

FACTUAL REPORT ON A SITE INVESTIGATION

Site

**BRUNNINGHAMS FARM,
HEATH RIDE, FINCHAMPSTEAD,
BERKSHIRE RG40 3QJ**

Client

Report Ref

25/13158/KJC

Issued

MAY 2025

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The following foreword should be read in conjunction with this report. Any variations on the general procedures outlined below are indicated in the text.

FOREWORD

The recommendations made and opinions expressed in this Report are based on the strata conditions revealed by the fieldworks as indicated on the exploratory records, together with an assessment of the data from in situ and laboratory tests. No liability can be accepted for conditions which have not been revealed by the fieldworks, for example, between exploratory positions. While this Report may offer opinions on the possible configuration of strata, both between the excavations and below the maximum depth achieved by the investigation, these comments are for guidance only and no liability can be accepted for their accuracy. The data obtained relate to the conditions which are relevant at the time of the investigation.

The groundwater observations entered on exploratory records are those noted at the time of the investigation. The normal rate of progress does not usually permit the recording of any equilibrium water level for any one water strike. It should be noted that groundwater levels are prone to seasonal variation and to changes in local drainage conditions. The word 'none' indicates that groundwater was sealed off by the borehole casing or that no water was observed in the exploratory hole upon completion.

It should be appreciated that this report does not constitute a Geotechnical Design Report (GDR) as defined in Eurocode 7 and no aspect of this report constitutes a design. Specific sections of this report are generally in line with the guidance set out in Eurocode 7 for a Ground Investigation Report (GIR), as defined within BS EN 1997-2 (2024). This provides guidance on the number and spacing of investigation positions, methods of investigation and sample quality class to be achieved which may not have been met by this investigation.

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CONTRACT: HEATH RIDE, FINCHAMPSTEAD

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1 INTRODUCTION

1.1 Scope

The Client proposes to construct a number of houses following the demolition of the existing structures at Brunninghams Farm, Heath Ride, Finchampstead (“the site”). Albury SI Ltd have been commissioned to undertake soakaway tests to assess the drainage characteristics of the underlying soils.

The programme of this investigation comprised the construction of two mechanically excavated trial pits and a single borehole using hand-held window sampling techniques. BRE365 soakaway tests were attempted in the trial pits and a standpipe was installed in the borehole. During this work samples were recovered for further examination and laboratory testing. This report describes the work undertaken and presents the information obtained.

1.2 The Site

The site is located at Ordnance Survey National Grid Reference 480836, 164401.

Photographs which give a general impression of the site at the time of the fieldworks are included below.



2 FIELDWORKS

2.1 Sitemarks

The borehole and trial pits were constructed on 28th May 2025 at locations as shown on the site plan, drawing no. 25/13158/1, which is presented as Figure 1. The exploratory positions were located in order to provide adequate site coverage and as agreed on site with the Client’s representative.

The depths and descriptions of the strata encountered in the borehole and trial pits are given on the records which comprise Appendix 1 to this report. These records note the depths at which samples were taken, the results of in situ tests and the groundwater observations noted at the time of the fieldworks.

2.2 Installations

Upon completion of the borehole a standpipe or monitoring well was installed in order that long-term groundwater monitoring can be completed. The instrument comprised 1.00m plain pipe extended to a depth of 2.90m. A bentonite and concrete seal was provided from ground level to 0.50m with a lockable cover at ground surface.

3 GROUND CONDITIONS

3.1 Stratigraphy

Consideration of the exploratory records indicates that made ground was noted at the investigatory locations and was shown to extend to 0.30m, 0.50m and 0.70m.

Soils varying from blue-grey/dark grey clayey sand/very sandy clay to orange-brown/grey silty clay were noted beneath the made ground. Trial pits SA1 and SA2 were concluded within these soils at 2.30m and 2.20m. Borehole BH1 was terminated at 2.90m due to an obstruction.

Photographs of the trial pits are included below.

Trial pit SA1



Trial pit SA2



3.2 Groundwater

During the construction of the exploratory positions no groundwater strikes were recorded and all the exploratory excavation were noted to remain dry prior to commencement of the soakaway tests and installation of the standpipe.

