposed of, off-site, either being recycled or reused.
- If the soil is reused or recycled will be dependent on the final quality of the extracted soil.
- It is estimated that the removal of excavated soil will require approximately 89 trips from a 13m³ capacity, 8-wheel grab truck.

Appendix A

Site Investigation Borehole Data



A2 Site Investigation

Borehole Log

Project Rivertrees				Borehole No BH02	
Job No 61225	Start 05/03/2025 End 07/03/2025	Ground Level (mOD) 31.60	Co-Ordinates (Local Grid) E 476691.00 N 182300.00		Depth (m) 20.50
Client Jo Turner / Matthew Turner			SPT Energy Ratio % 68	Sheet Sheet 1 of 3	Status FINAL

SAMPLES & TESTS				Stratum Description	Depth (thickness)	Reduced Level	Water	Legend	Instrument / Backfill
Depth (m)	TCR SCR RQD	If	Test Result/ Samples						
0.30 - 0.50			B 1	Grass over soft dark brown slightly gravelly sandy silty CLAY with frequent rootlets. Sand is fine to coarse. Gravel is angular to subangular fine and medium of flint and brick.	0.00 (0.20)	31.40			
0.50			ES 2	[TOPSOIL]	0.20 (0.35)				
0.70 - 1.20			B 3	Soft brown mottled green slightly sandy silty CLAY. Sand is fine and medium.	0.55	31.05			
1.00			ES 4	[MADE GROUND]					
1.50			N=9 (1,2/2,3,2,2)	Soft green silty CLAY. [ALLUVIUM]	(1.15)				
1.70 - 2.00			B 5	Medium dense cream sandy clayey angular to subrounded fine to coarse flint GRAVEL.	1.70	29.90			
1.50 - 2.50	70 0 0			[KEMPTON PARK GRAVEL MEMBER]	(0.60)				
2.50 - 3.00			N=21 (2,4/4,6,6,5)	Dense yellowish brown sandy subangular to subrounded fine to coarse flint GRAVEL. Sand is fine to coarse.	2.30	29.30			
2.50			B 6	[KEMPTON PARK GRAVEL MEMBER]					
2.50 - 3.50	30 0 0								
3.50 - 4.00			N=18 (4,5/5,6,4,3)						
3.50			B 7						
3.50 - 4.50	70 0 0								
4.50 - 5.00			N=29 (3,6/6,7,8,8)	4.50 to 5.80m - ...becoming just gravel.					
4.50			B 8						
4.50 - 5.50	30 0 0								
5.50 - 6.00			N=28 (4,4/6,7,7,8)	5.80 to 6.20m - ...becoming very sandy.					
5.50			B 9						
6.20 - 6.50									
5.50 - 7.00	80 0 0		B 10	Structureless CHALK composed of firm white gravelly sandy SILT with low cobble content. Sand is fine to coarse chalk. Gravel is angular to subrounded fine to coarse of chalk and flint. Cobbles are angular to subrounded, clasts are weak medium density white chalk. (CIRIA Chalk Grade A)	6.20	25.40			
6.50			N=13 (2,2/3,3,4,3)	[HOLYWELL NODULAR CHALK FORMATION AND NEW PIT CHALK FORMATION (UNDIFFERENTIATED)]	(0.80)				
7.00 - 8.00			B 11		7.00	24.60			

	All dimensions in metres Scale 1:50	Contractor A2 Site Investigation	Method Rotary Drilling	Logged By FA	Approved by JE
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Appendix B

Distribution of Extracted Soil

Manholes & Pumping Stations
Extracted Soil Volume: 5m³
Including 1.3 Bulking Factor: 7m³

Geocellular Soakaway
Extracted Soil Volume: 15m³
Including 1.3 Bulking Factor: 20m³

Dry-Dock
Extracted Soil Volume: 889m³
Including 1.3 Bulking Factor: 1,156m³

Package Sewage Treatment Plant
Extracted Soil Volume: 13m³
Including 1.3 Bulking Factor: 17m³

