

## Phase 1 Preliminary Risk Assessment

03 October 2023

### **Savoys Properties**

266 Kentwood Hill, Tilehurst, Reading, RG31 6DR

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Supervised by Mr Joseph Turner

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## **1. Introduction**

The following document is a Phase 1 Preliminary Risk Assessment carried out by Oakshire Environmental, and includes details of the site, environmental setting, contaminant linkages and an evaluation of risk.

### **1.1 Project Overview**

The client's proposed project involves the change of use of a rear detached garage from offices to a dwelling at 266 Kentwood Hill, Tilehurst, Reading, RG31 6DR. Oakshire Environmental have carried out a Phase 1 Preliminary Risk Assessment, as described below.

### **1.2 Purpose of Investigation**

The objectives of the Phase 1 Preliminary Risk Assessment were to:

- Develop a detailed assessment of the site.
- Identify potential contamination sources, receptors and pathways at the site.
- Assess the level of potential contamination risk.
- Determine the requirement or scope of further investigations.

### **1.3 Scope of Work**

- Brief introductory information has been noted to provide context to the report and include an Introduction, Project Overview, Scope of Work and Limitations.
- To develop a detailed assessment of the site, desk studies have been carried out to collate information obtained from sources including the British Geological Society, Environment Agency and Ordnance Survey on planning and site history, ground conditions and environmental setting.
- This information has been used to identify potential contamination sources, receptors and pathways at the site, as part of an initial Conceptual Site Model.
- To assess the level of potential contamination risk, a Conceptual Site Model has been produced to categorise the potential severity of the impact of the contaminant linkage on the receptor and the probability of the contaminant linkage being present.
- Following the assessment of contaminant linkages, an evaluation of contamination risk has been conducted to determine the requirement and scope of further investigations.
- Supporting appendix include photographs, maps, and plans of the site.

## 1.4 Limitations

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This report excludes consideration of potential hazards arising from any activities at the site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities. Oakshire Environmental does not warrant or guarantee that the site is free of hazardous or potentially hazardous materials or conditions. It should be noted that this report has been produced for environmental purposes only.

## 2. Site

The following section provides a description of the site, location and proposed development, in addition to, planning and site history, utilising information obtained from the client and publicly available sources.

### 2.1 Site Description and Location

The site is located on Kentwood Hill in Tilehurst, to the west of Reading, and is approximately 0.02ha. The site is comprised of two-storey commercial unit at the north west, a concrete yard in the centre and a detached garage building at the south east. There is no visible evidence of contamination of the site.

The site is bordered by additional commercial units to the north east and south west, dwellings and gardens to the south east and an access road to the north west with Kentwood Hill and additional dwellings beyond. The surrounding area is predominantly residential.

National Grid Reference: SU 67535 74909

### 2.2 Proposed Development

The proposed development involves the conversion of the detached garage building at the south east of the site to a studio flat.

No external amendments to the site are proposed.

### 2.3 Relevant Planning History

A search of the **Local Authority's** planning website identified the following relevant applications at and near the site.

Table 1: Planning applications at or near the site

| Application No. | Year | Address                                                             | Proposal                                                                                         | Decision                    | Details                                                                                                                                                                                                                                       |
|-----------------|------|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 880306          | 1988 | 264 Kentwood Hill, Tilehurst (bordering the site to the south west) | CHANGE OF USE FROM RETAIL SHOP (CLASS A1) TO CAFE (CLASS A3)                                     | No documents available      |                                                                                                                                                                                                                                               |
| 890271          | 1989 | 260 Kentwood Hill, Tilehurst (10m south west of the site)           | Change of use from hairdressers (A1) to restaurant (A3)                                          | No documents available      |                                                                                                                                                                                                                                               |
| 950566          | 1995 | 256 Kentwood Hill, Tilehurst (30m south west of the site)           | Change of use from retail shop on ground floor to hot food take away                             | No documents available      |                                                                                                                                                                                                                                               |
| 960629          | 1996 | 256 Kentwood Hill, Tilehurst (30m south west of the site)           | Change of use from a shop to a launderette with a single storey flat roof rear extension         | No documents available      |                                                                                                                                                                                                                                               |
| 010466          | 2001 | 268 Kentwood Hill, Tilehurst (bordering the site to the north east) | Change of use of ground floor only to Class A3 Restaurant & Takeaway                             | No documents available      |                                                                                                                                                                                                                                               |
| 991657          | 1999 | 256 Kentwood Hill, Tilehurst (30m south west of the site)           | Change of Use of Ground Floor from A1 (Retail) to C3 (Residential)                               | No documents available      |                                                                                                                                                                                                                                               |
| 220106          | 2022 | 264 Kentwood Hill, Tilehurst (bordering the site to the south west) | Change of use of rear part of ground floor shop (Class E) to 1 x studio dwellinghouse (Class C3) | Grant subject to conditions | Officer's report states that "No groundworks are required as part of the change of use. As such the proposal is considered to be acceptable in terms of contamination risks to the building."<br><br>No contaminated land conditions applied. |

|        |      |                                                                        |                                                                                                 |                             |                                                                                                                                                                                                                                               |
|--------|------|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 220425 | 2022 | 264 Kentwood Hill,<br>Tilehurst (bordering the site to the south west) | Change of use of Ground Floor from Class E (offices) to C3 (dwelling houses) to comprise 1 Flat | Grant subject to conditions | Officer's report states that "No groundworks are required as part of the change of use. As such the proposal is considered to be acceptable in terms of contamination risks to the building."<br><br>No contaminated land conditions applied. |
|--------|------|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### 2.4 Site History

A detailed assessment of historical Ordnance Survey maps and associated data has highlighted the below on-site and off-site, current and historical land uses.

Table 2: Description of the site and surrounding area over time, according to historical maps

| Year              | Site Description                                                        | Surrounding Area                                                                                                                                                                                                                              |
|-------------------|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1878<br>-<br>1879 | No development on the site                                              | Surrounding area is comprised of open fields with very little development<br><br>Road bordering the site to the north west<br><br>Railway line with associated cuttings 180m north east<br><br>Old chalk pit 250m south<br><br>Farm 340m west |
| 1912<br>-<br>1913 |                                                                         | Semi-detached dwellings 80m south west<br><br>New railway sidings 150m north east<br><br>New detached dwellings 170m north<br><br>Gravel pits 400m south west                                                                                 |
| 1934<br>-<br>1936 |                                                                         | Significant residential development to the west                                                                                                                                                                                               |
| 1961<br>-<br>1969 | Building at the north west and small outbuilding at the south east      | Significant residential development to the south and east<br><br>Church 20m east<br><br>Public house 100m east<br><br>One of the gravel pits to the south west redeveloped to a paddling pool while cuttings of other gravel pits still shown |
| 1978<br>-<br>1986 |                                                                         | Electricity substation 15m east                                                                                                                                                                                                               |
| 1984<br>-<br>1992 |                                                                         | Unchanged                                                                                                                                                                                                                                     |
| 2003              | Aerial photo shows new larger outbuilding at the south east of the site | Access road and parking spaces bordering the site to the north west                                                                                                                                                                           |
| 2009              |                                                                         | Unchanged                                                                                                                                                                                                                                     |
| 2022              |                                                                         | Unchanged                                                                                                                                                                                                                                     |

### 3. Environmental Setting

The following section provides information on the environmental setting of the site, utilising data from the British Geological Survey (BGS), the Department for Environment, Food and Rural Affairs (DEFRA), the Coal Authority and Public Health England (PHE).

