

VICTORIA GARDENS, OLD STEINE, BRIGHTON

ASSESSMENT OF SHALLOW SUBSURFACE GEOLOGICAL ANOMALIES

13 MAY 2022



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APPENDICES

APPENDIX A	Photographs
APPENDIX B	Drawings / Plans: <ul style="list-style-type: none">• Geological Map Extract• Initial sketch to show location of cavity relative to Southern Water Sewers showing initial void January 2022 [15707-3-SK7]• Subsurface Scan Survey• Overmarked drawing showing location underground features and potential anomalies picked up in the subsurface survey [15707-3-SK9]
APPENDIX C	40Seven Subsurface Scan Report

Client : Brighton & Hove City Council
Hove Town Hall
Norton Road
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Prepared by	Checked by	Approved by	Revision
J W Orrell	XXXXX	XXXXX	Rev A

1.0 INTRODUCTION

- 1.1 Instructions were received from Brighton & Hove City Council to review the occurrence of a shallow surface void in a grassed area of Victoria Gardens, The Old Steine, Brighton.
- 1.2 The purpose of this report was to consider the likely cause of this void and consequently what risks there might be of similar voids occurring.
- 1.3 It is understood the void was revealed following the removal of a Christmas Market in late 2021, where some large amusement rides were installed (see Photographs 1 and 2 in Appendix A). On removal of these rides, some depressions were found looking like the rides' heavy baseplates had borne down on the ground and a void had appeared (see Photographs 2 and 3).
- 1.4 This void appeared in the northeast part of the garden (see Photograph 1 in Appendix A and Site Plan SK7 in Appendix B).

2.0 RECENT HISTORY, APPEARANCE OF VOID & SITE WORKS

- 2.1 It is understood that around November 2021 a large amusement ride was placed in the vicinity of the subsequent cavity.
We were sent Photographs 2 and 3 (see Appendix A), showing this amusement ride in place.
- 2.2 On removal of the ride, a cavity appeared almost directly beneath where one of the large 'feet' of the amusement ride had been placed.
- 2.3 HOP attended site in January 2021 and took a confirming photograph. (See Appendix A – Photograph 4, shows a void and Photograph 5, a very similar shaped depression close by).
The ground was probed with 6mm steel probes and the void and very loose material was assessed at being about 2m deep on the subsequent visit (see Sketch 15707-3-SK7 in Appendix B).
- 2.4 Due to the possibility of there being other, similar, voids, as yet undetected, a subsurface scan was commissioned from Specialist Surveyors, 40Seven.
Initial results were inconclusive and only part of Victoria Gardens were assessed. A subsequent survey in early April 2022 recorded possible anomalies in a number of locations (see Appendix B and C).
- 2.5 Arrangements were made to excavate a trial pit to physically inspect the void and, at the same time, other areas where potential anomalies had been recorded marked B and C on Sketch SK9 were also assessed.
- 2.6 The trial excavation and further assessment of these areas was undertaken on 27 April 2022. Interestingly, the void which had appeared visually was not recorded on the 40Seven survey. All anomalies were at quite shallow depth and were generally, but not always, quite close to underground services. Apart from in the southeast corner of Victoria Gardens, all anomalies were recorded as shallow and it is thought that the deeper anomalies relate to some subterranean structure understood to be sited below the trees in the vicinity of Area C in the southeast corner. However, no evidence could be found of other evident holes appearing.

- 2.7 The trial pit excavated all the loose material around the void forming a trench about 4.7m long, 1.5m wide and 2.1m deep – see Photograph 6.
- 2.8 The trial pit was subsequently backfilled, compacted and made good.
- 2.9 As a separate exercise, HOP have, in conjunction with Brighton & Hove City Council Officers, been assessing the nearby Victoria Gardens 'Dolphin Statue' Fountain. However, the issue here is with the superstructure of the statue (corroding bolts and services above ground). These are not related to the site geology or nearby void.

3.0 BACKGROUND & GEOLOGY

- 3.1 An extract from the British Geological Survey (31833 - Brighton & Worthing) Solid & Drift Geology is attached here, in Appendix B.

In the area of the Old Steine including Victoria Gardens, the area is dominated by chalk at considerable depth, overlain by older 'head' material. Closer to the sea, there are also raised beach deposits.

- 3.2 The map gives the appearance that there might be a system of rivers and tributaries throughout Brighton and the downlands behind. These are marked as 'older head' on the map. In fact, the vast majority of these are 'dry' valleys formed in periods when the glaciers melted and there was extensive flooding. Consequently, a lot of these dry valleys and the Old Steine itself, (which still has some underground water), are filled with the products of solifluction and the parent material, which was washed over to form these early valleys.

Surface and drift geology, therefore comprises often a brown silty loam, with a highly variable content of clays, flint and occasional sandstone fragments. Predominantly, in this area, the head on the chalk outcrop, often known as 'coombe' deposits, comprises a chalky loam or chalk rubble.

- 3.3 Additionally, as Brighton developed, the shallow surface geology can be dominated by development work. For example, areas around Brighton Station have large areas of chalk fill deposited when the railways were constructed, with excavations forming large cuttings at the entrance to Brighton itself and tunnels linking Hove and stations to the north on the main London line.

