



Site Investigation Letter Report for Langstone Technology Park, Havant

Prepared for AG Langstone B.V

June 2020

10/1425/001 Rev. 000

Lisa Cookson
Senior Geo-Environmental Engineer
Lisa.cookson@clancy.co.uk
01616136000

enquiries@clancy.co.uk
www.clancy.co.uk

Clancy Consulting Limited
Dunam Court
2 Dunham Road
Altrincham
Cheshire
WA14 4NX

24th June 2020

C/O James Hodge on behalf of
AG Langstone B.V.
Prinsengracht 919
1017 KD
Amsterdam
Netherlands

Dear James,

Foundation Inspection Trial Pitting Letter Report Langstone Technology Park, Havant

Background

Clancy Consulting Limited has been instructed by AG Langstone B.V to carry out a series of hand dug inspection pits in the vicinity of a proposed retaining wall at the site.

Langstone Technology Park comprises a roughly rectangular parcel of land occupying an area of approximately 16Ha. The site is located toward the southern periphery of Havant, approximately 600m south of the Town Centre, and 1.5km south-east of Junction 5 of the A3(M).

The site comprises a series of large buildings subdivided into leased units of mixed uses. Occupying the centre of the site are a series of buildings including two plant buildings ('Building 2000 and 3000'), offices and amenity complex with associated courtyards ('Building 4000'), a large data and distribution centre ('Building 5000') with waste storage area to the west, and three-storey office buildings ('Building 6000 and 7000').

Located in the north of the site is 'Building 1000'. It is proposed to demolish 'Building 1000' and reduce levels to that of an existing car park to the east of the building. This required construction of a retaining wall to the south of the former 'Building 1000'.

An existing site layout plan showing the positions of the relevant buildings at the site is appended to this report.

The following sections relate specifically to the hand excavation of trial pits investigations conducted in the vicinity of 'Building 1000' and 'Building 7000' only.

Further information regarding the works undertaken to date at the site by Clancy Consulting Ltd can be found within the following reports:

- Clancy Consulting Ltd Report No. 10/1425/001 dated August 2019
- Clancy Consulting Ltd Report No. 10/1425/002 (letter report) dated September 2019.

Fieldwork

Five hand dug trial pits were undertaken on the 5th and 8th June 2020 in the vicinity of 'building 1000', 'building 4000' and 'building 7000'. Hand dug pits were excavated to a maximum depth of 0.80m below ground level (bgl).

Made Ground was encountered in all inspection pit locations and was generally described as slightly gravelly slightly clayey sand with gravel of chert, concrete, brick, polystyrene and chalk.

Chalk was identified from 0.65m to 0.80m bgl in TP01 however based on previous intrusive investigations in this area undertaken by Clancy Consulting this is interpreted as being either Made Ground or re-worked natural soils. In addition, sand and gravel strata were identified from 0.30m to 0.32m bgl in TP03 which similarly has been interpreted as being Made Ground.

No solid strata or groundwater were encountered during this investigation.

Copies of the exploratory hole logs are appended to this letter report.

Existing Foundations

Four inspection pits were excavated on the eastern side of 'building 1000' and 'building 4000' adjacent to the building walls. An additional inspection pit was undertaken on the northern site of 'building 7000' near the entrance.

Details of exposed foundations are summarised in the table below:

Trial Pit ID	Location	Foundation Construction	Step Out from Wall of Structure (m)	Depth to Underside of Foundation (m bgl)	Notes
TP01	Northern side of 'building 7000'	Concrete	0.65	0.65	Foundation appeared to bear upon chalk assessed as being Made Ground.
TP02	Eastern side of 'building 4000'	Concrete	1.55	>0.40	The underside of the foundation could not be identified due to the presence of buried services.
TP03	Eastern side of 'building 4000'	Concrete	1.90	0.30	Foundation appeared to bear upon sand and gravel strata assessed as being Made Ground.
TP04	Eastern side of 'building 1000'	Concrete	1.00	0.40	Foundation appeared to bear upon Made Ground.
TP05	Eastern side of 'building 1000'	Concrete	1.08	0.55	Foundation appeared to bear upon Made Ground.

The foundations were generally shallow and comprised of concrete. Foundations were found to be bearing upon Made Ground.

