

Site Details:

2-4, DARWIN CLOSE,
READING, RG2 0RB

Client Ref: GE20825_PO-5252
Report Ref: GS-8705123
Grid Ref: 471262, 170383

Map Name: County Series

Map date: 1910-1913

Scale: 1:10,560

Printed at: 1:10,560



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Surveyed 1876
Revised 1913
Edition 1913
Copyright N/A
Levelled N/A

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Revised 1913
Edition 1913
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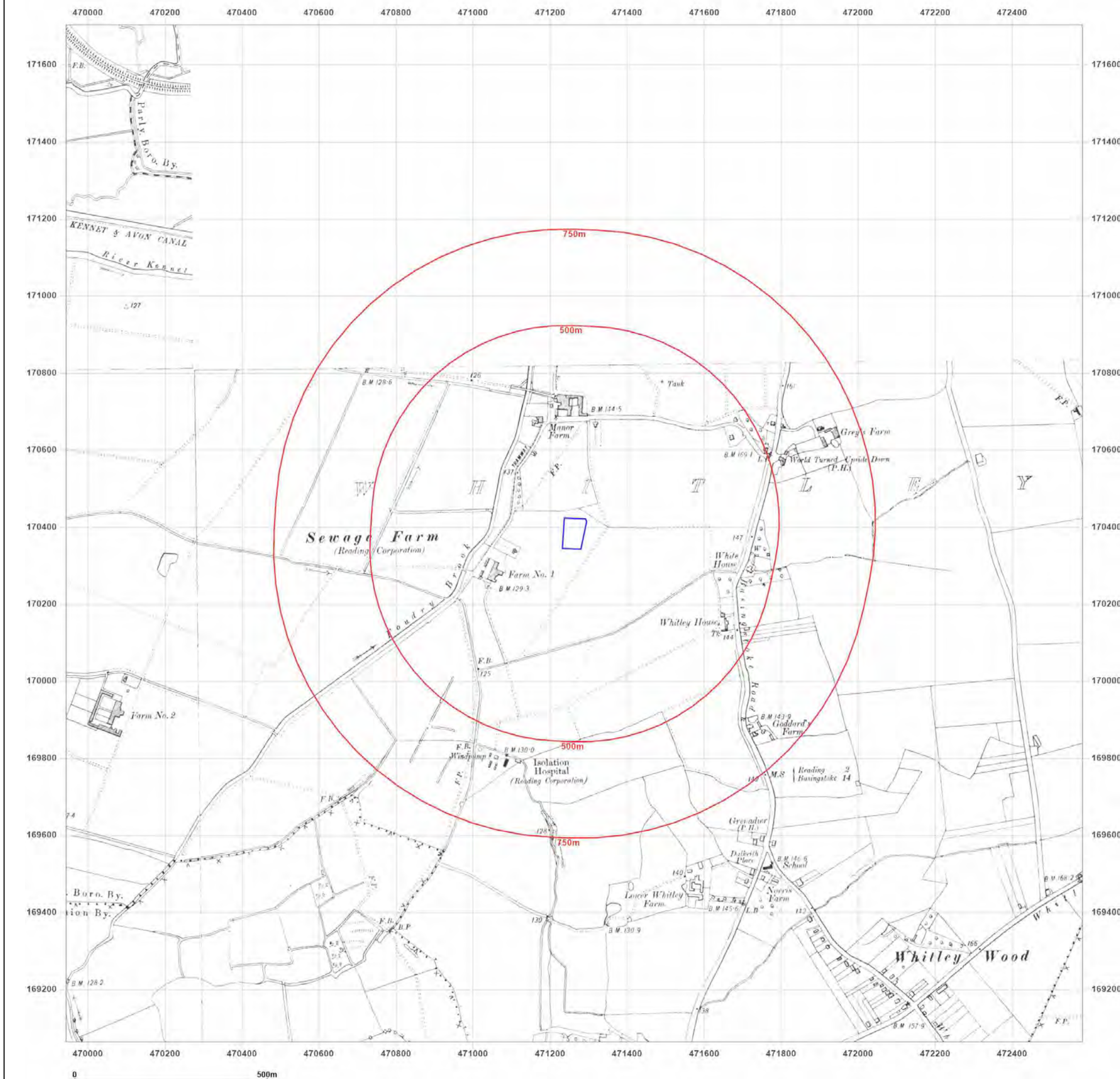


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Client Ref: GE20825_PO-5252
Report Ref: GS-8705123
Grid Ref: 471262, 170383

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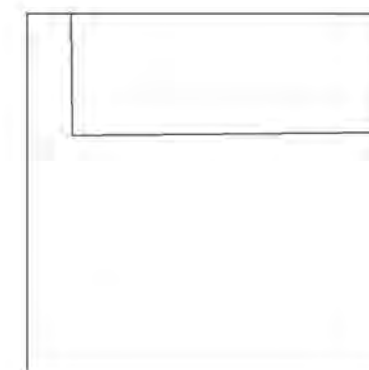
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Edition 1913
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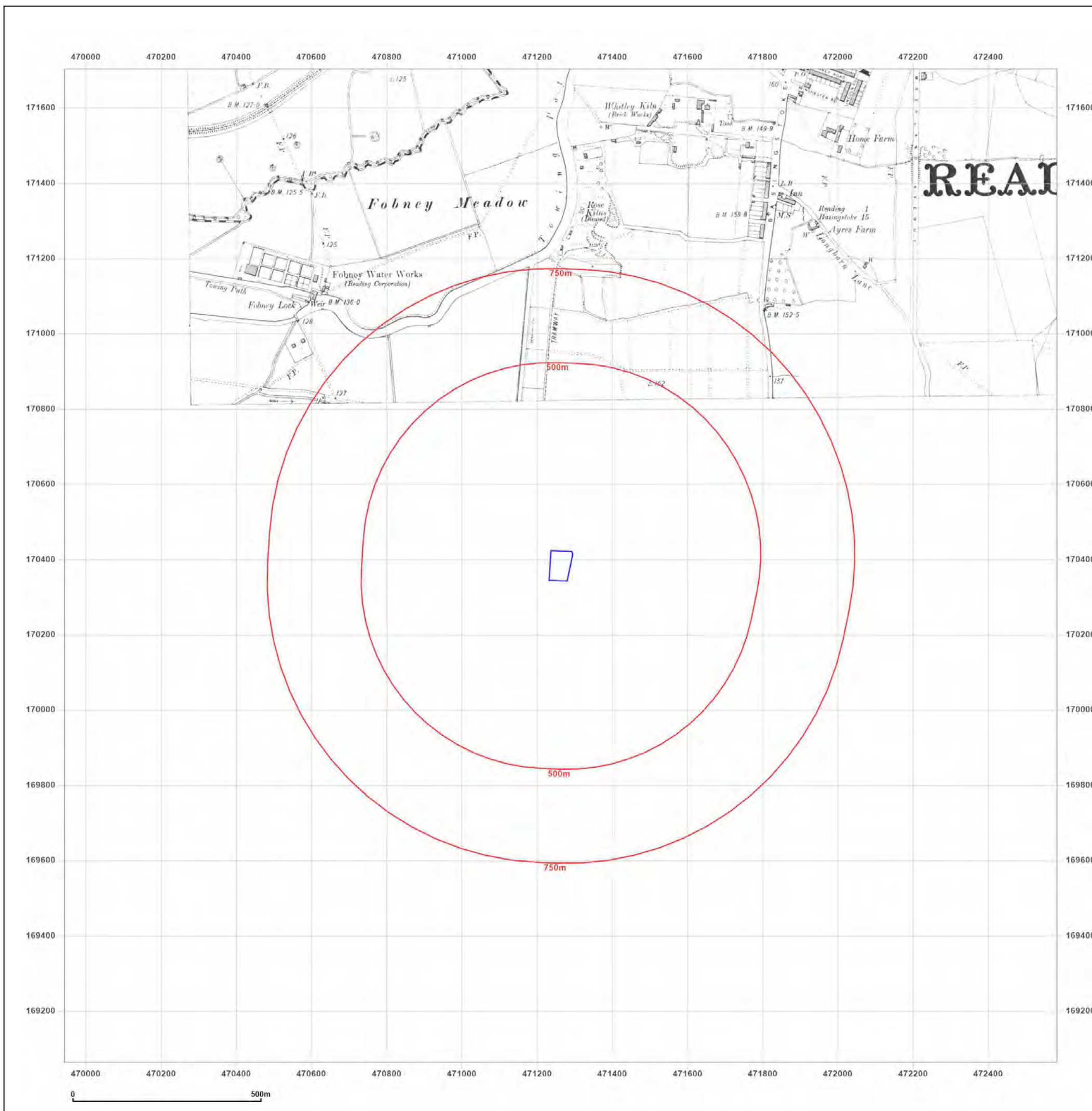


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Client Ref: GE20825_PO-5252
Report Ref: GS-8705123
Grid Ref: 471262, 170383