- 3.4 The word 'Steine' is thought to relate to large stones that were often found in the area historically.

Before surface water drainage was introduced in the 17th Century, the Steine area was quite marshy and used only for things like Fishermen drying their nets and, as today, was never built on, probably a reflection of the poor marshy ground, which dominated it.

- 3.5 The Wellesbourne stream runs at depth down the London Road and under the Old Steine.

- 3.6 Both the head and chalk materials are susceptible to outwash of fine fractions in these soils under the action of water. Additionally, a weak carbonic acid forms when rainwater falls through the air, which can, over time, dissolve chalk in solution. These are often responsible for deep chalk 'swallow holes' or 'pipes', as once a cavity forms this tends to be a low spot into which more water will enter. The local swallow holes or pipes can be many metres deep and the geological contact between surface head materials and chalk is rarely regular due, in part, to the surface weathering of the chalk in this way.

These surface deposits are also particularly susceptible to the action of water, which may remain undetected (i.e. no evidence on the surface), while material, particularly fine material is carried away in solution below.

Such solution cavities that form may sometimes lead to very large cavities and subsequent collapse of the overburden when this is unable to arch over the top of the cavity. An example of this was the collapse at Percival Terrace in the late 1980's, although various historic manmade features (tunnels and cellars), subsequently filled, contributing greatly to this, it is understood.

- 3.7 Underground streams, which previously ran freely in the Old Steine are through to have been largely contained by the construction of large diameter (often brick) surface water sewers.
- 3.8 However, it is entirely possible that not all underground watercourses are 'trained' in this way and further, particularly older sewers can leak. If subsoil comprises filling, perhaps not fully compacted, particularly when it has a high volume of fines which might be carried away in solution, then these areas are also more susceptible to outwash of fines, subsequent cavities forming and those cavities then becoming a course for more water and the process accelerates.

Such voids can largely remain undetected, particularly if they are small and at depth. However, the deeper the ground the denser it will be, with less likelihood of looser filling. Water will therefore tend to run over the top of deeper material making it often more likely that any voids will form at shallow level rather than deeper.

4.0 ASSESSMENT

- 4.1 Subsurface voids or anomalies, sometimes referred to as 'swallow' or 'sink' holes cannot always be easily identified from the surface.
- However, a combination of historical evidence, subsurface surveying and visual assessment can establish the likelihood, or future risk, of further such voids occurring.
- 4.2 The Victoria Gardens swallow hole appears to have occurred by surface and subterranean water flow dissolving finer material and carrying this away in solution, forming a cavity.
- 4.3 This may be related to the large brick sewer running down the east side of Victoria Gardens; during the trial pit excavations evidence of chalk filling was found, which could be from the original construction of the sewer.
- 4.4 However, although we have not seen confirming reports, it is understood that the brick sewer has been inspected and that there are no significant collapses or leaks, this should be doublechecked with the relevant Authorities.
- 4.5 When considering failure of soil strata due to loads above, it may be helpful to the reader to understand the concept of Safe Ground Bearing Pressures (SGBP). This measured in Kilo Newtons force per square metre of area (kN/m^2). For guidance purposes, normal domestic foundations might initially be designed to a notional 100kN/m^2 SGBP, but even a medium dense sand or gravel will achieve a SGBP in excess of 200kN/m^2 . Virgin chalk, depending on the grade, would be significantly higher than this and 'Northern' rocks such as granite would have a SGBP in the 1,000s.
- 4.6 General loads imposed on the ground from, say, public assembly is unlikely to exceed 5kN/m^2 and an allowance for vehicular traffic could be lower than this. However, the wheels of vehicles present a concentrated or point load over a very small area, so locally the ground bearing pressures could peak at much higher values. For example, a 2.5 tonne van with most of the load on the back axle could exert, immediately under one tyre, a pressure of over 500kN/m^2 locally only. However, this local intensity will rapidly decay from the ground

surface as loads spreads in all directions and at just 0.5m below this point pressures would reduce to below 20kN/m².

- 4.7 If there is insufficient depth of material to arch over any void and dissipate the load then failure of the thinner surface 'crust' can occur.

The situation can be made very much worse when there are exceptionally high point loads. The intensity of a point load from a hydraulic stabilizing and supporting jack from a lorry, crane or amusement ride does, of course, depend on the weight of that ride and the loads in operation.

High amusement rides, fully loaded, under some wind can often generate very significant high point loads under their jacks or feet, often in the 100's of kN and if the jack feet or baseplates are quite small then the local bearing pressure could be several hundred kN/m². The soil could fail locally, which if solid ground exists beneath might just lead to an indentation, but if voids exist below, then any soil arched over the void could be 'punched through'.

- 4.8 This can be counteracted by a degree with the use of suitable sized spreader plates. It is common practice, for example, for even relatively small cranes to carry large spreader plates to avoid ground damage underneath their baseplates when lifting heavy loads.