3.3 In Situ Testing

Soakaway tests to BRE 365 were attempted in the trial pits. The results are included with the exploratory records. After time periods of 210minutes and 240minutes limited dissipation of the water added had been recorded and the tests were abandoned. The results suggest that the soils underlying the site are unsuitable as a drainage medium.

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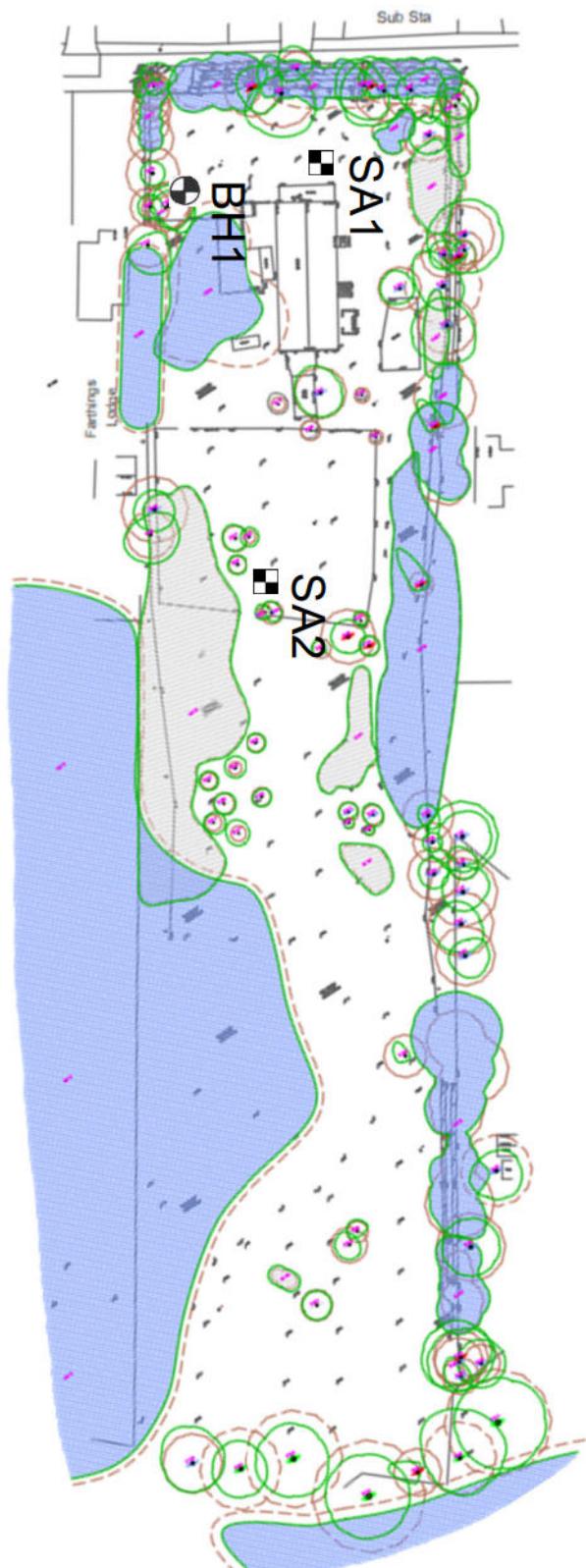
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LIST OF ABBREVIATIONS

AOD	-	Above Ordnance Datum
ACM	-	Asbestos-containing Material
AST	-	Above-ground Storage Tank
BGS	-	British Geological Survey
BH	-	Borehole
BRE	-	Building Research Establishment
BSI	-	British Standards Institution
BS	-	British Standard
C4SL	-	Category Four Screening Level
CIRIA	-	Construction Industry Research and Information Association
CP	-	Cable Percussive
DPH	-	Dynamic Probing Heavy
DPSH	-	Dynamic Probing Super Heavy
EA	-	Environment Agency
GAC	-	Generic Assessment Criteria
LL	-	Liquid Limit
mAOD	-	Metres Above Ordnance Datum
mBGL	-	Metres Below Ground Level
mOD	-	Metres Ordnance Datum
OS	-	Ordnance Survey
PAH	-	Polycyclic Aromatic Hydrocarbons
PCB	-	Polychlorinated Biphenyl
PID	-	Photo Ionisation Detector
PL	-	Plastic Limit
PSD	-	Particle Size Distribution
SGV	-	Soil Guideline Value
SOM	-	Soil Organic Matter
SPT	-	Standard Penetration Test
SPZ	-	Source Protection Zone
SVOC	-	Semi-volatile Organic Compounds
TPH	-	Total Petroleum Hydrocarbon
UST	-	Underground Storage Tank
UXB	-	Unexploded Bombs
UXO	-	Unexploded Ordnance
VOC	-	Volatile Organic Compound