Table 3: Summary of the site's environmental setting

| Environmental Factor |                                          | Details     |                                                                                                                                                                                                                          |
|----------------------|------------------------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hydrogeology         | Aquifer Designation                      | Superficial | No superficial deposits underlying most of the site<br>Secondary A at north west boundary                                                                                                                                |
|                      |                                          | Bedrock     | Principal                                                                                                                                                                                                                |
|                      | Groundwater Vulnerability                | Superficial | Medium at the north west                                                                                                                                                                                                 |
|                      |                                          | Bedrock     | High                                                                                                                                                                                                                     |
|                      | Source Protection Zones and Abstractions |             | Site is situated within a Drinking Water Safeguard Zone for surface water<br>Site is not in a Source Protection Zone, Drinking Water Protected Area for surface water or a Drinking Water Safeguard Zone for groundwater |
| Hydrology            | Water Network                            |             | River Thames 250m north east                                                                                                                                                                                             |
| Geology              | Artificial Ground                        |             | None within 500m of the site                                                                                                                                                                                             |
|                      | Superficial Deposits                     |             | No superficial deposits underlying most of the site<br>Alluvium at north west boundary                                                                                                                                   |
|                      | Bedrock Geology                          |             | Seaford Chalk Formation and Newhaven Chalk Formation – comprising firm/soft to medium hard white chalk with flint and marl seams                                                                                         |
|                      | Superficial Permeability                 |             | Low to High at the north west                                                                                                                                                                                            |
|                      | Bedrock Permeability                     |             | High                                                                                                                                                                                                                     |
|                      | Borehole Records                         |             | No available borehole records within 500m of the site                                                                                                                                                                    |
| Workings             | Mining and Ground Workings               |             | Old chalk pit 250m south from 1878/79 to 2022 (no evidence of infilling)<br>Gravel pits 400m south west from 1912/13 to 2022 (no evidence of infilling)                                                                  |
| Radon                | PHE UKradon                              |             | 1-3% probability of being above action level                                                                                                                                                                             |
| Waste and Landfill   | Historical Landfill                      |             | Thirlmere Avenue inert and industrial landfill 430m south east (no record of date of completion)                                                                                                                         |
|                      | Permitted Waste Sites                    |             | None within 1km of the site                                                                                                                                                                                              |

## **4. Initial Conceptual Site Model**

The following section outlines potential contamination sources, pathways and receptors, utilising information gathered in the previous sections, to develop an initial conceptual site model.

### **4.1 Potential Contamination Sources**

Information collated through detailed desk studies has identified the following potential sources of contamination.

#### **Outbuilding/Garage**

Historical maps show that a small outbuilding was constructed at the south east of the site between 1936 and 1961 and this was later replaced by a larger garage building by 2003. This garage building has been used for the storage of equipment including chemical containers, therefore, spillages and leakages of contaminants may have occurred. The garage is constructed with a concrete base that appears to be in good condition with no notable cracks suggesting that any potential spillages or leakages are not likely to have impacted underlying soil and groundwater. It is also unlikely that any such spillages and leakages would be significant given the nature of the development.

The remainder of the site is also covered mostly by impermeable hardstanding with only small areas of soft landscaping at the north east and south west boundaries which will further mitigate the impact on underlying soil and groundwater from any spillages elsewhere on the site.

#### **Historical Landfill**

Records show that there is an historical landfill 430m south east of the site that accepted inert and industrial waste. There is no record of the date this landfill was completed, however, due to the distance of this landfill from the site and the lower permeability geology in this location (Lambeth Group) the risk to the site from the migration of ground gases is considered to be low.

### **4.2 Potential Contamination Receptors**

Given the proposed use of the site, the following receptors are considered:

- Residential end users
- Groundwater

Given the site's distance from the nearest surface water body (River Thames – 250m), surface water is not considered to be a relevant receptor to on-site contamination.

### **4.3 Potential Contamination Pathways**

Based on the expected on-site receptors, relevant pathways for the above receptors include:

- Ingestion/inhalation of contaminated soil dust
- Dermal contact with contaminated soil
- Inhalation of soil vapours
- Ingestion of homegrown produce
- Permeation into drinking water pipes
- Ground gas permeation into the building
- Leaching through soil

Pathways between off-site sources and off-site receptors is beyond the scope of this assessment.

## 4.4 Risk Assessment Methodology

The potential level of risk posed by a particular source is determined by assessing the potential severity of the impact of the contaminant linkage on the receptor, if it is assumed to be present, and the probability of the contaminant linkage being present.

Severities are categorised from Minor to Severe and probabilities are categorised from Unlikely to High Likelihood to give a potential level of risk output.

Table 4: Risk Matrix

| Probability     | Severity of Consequence |                     |                     |                     |
|-----------------|-------------------------|---------------------|---------------------|---------------------|
|                 | Severe                  | Medium              | Mild                | Minor               |
| High Likelihood | Very High Risk          | High Risk           | Moderate Risk       | Low / Moderate Risk |
| Likely          | High Risk               | Moderate Risk       | Low / Moderate Risk | Low Risk            |
| Low Likelihood  | Moderate Risk           | Low / Moderate Risk | Low Risk            | Very Low Risk       |
| Unlikely        | Low / Moderate Risk     | Low Risk            | Very Low Risk       | Very Low Risk       |

### *Very High Risk*

There is a high probability that severe harm could arise to a designated receptor from an identified source; or there is evidence that severe harm to a designated receptor is currently happening.

### *High Risk*

Harm is likely to arise to a designated receptor from an identified source.

### *Moderate Risk*

It is possible that harm could arise to a designated receptor from an identified source. It is relatively unlikely that any such harm would be severe or if any harm were to occur it is more likely that the harm would be relatively mild.

### *Low Risk*

It is possible that harm could arise to a designated receptor from an identified source, however, it is likely that this harm, if realised, would normally be mild.

### *Very Low Risk*

There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

### 4.5 Conceptual Site Model

The information in this section has been compiled to produce an initial conceptual site model outlining the potential sources, pathways and receptors to consider at the site. The level of risk was categorised by considering the severity and probability, as outlined in the previous section.