	Crown spread tree/group
	A Category tree Root Protection Area
	B Category tree Root Protection Area
	C Category tree Root Protection Area
	U Category tree Root Protection Area
	Tree to be removed
	Tree Protection barrier
	Ground Protection
	Existing Building to be demolished
	Proposed Building

Key:

Proposed Surface Water Pipework	
Proposed Foul Water Pipework	
Proposed Combined Water Pipework	
Proposed Surface Water Rising Main	
Proposed Foul Water Rising Main	
Proposed Surface Water Inspection Chamber 450mm	
Proposed Foul Water Inspection Chamber 450mm	
Proposed Combined Water Manhole	
Proposed Surface Water Pumping Station	
Proposed Free Standing Basement Foul Water Pump	
Proposed Package Sewage Treatment Plant	
Proposed Surface Water Non-Return Valve	
Proposed Geocellular Soakaway	

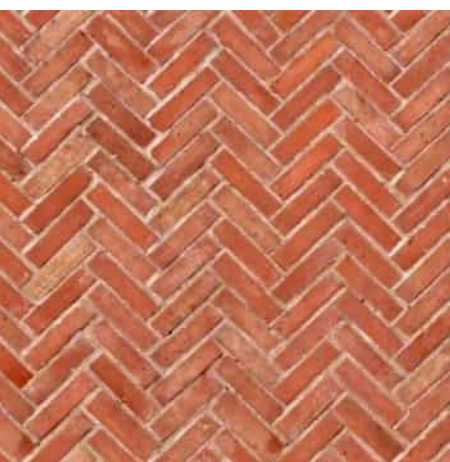
Distribution of Extracted Soil

PRICE &
MYERS

Job No.	30856	Page	SK 700	Rev	2
Date	02.07.25	Eng	HD	Chd	-
Job	RiverTrees, Henley				

Appendix C

Ground Levels



(1) Proposed permeable block paving to footpath laid in herringbone pattern. Formpave Aquaflo or similar approved. Colour Red



(2) Stone Flags on Terraces - Yorkshire paving slabs



(3) Gravel Bound Driveway - SureSet UVR ProResin and 6mm Barley Butter aggregate - Permeable Surface



