

Your Ref:

Our Ref: S11067-JNP-XX-XX-RP-C-0001/Gas/SLL

Chkd: PT

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For the attention of Suchindra Reddy

21st February 2020

Dear Suchindra

Re: Dukesbridge Chambers, Reading – Ground Gas Assessment

Prior Approval was granted for the redevelopment of Dukesbridge Chambers, Reading, in September 2019 (Reading Borough Council Reference 191221). The proposed works comprise:

'Change of use of part ground floor and first to fourth floors from Class B1(a) (Offices) to Class C3 (Dwellinghouses) to comprise 25 dwellings (13 x Studio, 11 x 1 bed and 1 x 2 bed). Prior notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).'

Condition 3 of the Decision Notice required the following:

'3. a) No development shall take place until a detailed land gas site investigation has been carried out by a competent person to fully and effectively characterise the nature and extent of land gas and its implications. The method and extent of this site investigation shall be agreed with the Local Planning Authority prior to commencement of the work and shall then proceed in strict accordance with the measures approved.

b) No development shall take place until a scheme showing how the development is to be protected against the possibility of land gas has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented and completed before the development is first occupied and those measures incorporated into the development shall thereafter be retained unless the Local Planning Authority agrees otherwise in writing.

c) The land gas remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

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Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas due to the presence of land gas.'

The site is currently used as offices with a reception at ground floor level and offices on the upper floors. The proposed development comprises an entrance hall with bike racks, a lift and stairs at ground floor level with the apartments on Floors 1 to 3 (see appended plans).

The risk assessment undertaken as part of the Phase 1 Geo-environmental Desk Study (jnp group reference C86080-JNP-XX-XX-RP-C-1001-S2 P01, April 2019) has been revisited as it is confirmed that there will be no accommodation at ground floor level. This is summarised in the table below.

Source	Pathway	Receptor	Risk
Ground Gas Unproven whether present on site. No known issues with current site use.	Vertical and Lateral Migration No proposed accommodation at ground floor level which will effectively act as a large void with ventilation provided by the doors into the hallway.	End Users	Low Source pathway receptor linkage not viable

The Environmental Health Officer at Reading Borough Council has been contacted to discuss the approach to the assessment and the conclusions. They have agreed that:

'Provided that the plan to have no dwellings at ground level does not change I can confirm that your conclusion and approach are considered appropriate.' (See attached.)

It is therefore concluded that there is a low risk to end users from ground gas following redevelopment of the site.

If you require further clarification or additional information, please do not hesitate to contact us.

Yours sincerely



Sarah Longstaff

Principal Hydrogeologist

Sarah Longstaff

From: Jarvis, Ross <Ross.Jarvis@reading.gov.uk>
Sent: 20 February 2020 11:58
To: Sarah Longstaff
Subject: RE: Dukesbridge Chambers - Land Gas Assessment. [Filed 21 Feb 2020 09:41]

Hi Sarah,

Provided that the plan to have no dwellings at ground level does not change I can confirm that your conclusion and approach are considered appropriate.

Regards

Ross

Ross Jarvis
Senior Environmental Health Officer
Environmental Protection & Nuisance | Directorate of Economic Growth and Neighbourhood Services
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

0118 937 2314 (72314)

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From: Sarah Longstaff <Sarah.Longstaff@jnpgroup.co.uk>
Sent: 20 February 2020 11:50
To: Jarvis, Ross <Ross.Jarvis@reading.gov.uk>
Subject: Dukesbridge Chambers - Land Gas Assessment.

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Hi Ross.

Thanks for the call this morning.

As discussed, the Decision Notice (ref. 191221) for the redevelopment of this site includes a Condition (no. 3) requiring a land gas assessment.

The scheme compromises:

'Proposal: Change of use of part ground floor and first to fourth floors from Class B1(a) (Offices) to Class C3 (Dwellinghouses) to comprise 25 dwellings (13 x Studio, 11 x 1 bed and 1 x 2 bed). Prior notification under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). At: Dukesbridge Chambers 1 Duke Street Reading'

At ground floor level, an entrance to the building will be created; there are no dwellings proposed at ground floor level.