Table 5: Conceptual site model

| Sources                | Pathways                                                                                                                                                                                                        | Receptors             | Severity | Probability    | Potential Level of Risk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Outbuilding/<br>Garage | Ingestion/inhalation of contaminated soil dust<br><br>Dermal contact with contaminated soil<br><br>Inhalation of soil vapours<br><br>Ingestion of homegrown produce<br><br>Permeation into drinking water pipes | Residential end users | Medium   | Low Likelihood | Low<br><br>The garage is constructed with a concrete base that appears to be in good condition with no notable cracks suggesting that any potential spillages or leakages are not likely to have impacted underlying soil and groundwater. It is also unlikely that any such spillages and leakages would be significant given the nature of the development.<br><br>The remainder of the site is also covered mostly by impermeable hardstanding with only small areas of soft landscaping at the north east and south west boundaries which will further mitigate the impact on underlying soil and groundwater from any spillages elsewhere on the site. |
|                        | Leaching through soil                                                                                                                                                                                           | Groundwater           | Medium   | Low Likelihood | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Historical Landfill    | Ground gas permeation into the building                                                                                                                                                                         | Residential end users | Medium   | Unlikely       | Low<br><br>Due to the distance of this landfill from the site and the lower permeability geology in this location (Lambeth Group) the risk to the site from the migration of ground gases is considered to be low.                                                                                                                                                                                                                                                                                                                                                                                                                                          |

## 5. Conclusions

### 5.1 Risk Evaluation

The initial conceptual site model identified the following potential contaminant linkages present at the site and the following conclusions have been drawn:

- There is a **low risk** to residential end users from the ingestion/inhalation of contaminated soil dust, dermal contact with contaminated soil, inhalation of soil vapours, ingestion of homegrown produce and permeation into drinking water pipes from the outbuilding/garage at the south east of the site.
- There is a **low risk** to groundwater from the leaching of contaminants from the outbuilding/garage at the south east of the site.
- There is a **low risk** to residential end users from ground gas permeation into the building from the historical landfill to the south east of the site.

Based on the findings of this Phase 1 Preliminary Risk Assessment, the risk to residential end users and groundwater is considered to be low.

### 5.2 Further Investigation

Based on the above conclusions, further investigation or remediation is not considered necessary. It is important to note that this conclusion is based on the proposed development plan.

If visible or olfactory evidence of contamination is identified during excavations at the site, work should cease in order to allow further investigation to be carried out. In addition, to ensure regulatory compliance, Waste Classification & Waste Acceptance Criteria (WAC) testing of excavated material from the site may be required prior to off-site disposal.

## 6. References

**British Geological Society.** *GeoIndex*. [online] Available at: <[mapapps2.bgs.ac.uk/geoindex](http://mapapps2.bgs.ac.uk/geoindex)>.

**Coal Authority.** *Interactive Map Viewer*. [online] Available at: <[mapapps2.bgs.ac.uk/coalauthority](http://mapapps2.bgs.ac.uk/coalauthority)>.

**Department for Environment, Food & Rural Affairs (DEFRA).** *Magic Map Application*. [online] Available at: <[magic.defra.gov.uk](http://magic.defra.gov.uk)>.

**Environment Agency, 2021.** *Land contamination risk management (LCRM)*. [online] Available at: <[gov.uk/government/publications/land-contamination-risk-management-lcrm](http://gov.uk/government/publications/land-contamination-risk-management-lcrm)>.

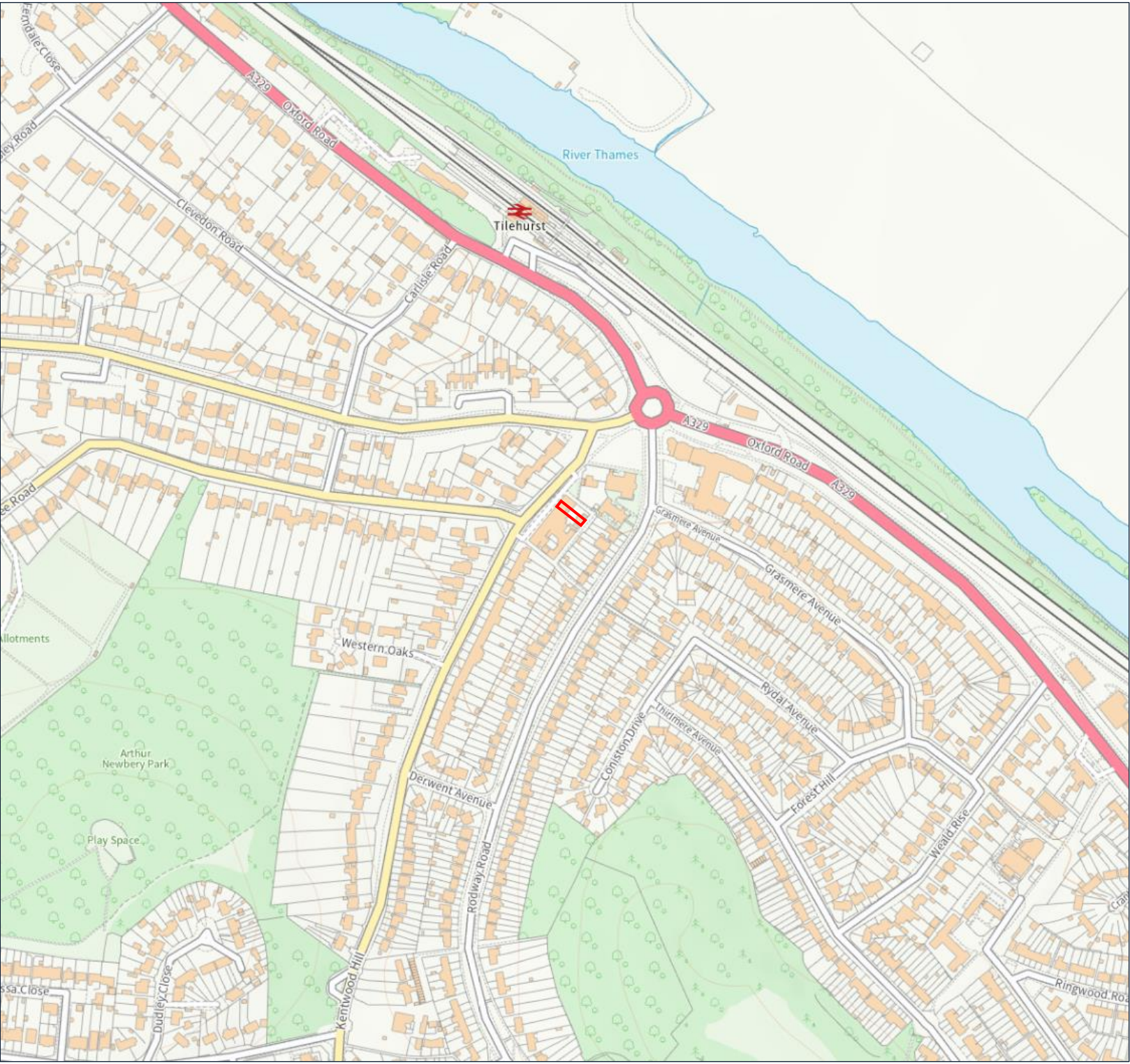
**Historic England.** [online] Available at: <[historicengland.org.uk](http://historicengland.org.uk)>.