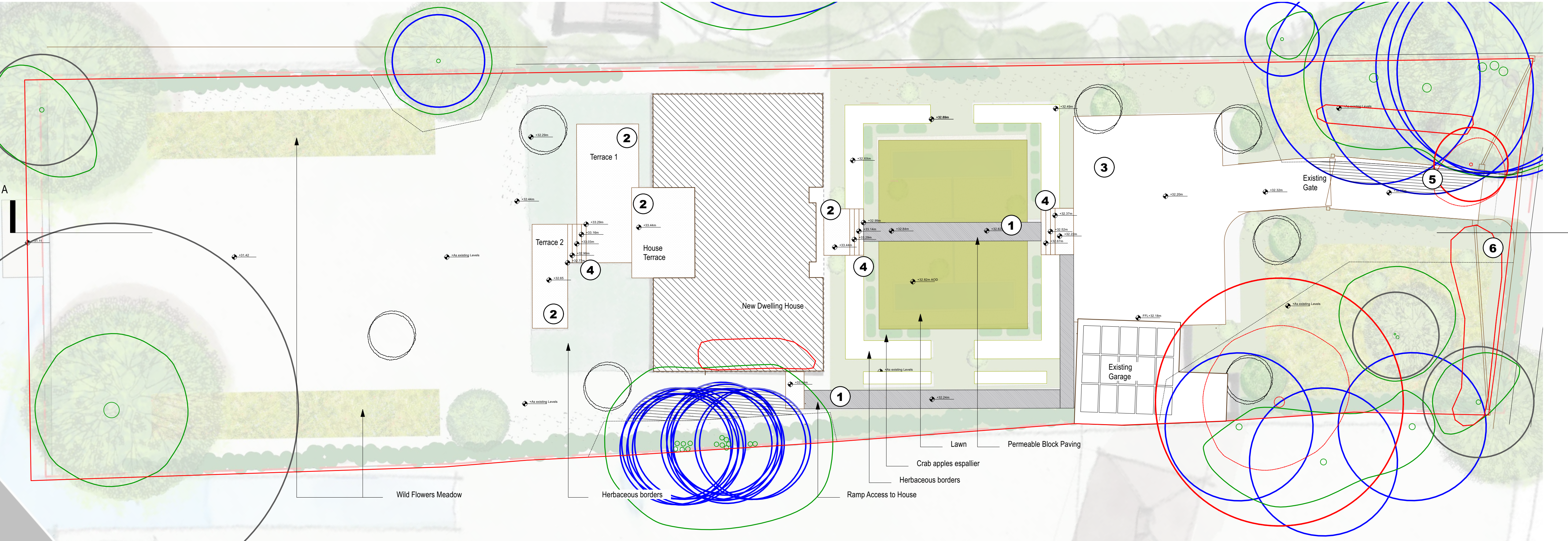
(4) Stone Steps with Metal Balustrading



(5) Existing Fence - White painted

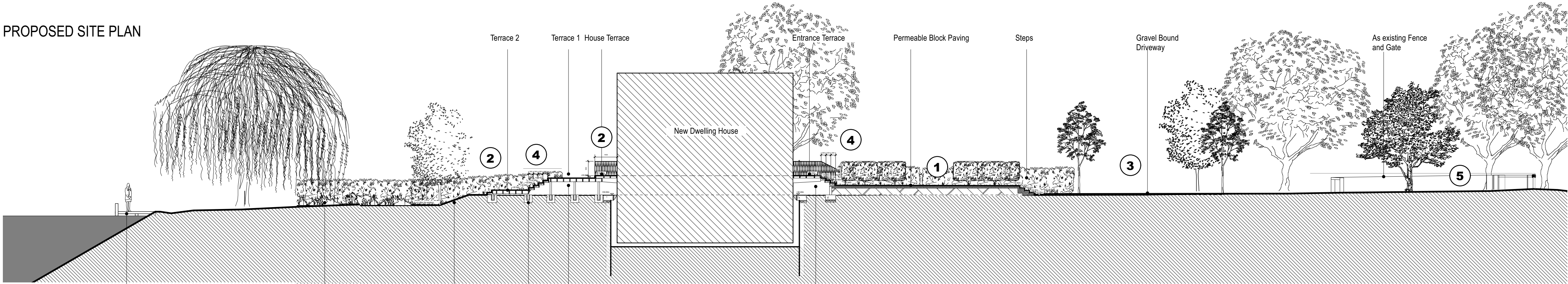
1. Do not scale this drawing.
2. All dimensions to be verified by the contractor before work is commenced
3. Architect to be notified immediately if any discrepancies are found
4. All shop drawings to be approved by Architect before work commences.
5. All details to be in accordance with relevant British Standards and manufacturers recommendations and specification
6. This drawing is the property of Baca Architects Limited, copyright reserved. This drawing is not to be copied, reproduced, retained or disclosed to any unauthorised person either wholly or in part without the specific consent in writing of Baca Architects Limited.

All Dimensions in mm
Notes
Significant Health, Safety & Environmental information relating to CDM
Health:
Safety:
Environmental:
It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an agreed method statement



	Crown spread tree/group
	A Category tree Root Protection Area
	B Category tree Root Protection Area
	C Category tree Root Protection Area
	U Category tree Root Protection Area
	Tree to be removed
	Tree Protection barrier
	Ground Protection
	Existing Building to be demolished
	Proposed Building

PROPOSED SITE PLAN



PROPOSED SITE SECTION A-A



Rev	Date	Description	DRN	CK
Unit 1, 199 Long Lane, London, SE1 4PN t/ +44 (0) 20 7397 5620 mail@baca.uk.com			<div>BACA</div> <div>ADUACTURE</div>	
Drawing Title:			Scale:	1 to 150 @ A1 1 to 300 @ A3
Hard Landscape Details Discharge of Planning Condition 8			Status:	Planning Conditions
Client: Mr A Turner			Drawing No:	325-300-055
Project No. 325			Rev	/
Project Name: Rivertrees				
Project Address: Rivertrees, Wargrave Road, Remend, RG9 3JD				