Trial pit records are appended to this letter report.

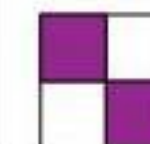
We hope the above is satisfactory however, if you require any further information then please contact the undersigned.

Yours sincerely,



Lisa Cookson
Senior Geo-Environmental Engineer
For and on behalf of Clancy Consulting Ltd

Enc Exploratory Hole Location Plan
Exploratory Hole Logs
Inspection Pit Section Drawings
Existing Site Layout Plan



Hand Dug Trial Pits
2020

Building 1000

TP03

TP05

TP04

TP02

TP01

Rev	Date	Description	By	LC	NR
A	23/06/20	Exploratory Hole Locations 06/2020	RAP	LC	NR

CONFIRM: THE CONTENT OF THIS DRAWING IS BASED ON CLANCY CORP'S FIELD
WORK. IT SHALL NOT BE USED WITHOUT CLANCY CORP'S WRITTEN CONSENT.
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DO NOT TURN OR LAY OUT THIS DRAWING WITHOUT CLANCY CORP'S WRITTEN CONSENT.

Client
Malcolm Hollis

Project
Langstone Technology Park
Havant

Office
Altrincham

Discipline
Geo-environmental

Title
Exploratory Hole
Location Plan
June 2020

Scale @ A3
NTS

Status
FINAL

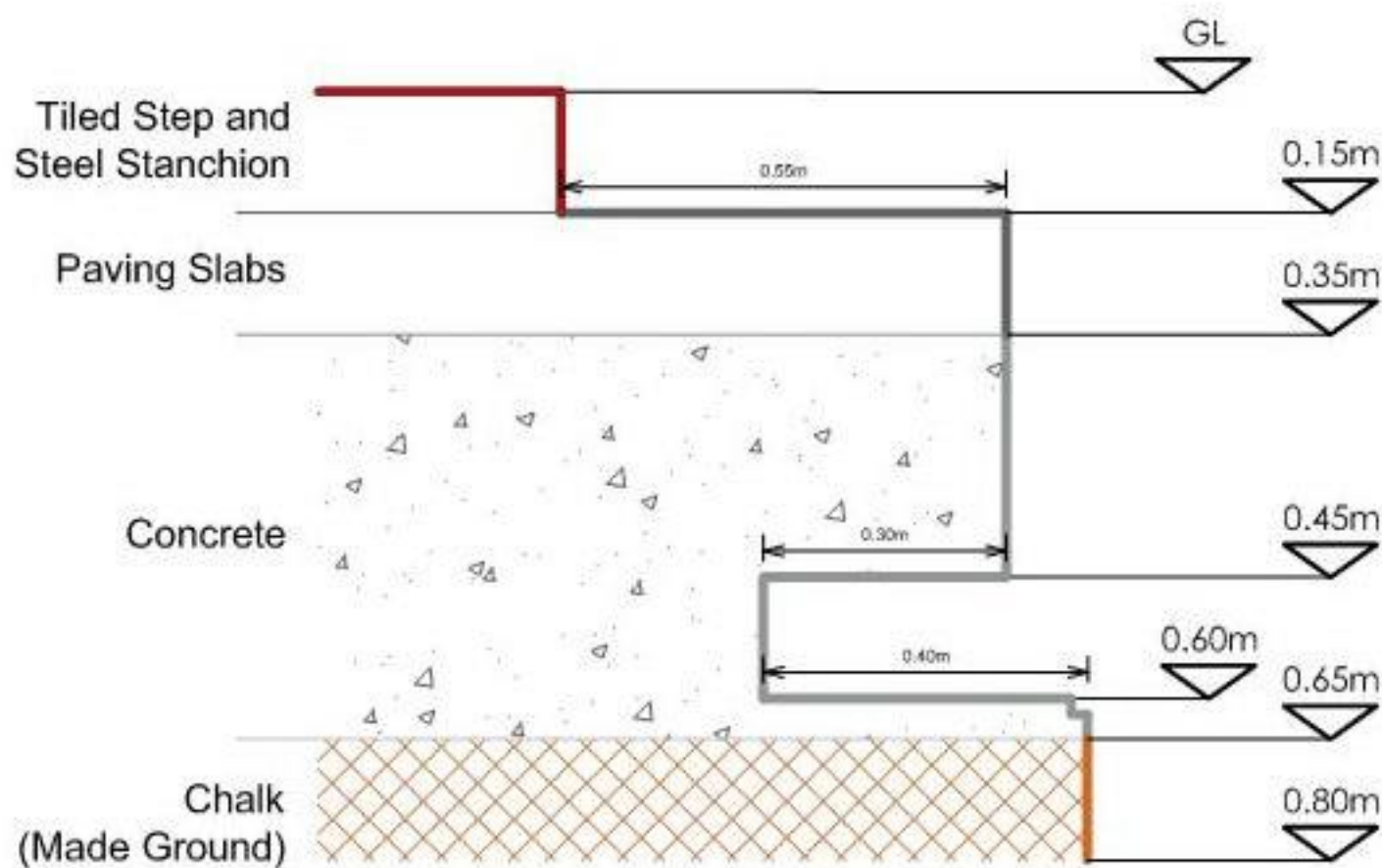


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Originator	Job Number	Discipline	Building/Zone
CCL	10/1425	GEO	-
Type	Level	Drawing No.	Revision
GA	00	012	A

Client	Malcolm Hollis	
Project	Langstone Technology Park	
Title	TP01 Cross Section	
Office	Altrincham	Discipline Geo-environmental

TP01

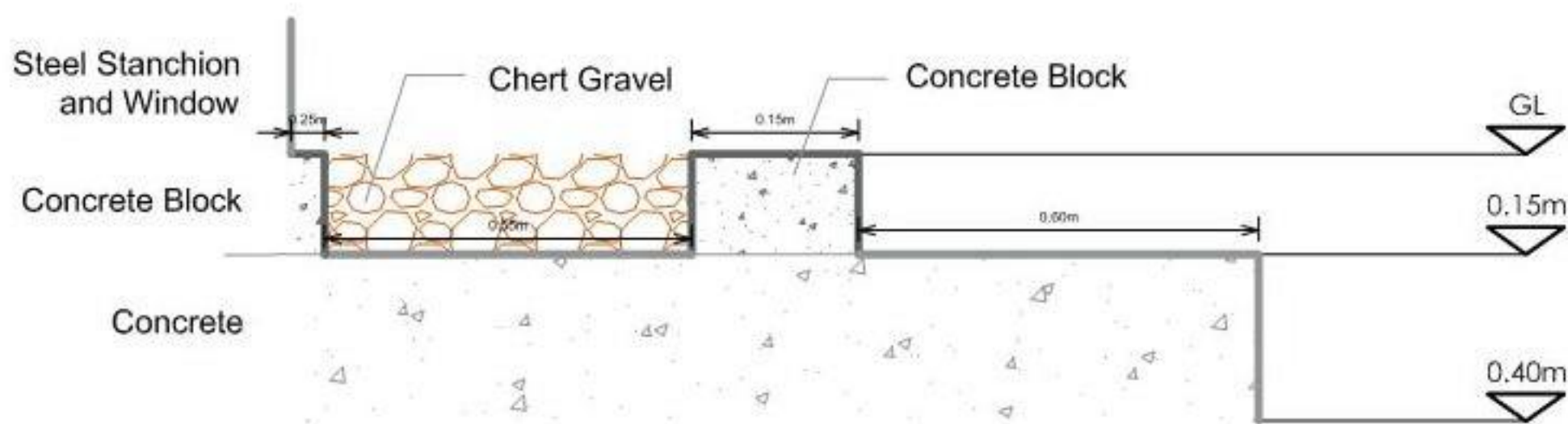


Trial pit excavated to investigate existing foundations. Trial pit terminated in chalk interpreted to potentially be Made Ground / reworked natural strata. Trial pit backfilled with arisings.