**Landmark Information Group.**

**Ordnance Survey.** [online] Available at: <[ordnancesurvey.co.uk](http://ordnancesurvey.co.uk)>.

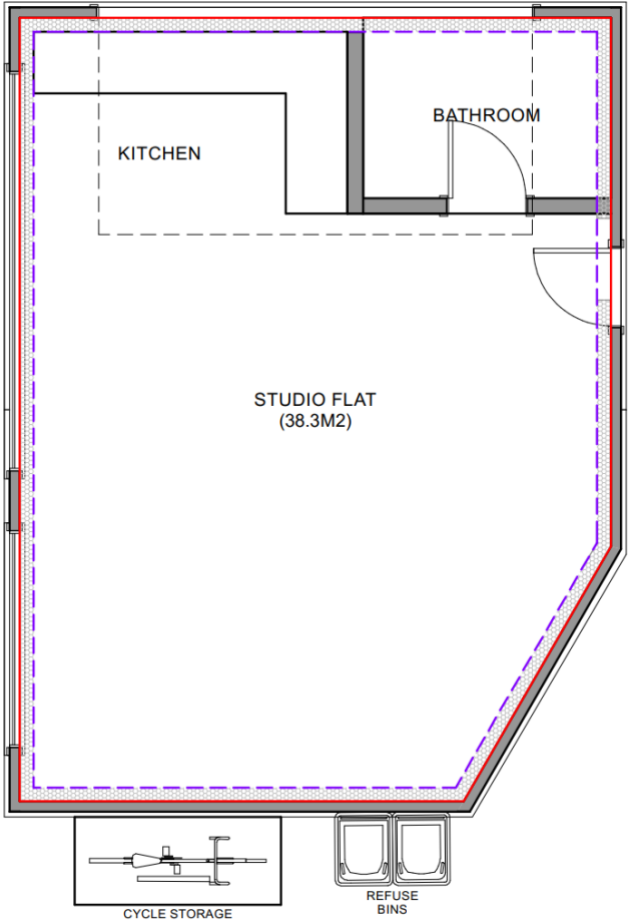
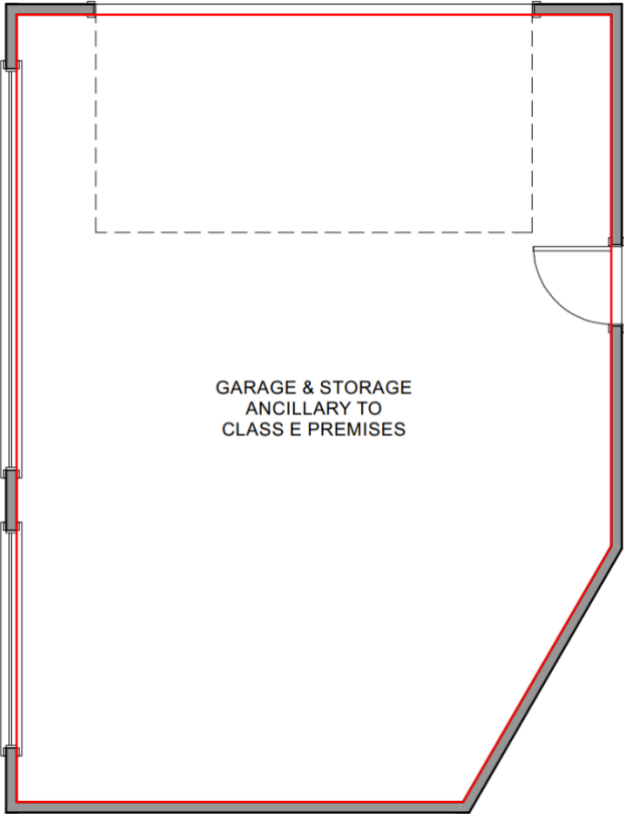
**Reading Borough Council, 2023.** *Reading Borough Council Online Planning*. [online] Available at: <[planning.reading.gov.uk](http://planning.reading.gov.uk)>.

**Oakshire Environmental.** Available at: <[oakshireenvironmental.co.uk](http://oakshireenvironmental.co.uk)>.



| Appendix - Site Maps & Plans                                                        |               |
|-------------------------------------------------------------------------------------|---------------|
| Description                                                                         |               |
| Site location plan                                                                  |               |
| Sources                                                                             |               |
| Contains OS data © Crown copyright and database rights                              |               |
| Key                                                                                 |               |
|  | Site boundary |
|  | North         |

| Appendix - Site Maps & Plans             |
|------------------------------------------|
| Description                              |
| Existing and proposed ground floor plans |
| Sources                                  |
| Savoys                                   |





