



Stockpile of contaminated soil awaiting off-site disposal.



Excavation in central site.



Spent oxide within soils along HV electricity cable route.



Excavation area in south-east corner, onto natural ground.




Rubble / concrete stockpile.



Windrow Turning.

RECORD OF SITE VISIT

 <p>JNP GROUP CONSULTING ENGINEERS</p> <p>www.jnpgroup.co.uk</p>	<p>Site: Former Sunninghill Gas Works, Ascot</p> <p>Client: Berkeley Homes</p> <p>Job No: M41977</p>
<p>Date of Inspection: 19th May 2021 Time: 11:10 – 12:30 PM</p> <p>Weather: Warm and sunny. 15°C. Inspection made by Hilary Ilsley</p>	

INSPECTION DETAILS / NOTES

Arrival on-site: 11:10am

Site Walkover

Notable extremely strong smell of spent oxide as you approach site in car – going down Bridge Road.

Shown around site by Dave Watkins [Duntons] and the remediation work has progressed as follows:

Odour suppression is in operation. They are looking to use a foam system to assist. They have received numerous complaints over odours. The EHO (Michael McNorty) is scheduled to visit site next day. The main reason for the strong odour is that the spent oxide stockpile located by the main gate (north-west corner) is being removed off-site. The majority of it has gone leaving a small volume – that at present is uncovered.

The concrete around area 1 in north-east corner has been broken out. A metal pipe containing tar had been uncovered. However, some of the PRB BH were not visible; the borehole closest to the rail line (adjacent to the cone) is PRB 109. The one directly south is PRB 110. Duntons are looking for PRB108, which is to the west of PRB110. BH 202 remains. The slab up to the SE compound has been broken out so we can place our monitoring borehole. A notable tarry odour is present in this area but localised.

Remediation work has moved into central section – with two former gasholder remaining brick walls being uncovered by hot spot 4 and then moving east. The larger of the two was backfilled with a variety of material including wood, tyres, brick work to partially demolished walls, Made Ground and natural ground. This material has to be removed due to the piling requirements. Some of it has been screened and some of it has gone to treatment area.

Hot spot 4 has now been backfilled (just west of gasholders).

The treatment area contains material from former gasholder basins and hot spot 4.

INSPECTION DETAILS / NOTES Continued

The line of the HV EC remains prominent in the central eastern area, marked by blue cones and spent oxide contaminated Made Ground. When the diversion work occurs, to avoid stockpiling the intention is to load this material directly onto the haulage lorries.

There is a “muncher” excavator on site now breaking out the concrete blocks and separating out the rebar. The latter is going off as waste. The concrete crusher is not due to arrive on site until later.

The stockpile of Made Ground (with some visible blue bits) remain in the north of the site. This has yet to be investigated.

Dave Watkins confirm that hotspots 4-10 have been validated. HI requested that a package of information be provided with all the details in including depth of dig (not just levels). JNP also need this for the whole site as it is part of the MMP verification requirements.

A road sweeper was present and was cleaning Bridge Road.

HI said JNP would let Dave Watkins know when the next validation visit will be. Dave said he might be moved to another site but Jamie the site foreman would still be here or possibly Simon Stravlova.

Left site 12:30 pm.



Excavations in central site – former gasholder basins.



Broken out concrete in NE corner.



Remains of Spent Oxide Stockpile.

RECORD OF SITE VISIT



JNP GROUP
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Site : Former Sunninghill Gas Works, Ascot

Client: Berkley Group

Job No: M41977

Date of Inspection : 2nd June 2021

Time : 10 :00

Weather: Dry

Inspection made by Edward Tainsh

INSPECTION DETAILS / NOTES

Arrival on-site: 10:00

Site induction: 10:00 to 10:15

Access gained via Cavendish Meads to the south, due to the ongoing demolition of cottages in the north-west.

Following the site induction, a site inspection was undertaken with the site manager to go over existing site conditions and the location of future proposed monitoring and treatment boreholes to be installed at the end of the month. South-eastern section confirmed ok to access for BH304 and BH305. Locations will have to be moved slightly in (west) from the site due to the TPO along the eastern boundary.

Breaking out of concrete ongoing in the north-east of the site next to the existing substation.

A stockpile of broken out concrete is located in the centre of the site, west of the location of BH201 and proposed BH301.

Blue cones still denoting location of high voltage cable still in place.

Material is continuing to be aired in the south-west. A larger concrete stockpile is situated next to this.

Dust suppression measures were in place, with a mobile unit spraying on all access tracks and a static unit over the contaminated material.