5.0 CONCLUSIONS & RECOMMENDATIONS

- 5.1 From our surface visible observations, it would appear that a high load from a jack has 'punched through' surface layers in an area where a void probably already existed below, as the load imposed by that jack, locally, was far greater than any general use would have generated before.
- 5.2 Provided any exceptional future points loads, such as heavy lorry wheels or stabilising jacks are appropriately dealt with by means of suitably sized spreaders and the situation properly monitored, then we do not believe there is cause for immediate concern in respect of additional swallow holes appearing.
- 5.3 However, it should be confirmed that the nearby large diameter surface water sewers are in good condition; that they are free from leaks and that there is no material leaching into them from the filled ground around.
- 5.4 It would also be helpful to develop a simple check system, Code of Practice or permission requirement to ensure that heavy loads on any surface likely to be used by heavy machinery, particularly those with high load outriggers are properly assessed in advance. HOP are now developing a simple system in conjunction with Council Officers to facilitate this.
- 5.5 If you would like any assistance in this regard, please contact the undersigned. In the meantime, if there are any queries, again, please contact us.

For HOP CONSULTING LIMITED

J W ORRELL BSc (Hons) CEng, FICE, FCIQB, FIStructE
Director
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APPENDIX A – PHOTOGRAPHS



Photograph 1: Victoria Fountain looking southwest, swallow hole in foreground



Photographs 2 & 3: (Credit unknown – received from Brighton & Hove City Council 24 January 2022). Understood to show large amusement ride in position (bottom photo) and situation without ride in place taken from a similar location. November 2021 or January 2022?



Photograph 4: Close up of swallow hole 31 January 2022.
(Note almost 'square' shape).

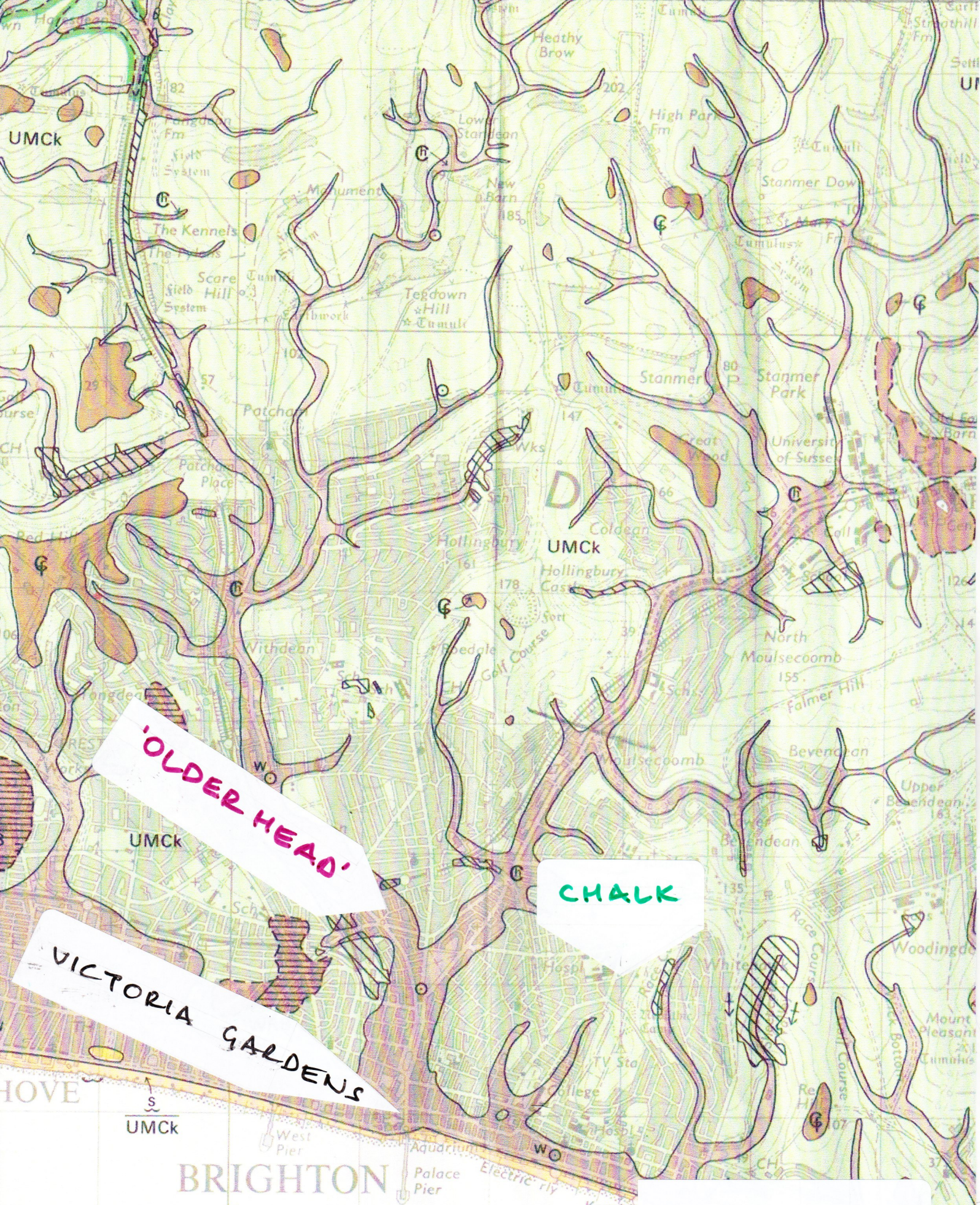


Photograph 5: Similar 'foot' depression close by, probably another square 'foot' from the amusement ride.