We therefore proposed to provide a brief report documenting this information. We conclude that as dwellings are not proposed at ground floor level, the ground gas risk is low and further intrusive works are not warranted.

Please can you confirm that this approach is acceptable.

Regards

Sarah Longstaff
Principal Hydrogeologist



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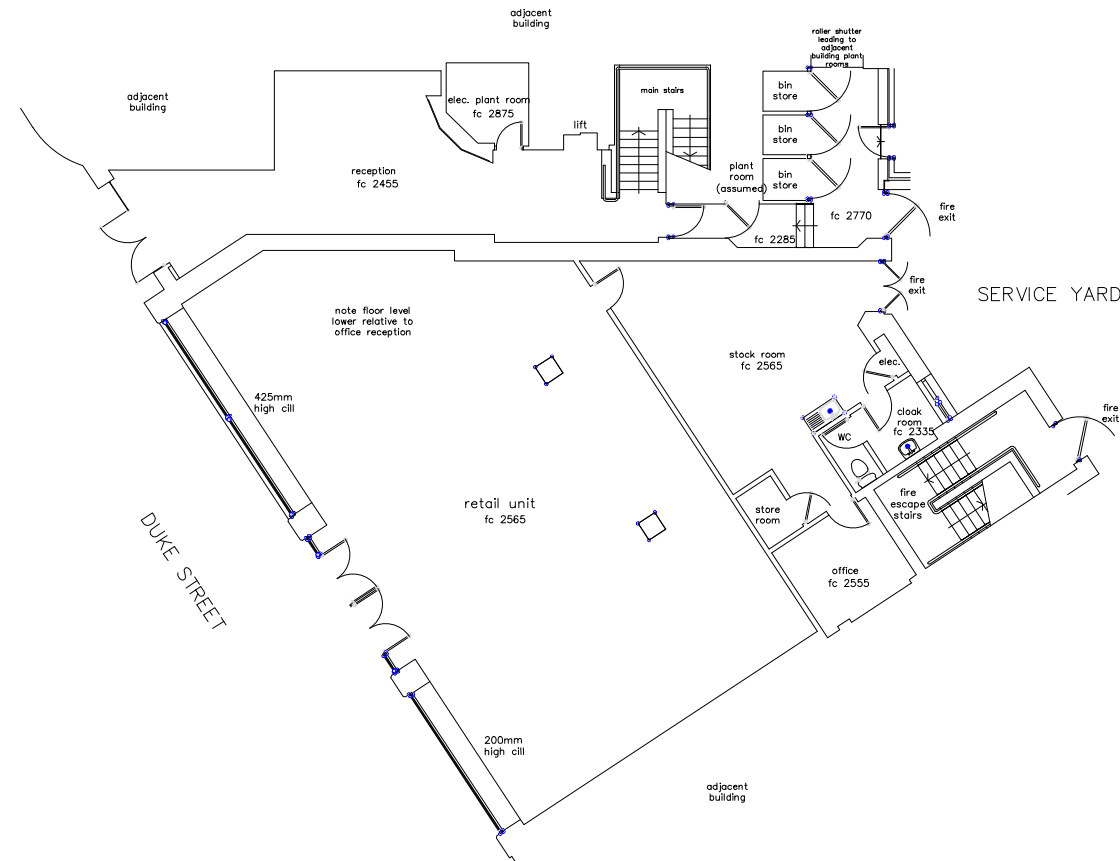
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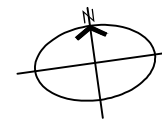
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EXISTING GROUND FLOOR PLAN
SCALE 1:200