Left site at 12:00



Mobile dust suppression




Static dust suppression



South-eastern area with fenced off TPO area.

RECORD OF SITE VISIT

 <p>JNP GROUP CONSULTING ENGINEERS</p> <p>www.jnpgroup.co.uk</p>	<p>Site: Former Sunninghill Gas Works, Ascot</p> <p>Client: Berkeley Homes</p> <p>Job No: M41977</p>
<p>Date of Inspection: 14th June 2021 Time: 08:30 – 15:30 Weather: Hot and dry Inspection made by Edward Tainsh</p>	

INSPECTION DETAILS / NOTES

Arrival on-site: 8:30am

Site Walkover

Attended site to oversee the drilling and installation of monitoring / treatment boreholes at the site.

Site induction took place upon arrival at 8:30.

After a brief walkover it is noted that the concrete stockpile in the centre of the site has expanded and now resides directly over the proposed locations for BH301 and BH201. This is mentioned to the site manager, who alerted to say that material can be moved later that day.

Drillers arrive on-site approximately 11:00 due to a puncture in transit. Briefing given on arrival and inducted into the site. Alerted that 8 inch casing is being delivered separately to be used on the 20m boreholes. Agreed to begin on the 10m borehole to the south-east and then move onto 20m borehole once casing arrives.

Drilling generally slow, borehole terminated 1m below where groundwater was encountered. Installation confirmed to drillers and borehole completed.

Site inspection indicates demolition and remedial works ongoing. A deep, partly flooded excavation was present in north-west of the site. A windrow of black oily soils present in treatment area.

Left site 15:30.


Excavation in north-west of the site



Windrow of contaminated material in south-west of the site



RECORD OF SITE VISIT

 <p>JNP GROUP CONSULTING ENGINEERS</p> <p>www.jnpgroup.co.uk</p>	<p>Site: Former Sunninghill Gas Works, Ascot</p> <p>Client: Berkeley Homes</p> <p>Job No: M41977</p>
<p>Date of Inspection: 15th , 17th and 18th June 2021 Time: 08:30 – 15:30 Weather: Hot and dry Inspection made by Edward Tainsh</p>	

INSPECTION DETAILS / NOTES

Attended site to oversee the drilling and installation of monitoring / treatment boreholes at the site and oversee installation of gas monitoring boreholes around the site's perimeter.

Arrived on-site at 8:30 on 15th . Second cable percussion rig arrived. An area of the concrete stockpile in the centre has been reduced slightly to allow access to the proposed positions of BH201 and BH301. The exact locations were not possible, as the positions were located right in the centre of this stockpile. The positions were moved approximately 25 m westwards with agreement with Dunton to allow progress to continue as unhindered as possible. Second rig began on 10m borehole.

Excavation of contaminated soils and demolition of substructures continues within the north of the site. Excavations into black oily soils recorded in the north-centre of the site in proximity to PRB104, PRB108 and PRB110. Deeper excavations are flooded, with oily water present with a 'scum' on top.

Blue borehole tops of PRB104, PRB108, PRB110, BH202B and PRB117 visible. Dunton asked to preserve all pipes as long as possible.

First rig set up in place on second borehole, awaiting delivery of 8 inch casing to begin drilling. Casing arrived at 11:00 so drilling could begin.

Drilling generally slow for both rigs. 10m central hole install confirmed (BH301), 20m hole (BH201A) still on-going in dense sand.

Dynamic sampler rig unhindered throughout the day, all locations possible and gas monitoring locations all installed.

Continued with BH 201A next day. One day break required to attain access to working area for BH306 and BH307. Marked positions were within partly flooded remedial excavation. Locations moved approximately 10 m westwards with agreement with Dunton.

BH306 completed to target depth on 17th and BH307 drilled and installed on 18th. Access still not possible to north-east area to drill BH303 as ground still soft and partly flooded.

Initial round of groundwater sampling undertaken from PRB108, PRB110, BH301, BH304 and BH305 on 18th prior to demobilising from site.


Remaining borehole pipes in north of the site.



Demolition progress and remedial excavations.



RECORD OF SITE VISIT

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<p>Date of Inspection: 29th June 2021 Time: 08:30 – 14:00 Weather: Overcast Inspection made by Charles Wake</p>	

INSPECTION DETAILS / NOTES

Arrival on-site: 8:30am

Site Walkover

Attended site to assess site access conditions to borehole BH303 and to locate and identify remaining serviceable boreholes.

At request of Dunton's, a number of the previously installed boreholes were extended upwards with additional pipework, in order to allow for raising of site levels. Due to damage sustained during site demolition, the tops of BH202B, BH203 and MWA1 were found to be partly crushed. Repairs were undertaken however the boreholes remained partly crimped and bent.