Photograph 6: Trial hole excavated 27 April 2022 (looking north) showing filled nature of ground and chalk filling on the side of the nearby sewer.

APPENDIX B – DRAWINGS / PLANS



4 Miles
6 Kilometres
0 feet

RAISED BEACH DEPOSITS EXPOSED
BENEATH 14m OF SOLIFLUXION MATERIAL

SOLID & DRIFT
GEOLOGY

[illegible]

A vertical stack of six colored sticky notes. From top to bottom: a green note with a drawing of a person, a yellow note with the text 'Gibt kognitiven Reiz', a yellow note with the text 'Gibt plastischen', a yellow note with the text 'Gibt kognitiven Reiz', a yellow note with the text 'Gibt kognitiven Reiz', and a yellow note with the text 'Gibt kognitiven Reiz'.

Future Optic Cover
Aug 5/17

Product	Manufacturer	Material	Weight	Dimensions	Price	Notes
Adaptive Chair	Adaptive Technology Inc.	Aluminum	150 lbs	30" x 20" x 30"	\$1,200	Adjustable height and width
Adaptive Table	Adaptive Technology Inc.	Aluminum	100 lbs	30" x 20" x 30"	\$800	Adjustable height and width
Adaptive Bed	Adaptive Technology Inc.	Aluminum	200 lbs	30" x 20" x 30"	\$1,500	Adjustable height and width
Adaptive Stair	Adaptive Technology Inc.	Aluminum	50 lbs	30" x 20" x 30"	\$300	Adjustable height and width
Adaptive Ramp	Adaptive Technology Inc.	Aluminum	100 lbs	30" x 20" x 30"	\$400	Adjustable height and width
Adaptive Wheelchair	Adaptive Technology Inc.	Aluminum	30 lbs	30" x 20" x 30"	\$200	Adjustable height and width
Adaptive Walker	Adaptive Technology Inc.	Aluminum	10 lbs	30" x 20" x 30"	\$50	Adjustable height and width
Adaptive Canes	Adaptive Technology Inc.	Aluminum	5 lbs	30" x 20" x 30"	\$25	Adjustable height and width
Adaptive Crutches	Adaptive Technology Inc.	Aluminum	10 lbs	30" x 20" x 30"	\$50	Adjustable height and width
Adaptive Commode	Adaptive Technology Inc.	Aluminum	20 lbs	30" x 20" x 30"	\$100	Adjustable height and width
Adaptive Toilet	Adaptive Technology Inc.	Aluminum	30 lbs	30" x 20" x 30"	\$150	Adjustable height and width
Adaptive Shower	Adaptive Technology Inc.	Aluminum	40 lbs	30" x 20" x 30"	\$200	Adjustable height and width
Adaptive Bathing	Adaptive Technology Inc.	Aluminum	50 lbs	30" x 20" x 30"	\$250	Adjustable height and width
Adaptive Dressing	Adaptive Technology Inc.	Aluminum	60 lbs	30" x 20" x 30"	\$300	Adjustable height and width
Adaptive Eating	Adaptive Technology Inc.	Aluminum	70 lbs	30" x 20" x 30"	\$350	Adjustable height and width
Adaptive Sleeping	Adaptive Technology Inc.	Aluminum	80 lbs	30" x 20" x 30"	\$400	Adjustable height and width
Adaptive Transportation	Adaptive Technology Inc.	Aluminum	90 lbs	30" x 20" x 30"	\$450	Adjustable height and width
Adaptive Recreation	Adaptive Technology Inc.	Aluminum	100 lbs	30" x 20" x 30"	\$500	Adjustable height and width
Adaptive Work	Adaptive Technology Inc.	Aluminum	110 lbs	30" x 20" x 30"	\$550	Adjustable height and width
Adaptive Learning	Adaptive Technology Inc.	Aluminum	120 lbs	30" x 20" x 30"	\$600	Adjustable height and width
Adaptive Communication	Adaptive Technology Inc.	Aluminum	130 lbs	30" x 20" x 30"	\$650	Adjustable height and width
Adaptive Socialization	Adaptive Technology Inc.	Aluminum	140 lbs	30" x 20" x 30"	\$700	Adjustable height and width
Adaptive Employment	Adaptive Technology Inc.	Aluminum	150 lbs	30" x 20" x 30"	\$750	Adjustable height and width
Adaptive Independence	Adaptive Technology Inc.	Aluminum	160 lbs	30" x 20" x 30"	\$800	Adjustable height and width
Adaptive Quality of Life	Adaptive Technology Inc.	Aluminum	170 lbs	30" x 20" x 30"	\$850	Adjustable height and width
Adaptive Well-being	Adaptive Technology Inc.	Aluminum	180 lbs	30" x 20" x 30"	\$900	Adjustable height and width
Adaptive Happiness	Adaptive Technology Inc.	Aluminum	190 lbs	30" x 20" x 30"	\$950	Adjustable height and width
Adaptive Fulfillment	Adaptive Technology Inc.	Aluminum	200 lbs	30" x 20" x 30"	\$1,000	Adjustable height and width