Map Name: County Series

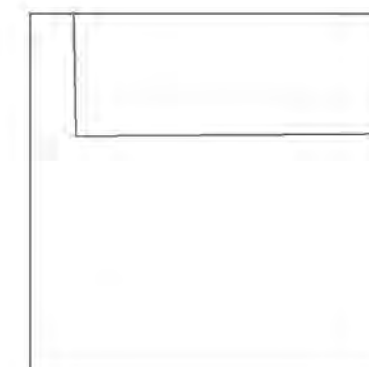
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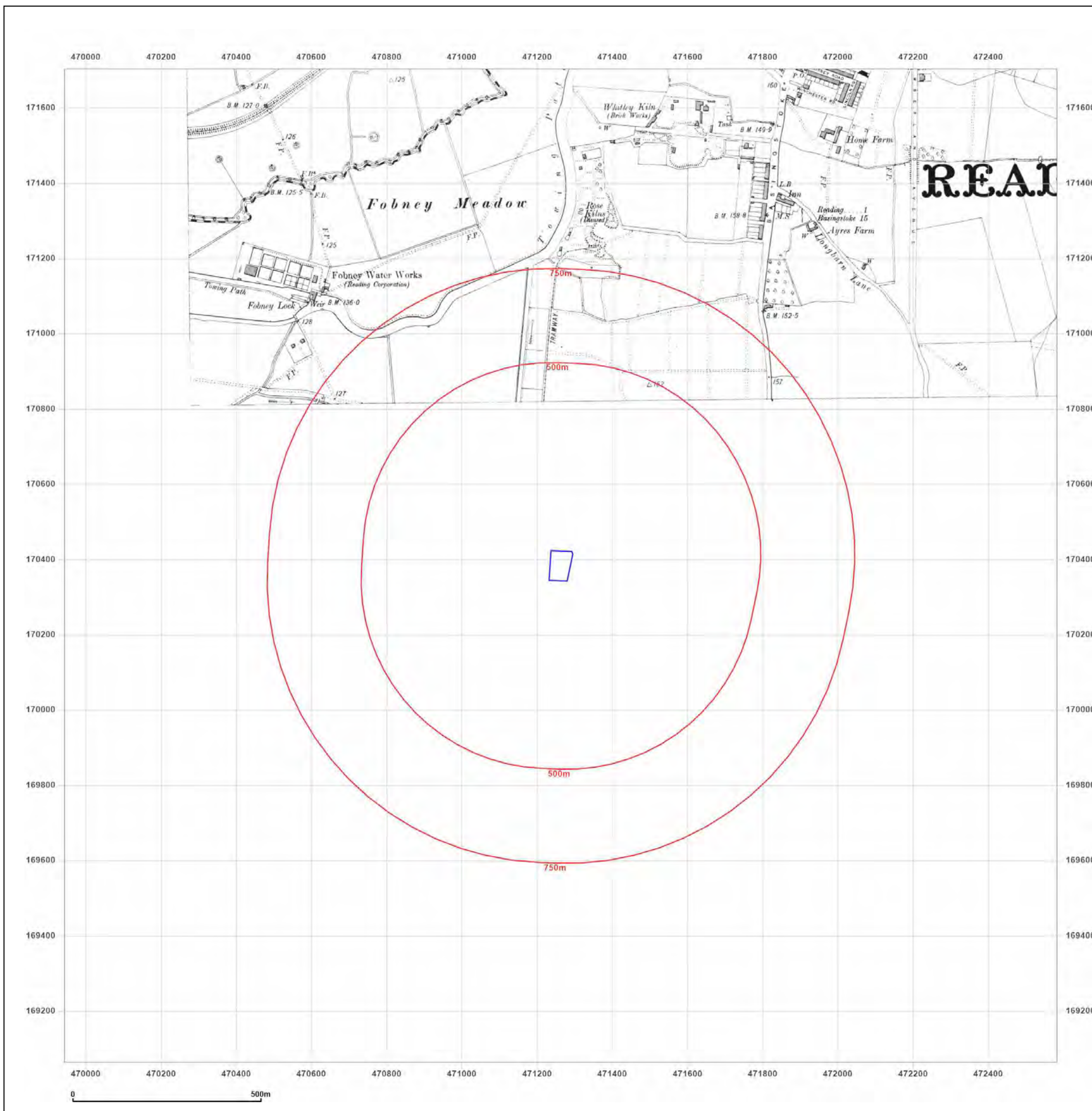


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Client Ref: GE20825_PO-5252
Report Ref: GS-8705123
Grid Ref: 471262, 170383

Map Name: County Series

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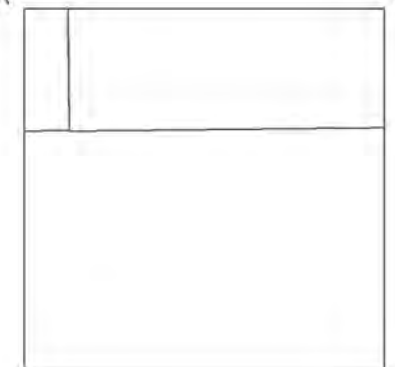
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Revised 1932
Edition N/A
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Surveyed 1877
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

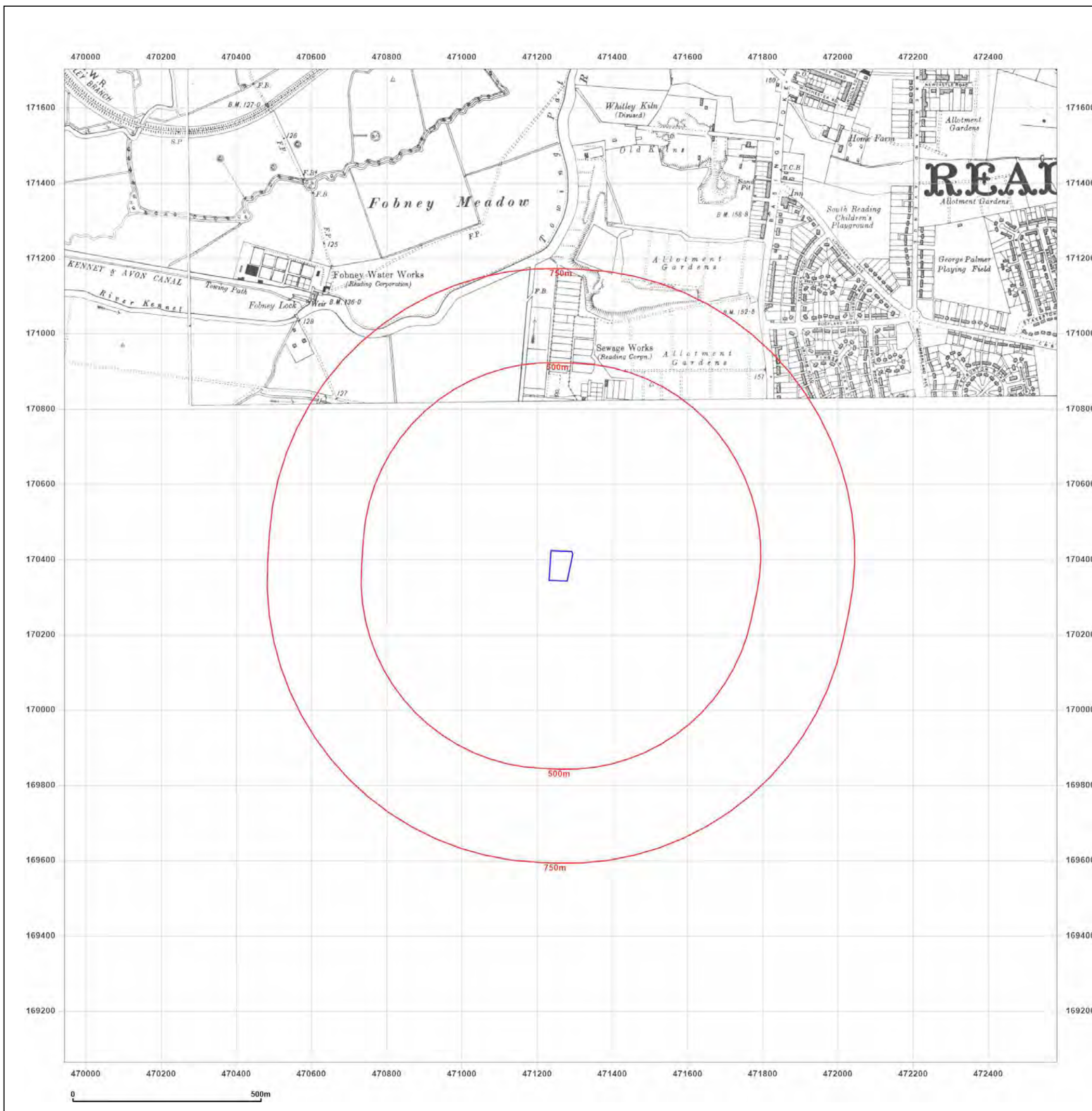


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Client Ref: GE20825_PO-5252
Report Ref: GS-8705123
Grid Ref: 471262, 170383

Map Name: County Series

Map date: 1938

Scale: 1:10,560

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Edition 1938
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Copyright N/A
Levelled N/A