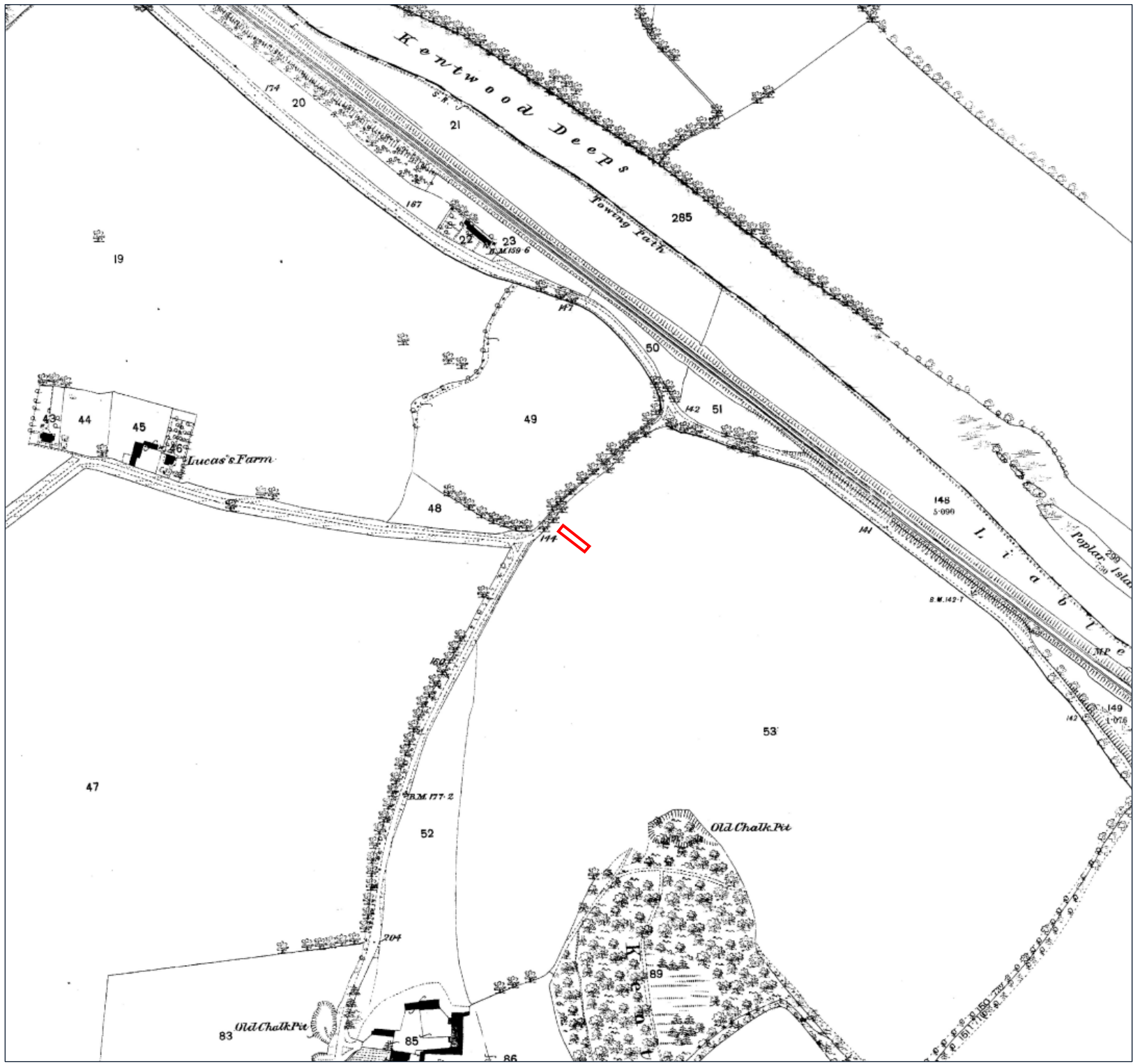
## Appendix - Site Photos

### Description

Photo of commercial unit at the north west of the site, facing south east

### Sources

Google, 2021.