[illegible]

For copies contact KOOVENA
 Services placed outside survey areas should not be considered

For copies contact KOOVENA
 Services placed outside survey areas should not be considered

NO.	DETAILS	BY	DATE

CONTRIBUTIONS BY
RELATED TO THE 06 ACTIVE STATIONS
BY GPS OBSERVATIONS



LEEDS LONDON
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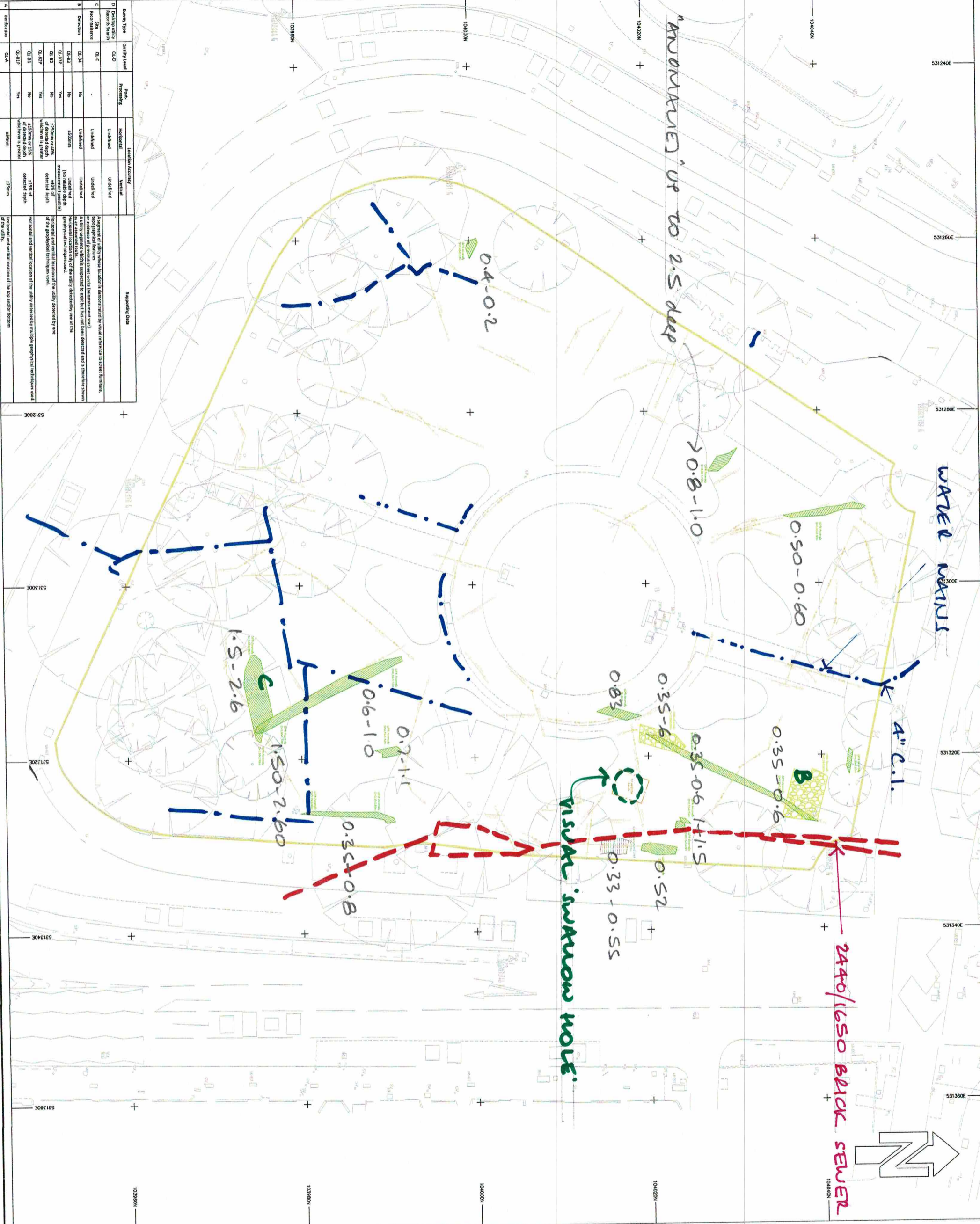


**Brighton & Hove
City Council**

VICTORIA GARDENS
GROUND PENETRATING RADAR SURVEY

VICTORIA GARDENS

NUMBERED BY	DRAWN BY	APPROVED BY
GC / ST	NC	Lp
SCALE	SHEET/DATE	
1:200 @ A1	04/2022	
DRAWING NUMBER		
2504_P		
SHEET NUMBER		
1 of 1 A1		
	REV.	