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Barnet, Herts
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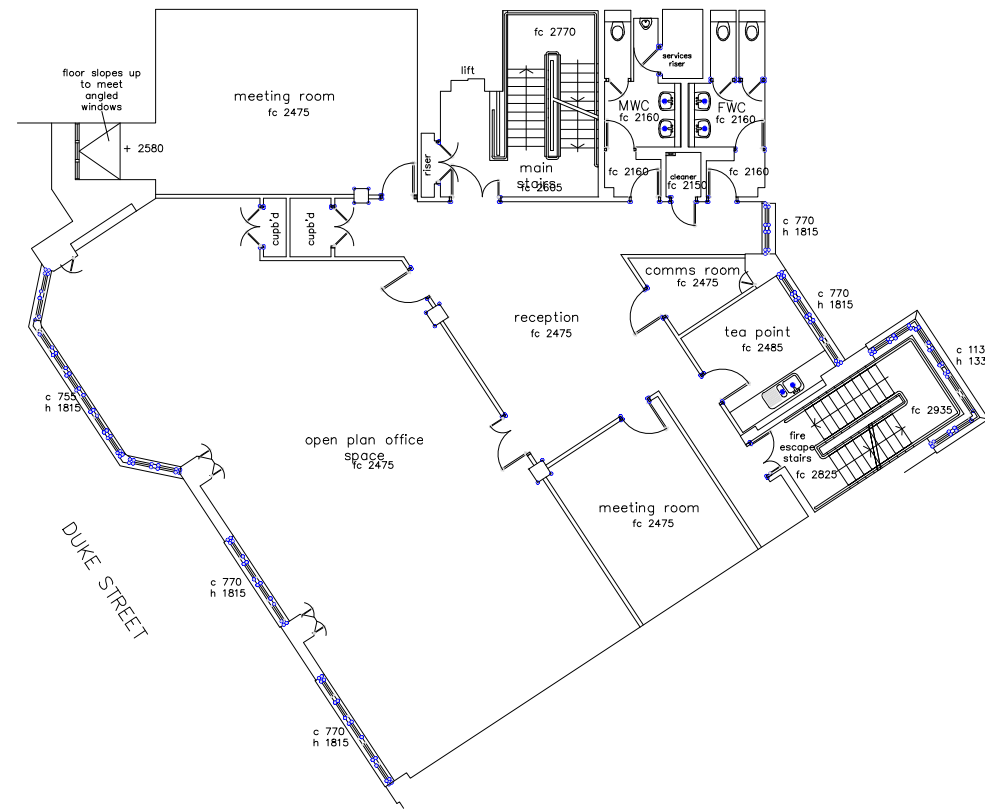
Drawing Title:
**Existing Ground Floor
Plan**
Project:
P.D.Application

Scale: 1:200@A3
Drwn: srt
Date: April 2019

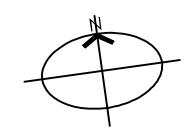
Location:
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Drawing No:

5016	40	
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EXISTING FIRST FLOOR PLAN
SCALE 1:200



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Barnet, Herts
EN5 4SZ

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Drawing Title:
Existing First Floor Plan