Surveyed 1876
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

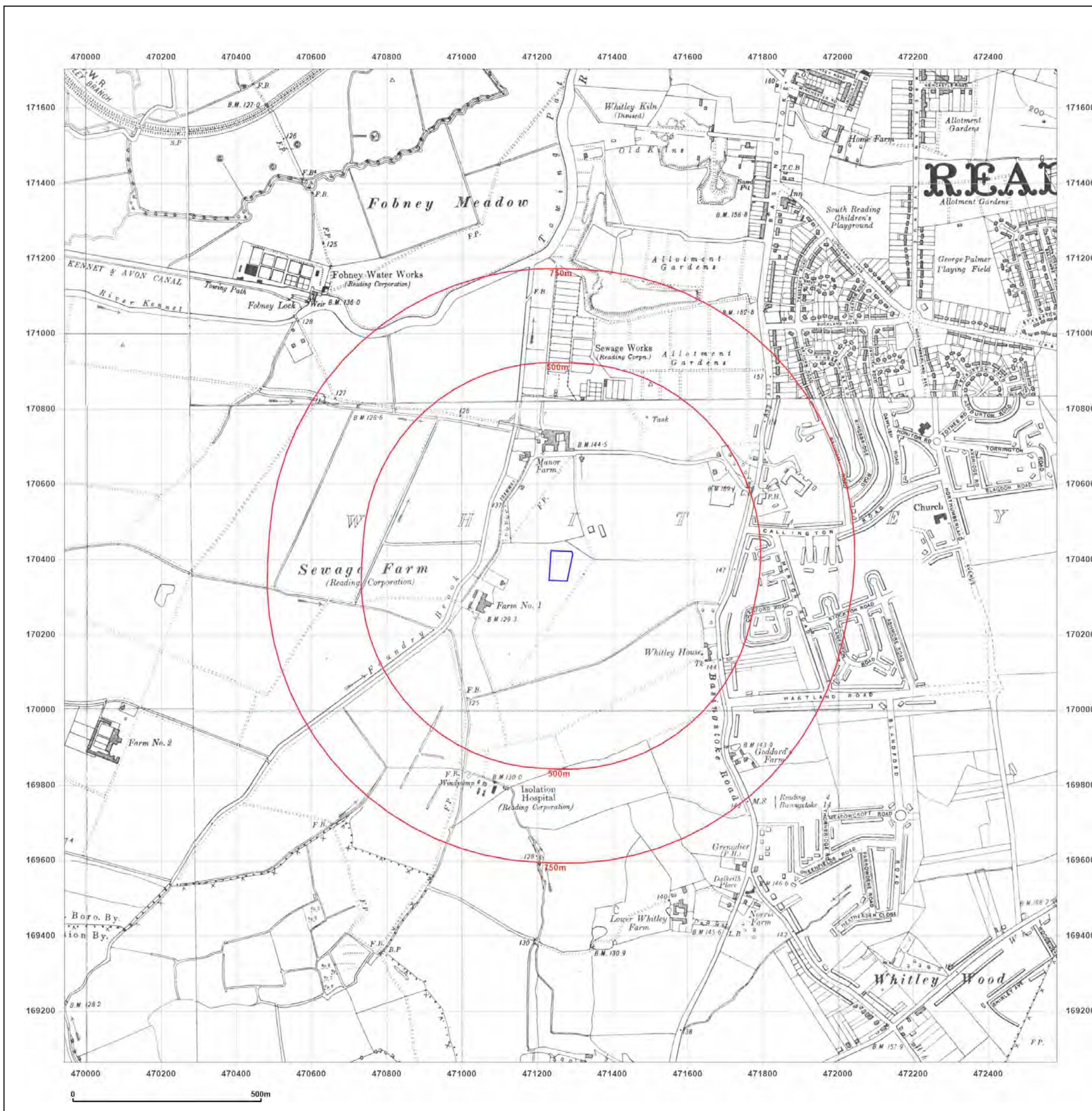


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Grid Ref: 471262, 170383

Map Name: County Series

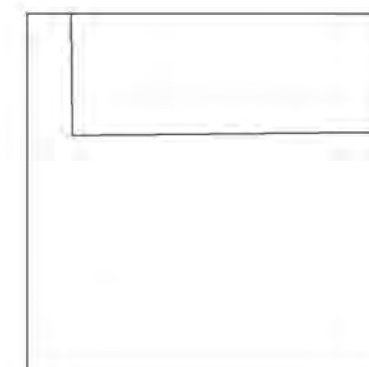
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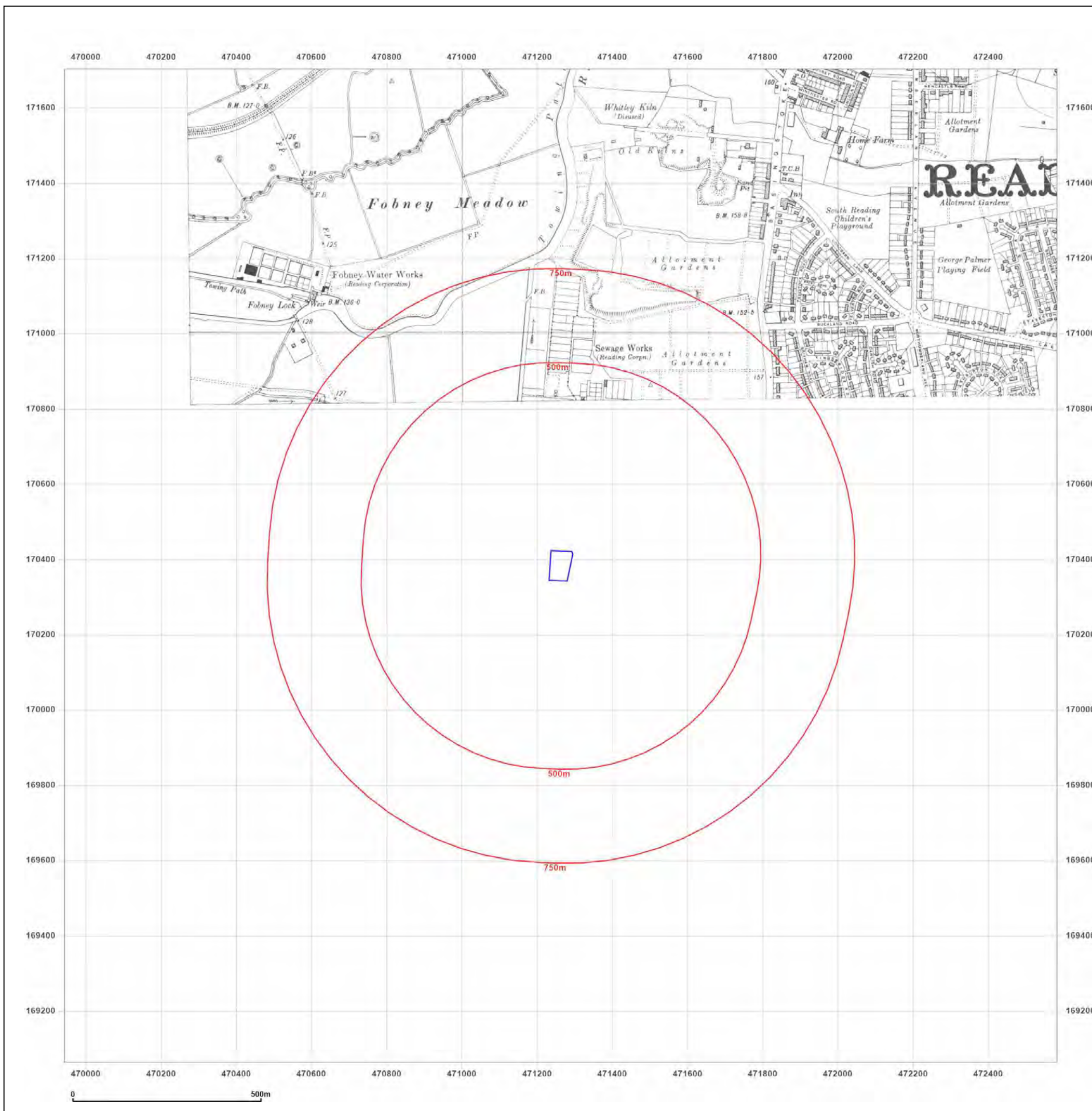


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Client Ref: GE20825_PO-5252
Report Ref: GS-8705123
Grid Ref: 471262, 170383

Map Name: Provisional

Map date: 1961

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Surveyed N/A
Revised 1961
Edition N/A
Copyright 1961
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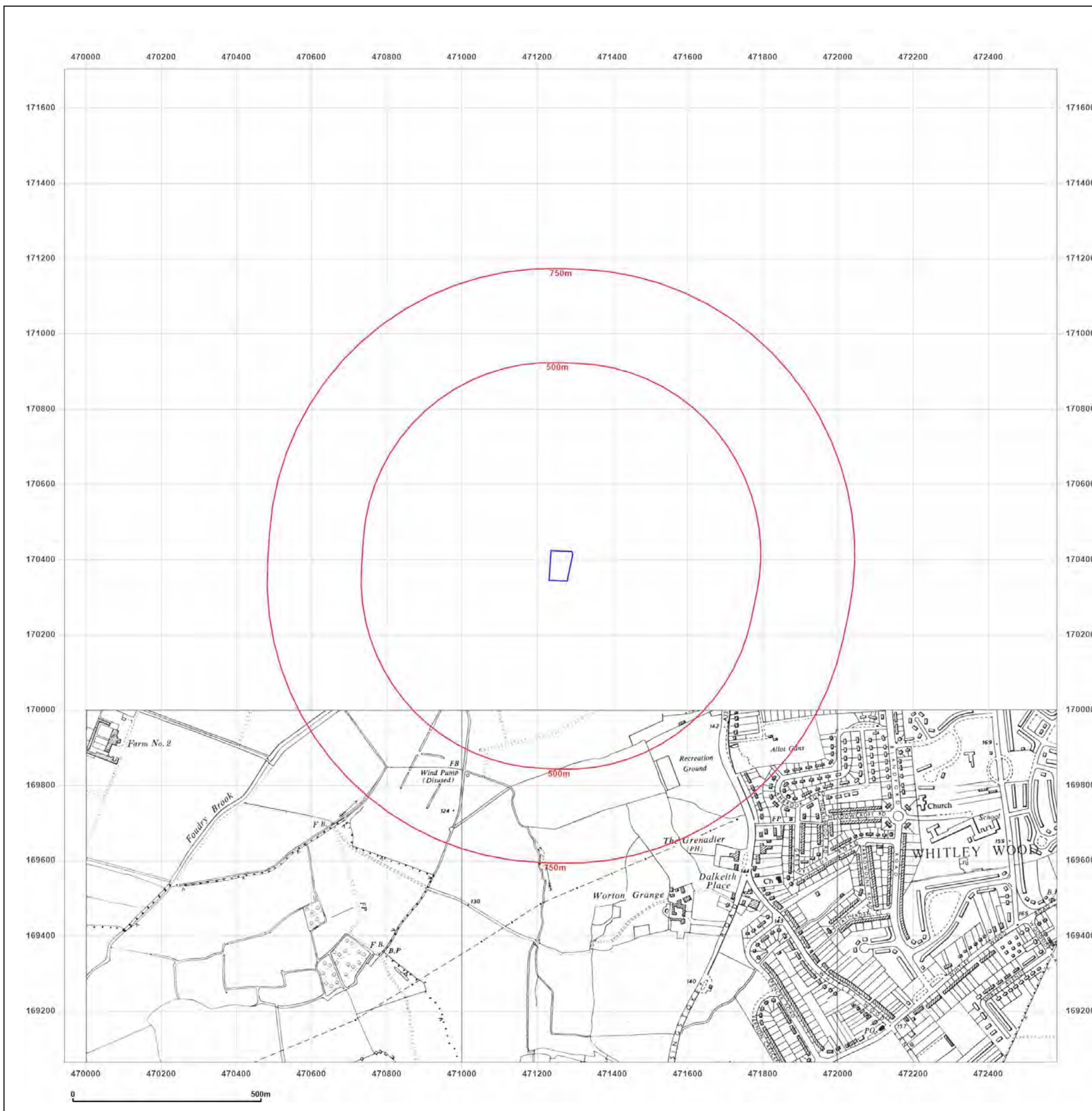


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Site Details:

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Client Ref: GE20825_PO-5252
Report Ref: GS-8705123
Grid Ref: 471262, 170383