## Appendix – Historical Maps

### Description

Historical map dated 1878 – 1879

Scale: 1:2,500

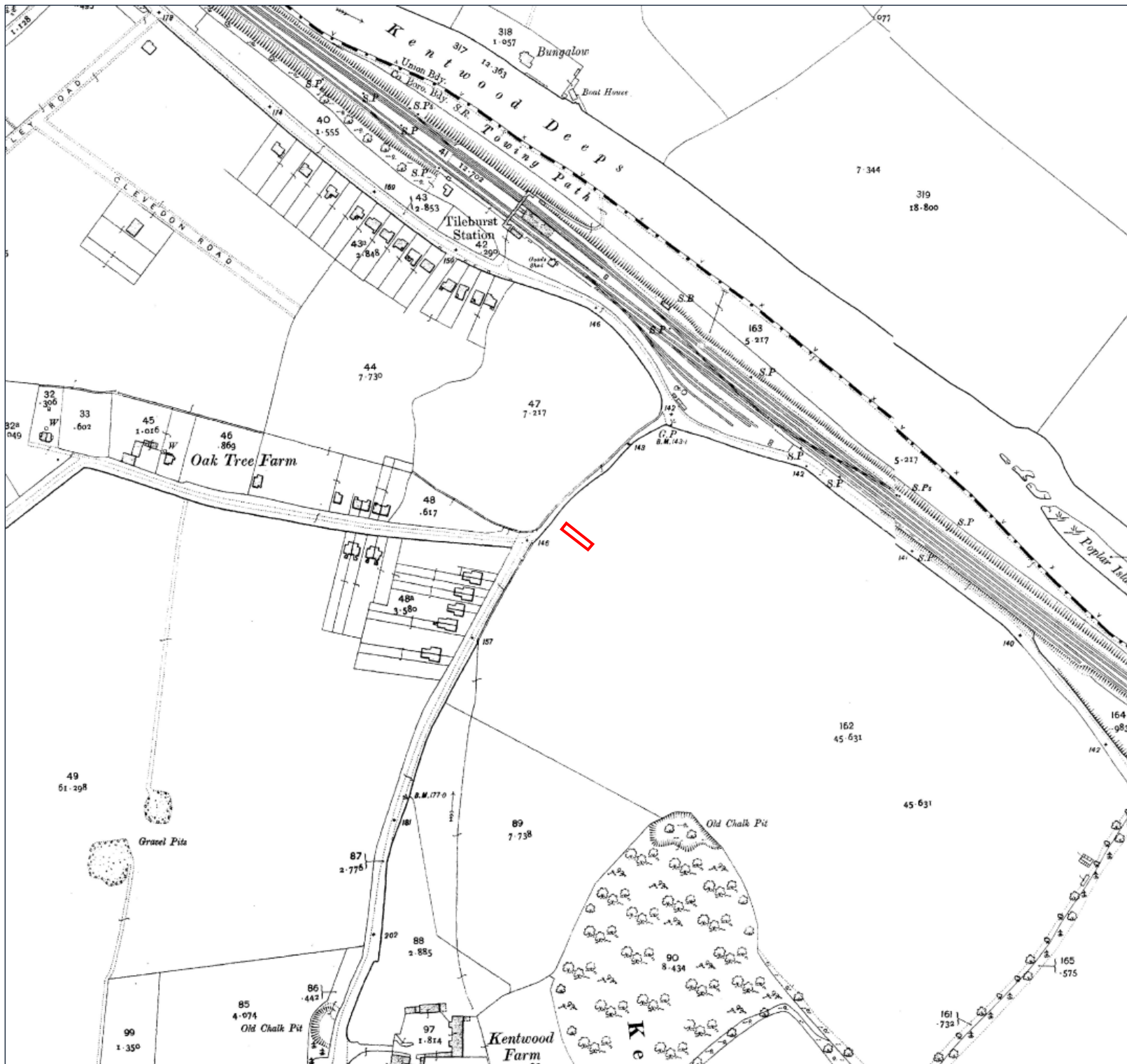
### Sources

Landmark Information Group

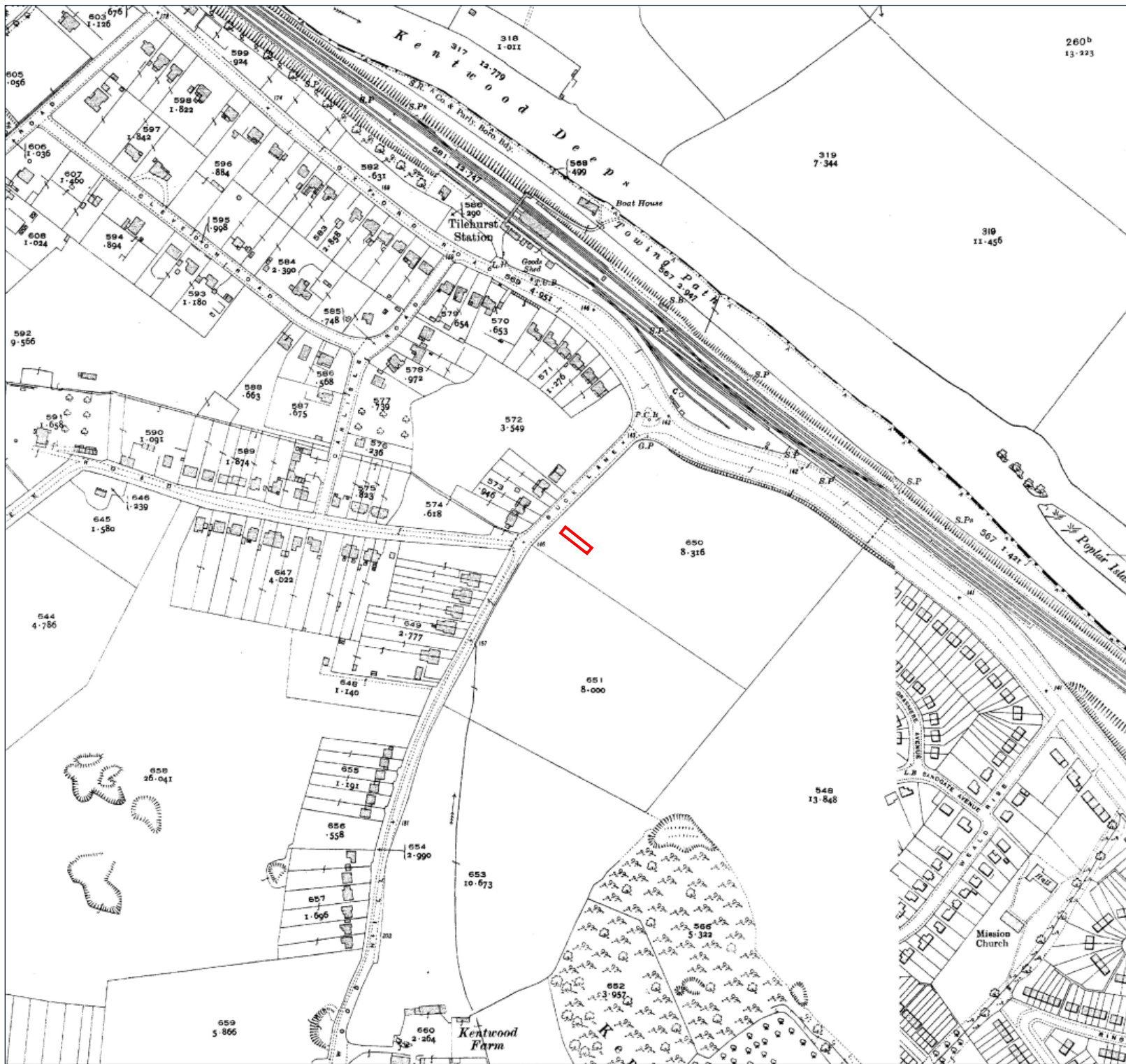
### Key

Site boundary

▲ North



| Appendix – Historical Maps                                                          |               |
|-------------------------------------------------------------------------------------|---------------|
| Description                                                                         |               |
| Historical map dated 1912 - 1913                                                    |               |
| Scale: 1:2,500                                                                      |               |
| Sources                                                                             |               |
| Landmark Information Group                                                          |               |
| Key                                                                                 |               |
|  | Site boundary |
|  | North         |



## Appendix – Historical Maps

### Description

Historical map dated 1934 - 1936

Scale: 1:2,500

### Sources

Landmark Information Group

### Key

Site boundary

North



Appendix – Historical Maps

Description

Historical map dated 1961 - 1969

Scale: 1:2,500

Sources

Landmark Information Group

Key

|   |               |
|---|---------------|
|   | Site boundary |
| ▲ | North         |



## Appendix – Historical Maps

### Description

Historical map dated 1978 - 1986

Scale: 1:2,500

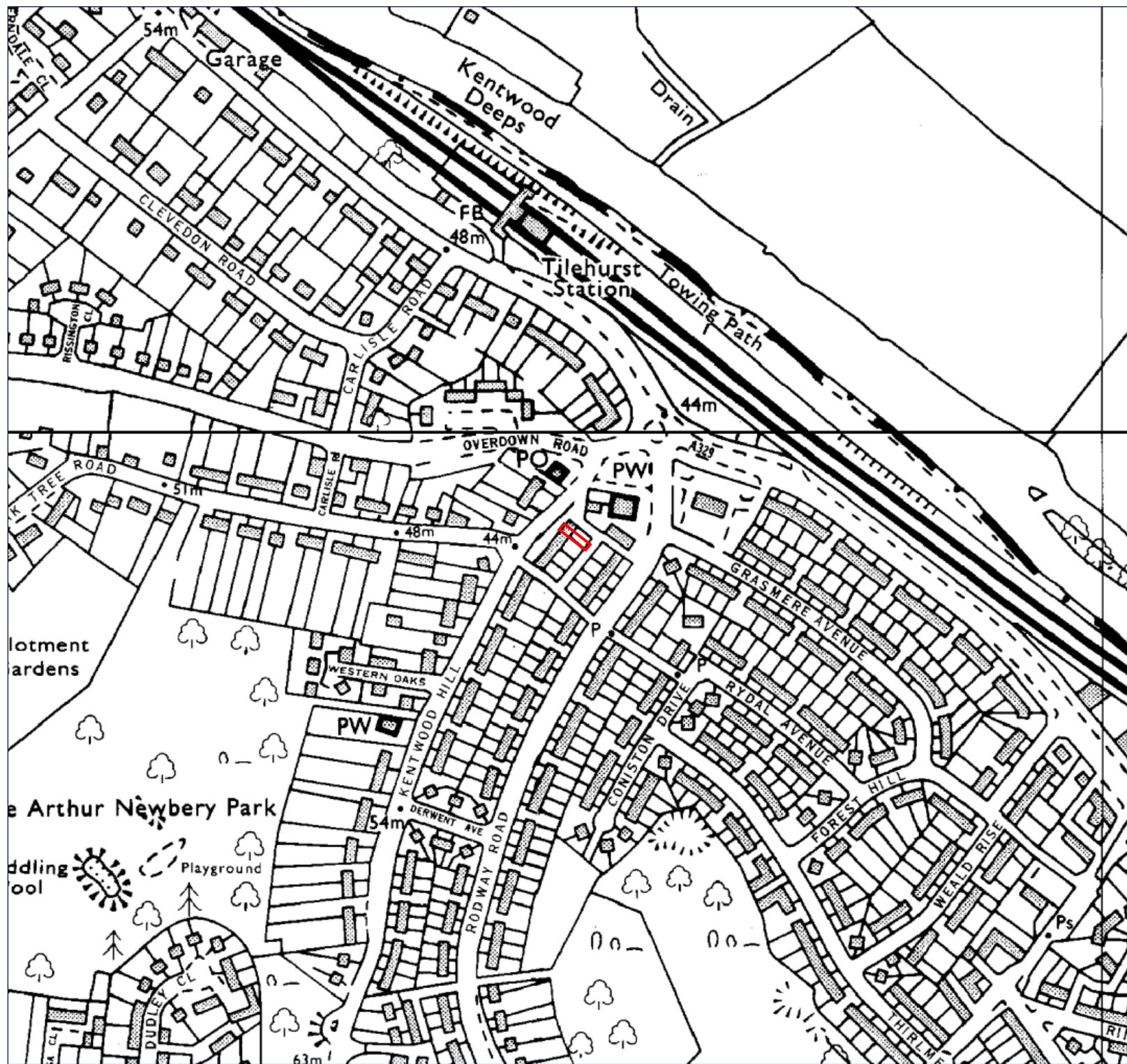
### Sources

Landmark Information Group

### Key

Site boundary

▲ North



| Appendix – Historical Maps                                                          |               |
|-------------------------------------------------------------------------------------|---------------|
| Description                                                                         |               |
| Historical map dated 1984 - 1992                                                    |               |
| Scale: 1:10,000                                                                     |               |
| Sources                                                                             |               |
| Landmark Information Group                                                          |               |
| Key                                                                                 |               |
|  | Site boundary |
|  | North         |