FIGURE 1

SITE LAYOUT PLAN



Legend:

- Borehole Location
- Trial Pit Location



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Client:	
Contract:	Heath Ride, Finchampstead
Job Ref:	25/13158/KJC
Scale:	NTS
Revision:	0
Issue Date:	29/05/2025

APPENDIX 1

EXPLORATORY RECORDS

	ALBURY S.I. LTD Miltons Yard, Petworth Road, Witley, Surrey GU8 5LH				BOREHOLE	BH1
Contract	Heath Ride, Finchampstead				Report Ref	25/13158/KJC
Client					Date	28/05/2025
Site Address	Bunninghams Farm, Heath Ride, Finchampstead, Berkshire RG40 3QJ				Ground Level	
Type of excavator	3 tonne excavator	Water level after completion, m		none		
Water strikes, m	Dimensions, m		Ease of excavation, m			
1	none	Diameter	0.08	Very easy	Difficult	GL - 0.90
2				Moderate	0.90 - 2.90	Very hard
Remarks Standpipe installed in borehole.						
Samples or tests		Shear Strength kPa	Depth	Legend	Strata Description	
Type	Depth, m					
D	0.10				MADE GROUND (grey sand with flint gravel, plastic fragments and roots)	
D	0.30		0.40		MADE GROUND (grey/brown silty SAND with rare flint gravel)	
D	0.50		0.50		MADE GROUND (brown/grey sandy CLAY with rare flint gravel)	
			0.70		Orange-brown/grey sandy CLAY	
D	1.00					
D	1.50					
D	2.00		1.90		Blue-grey/brown silty CLAY	
			2.20		Blue-grey/dark grey clayey SAND/very sandy CLAY - slight organic odour?	
D	2.50		2.50		Blue-grey/brown very sandy CLAY	
			2.90		END OF BOREHOLE - Obstruction	

Sample Code: B - Large Disturbed D - Small Disturbed W - Water Sample R - Root Sample

ALBURY S.I. LTD					TRIAL PIT	SA1
Miltons Yard, Petworth Road, Witley, Surrey GU8 5LH						
Contract		Heath Ride, Finchampstead			Report Ref	25/13158/KJC
Client					Date	28/05/2025
Site Address		Brunninghams Farm, Heath Ride, Finchampstead, Berkshire RG40 3QJ			Ground Level	
Type of excavator		3 tonne excavator	Water level after completion, m		none	
Water strikes, m		Pit Dimensions, m		Ease of excavation, m		
1	none	Length	1.30	Very easy	Difficult	GL - 2.30
2		Breadth	0.50	Moderate	Very hard	
Remarks						
Samples or tests		Shear Strength kPa	Depth	Legend	Strata Description	
Type	Depth, m					
D	0.10				MADE GROUND (grey sand with flint gravel, brick fragments and roots)	
D	0.30		0.30		Orange-brown/grey silty CLAY with rare flint gravel	
D	0.50					
D	1.00					
D	1.50					
D	2.00		1.80		Orange-brown/light grey very silty CLAY	
			2.30		END OF EXCAVATION	

Sample Code: *B - Large Disturbed* *D - Small Disturbed* *W - Water Sample* *R - Root Sample*