**Victoria Gardens
Brighton**

**GPR Survey
Site Report
Project No. 2554**

Prepared by:
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40SEVEN Limited

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Commissioned by: Mike Bayton

Facilities and Building Services
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Utility Surveyor: Guy Collis, Steve Taylor

Date of Survey: April 2022

Drawings Number Issued to the Client: 2554_P

Type of Survey: GPR Survey.

Accuracies:

Depth by GPR: +/- 10% of depth (in Normal Ground Conditions)

Specification Notes:

1. All survey works carried out in the area defined by Brighton & Hove City Council.
2. All drawings must be read in conjunction with record information.

Field Equipment

Type	Make	Model	Company I.D No.	Operator(s) Initials
Ground Penetrating Radar	Mala	Wide Range	ELP013	GC

Equipment Introduction

A Mala GeoScience EL Pro Wide Range Ground Penetrating Radar (GPR), effective bandwidth 80MHz - 950MHz antenna, was utilized for this survey.

GPR is a technique that employs high-frequency pulsed radio waves, usually between 25MHz – 2.3GHz, to map metallic/non-metallic structures/features buried in the ground or in man-made structures.

Pulsed radio waves (signals) are emitted into the ground and propagate through the surface layers. Buried objects or boundaries with an abrupt change in electrical properties reflect the received signal, which then scatters back to the surface. Data is received by the receiver antenna and is displayed digitally on the computer as a radargram, data is then be stored for post processing.

Aim of the Survey

The Mala EL Pro Wide Range all terrain cart was deployed on the site at Victoria for the purposes of identifying anomalies and voids which are possibly associated with a sink hole that has appeared in the northeast of.

The radar reflects changes in the electrical properties of materials in the sub-surface. The data prevents definition of unknown targets. A PAS128 M4P GPR survey has been carried out across the sites where possible. GPR images shown within this report are not necessarily indicative of actual routes / anomalies detected. Several unknown targets detected within the survey extents although only partially in several areas due to losses of reflection. Unable to GPR some areas due to vegetation, water features, and flower beds. Please see photos.

Site Location



Figure 1 – Aerial image

Methodology

Working within the survey extents provided by Brighton & Hove City Council, scans were taken over all accessible areas utilising the following methodology:

Data collection

- Collect Survey data at a maximum 0.5m transects as shown below.
- Start and stop the scan before turning around at the edges of the survey area.
- Monitor the total station lock, and radargram on each scan to check that data is being captured correctly and that there are no problems.
- Set up further survey stations if necessary.
- If satellite signal permits, use GPS to survey GPR survey baselines.
- Finish site work



Figure 2 – Capturing data

Post Processing data

- Import Objectmapper files into Objectmapper
 - These files contain both the radar data and topographical (above ground) data.
- Pre-process the data – Apply filters to aid interpretation.
- Interpolate the data – Fill in any gaps between scans due to poor overlap and merge each separate swath into one mass of radar data.
- Migration – Set the velocity of the ground so that correct size and depth of targets can be obtained.

Figure 3 shows the results exported into AutoCAD. The Wide Range results are the beige, green and grey polylines and the base plan has been put into grayscale to make the results easier to visualise.



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Unknown Route – Where a clear hyperbola is seen and is consistent across the data for at least a few meters in a linear fashion.

Unknown Anomaly/Void – Where a clear hyperbola/transition reflector is seen in the data indicative of a buried object etc. but is not linear/does not possess characteristics of a utility route.

The depth penetration over the site varied slightly but on average this was 2.0-2.5m at best, items below an area's maximum penetration cannot be located.

It is important to also note that GPR will not locate 100% of underground utilities/anomalies/voids, due to many variables such as ground conditions and the dependency GPR has on electromagnetic property variations.

The benefit of using the Wide Range is that we can see the shape of the item and that it is positioned accurately and referenced to your topographical survey on site.

Site Photos:

Photo 1



Description: General view of survey extents.

Photo 2



Description: General view of survey extents.

Photo 3



Description: General view of survey extents.

Photo 4



Description: General view of survey extents.

Photo 5



Description: General view of survey extents.

Photo 6



Description: General view of survey extents.

Photo 7



Description: General view of survey extents.

Photo 8



Description: General view of survey extents.

Photo 9



Description: General view of survey extents.

Photo 10



Description: General view of survey extents.

Photo 11



Description: General view of survey extents.

Photo 12



Description: General view of survey extents.

Photo 13



Description: General view of survey extents.

Photo 14



Description: General view of survey extents.