**Appendix – Historical Maps**

Description

Aerial photograph dated 2003

Sources

The GeoInformation Group

Key

■ Site boundary

▲ North



## Appendix – Historical Maps

Description

Aerial photograph dated 2009

Sources

Infoterra & Bluesky

Key

Site boundary

North



Appendix – Historical Maps

Description

Aerial photograph dated 2022

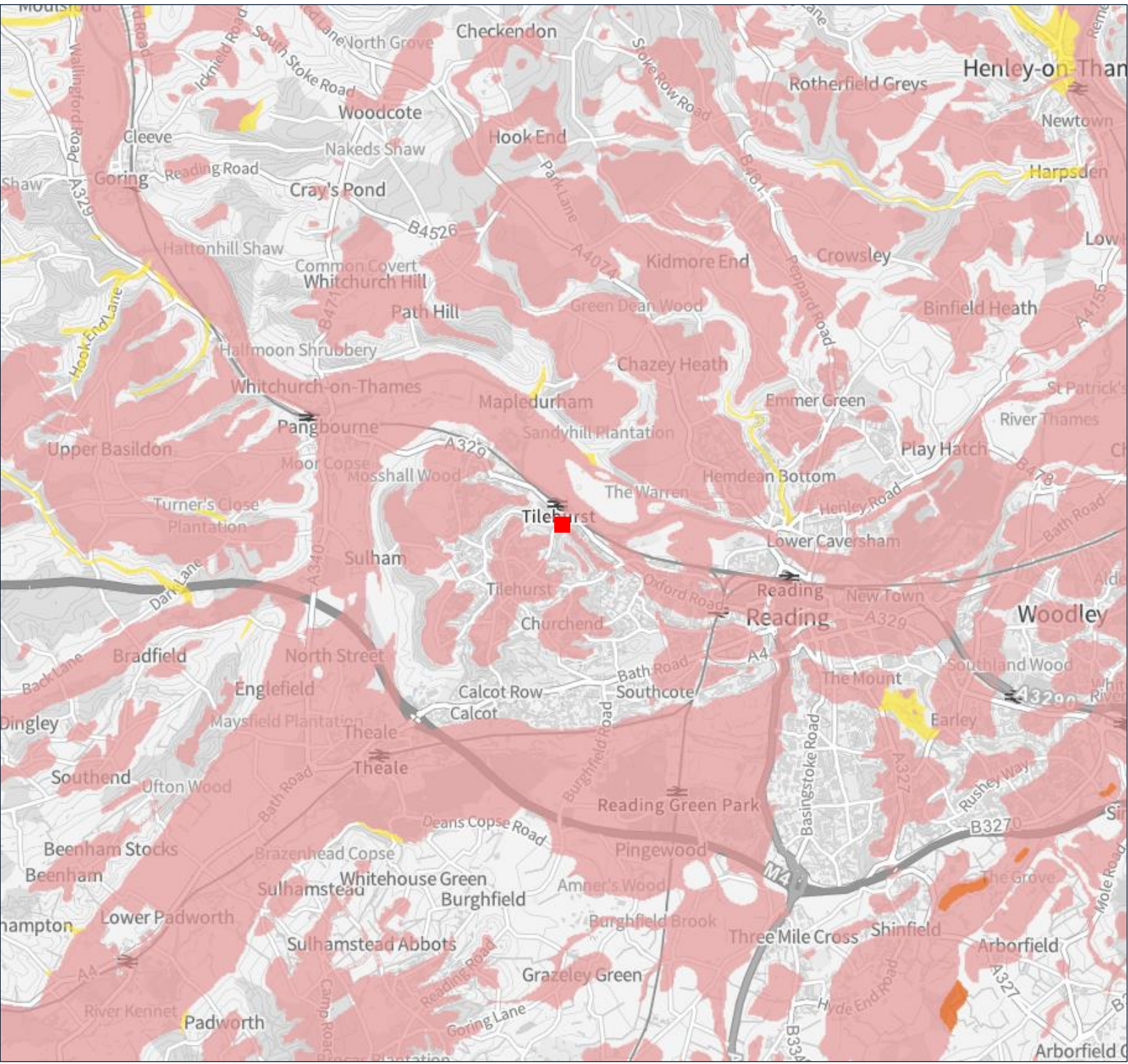
Sources

Google Earth

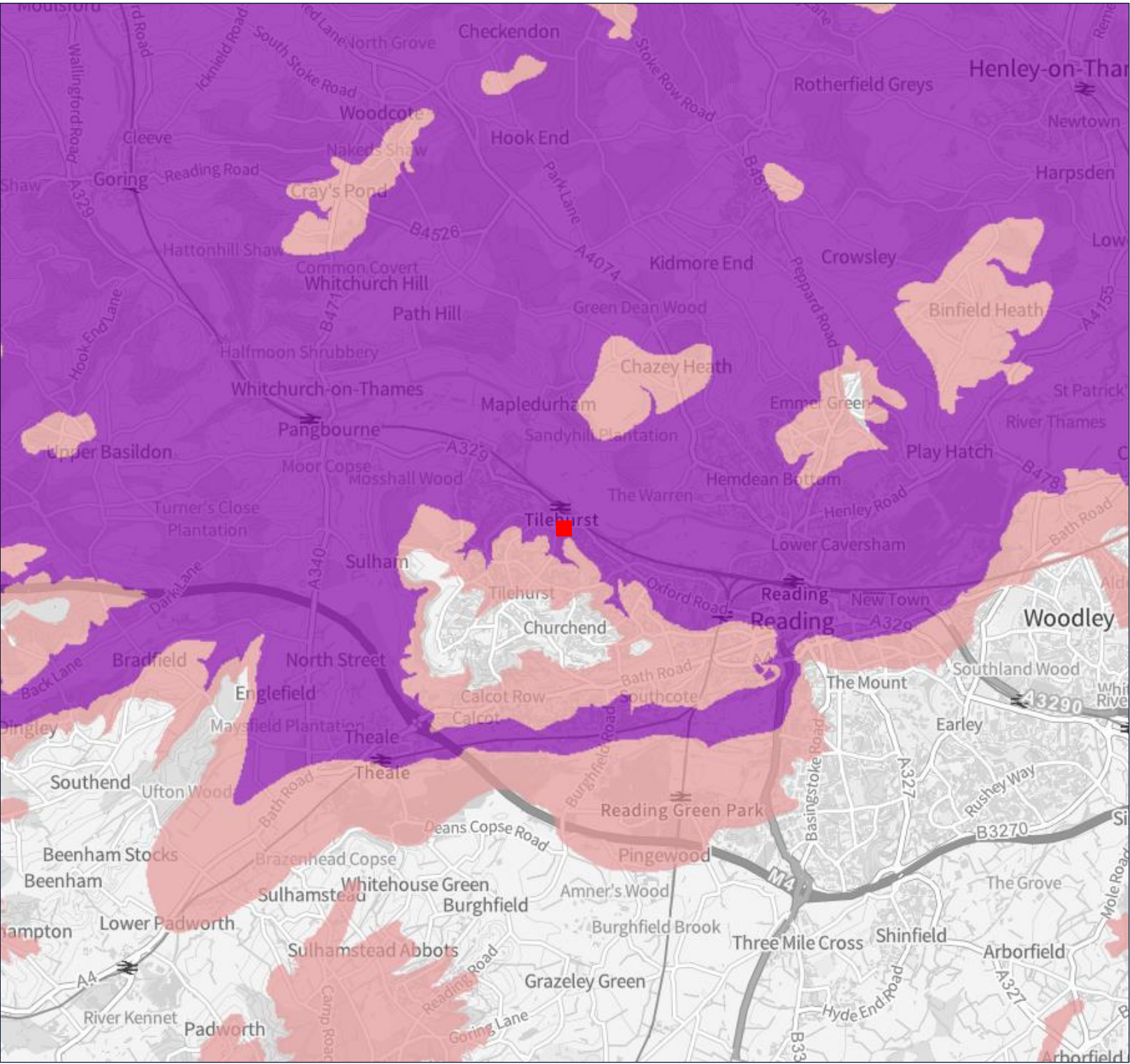
Key

Site boundary

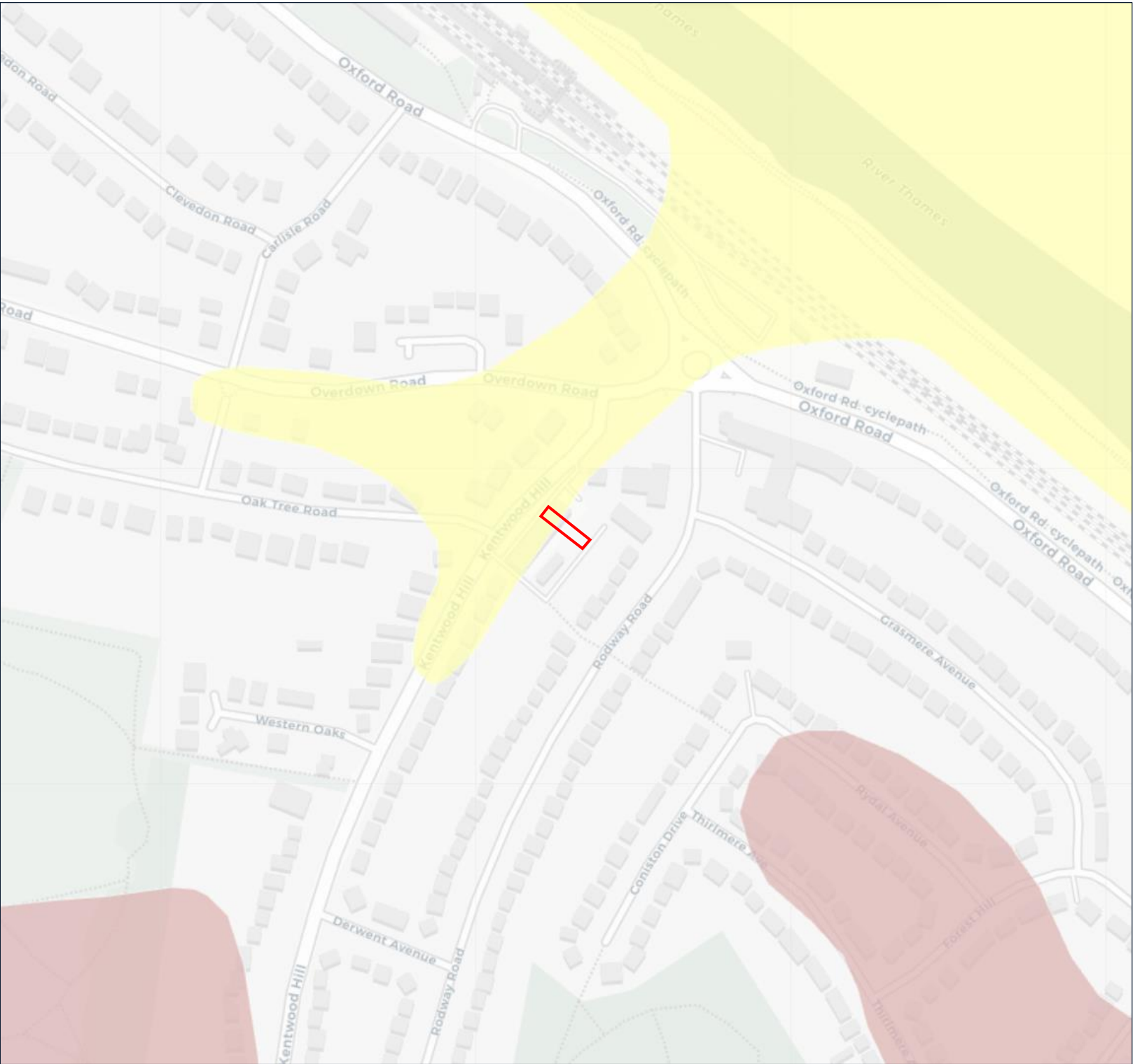
North



| Appendix - Geological Maps                       |                            |
|--------------------------------------------------|----------------------------|
| Description                                      |                            |
| BGS map showing superficial hydrogeology on site |                            |
| Sources                                          |                            |
| DEFRA Magic Map<br>British Geological Survey     |                            |
| Key                                              |                            |
| <div></div>                                      | Site location              |
| <div></div>                                      | Principal                  |
| <div></div>                                      | Secondary A                |
| <div></div>                                      | Secondary B                |
| <div></div>                                      | Secondary Undifferentiated |
| <div></div>                                      | Unproductive               |
| <div></div>                                      | North                      |



| Appendix - Geological Maps                   |                            |
|----------------------------------------------|----------------------------|
| Description                                  |                            |
| BGS map showing bedrock hydrogeology on site |                            |
| Sources                                      |                            |
| DEFRA Magic Map<br>British Geological Survey |                            |
| Key                                          |                            |
| <div></div>                                  | Site location              |
| <div></div>                                  | Principal                  |
| <div></div>                                  | Secondary A                |
| <div></div>                                  | Secondary B                |
| <div></div>                                  | Secondary Undifferentiated |
| <div></div>                                  | Unproductive               |
| <div></div>                                  | North                      |



| Appendix - Geological Maps                                                          |               |
|-------------------------------------------------------------------------------------|---------------|
| Description                                                                         |               |
| BGS map showing superficial deposits on site                                        |               |
| Sources                                                                             |               |
| British Geological Survey                                                           |               |
| Key                                                                                 |               |
|  | Site boundary |
|  | Alluvium      |
|  | Head          |
|  | North         |



| Appendix - Geological Maps              |                                            |
|-----------------------------------------|--------------------------------------------|
| Description                             |                                            |
| BGS map showing bedrock geology on site |                                            |
| Sources                                 |                                            |
| British Geological Survey               |                                            |
| Key                                     |                                            |
| <div></div>                             | Site boundary                              |
| <div></div>                             | Seaford Chalk and Newhaven Chalk Formation |
| <div></div>                             | Lambeth Group                              |
| <div></div>                             | North                                      |