Map Name: Provisional

Map date: 1961-1962

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1960
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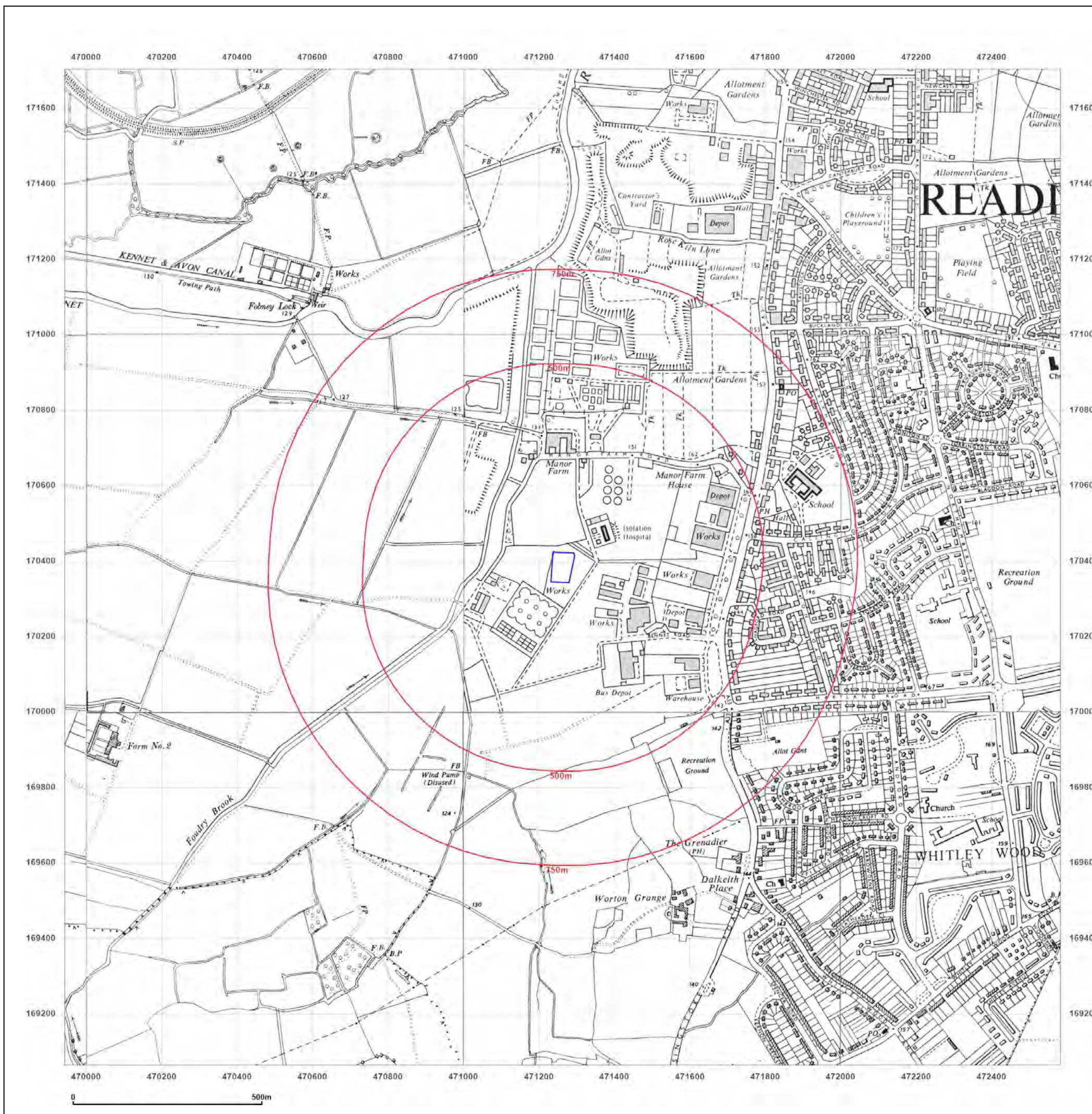


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Site Details:

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READING, RG2 0RB

Client Ref: GE20825_PO-5252
Report Ref: GS-8705123
Grid Ref: 471262, 170383

Map Name: National Grid

Map date: 1969-1973

Scale: 1:10,000

Printed at: 1:10,000



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Surveyed 1969
Revised 1969
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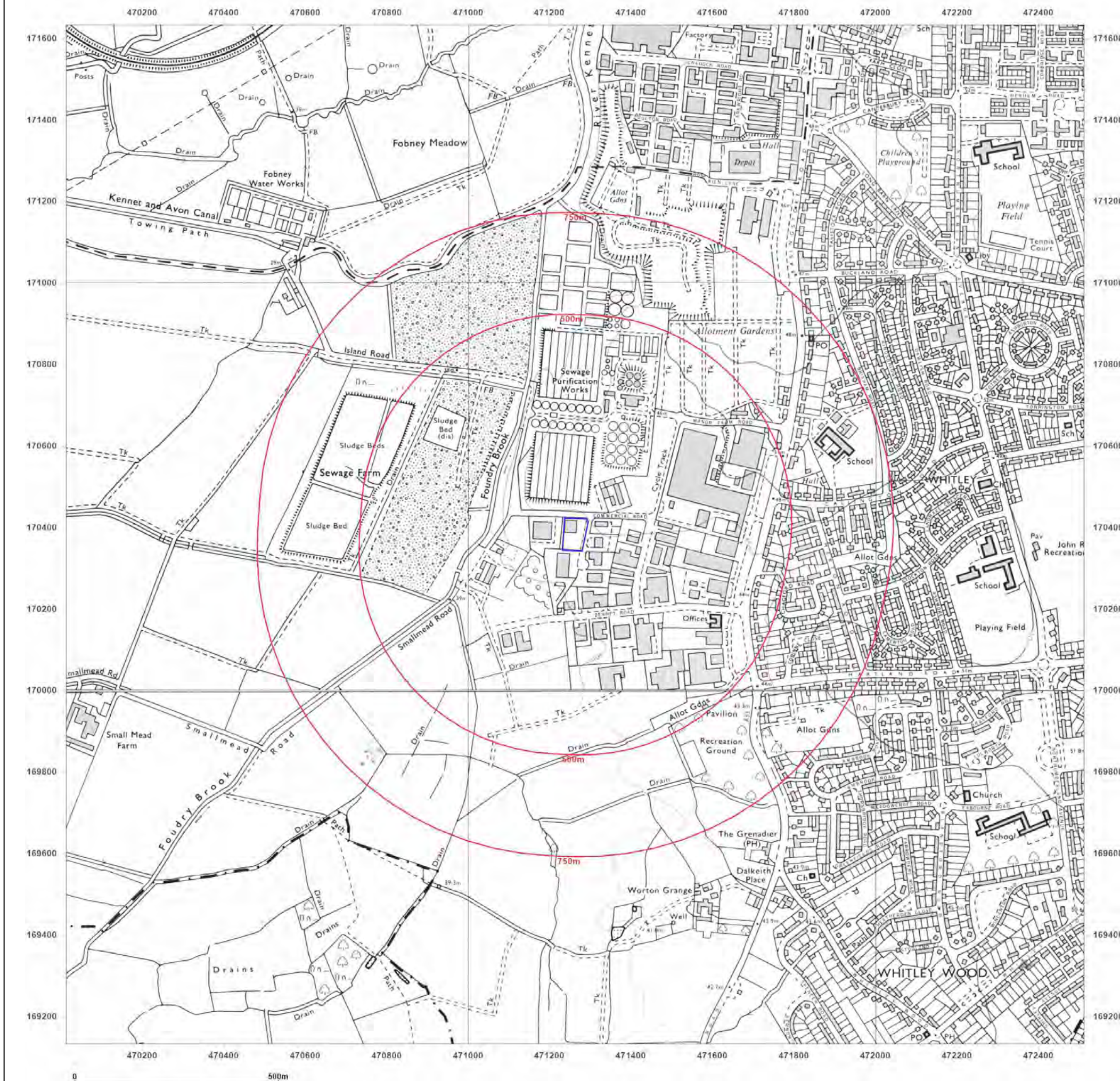


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READING, RG2 0RB

Client Ref: GE20825_PO-5252
Report Ref: GS-8705123
Grid Ref: 471262, 170383

Map Name: National Grid

Map date: 1976-1979

Scale: 1:10,000

Printed at: 1:10,000



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Edition N/A
Copyright 1979
Levelled 1969

Surveyed 1975
Revised 1976
Edition N/A
Copyright 1976
Levelled 1969

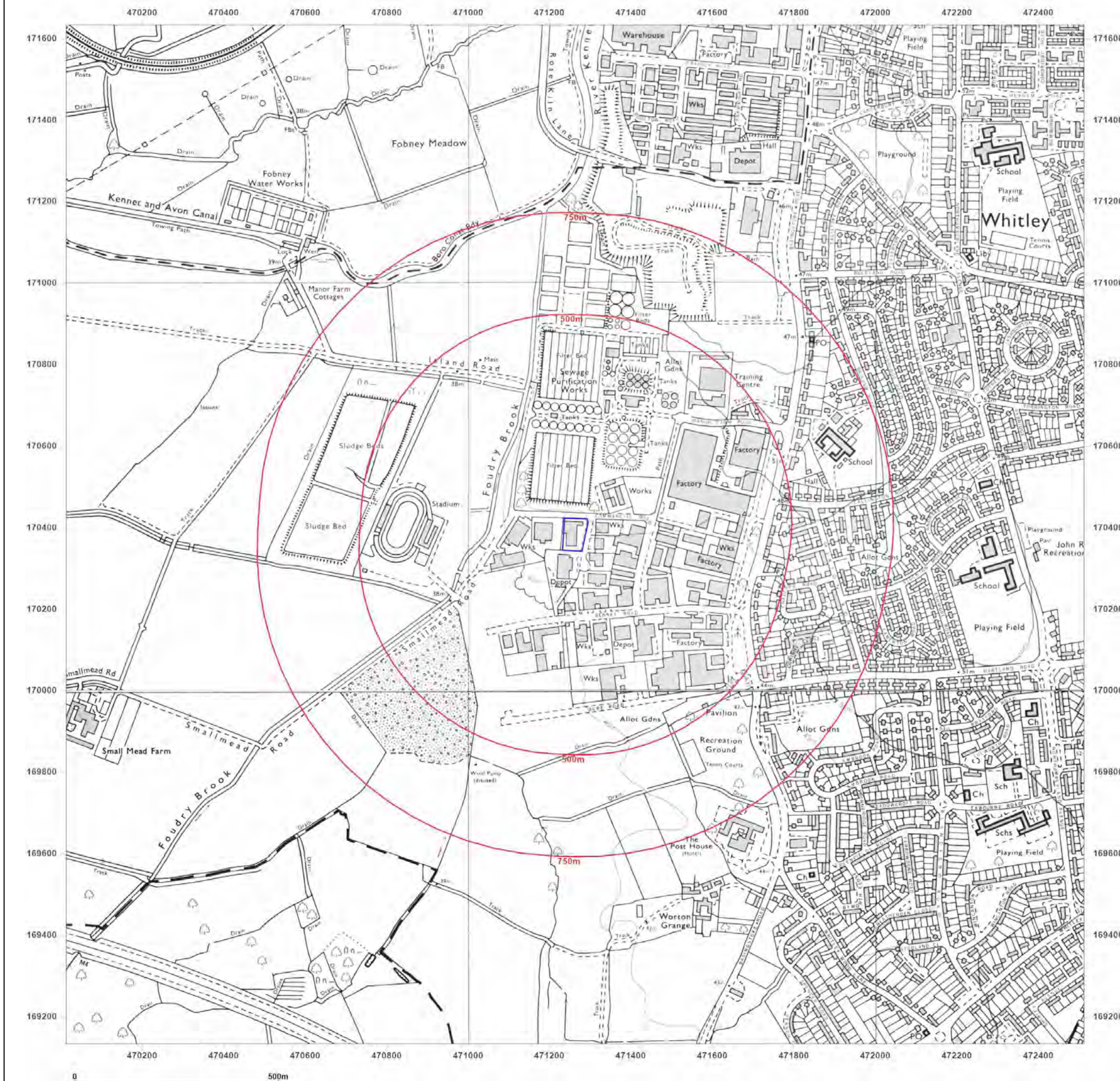


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Site Details:

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READING, RG2 0RB

Client Ref: GE20825_PO-5252
Report Ref: GS-8705123
Grid Ref: 471262, 170383

Map Name: National Grid

Map date: 1983

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Surveyed 1982
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Edition N/A
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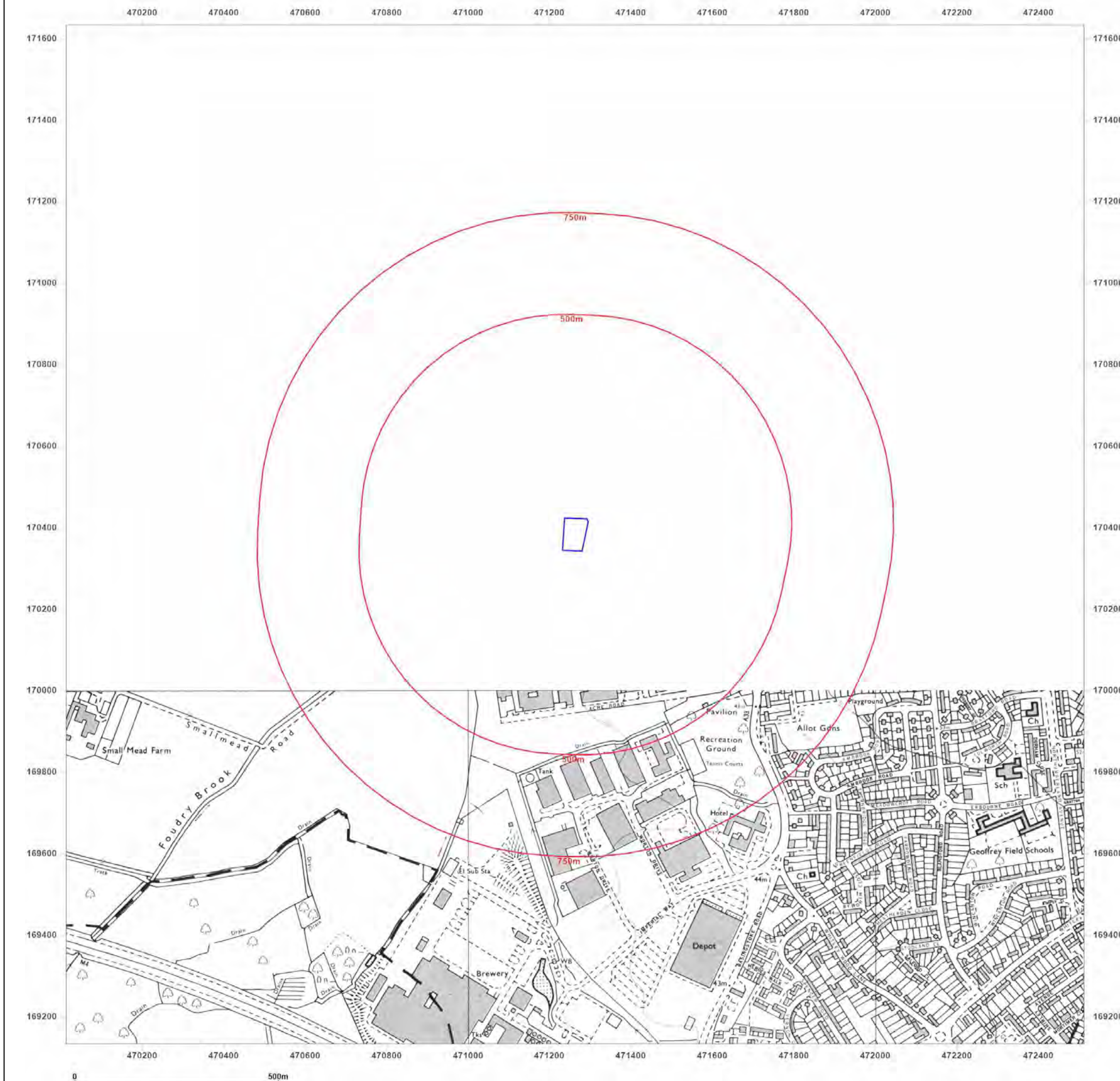


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READING, RG2 0RB

Client Ref: GE20825_PO-5252
Report Ref: GS-8705123
Grid Ref: 471262, 170383

Map Name: National Grid

Map date: 1988-1989

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1987
Revised 1989
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1986
Revised 1988
Edition N/A
Copyright N/A
Levelled N/A

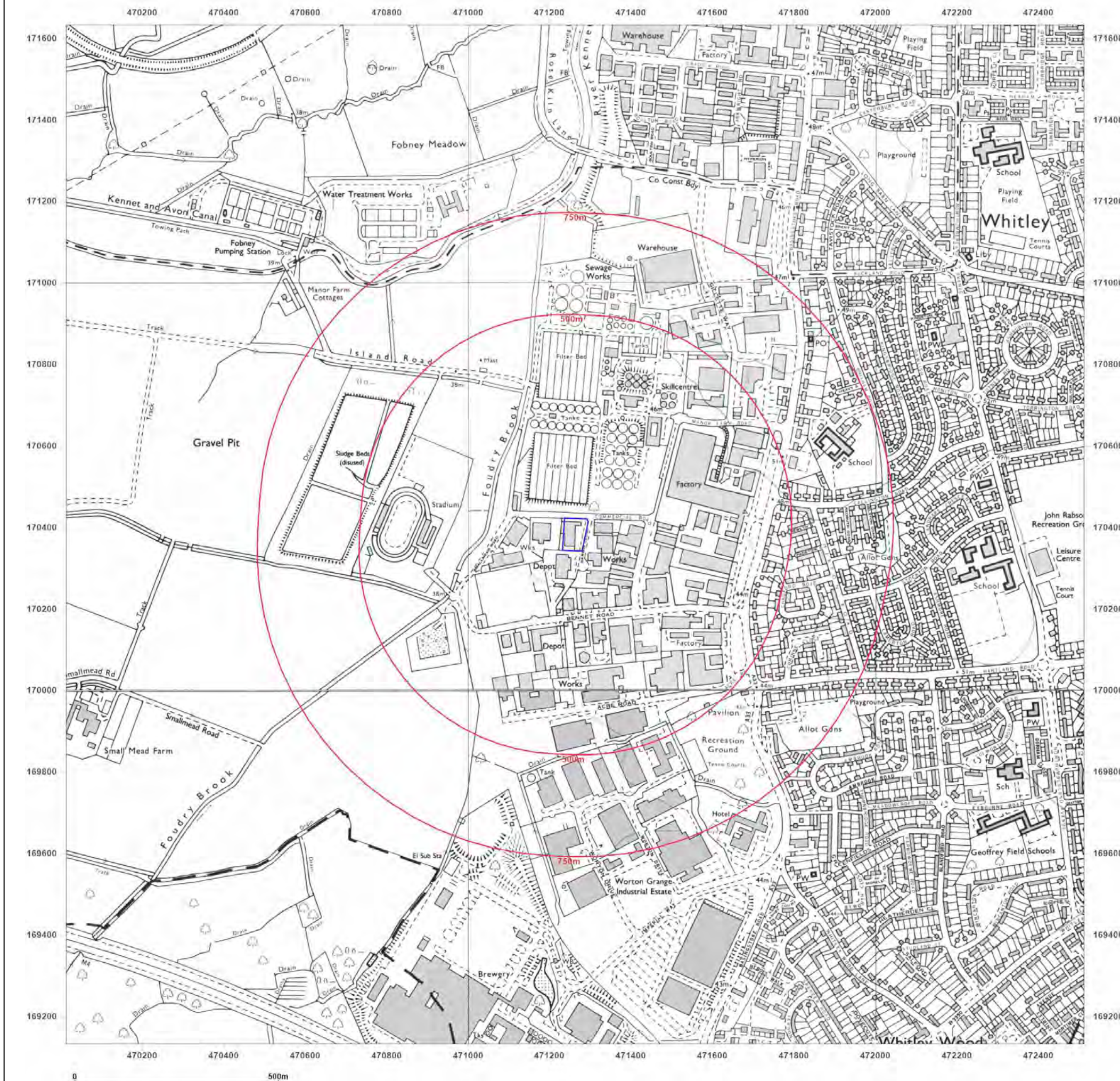


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Client Ref: GE20825_PO-5252
Report Ref: GS-8705123
Grid Ref: 471262, 170383