Scale: 1:200@A3
Drwn: srt

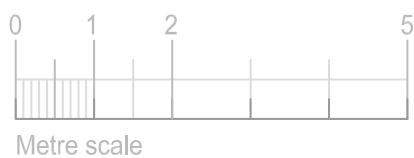
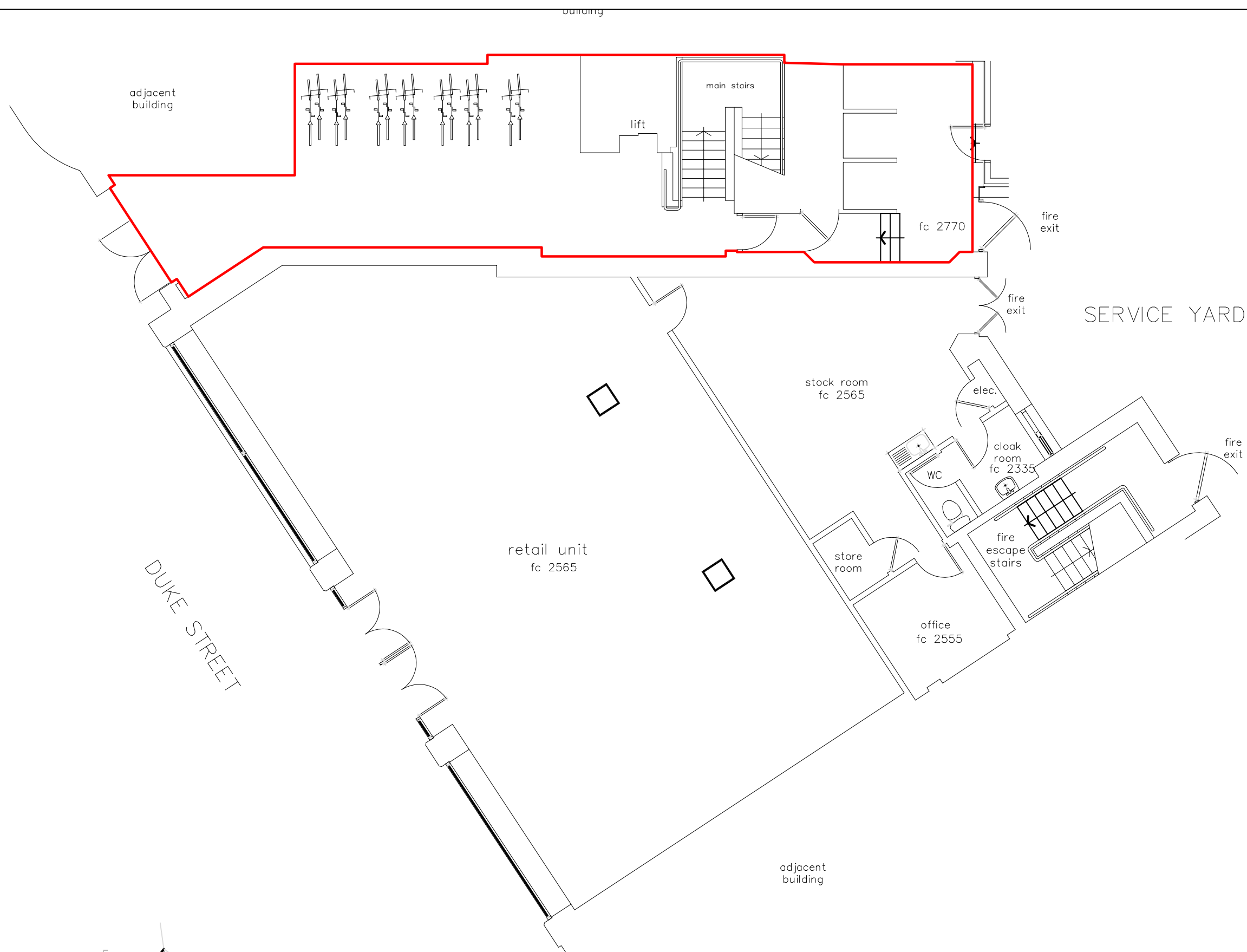
Project:
P.D.Application

Date: April 2019

Location:
Dukesbridge Chambers,
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Drawing No:
5016 41

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Drawing Title:
Ground Floor Plan