	ALBURY S.I. LTD Miltons Yard, Petworth Road, Witley, Surrey GU8 5LH				TRIAL PIT	SA2
Contract	Heath Ride, Finchampstead				Report Ref	25/13158/KJC
Client					Date	28/05/2025
Site Address	Bunninghams Farm, Heath Ride, Finchampstead, Berkshire RG40 3QJ				Ground Level	
Type of excavator	3 tonne excavator	Water level after completion, m		none		
Water strikes, m	Pit Dimensions, m		Ease of excavation, m			
1	none	Length	1.20	Very easy	Difficult	GL - 2.20
2		Breadth	0.50	Moderate	Very hard	
Remarks						
Samples or tests		Shear Strength kPa	Depth	Legend	Strata Description	
Type	Depth, m					
D	0.10				MADE GROUND (dark grey sand with flint gravel and roots)	
D	0.30					
D	0.50		0.50		Orange-brown/grey very sandy CLAY with rare flint gravel and root remains	
D	1.00		0.90			
D	1.00		1.10		Brown clayey SAND and flint GRAVEL	
D	1.50		1.30		Green-grey/brown clayey SAND	
D	2.00		1.50		Orange-brown/grey silty CLAY	
D	2.00		2.00			
D	2.00		2.20		END OF EXCAVATION	

Sample Code: B - Large Disturbed D - Small Disturbed W - Water Sample R - Root Sample

SOAKAWAY INFILTRATION TEST RESULTS



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Contract	Heath Ride, Finchampstead
Report Ref	25/13158/KJC
Test Location	SA1 - Cycle 1

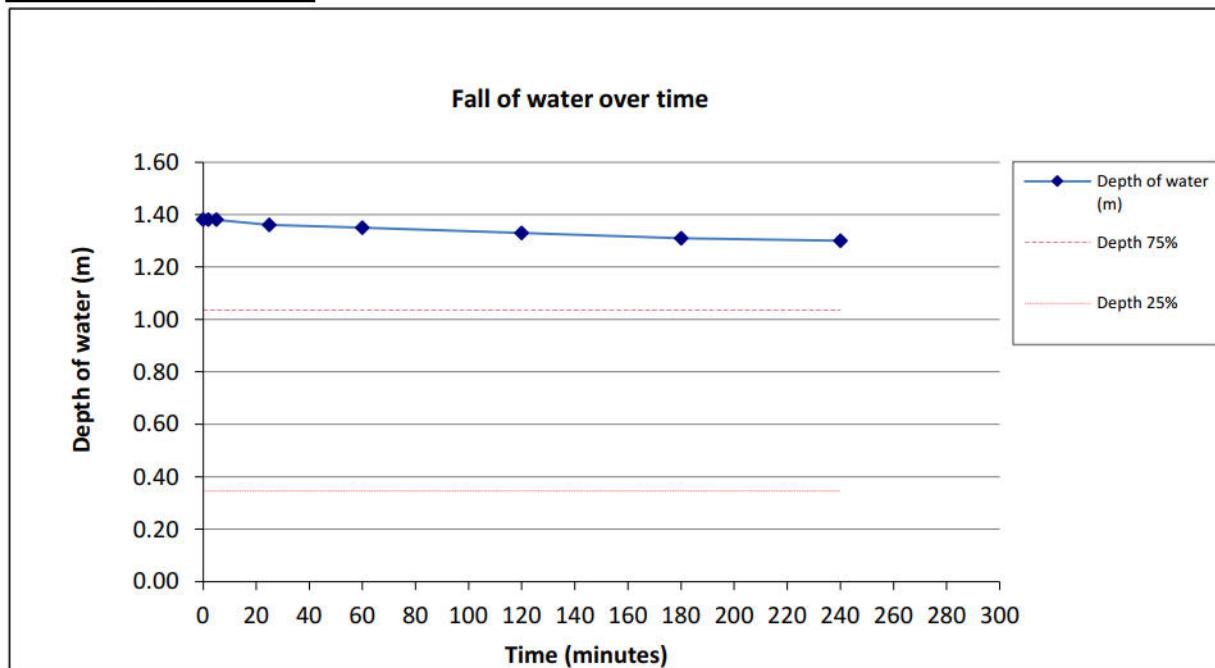
Time (mins)	Depth of Water (m)
0	1.38
2	1.38
5	1.38
25	1.36
60	1.35
120	1.33
180	1.31
240	1.30