Map Name: National Grid

Map date: 1994

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Printed at: 1:10,000



Surveyed 1987
Revised 1994
Edition N/A
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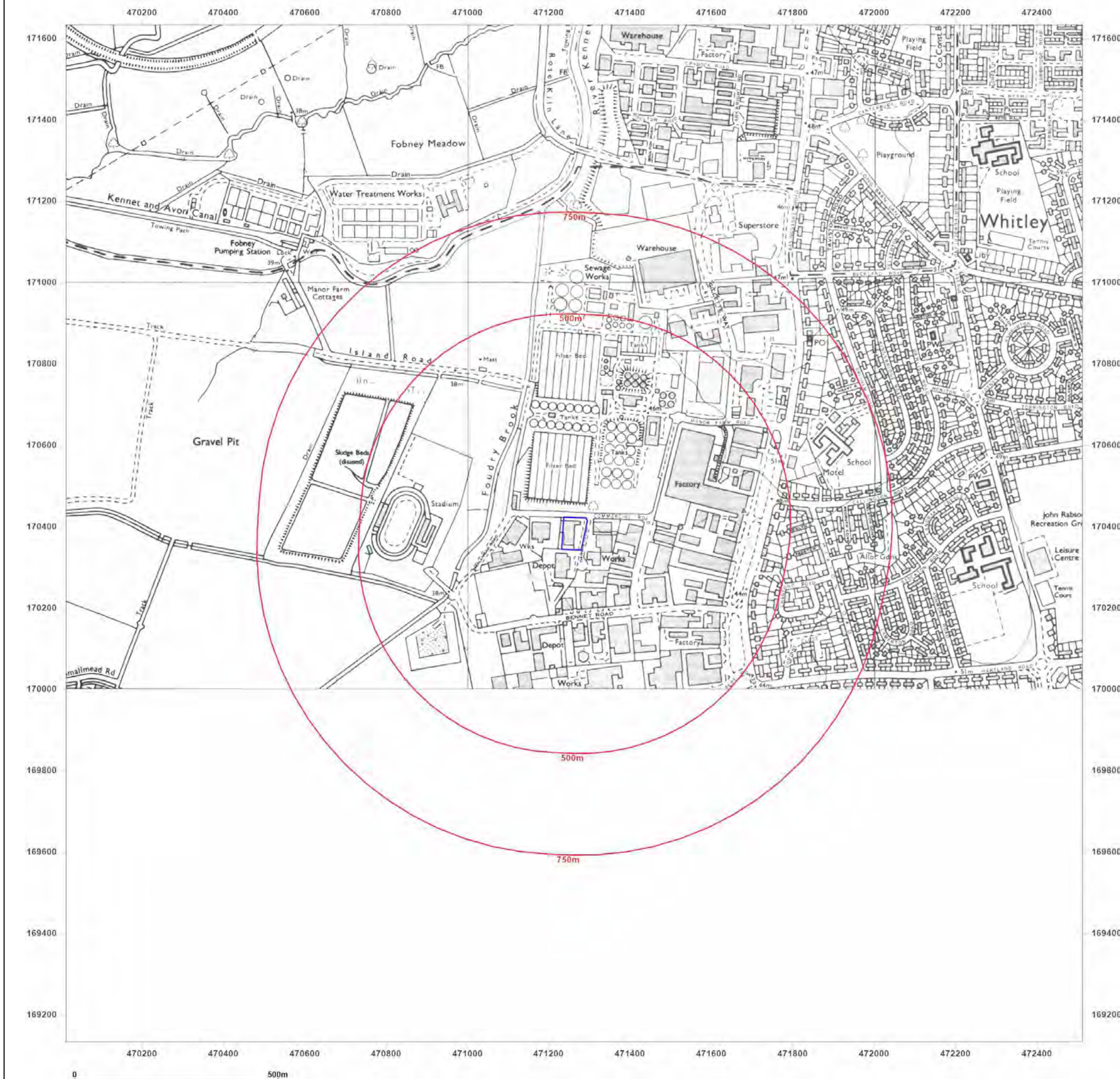


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Site Details:

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READING, RG2 0RB

Client Ref: GE20825_PO-5252
Report Ref: GS-8705123
Grid Ref: 471262, 170383

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

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READING, RG2 0RB

Client Ref: GE20825_PO-5252
Report Ref: GS-8705123
Grid Ref: 471262, 170383

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

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Client Ref: GE20825_PO-5252
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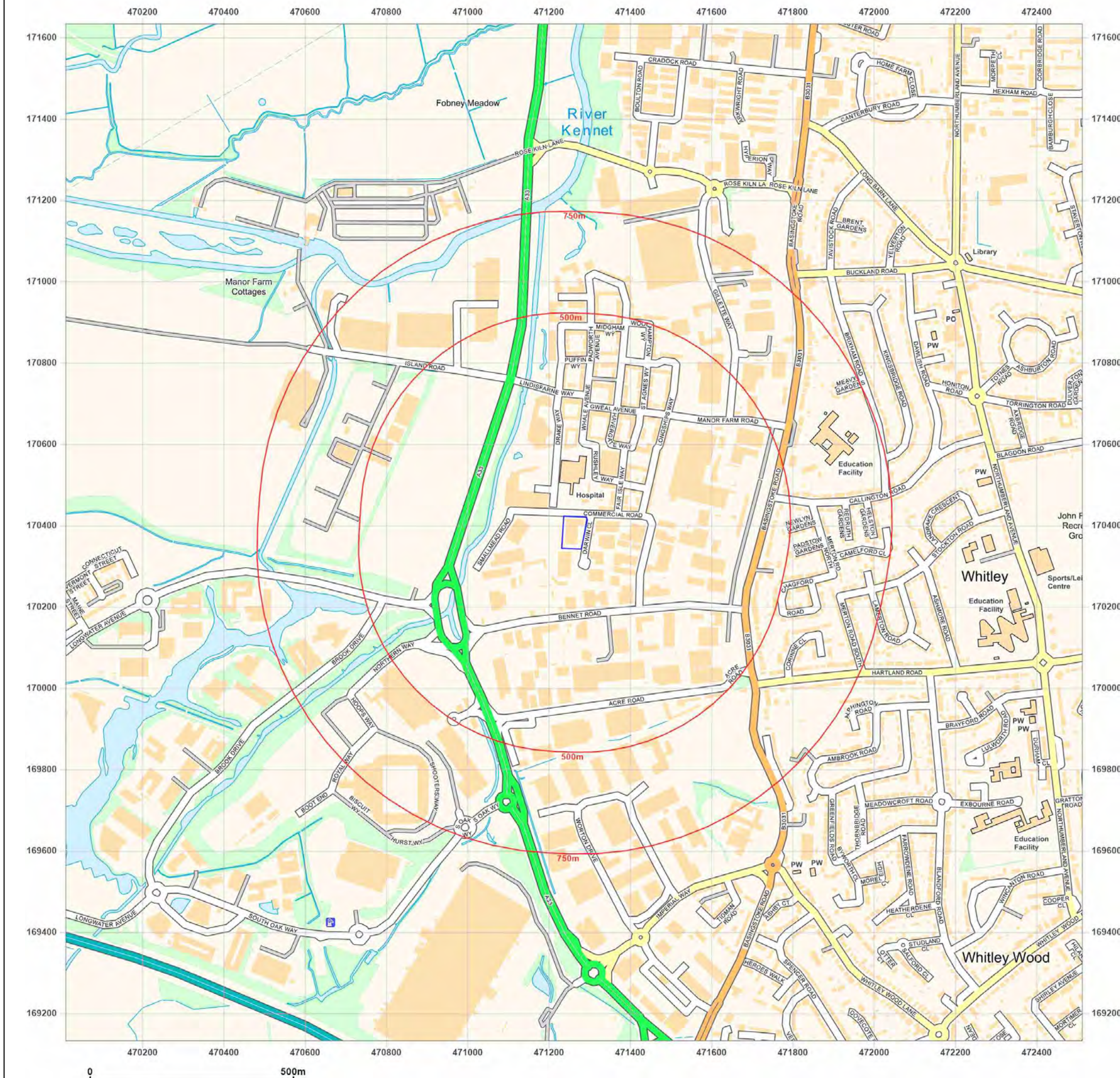


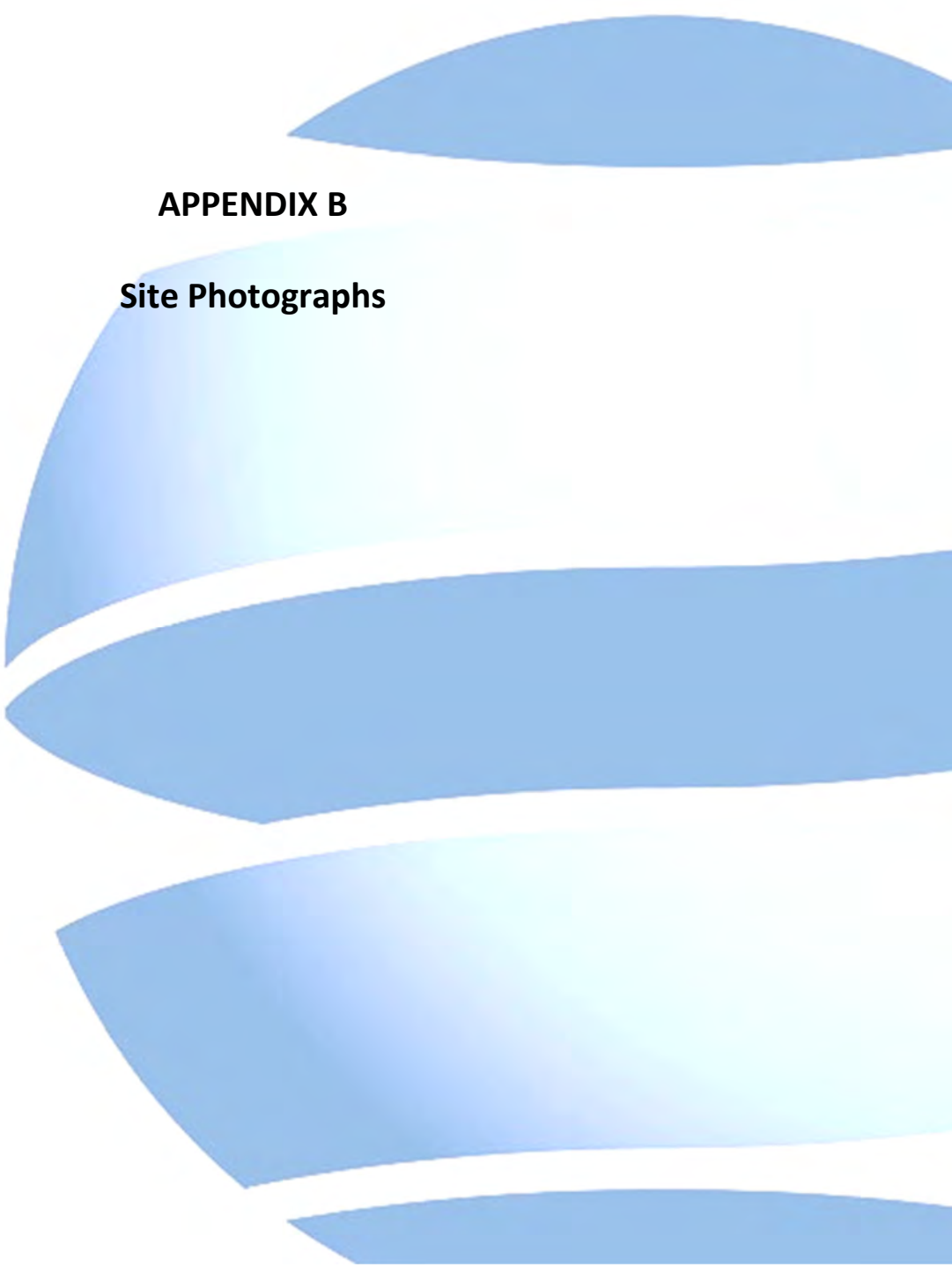
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APPENDIX B

Site Photographs



Plate 1 - View into main loading bay.