A	June 2020	TP01 Cross Section	DH	LC	NR	Drawn	DH	Date	Jun 2020	COPYRIGHT: THE COPYRIGHT OF THIS DRAWING IS VESTED IN CLANCY CONSULTING. IT SHALL NOT BE USED WITHOUT PERMISSION OF CLANCY FOR ANY PURPOSE. DO NOT SCALE IT. THIS DRAWING IS ELECTRONICALLY OR MANUALLY. WORK TO REQUIRED DIMENSIONS ONLY. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. DO NOT TURN ON LAYERS THAT HAVE BEEN TURNED OFF. DO NOT HAVE LAYERS THAT HAVE BEEN TURNED OFF.	Job number	Drawing number	Revision
						Checked	LC	Scale @ A4	NTS				
						Approved	NR	Status	Live				
Rev	Date	Description	By	Check	App.					10/1425	007	A	

Client	Malcolm Hollis	
Project	Langstone Technology Park	
Title	TP02 Cross Section	
Office	Altrincham	Discipline Geo-environmental

TP02

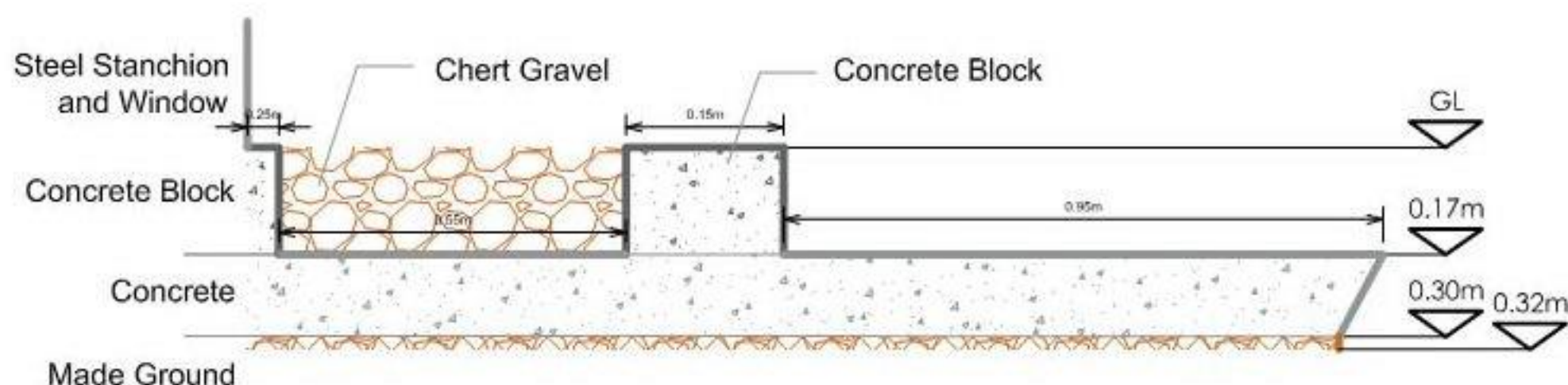


Trial pit excavated to investigate existing foundations. Trial pit terminated due to service. Trial pit backfilled with arisings.

A	June 2020	TP02 Cross Section	DH	LC	NR	Drawn	Date	COPYRIGHT: THE COPYRIGHT OF THIS DRAWING IS VESTED IN CLANCY CONSULTING. IT SHALL NOT BE USED WITHOUT PERMISSION OF CLANCY CONSULTING FOR ANY PURPOSE. DO NOT SCALE IT FROM THE DRAWING ELECTRONICALLY OR MANUALLY. WORK TO INDICATED DIMENSIONS ONLY. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. DO NOT TURN ON LAYERS THAT HAVE BEEN TURNED OFF. DO NOT HAVE LAYERS THAT HAVE BEEN FROZEN.	Job number	Drawing number	Revision
						Checked	Scale @ A4				
						Approved	Status				
Rev	Date	Description	By	Check	App	NR	Live		10/1425	008	A

Client	Malcolm Hollis	
Project	Langstone Technology Park	
Title	TP03 Cross Section	
Office	Altrincham	Discipline Geo-environmental