Locations of BH202B and BH203 found and confirmed. Determination that MWA1, DS01, PRB104 and PRB117 are additionally serviceable and were marked out for retention.

PRB110 was found to be under water, in a flooded part of the site.

Ground conditions generally wet, following heavy rain.

Confirmed by observation the installation of access road to location of BH303, built up with site-derived dark grey clay and sand.

Left site at 14.00

DS105, BH304 and BH305 and remedial excavation



South-east part of the site, remedial excavation



North of site, PRB108 and PRB110



Filling in north-east of the site




Filling in north-west of the site, DS01 and MWA1



BH306 and BH307 area



RECORD OF SITE VISIT

 <p>JNP GROUP CONSULTING ENGINEERS</p> <p>www.jnpgroup.co.uk</p>	<p>Site : Bridge Road, Ascot</p> <p>Client: Berkeley Homes (Oxford and Chiltern) Ltd</p> <p>Job No: M41977</p>
<p>Date of Inspection : 10th November 2022 Time: 11:00</p> <p>Weather: Overcast - mild</p>	

INSPECTION DETAILS / NOTES

Arrival on-site: 11:00

Inspection of topsoil and subsoil in front gardens of Plots 1 – 3, in addition to re-confirming the presence of a geotextile in the public open space that could not be found when previously inspected on the previous site visit (10.10.2022).

It should be noted that the front garden for Plot 2 and Plot 3 are shared.

In line with the JNP Group Options Appraisal and Remediation Strategy Report (M41977 RE003 Rev G, 14 October 2019), the front gardens of Plot 1-3 were inspected to confirm that the made ground had been removed and to verify that the specified subsoil and topsoil had been used along with a geotextile.

Photos are included on the following pages.

Plot 1 front garden had 300 mm bgl of topsoil, over subsoil which consisted of soft grey very sandy CLAY with occasional fine to medium sub-angular to sub-rounded flint gravel to 500 mm bgl, overlying a geotextile. A hand pit was undertaken to 0.50 m and samples were taken from the subsoil (at 0.40 m bgl) and were scheduled for heavy metals, speciated PAH, TPH CWG, asbestos, SOM and pH.

Plot 2 and Plot 3 front garden (shared) had 300 mm bgl of topsoil, over subsoil which consisted of soft beige grey very sandy CLAY with rare fine sub-angular to sub-rounded flint gravel to 500 mm bgl, overlying a geotextile. A hand pit was undertaken to 0.50 m and samples were taken from the subsoil (at 0.50 m bgl) and were scheduled for heavy metals, speciated PAH, TPH CWG, asbestos, SOM and pH.

Inspection Made By Joel Prestwich

The public open space adjacent to the existing marketing suite had 500 mm bgl of topsoil, over subsoil which consisted of orange yellow sand and topsoil to 700 mm bgl. The geotextile was present at 0.70 m bgl.

Left site 12:30



Photo 1: Plot 1 (front garden)



Photo 2: Plot 1 (front garden)



Photo 3: Plots 2 and 3 (front garden)




Photo 4: Plots 2 and 3 (front garden)



Photo 5: POS

RECORD OF SITE VISIT

 <p>JNP GROUP CONSULTING ENGINEERS</p> <p>www.jnpgroup.co.uk</p>	<p>Site : Bridge Road, Ascot</p> <p>Client: Berkeley Homes (Oxford and Chiltern) Ltd</p> <p>Job No: M41977</p>
<p>Date of Inspection : 20th January 2023 Time : 11:00</p> <p>Weather: Clear - cold</p>	

<p><u>INSPECTION DETAILS / NOTES</u></p> <p>Arrival on-site: 11:00</p> <p>Inspection of topsoil and subsoil in front and rear gardens of Plots 75 – 76 (Block L).</p> <p>In line with the JNP Group Options Appraisal and Remediation Strategy Report (M41977 RE003 Rev G, 14 October 2019), the front and rear gardens of Plot 75 and Plot 76 were inspected to confirm that the made ground had been removed and to verify that the specified subsoil and topsoil had been used along with a geotextile.</p> <p>Photos are included on the following pages.</p> <p>Plot 75 front garden had bark chippings over 300 mm bgl of brownish grey topsoil, over subsoil which consisted of soft grey very sandy CLAY with very sandy pockets. A hand pit was undertaken to 0.45 m, where the geotextile was encountered. Samples were taken from the subsoil (at 0.40 m bgl) and were scheduled for heavy metals, speciated PAH, TPH CWG, asbestos, SOM and pH.</p> <p>Plot 76 front garden had bark chippings over 300 mm bgl of brownish grey topsoil, over subsoil which consisted of soft grey very sandy CLAY with very sandy pockets. However, coarse sub-rounded brick and concrete were encountered at 0.50 m, and a geotextile could not be proven. Samples were taken from the subsoil (at 0.30 m bgl). Two additional hand pits were undertaken in the front garden with the same ground conditions encountered. The groundworker (Jason Law at Statom Group) was consulted and is to provide photos of the installation of the cover and geotextile.</p>
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Inspection Made By Joel Prestwich and Gerard Sokoli