Pit Dimensions (m)

Length	1.30
Width	0.50
Depth	2.20

Remarks:

1. Test undertaken in general accordance with BRE Digest 365
2. Trial pit was filled with aggregate for test



V_{p75-25}	Effective depth storage volume of water in trial pit between 75% and 25% effective depth	
α_{p50}	Internal surface area of trial pit up to 50% effective depth and including base	
t_{p75-25}	Time for water level to fall from 75% to 25% effective depth	

Soil Infiltration Rate (m/sec) f	FAIL
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SOAKAWAY INFILTRATION TEST RESULTS



ALBURY S.I. LTD

Geotechnical & Environmental

Contract	Heath Ride, Finchampstead
Report Ref	25/13158/KJC
Test Location	SA2 - Cycle 1

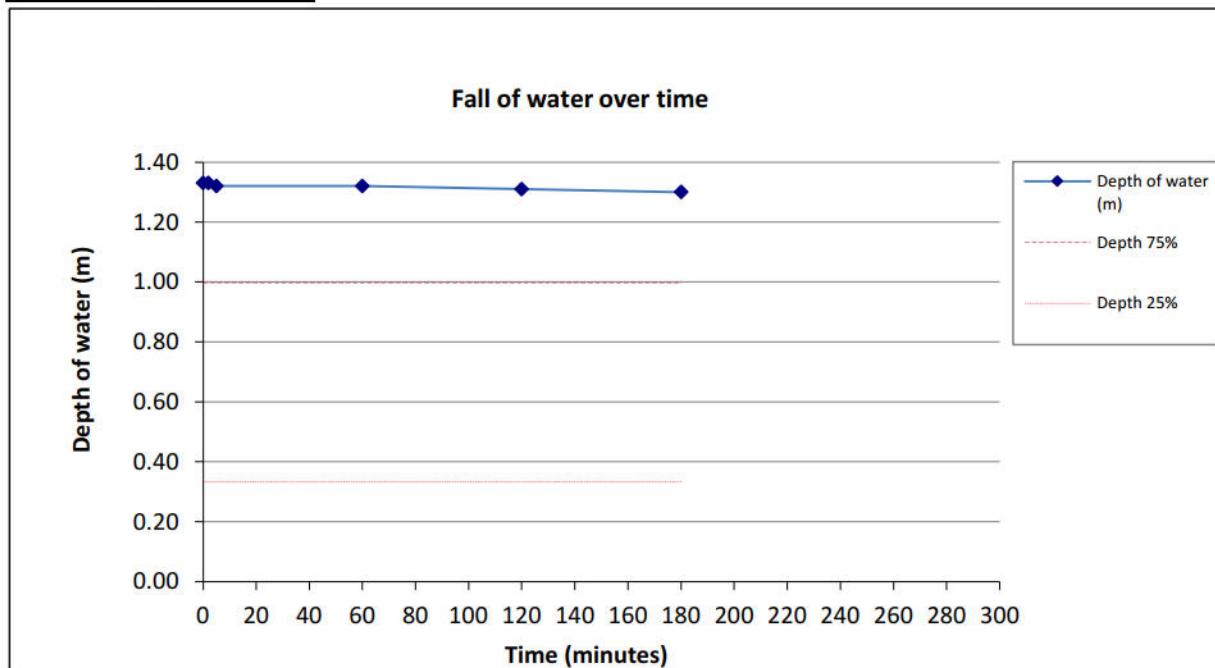
Time (mins)	Depth of Water (m)
0	1.33
2	1.33
5	1.32
60	1.32
120	1.31
180	1.30

Pit Dimensions (m)

Length	1.20
Width	0.50
Depth	2.20

Remarks:

1. Test undertaken in general accordance with BRE Digest 365
2. Trial pit was filled with aggregate for test



V_{p75-25}	Effective depth storage volume of water in trial pit between 75% and 25% effective depth	
α_{p50}	Internal surface area of trial pit up to 50% effective depth and including base	
t_{p75-25}	Time for water level to fall from 75% to 25% effective depth	

Soil Infiltration Rate (m/sec) f	FAIL
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