TP03

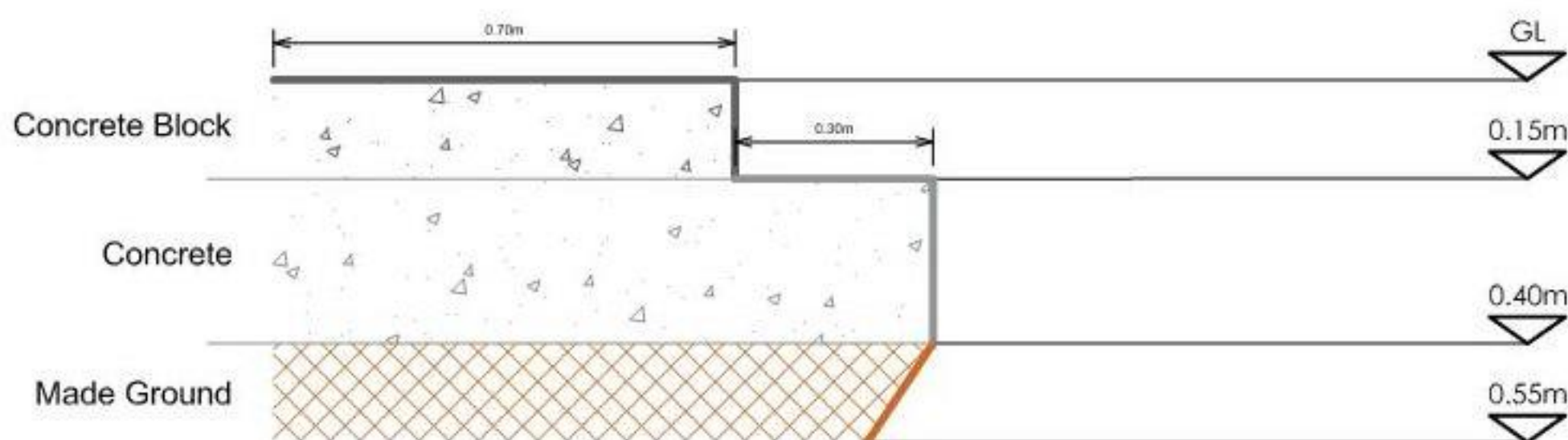


Trial pit excavated to investigate existing foundations. Trial pit terminated in Made Ground.
Trial pit backfilled with arisings.

A	June 2020	TP03 Cross Section	DH	LC	NR	Drawn	Date	COPYRIGHT: THE COPYRIGHT OF THIS DRAWING IS VESTED IN CLANCY CONSULTING. IT SHALL NOT BE USED WITHOUT PERMISSION OF CLANCY CONSULTING FOR ANY PURPOSE. DO NOT SCALE IT FROM THE DRAWING ELECTRONICALLY OR MANUALLY. WORK TO INDICATED DIMENSIONS ONLY. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. DO NOT TURN ON LAYERS THAT HAVE BEEN TURNED OFF. DO NOT HAVE LAYERS THAT HAVE BEEN FROZEN.	Job number	Drawing number	Revision
						Checked	Scale @ A4				
						Approved	Status				
Rev	Date	Description	By	Check	App	NR	Live		10/1425	009	A

Client	Malcolm Hollis	
Project	Langstone Technology Park	
Title	TP04 Cross Section	
Office	Altrincham	Discipline Geo-environmental

TP04

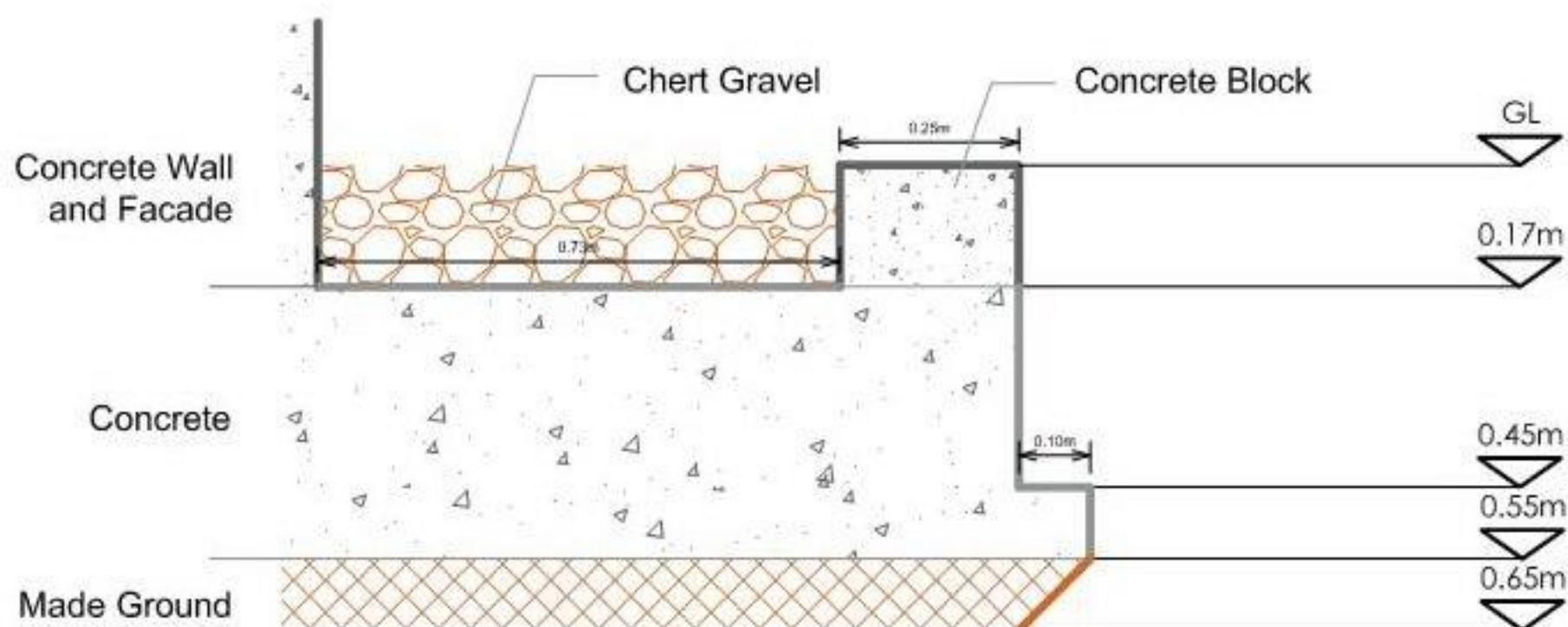


Trial pit excavated to investigate existing foundations. Trial pit terminated in Made Ground.
Trial pit backfilled with arisings.

A	June 2020	TP04 Cross Section	DH	LC	NR	Drawn	Date	COPYRIGHT: THE COPYRIGHT OF THIS DRAWING IS VESTED IN CLANCY CONSULTING. IT SHALL NOT BE USED WITHOUT PERMISSION OF CLANCY CONSULTING FOR ANY PURPOSE. DO NOT SCALE THIS DRAWING ELECTRONICALLY OR MANUALLY. WORK TO INDICATED DIMENSIONS ONLY. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. DO NOT TURN ON LAYERS THAT HAVE BEEN TURNED OFF. DO NOT HAVE LAYERS THAT HAVE BEEN FROZEN.	Job number	Drawing number	Revision
						Checked	Scale @ A4				
						Approved	Status				
Rev	Date	Description	By	Check	App	NR	Live		10/1425	010	A

Client	Malcolm Hollis	
Project	Langstone Technology Park	
Title	TP05 Cross Section	
Office	Altrincham	Discipline Geo-environmental

TP05



Trial pit excavated to investigate existing foundations. Trial pit terminated in Made Ground.
Trial pit backfilled with arisings.

A	June 2020	TP05 Cross Section	DH	LC	NR	Drawn	DH	Date	Jun 2020	COPYRIGHT: THE COPYRIGHT OF THIS DRAWING IS VESTED IN CLANCY CONSULTING. IT SHALL NOT BE USED WITHOUT PERMISSION OF CLANCY FOR ANY PURPOSE. DO NOT SCALE THIS DRAWING ELECTRONICALLY OR MANUALLY. WORK TO INDICATED DIMENSIONS ONLY. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. DO NOT TURN ON LAYERS THAT HAVE BEEN TURNED OFF. DO NOT HAVE LAYERS THAT HAVE BEEN FROZEN.	Job number	Drawing number	Revision
						Checked	LC	Scale @ A4	NTS				
						Approved	NR	Status	Live				
Rev	Date	Description	By	Check	App						10/1425	011	A

		Project Title: Langstone Technology Park, Havant		TP01		
		Project Number: 10/1425	Client: AG Langstone B.V.			
		GL (mAOD):	N Coord: 0	E Coord: 0		
Date: 05/06/2020		Method: Hand Excavated		Logged By: ES		Scale: 1:20

Depth (m)	Type	Test Result	Level	Legend	Depth (m)	Description	Water
					0.65	MADE GROUND: Slightly sandy slightly gravelly clay. Gravel is angular to subangular fine to coarse of chert, brick and chalk.	
					0.80	CHALK (probable Made Ground)	
					1.00	End Of Trial Pit At 0.80 m	
					2.00		
					3.00		
					4.00		

KEY D - Disturbed Sample B - Bulk Sample W - Water Sample V - Hand Shear Vane kPa	 - Groundwater Strike  - Groundwater Level		REMARKS No Groundwater Encountered
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		Project Title: Langstone Technology Park, Havant		TP02		
		Project Number: 10/1425	Client: AG Langstone B.V.			
		GL (mAOD):	N Coord: 0	E Coord: 0		
Date: 05/06/2020		Method: Hand Excavated		Logged By: ES		Scale: 1:20

Depth (m)	Type	Test Result	Level	Legend	Depth (m)	Description	Water
					0.40	MADE GROUND: Gravelly slightly clayey sand. Gravel is angular to subrounded fine to coarse of chert, brick, polystyrene, chalk and concrete.	
					1.00	End Of Trial Pit At 0.40 m	
					2.00		
					3.00		
					4.00		

KEY D - Disturbed Sample B - Bulk Sample W - Water Sample V - Hand Shear Vane kPa	 - Groundwater Strike  - Groundwater Level		REMARKS No Groundwater Encountered Inspection pit terminated due to presence of undetected service in the pit.
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		Project Title: Langstone Technology Park, Havant		TP03		
		Project Number: 10/1425	Client: AG Langstone B.V.			
		GL (mAOD):	N Coord: 0	E Coord: 0		
Date: 08/06/2020		Method: Hand Excavated		Logged By: ES		Scale: 1:20

Depth (m)	Type	Test Result	Level	Legend	Depth (m)	Description	Water
					0.30 0.32	MADE GROUND: Slightly gravelly slightly clayey sand. Gravel is angular to subrounded fine to coarse of chert, concrete, brick, polystyrene and chalk.	
						SAND and GRAVEL of chert. Sand and gravel assessed as being very dense using a spade and crowbar. (Probably Made Ground) End Of Trial Pit At 0.32 m	
					1.00		
					2.00		
					3.00		
					4.00		

KEY D - Disturbed Sample B - Bulk Sample W - Water Sample V - Hand Shear Vane kPa	 - Groundwater Strike  - Groundwater Level		REMARKS No Groundwater Encountered
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		Project Title: Langstone Technology Park, Havant		TP04			
		Project Number: 10/1425	Client: AG Langstone B.V.				
		GL (mAOD):	N Coord: 0	E Coord: 0			
Date: 08/06/2020		Method: Hand Excavated		Logged By: ES		Scale: 1:20	
Depth (m)	Type	Test Result	Level	Legend	Depth (m)	Description	Water
					0.55	MADE GROUND: Slightly gravelly slightly clayey sand. Gravel is angular to subrounded fine to coarse of chert, concrete, brick and chalk.	
					1.00	End Of Trial Pit At 0.55 m	
					2.00		
					3.00		
					4.00		
KEY D - Disturbed Sample B - Bulk Sample W - Water Sample V - Hand Shear Vane kPa						REMARKS No Groundwater Encountered	
							

		Project Title: Langstone Technology Park, Havant		TP05		
		Project Number: 10/1425	Client: AG Langstone B.V.			
		GL (mAOD):	N Coord: 0	E Coord: 0		
Date: 08/06/2020		Method: Hand Excavated		Logged By: ES		Scale: 1:20

Depth (m)	Type	Test Result	Level	Legend	Depth (m)	Description	Water
					0.65	MADE GROUND: Slightly gravelly slightly clayey sand. Gravel is angular to subrounded fine to coarse of chert, concrete, brick and chalk.	
					1.00	End Of Trial Pit At 0.65 m	
					2.00		
					3.00		
					4.00		

KEY D - Disturbed Sample B - Bulk Sample W - Water Sample V - Hand Shear Vane kPa	 - Groundwater Strike  - Groundwater Level		REMARKS No Groundwater Encountered
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