Photo 15



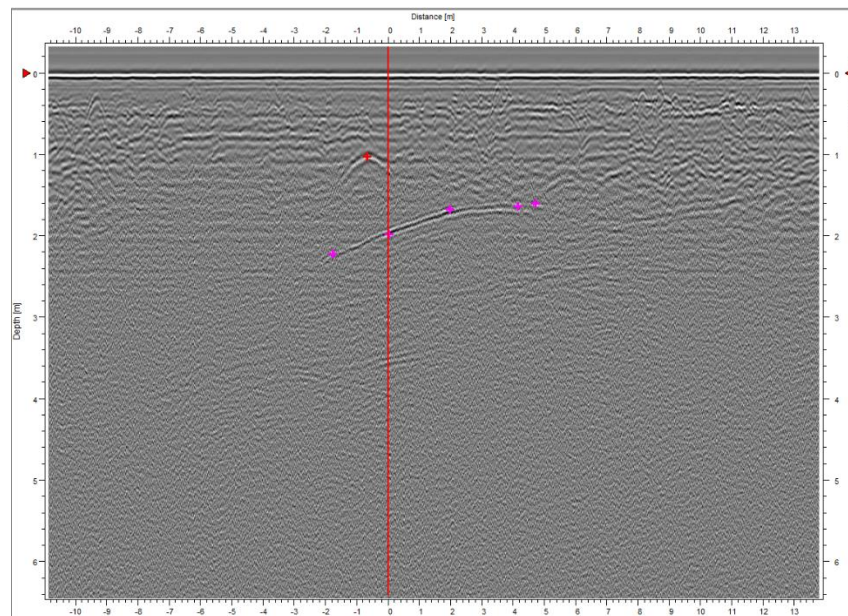
Description: General view of survey extents.

Photo 16



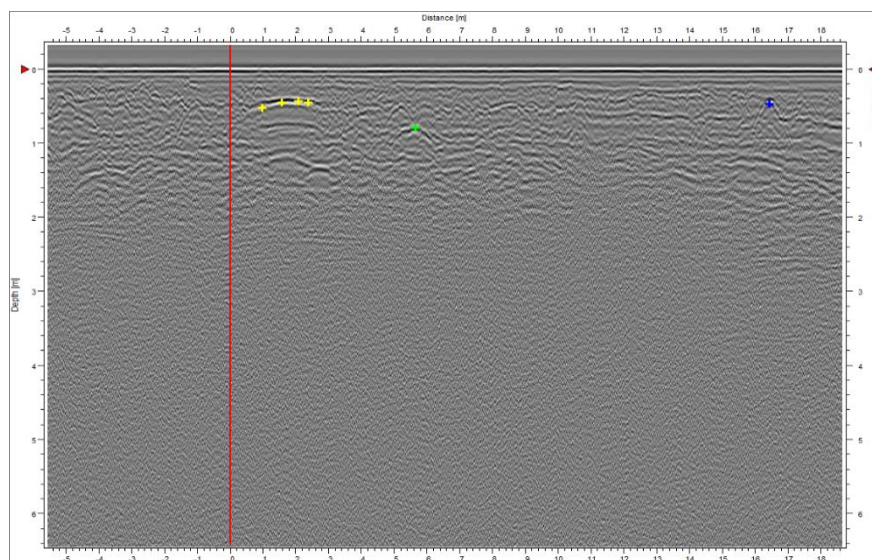
Description: General view of survey extents.

GPR Image 1



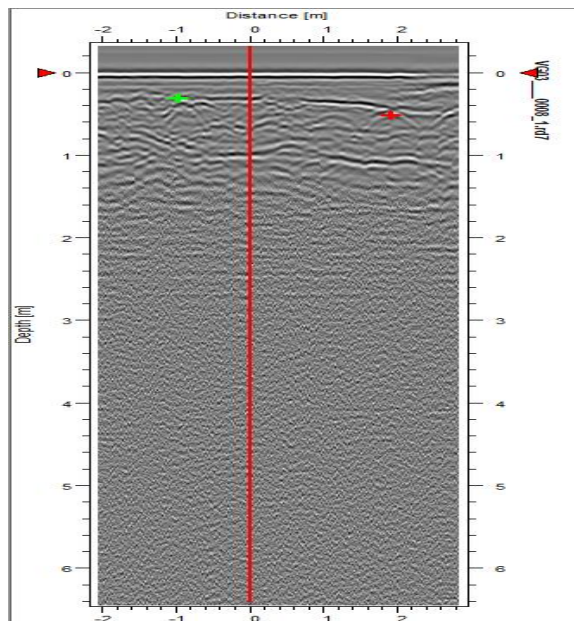
Description: Ground Penetrating Radar Image.

GPR Image 2



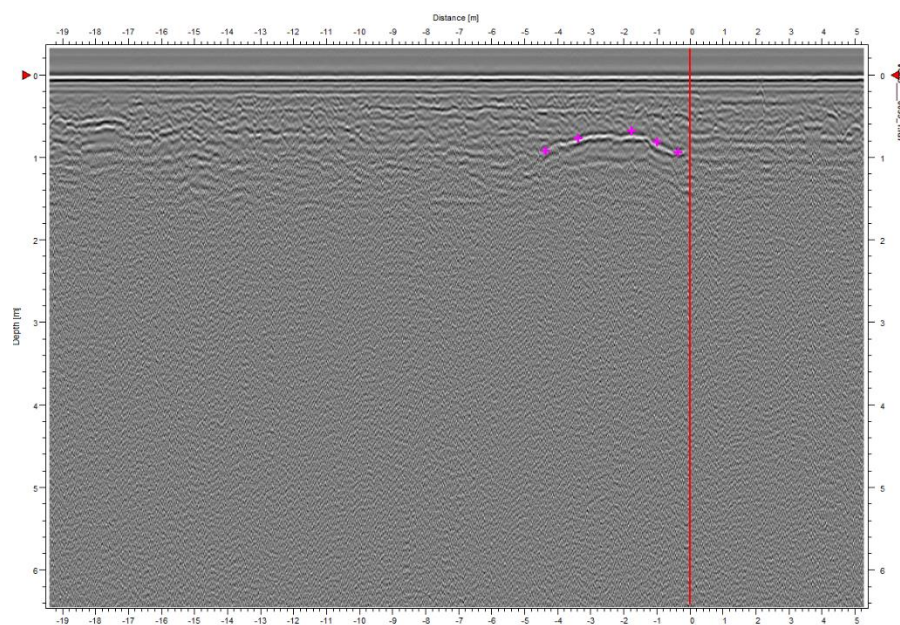
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GPR Image 3