Scale: 1:100@A3

Drwn: tdo

Project:
**Conversion to residential
use.**

Date: march 2019

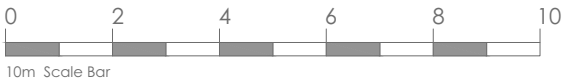
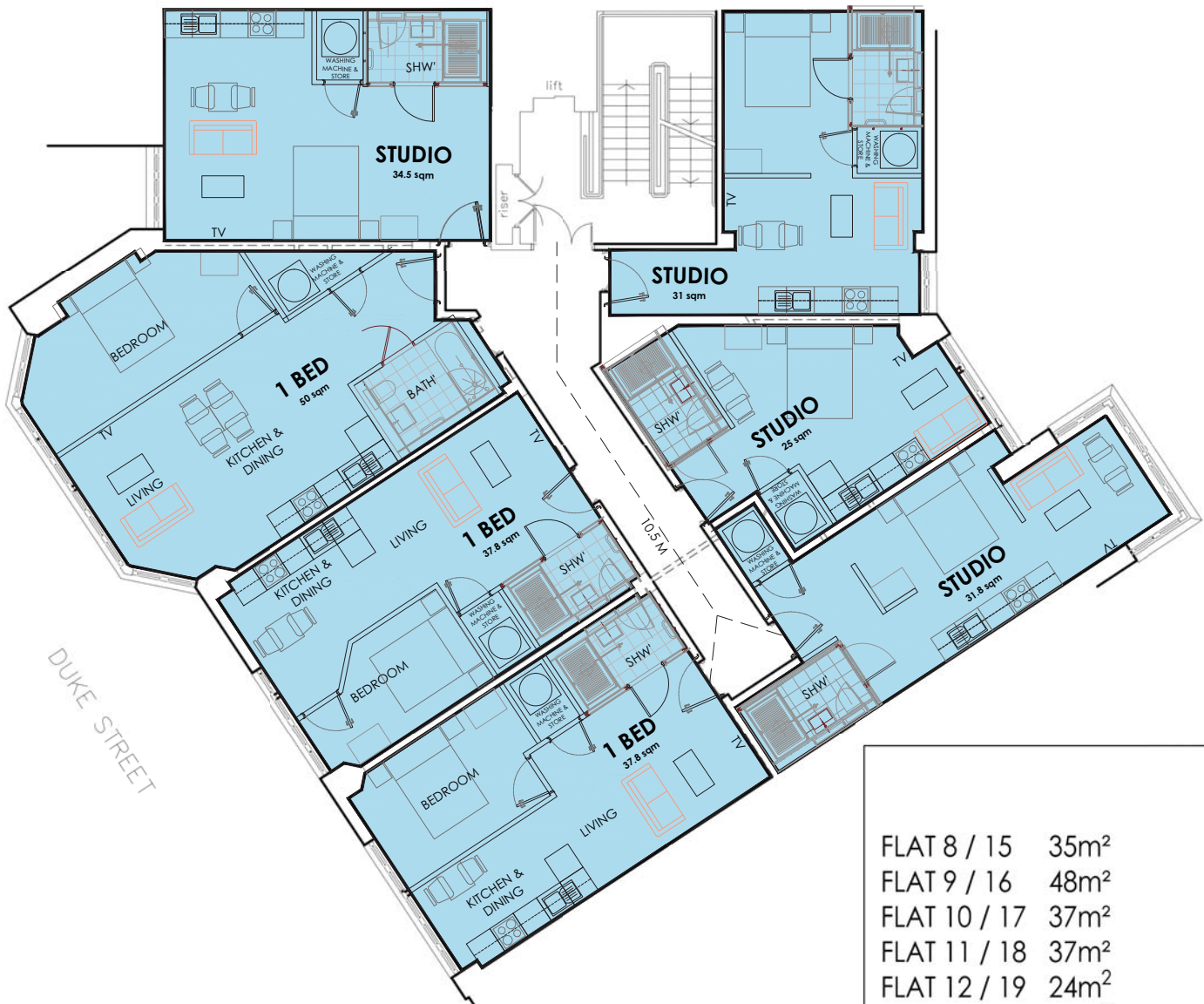
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APPROX. AREA		
FLAT 8 / 15	35m ²	studio STUDIO - 34.5 sqm
FLAT 9 / 16	48m ²	1 bed. 1 BED - 50.0 sqm
FLAT 10 / 17	37m ²	1 bed. 1 BED - 37.8 sqm
FLAT 11 / 18	37m ²	1 bed. 1 BED - 37.8 sqm
FLAT 12 / 19	24m ²	studio STUDIO - 31.8 sqm
FLAT 13 / 20	32m ²	1 bed. STUDIO - 25.0 sqm
FLAT 14 / 21	31m ²	studio STUDIO - 31.0 sqm

SKETCH OVERLAY

B	11/07/19	THIRD ISSUE	SR
A	10/07/19	SECOND ISSUE	SR
-	18/05/19	FIRST ISSUE	SR
REV	DATE	DESCRIPTION	BY

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01. SKETCH		
01. PRELIMINARY	02. FOR COMMENT	03. FOR APPROVAL
OTHER :		
01. PRELIMINARY		

PROJECT :		
Dukesbridge Chambers		
DRAWING TITLE :		
PD - FEASIBILITY TYPICAL FLOOR LAYOUT (1st TO 3rd)		
CLIENT :		
Carlisle Property Group Ltd.		
archiflair design ltd		
architecture . master planning . urban design . interior		
www.archiflair.co.uk : info@archiflair.co.uk : Reg No. 11823634		
DATE :	May 2019	SCALE : 1:100 @A3
JOB NO. :	19-0005	DRAWN BY : SR
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