Plate 2 - Looking northwest from central Eastern loading bay.



Plate 3 - View into the back of the loading bay (behind brick wall).



Plate 4 - Interior stairwell in the west of the building.



Plate 5 - Fuse box and server room.



Plate 6 - Looking out to the southeast loading bays.



Plate 7 - Looking out of the southern loading bay openings.



Plate 8 - Southern stairwell in the southwest corner of the building.



Plate 9 – Lowest level within southern staircase in the southwest corner of the building.



Plate 10 – Goods lift adjacent to southwestern stairwell.



Plate 11 - Looking north from southern loading bay.

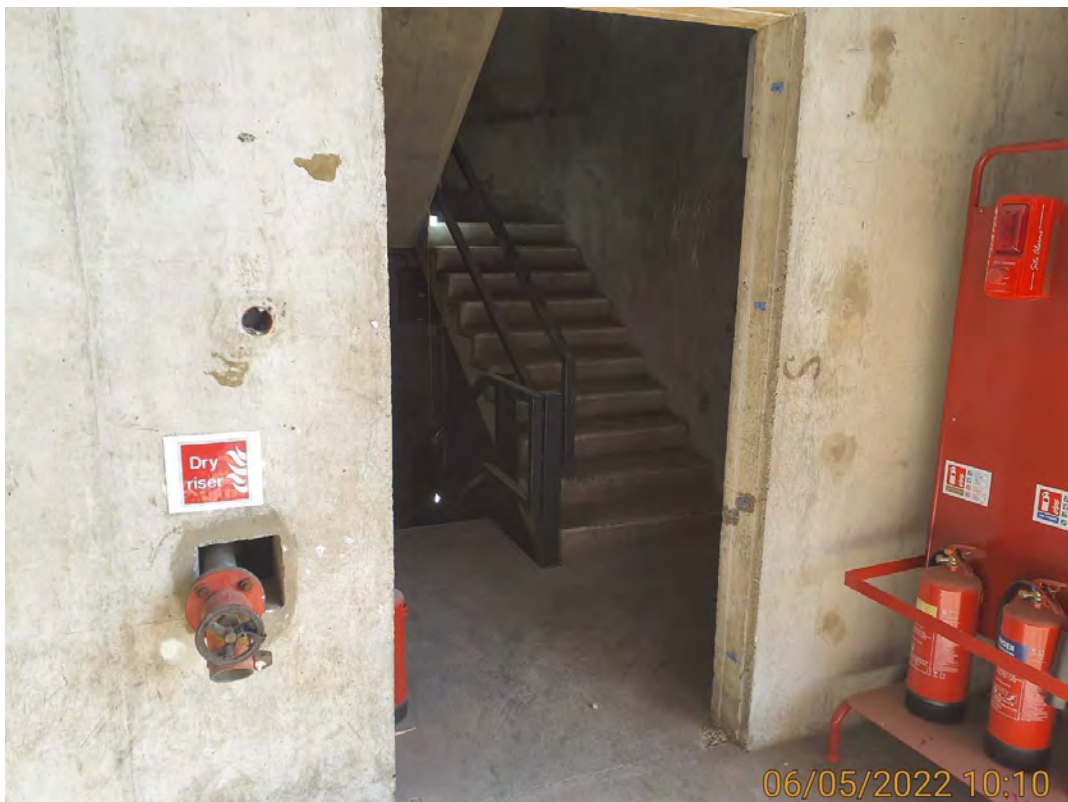


Plate 12 - Stairwell in the central Eastern section of the building.



Plate 13 - Lowest level within the central Eastern stairwell.

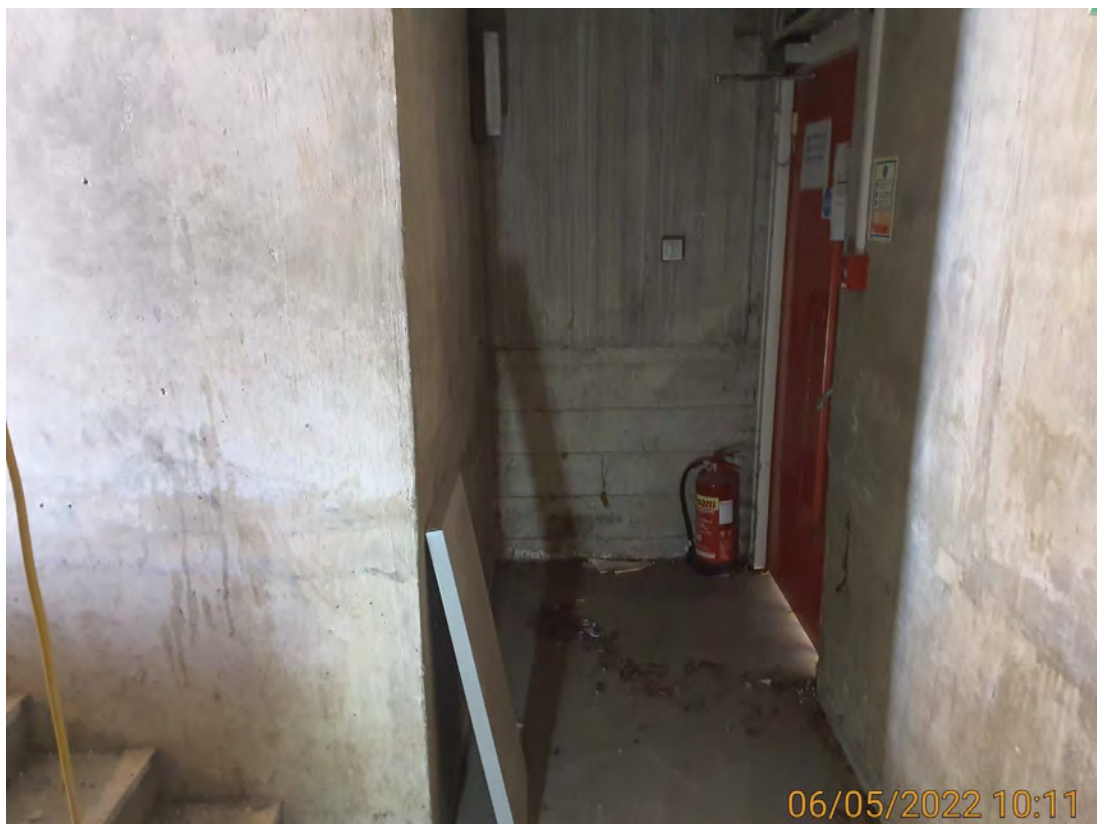


Plate 14 - Lowest level within the central Eastern stairwell.



Plate 15 - Goods lift adjacent to central Eastern stairwell.



Plate 16 - Manhole covers and drains located in the central Eastern portion of the site.



Plate 17 - Brick and concrete rubble alongside rebar mesh located in the east of the site.

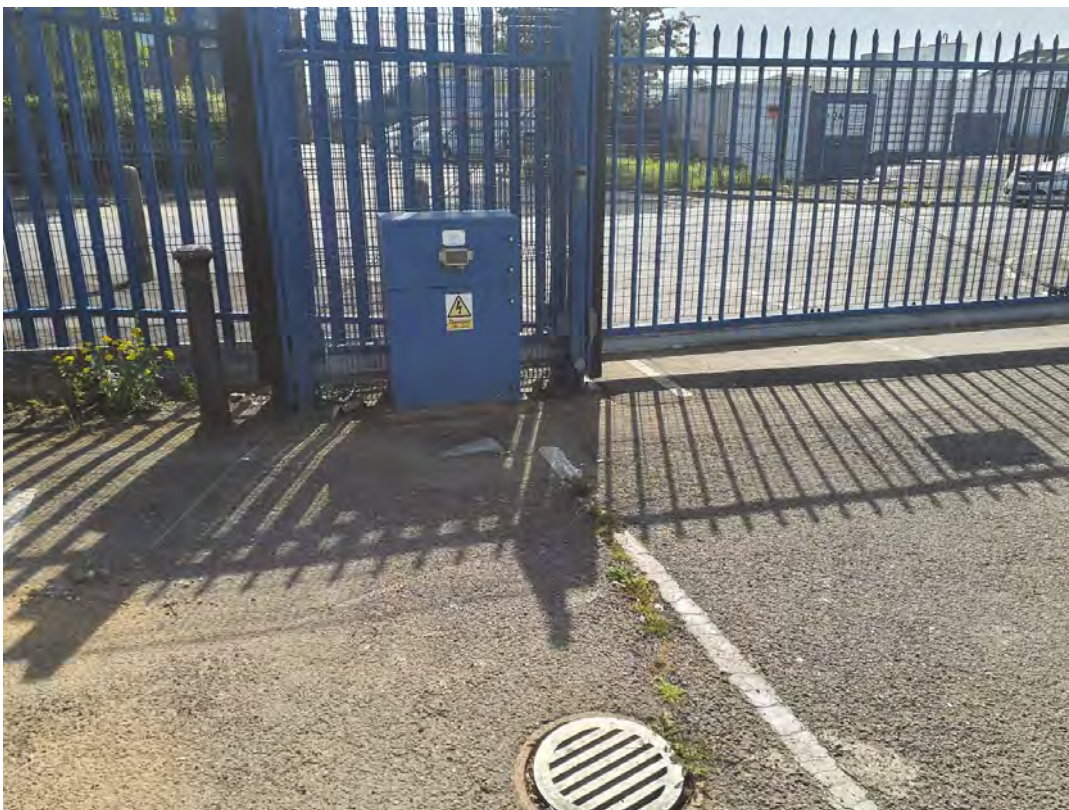


Plate 18 - Electric gate motor found on both the southern and northern gates located along the Eastern site boundary.