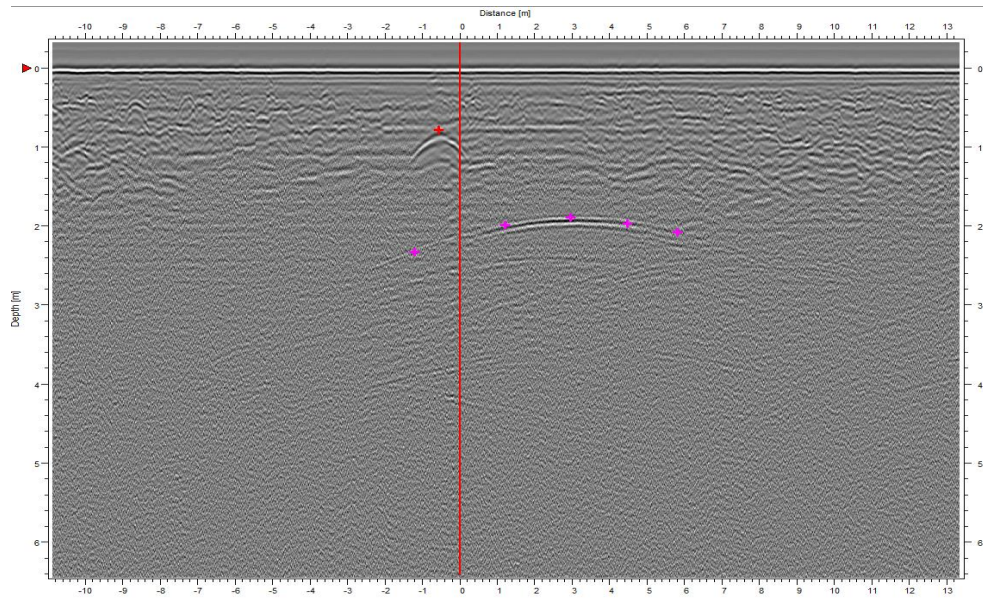
Description: Ground Penetrating Radar Image.

GPR Image 4



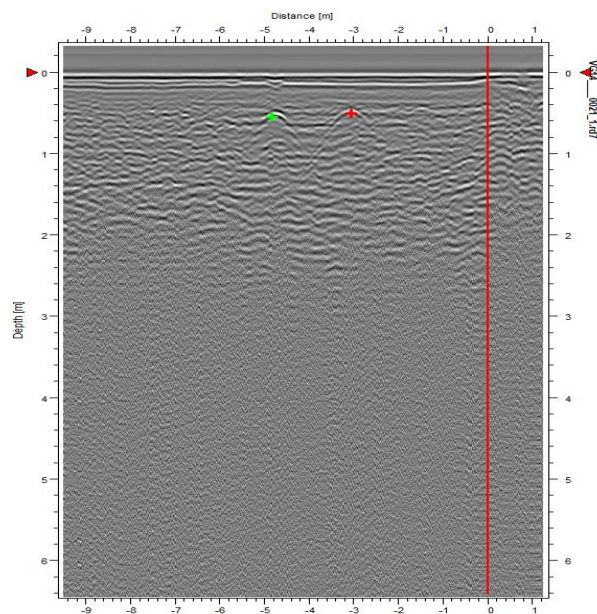
Description: Ground Penetrating Radar Image.

GPR Image 5



Description: Ground Penetrating Radar Image.

GPR Image 6



Description: Ground Penetrating Radar Image.

QA Managers Comments:

1. All procedures have been followed.

Project Managers Comments:

1. All statutory authority records should be checked prior to commencing any work.
2. An electromagnetic survey was not undertaken.
3. GPR survey carried out across the site where possible.
4. GPR works by emitting electromagnetic signals into the ground and analysing signal returns. The use of GPR is strongly dependent upon local soil properties. Depth of penetration is limited by the presence of clays of other highly conductive materials. There must be a significant electrical contrast between the target and the host materials.
5. Unknowns/Anomalies detected by GPR, although it was not possible to decipher function. Future intrusive works (eg: trial pits) are recommended to gather further information.
6. It is recommended that statutory authority records are acquired and read in conjunction with this information, as no guarantee can be made for the completeness of this drawing.

APPENDIX C – 40SEVEN SUBSURFACE SCAN REPORT