During the visit, the topsoil was being placed for both rear gardens for Plot 75 and 76. Plot 76 rear garden had 350 mm brown topsoil over 350 subsoil. The subsoil consisted of yellow sand and the geotextile was present at 0.70 m below finished garden levels. Samples were taken from the topsoil (at 0.15 m bgl) and were scheduled for heavy metals, speciated PAH, TPH CWG, asbestos, SOM and pH.

Plot 75 rear garden had 350 mm bgl of brown topsoil, over subsoil which consisted of yellow and grey very sandy CLAY with very sandy pockets. A hand pit was undertaken to 0.65 m, where the geotextile was encountered at the base of the pit.

Left site 13:30

Photo 1: Plot 75 (front garden)



Photo 2: Plot 75 (front garden)



Photo 3: Plot 75 (rear garden)



Photo 4: Plot 75 (rear garden)



Photo 5: Plot 76 (front garden)



Photo 6: Plot 76 (front garden)



Photo 7: Plot 76 (rear garden)



Photo 8: Plot 76 (rear garden)



RECORD OF SITE VISIT

 <p>JNP GROUP CONSULTING ENGINEERS</p> <p>www.jnpgroup.co.uk</p>	<p>Site: Bridge Road, Ascot</p> <p>Client: Berkeley Homes (Oxford and Chiltern) Ltd</p> <p>Job No: M41977</p>
<p>Date of Inspection: 2nd June 2023</p> <p>Weather: Partially cloudy and sunny.</p>	

INSPECTION DETAILS / NOTES

Arrival on-site: 09:30

Left site 11:30

Front Gardens

Inspection of topsoil and subsoil in front gardens of Plots 36, 37 and 38, to confirm the presence of a geotextile in addition to sampling topsoil (Plot 39) and subsoil (Plot 37).

Plots 36, 37 and 39 front gardens topsoil consisted of dark brown slightly gravelly sandy CLAY, underlain by orangish brown slightly gravelly SAND subsoil. Both were sourced from Warfield. In line with the JNP Group Options Appraisal and Remediation Strategy Report (M41977 RE003 Rev G, 14 October 2019), the front of Plots 36, 37 and 39, were inspected verify that the specified subsoil and topsoil had been used along with a geotextile:

Plot 36 front garden had 350 mm bgl of topsoil and 250 mm bgl subsoil, with visible geotextile at 0.60 m underlying the subsoil. Refer to Photo 1 in the Appendices.

Plot 37 front garden had 350 mm bgl topsoil and 200 mm bgl subsoil, with visible geotextile at 0.55 m. Subsoil was sampled at 0.50 m and scheduled for heavy metals, speciated PAH, TPH CWG, asbestos, SOM and pH. Refer to Photo 2 in the Appendices. **An additional 50 mm of topsoil is required to be placed.**

Plot 39 front garden had 350 mm bgl topsoil and 150 mm bgl subsoil, with visible geotextile at 0.50 m. Topsoil was sampled at 0.20 m and scheduled for heavy metals, speciated PAH, TPH CWG, asbestos, SOM and pH. Refer to Photo 3 in the Appendices. **An additional 100 mm of topsoil is required to be placed.**

The subsoil and geotextile had been placed in Plots 40 and 41, a further visit is required to validate the depths and presence of the topsoil layer. Refer to Photo 4 in the Appendices.

Rear Gardens

Inspection of topsoil and subsoil in rear gardens of Plots 36-39 in addition to sampling topsoil (Plot 38) and subsoil (Plot 36).

Plots 36-39 rear gardens topsoil consisted of dark brown slightly gravelly sandy CLAY, underlain by orangish brown slightly gravelly SAND subsoil. Both were sourced from Warfield. In line with the JNP Group Options Appraisal and Remediation Strategy Report (M41977 RE003 Rev G, 14 October 2019), rear gardens of Plots 36-39, were inspected verify that the specified subsoil and topsoil had been used along with a geotextile:

Plot 36 and 39 rear garden had 350 mm bgl topsoil and 300 mm bgl subsoil, with visible geotextile at 0.65 m. Subsoil was sampled in Plot 36 at 0.40 m bgl and scheduled for heavy metals, speciated PAH, TPH CWG, asbestos, SOM and pH. Refer to Photo 4 in the Appendices for evidence in Plot 36.

Plot 38 rear garden had 350 mm bgl of topsoil and 250 mm subsoil, with visible geotextile at 0.60 m bgl. Topsoil was sampled at 0.20 m and scheduled for heavy metals, speciated PAH, TPH CWG, asbestos, SOM and pH. Refer to Photo 5 in the Appendices.

Inspection made by Charlotte Grisby and Ben Thrift

Appendices



Photo 1: Plot 36 Front Garden showing topsoil, subsoil and geotextile.



Photo 2: Plot 37 Front garden showing topsoil, subsoil and geotextile.



Photo 3: Plot 39 Front garden showing topsoil, subsoil and geotextile.




Photo 4: Plot 36 Rear garden showing topsoil, subsoil and geotextile.



Photo 5: Plot 38 Rear garden showing topsoil, subsoil and geotextile.

RECORD OF SITE VISIT

 <p>JNP GROUP CONSULTING ENGINEERS</p> <p>www.jnpgroup.co.uk</p>	<p>Site: Bridge Road, Ascot</p> <p>Client: Berkeley Homes (Oxford and Chiltern) Ltd</p> <p>Job No: M41977</p>
<p>Date of Inspection: 9th March 2023 Time: 11:00</p> <p>Weather: Overcast and raining</p>	

INSPECTION DETAILS / NOTES

Arrival on-site: 11:00

Left site 13:00

Front Gardens

Inspection of topsoil and subsoil in front gardens of Plots 12, 32, 34 and 35, to confirm the presence of a geotextile in addition to sampling topsoil (Plot 34) and subsoil (Plot 35).

Plots 12, 34 and 35 front gardens topsoil consisted of dark brown slightly gravelly sandy CLAY, underlain by orangish brown slightly gravelly SAND subsoil. Both were sourced from Warfield. In line with the JNP Group Options Appraisal and Remediation Strategy Report (M41977 RE003 Rev G, 14 October 2019), the front of Plots 12 and 32-35, were inspected verify that the specified subsoil and topsoil had been used along with a geotextile:

Plot 12 front garden had 200 mm bgl of topsoil and 300 mm bgl subsoil, with visible geotextile at 0.50 m underlying the subsoil. Contractors will deposit an additional 100 mm topsoil to make the geotextile depth 0.60 m bgl. Refer to Photo 1 in the Appendices.

Plot 32 front garden topsoil and subsoil were in the process of being placed over geotextile during our visit. Refer to Photo 2 in the Appendices.

Plot 34 front garden had 300 mm bgl topsoil and 600 mm bgl subsoil, with visible geotextile at 0.60 m. Topsoil was sampled at 0.20 m and scheduled for heavy metals, speciated PAH, TPH CWG, asbestos, SOM and pH. Refer to Photo 3 in the Appendices.

Plot 35 front garden had 300 mm bgl topsoil and 600 mm bgl subsoil, with visible geotextile at 0.60 m. Subsoil was sampled at 0.40 m and scheduled for heavy metals, speciated PAH, TPH CWG, asbestos, SOM and pH. Refer to Photo 4 in the Appendices.

Rear Gardens

Inspection of topsoil and subsoil in rear gardens of Plots 32-35 in addition to sampling topsoil (Plot 34) and subsoil (Plot 32).

Plots 32-35 rear gardens topsoil consisted of dark brown slightly gravelly sandy CLAY, underlain by orangish brown slightly gravelly SAND subsoil. Both were sourced from Warfield. In line with the JNP Group Options Appraisal and Remediation Strategy Report (M41977 RE003 Rev G, 14 October 2019), rear gardens of Plots 32-35, were inspected verify that the specified subsoil and topsoil had been used along with a geotextile:

Plot 32-35 rear garden 300 mm bgl topsoil and 600 mm bgl subsoil, with visible geotextile at 0.60 m. Refer to Photo 5 for evidence in Plot 33.

Plot 32 rear garden subsoil was sampled at 0.40 m and scheduled for heavy metals, speciated PAH, TPH CWG, asbestos, SOM and pH.

Plot 34 rear garden topsoil was sampled at 0.20 m and scheduled for heavy metals, speciated PAH, TPH CWG, asbestos, SOM and pH.

Photo 6 shows the rear gardens of plots 32-35.

Inspection made by Hilary Ilesley and Charlotte Grisby