Plate 19 - Manhole cover located in the southeast corner of the site.



Plate 20 – View looking north along the eastern site boundary.



Plate 21 – Hardstanding along the southern site boundary.



Plate 22 - Three story to five story building disused offices overlying large storage area with loading bays.



Plate 23 – Hardstanding in the eastern portion of the site.



Plate 24 – View of southern loading bays.



Plate 25 - Additional manhole covers in the Western portion of the site



Plate 26 - Pallets located to the rear of the loading bays in the Western portion of the site.

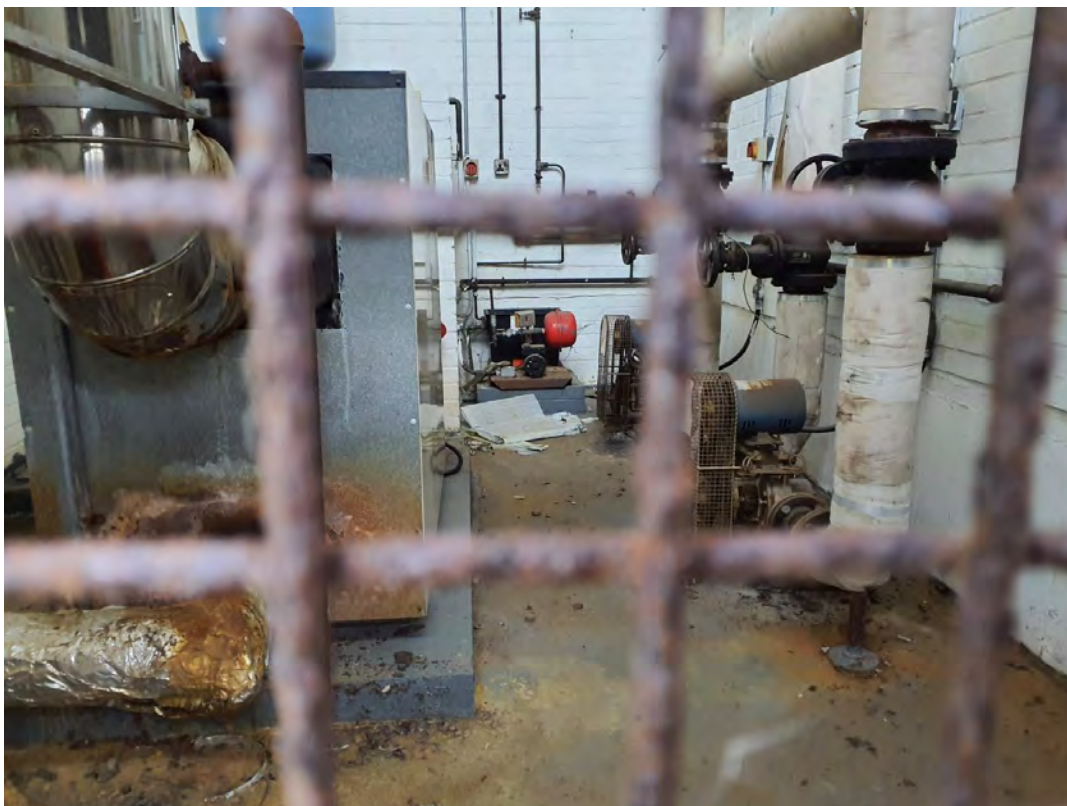


Plate 27 - Plantroom in the building in the Western portion of the site.



Plate 28 - Manhole covers observed in the north-western portion of the site.



Plate 29 – Hard landscaping with manhole covers and soft landscaping along the northern site boundary.



Plate 30 - Manhole cover in the north-western corner of the site.



Plate 31 - Vegetation along the fence defining the Western site boundary.



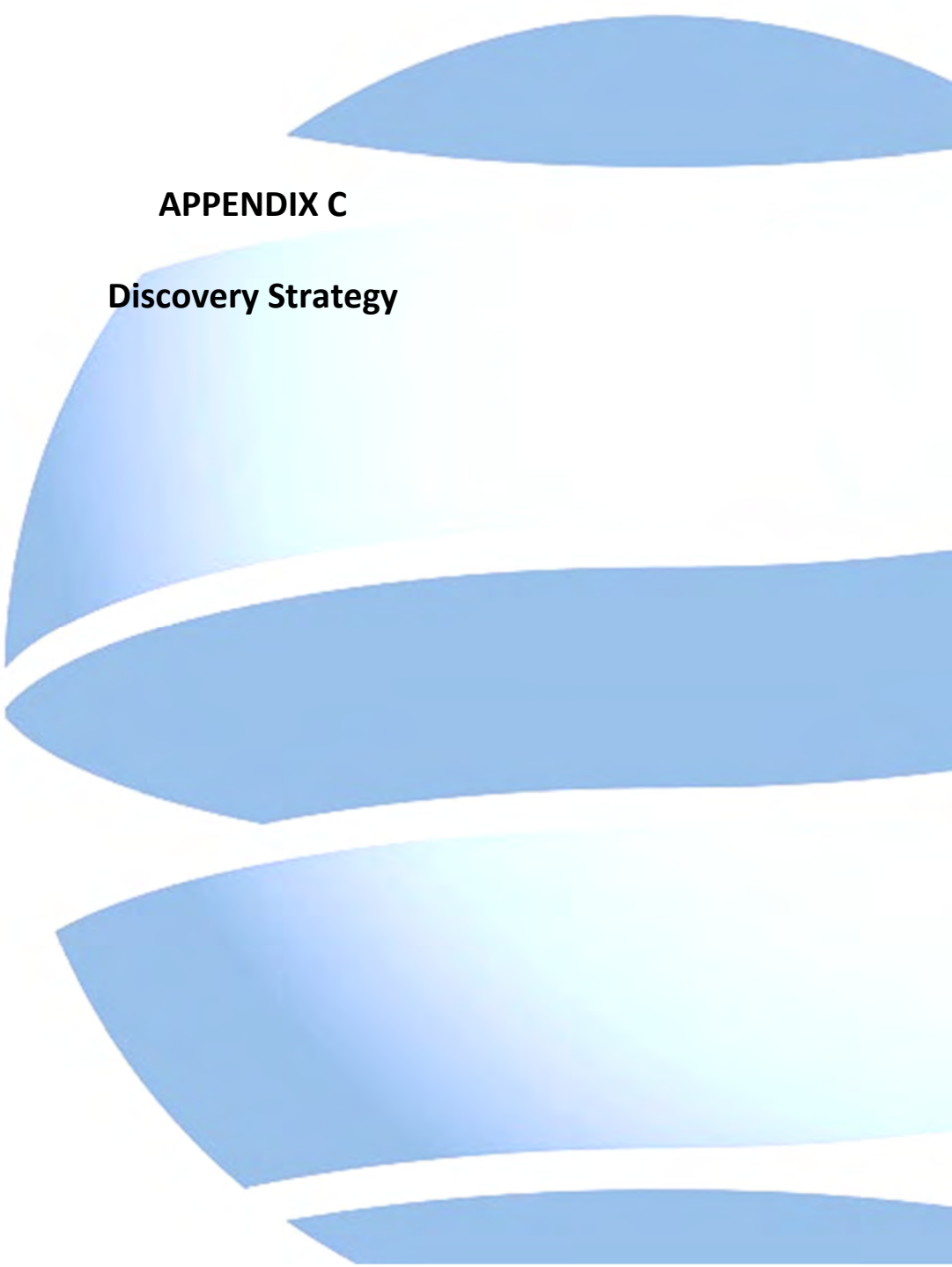
Plate 32 - Electrical service boxes located in the north-western corner of the site.



Plate 33 – View from the north of the site facing south.



Plate 34 - Area to be built up as outlined in plans.

The background of the page features a series of overlapping, wavy, horizontal bands in shades of blue and white, creating a sense of movement and depth. The bands are positioned on the right side of the page, with the blue bands being more prominent and the white bands providing a clean, minimalist contrast.

APPENDIX C

Discovery Strategy

Discovery Strategy

Whilst an intrusive investigation has been undertaken on the site, it remains possible that unexpected ground and/or groundwater conditions may be encountered during the process of construction.

Should previously undiscovered contamination or unforeseen ground conditions be encountered during construction by the ground workers, this must be reported to the Site Manager immediately in order that the Consultant is notified.

Where deemed necessary, the Consultant shall attend the site to inspect the discovery and provide recommendations on the further actions required, if any. Where necessary the regulatory authority shall be informed. Post any additional investigation or laboratory testing the results and any proposed remedial measures shall be reported to the regulatory authority or other appropriate organisation for consent, before proceeding or implementing the remedial measures.

A copy of the discovery strategy must be lodged on site, and provisions made to ensure that all workers are made aware of their responsibility to observe, report, and act on any potentially suspicious, abnormal, unforeseen or contaminated ground and/or groundwater conditions they may encounter.

Depending on the type, nature and extent of any such 'discovery', it may be necessary to halt works in that location until such time as the assessment has been completed. This shall be reviewed on a 'discovery' specific basis and in conjunction with consultation with the client, other technical personnel and/or regulatory/approval organisations.

As a general guide, where such unexpected conditions are encountered the following approach is required as a minimum:

- All discoveries are to be reported to the Site Manager immediately and works at that location are to halt until further notice;
- The Site Manager is to report any such discoveries to the Client and the Consultant;
- Following notification from the Site Manager, the Consultant shall discuss the discovery with the Local Authority and/or other relevant parties and if considered necessary, arrange to meet on site to view the discovery;
- The Consultant shall attend the site to record the location, extent and nature of the discovery and implement an appropriate sampling and analysis regime, taking due account of the type and nature of the discovery, known and probable land uses in that area of the site;
- Where remedial action is required, regulatory consultation and approval will be sought;
- A record will be produced by the Consultant and held on site (with copies held by the Consultant, Client and Local Authority/other relevant organisation), detailing the discovery, assessment works undertaken, findings thereof, confirmation either of no action required or detailing the remedial action taken and validation thereof.

The process is summarised below:

