

- 5.25 Clay pits at that time were generally excavated by hand, with some help from steam powered drag lines and other simple mechanical excavators. The excavations tended therefore to be shallow, following a particular layer within the Lambeth Group deposits.
- 5.26 The area of Katesgrove Kilns slopes significantly and some of the embankments and retaining walls on the early mapping can be picked out in the topography of the streets and houses present and we doubt that waste was imported on mass before housing etc appeared over these areas.
- 5.27 Smaller gravel pits were noted on the historic maps to the east of the site. These small pits were probably excavated to provide material for road repairs or local construction. All are now covered by housing and lie outside the notional 250m radius around the pits which could be saturated with landfill gases.

Waste Management Records

- 5.28 The database search revealed two areas of registered landfill to the north east of the site. The closest lay 700m from the site at Napier Road and was recorded as accepting inert and industrial waste. This area is now occupied by a large supermarket and a number of apartment blocks and we suspect that the infill that took place was inert soil and rubble used to prepare a development platform. This material would not be expected to generate gases and the migration pathway for gases or leached contaminants onto the site was not considered plausible.
- 5.29 The second landfill at Deans Farm 995m to the north east lay beyond the River Thames and the migration pathway for gases or leached contaminants onto the site was not considered plausible.

Industrial Activities

Historic Industry

5.30 The historic mapping has revealed a significant amount of historic industry in the Reading area. The industries were wide ranging as discussed previously and included tin works, a lead and zinc works, sawmills and many breweries and malthouses, sawmills gas works, biscuit factories and printing works, among others.



Above, an overlay of the 1879 town map and a 2019 aerial picture of the gas works about 300m north west of the site.

5.31 The site area itself was however free from any industrial activities and appears to have been a residential area, built on agricultural land. Most of the industrial activities were to the north and west of the site, none lay to the south of the site in the site's catchment area for contamination.

Modern Industry

5.32 The list of trade directory entries given in the database search for potentially contaminative commercial activities was reviewed and revealed a large number of large and small businesses in the area.

- 5.33 Many appeared to be services industries with no actual contaminative activities such as the Oil & Gas Exploration Supplies & Services company which appears to be offices rather than a yard with oil exploration rigs.
- 5.34 The database also identified cabinet makers or French polishers who could be using varnishes and thinners, musical instrument manufacturer that could be involved with electroplating and electrical component manufacturers that could be using or have used PCB oils (Poly chlorinated Bi Phenyls). However, given the size of the businesses lying closest to the site and their presence in a residential area most can be dismissed.
- 5.35 The only businesses registered within the catchment area for the site (to the south) were all medical clinics that do not carry out any contaminative activities.
- 5.36 The site area however was registered as the address of a company called Printmaker. We have not been able to find any details for this company however, given the small size of the premises, we do not consider that this was a contaminative use.

Ground Subsidence/Instability

- 5.37 The Ground Instability section of the database search (hazard maps) has been reviewed with respect to the published geology and showed that the site lay in an area where compressible ground stability hazards, running sand ground stability hazards and shrinking swelling clay ground stability hazards were not expected.
- 5.38 Given the presence of Taplow Gravel below the groundwater level at this site, we suspect that the risk of running sands has been understated.
- 5.39 The site was also shown to lie in an area where very low risks of collapsible ground stability hazards and landslide ground stability hazards could be expected.

- 5.40 The hazard mapping has revealed that the site lies in an area at high risk of ground dissolution stability hazards or swallow holes. This is probably due to the site lying close to the edge of the Lambeth Group deposits. Rainwater runoff from this area of clay eroded the Chalk at the edges of the Lambeth Group outcrop at a greater rate than seen elsewhere on the Chalk. This has eroded the Chalk and opened up fractures in the rock which has potentially left areas of softened or voided ground at depth.
- 5.41 On this basis the general risk from ground stability hazards is not thought to be significant since the types of instability recorded are easily mitigated by ground investigation and appropriate foundation design. Some additional consideration of the high level of risk posed by dissolution stability hazards will be needed.

Flood Risk

- 5.42 The flood maps show that there were no areas benefiting from flood defences and that no areas of designated flood storage were present. The entire flood plain of the River Thames to the north of the site is shown, unsurprisingly, to be at risk of flooding. The land flanking the Kennet and Avon Canal, running from the west to the north west of the site, is also shown to be at risk of floods.
- 5.43 The site area itself lies at an elevation 10m higher than the level of the Kennet and Avon Canal and we would not expect this site to be at any risk of flooding.

Ground Gases

- 5.44 Radon protection measures were derived from the Envirocheck report supplied for this site which indicates that no radon protection is required for new buildings or extensions in this area.

5.45 The preliminary findings of the desk study show that the site does not lie in an area which could be affected by landfill gases such as Methane, Hydrogen Sulphide or Carbon dioxide. Although unlikely, physical investigations may however, reveal potential gas sources on the site.

Sensitive Land Use

5.46 The site was not shown to lie near to, or within, any Sites of Special Scientific Interest (SSSI), Special Protection Areas (SPA) or Areas of Outstanding Natural Beauty (AONB).

6 WALKOVER SURVEY

6.1 We visited the site on 5th of September 2019. The first area to be inspected was the larger western most garage unit. This was seen to contain some simple timber shelving and innocuous items such as cut timber and a washing machine. The floor was cast insitu concrete which did not appear to be stained and typical odours from automotive workshops (old 10w 40 lube oil or hypoid gear oil for instance) were not noted.

6.2 The second and eastern most garage was empty apart from two cars apparently being stored (Lotus and Volvo). The rest of that garage was empty apart from some drinks bottles and catering supplies.

6.3 The garden area to 17 Eldon Square was then accessed via a doorway from the second garage. Immediately to the west we could see a timber summerhouse type building. A hedge boundary then separated the area from the main garden and its lawn.

6.4 The garages and ground to the south of the garages (and the remainder of the 17 Eldon Square property) were all clean and tidy with respect to potential sources of contamination such as heating oil tanks or barrels of stored chemicals / oils.

- 6.5 Photographs taken during the site walkover are presented in the figures pages. These photographs represent a selection of those taken, the remaining photographs are kept on file at Terramech and can be viewed on request.

7 ADDITIONAL RESEARCH/INFORMATION

- 7.1 Research has shown that 17 Eldon Terrace was designed and built by William Wilson Morley sometime between 1835 and 1840. In 1897 the house was used for accommodating doctors working at the Royal Berkshire Hospital. The building remained residential until 1974 when it was taken over by firm of consulting engineers. After that, the house was used by the Life Storey Trust as a counselling and therapy centre until 2012. The building was then returned to residential use in 2012-2013.
- 7.2 The garage blocks at 14-16 Eldon Terrace, to the rear of 17 Eldon Square, were originally stable blocks, presumably built for horses owned by the well to do occupants of 17 Eldon Square.
- 7.3 We do not know when the garages became separated from the dwelling (i.e. with the house numbers 14-16). This may have been prior to the garages being used by a small printing firm. The final commercial use of the garages was by a taxi firm which used the premises for servicing and repair of their vehicles.
- 7.4 The original stables were made using the same pale Bath Stone used to construct 17 Eldon Square. These stables were then demolished and rebuilt as we see them today but using the original stone which was reclaimed from the stable structures.

8 CONCEPTUAL SITE MODEL

- 8.1 This conceptual model uses the source-pathway-receptor methodology to assess the information gained from the database search and review of the historical maps together with assessments of the published geology, hydrogeology and topography.
- 8.2 The purpose of this model is to define the plausible linkages between contamination in the soils below a site and sensitive receptors such as residents and then enable a preliminary, qualitative risk assessment to be carried out.
- 8.3 The risk assessment is to establish if there are potentially unacceptable risks, if further information is required to complete the assessment and whether or not further action is needed in terms of a more detailed risk assessment. If a clear risk is established it may be appropriate to move straight to the consideration of remedial works (CLR11 Section 2.1 - Overview).

Potential Contamination Sources

- 8.4 The first part of the source pathway receptor linkage is identification of a potential source of contamination. This would include on site potential sources such as soils imported from old industrial sites or residues of processes which were carried out on the site.
- 8.5 Offsite contamination sources can also be a risk to receptors on a site if the contaminants are able to move onto the site area.
- 8.6 The potential sources are drawn from the desk study investigations however, sources such as made ground (imported soil) could be present without any sensible documentary evidence and are therefore included in the conceptual model regardless of the desk study findings.

Migration Pathways

- 8.7 Ground contaminants can be absorbed in the soils and be effectively stationary or can move with groundwater. In the case of liquid or gaseous contaminants, they move by themselves.
- 8.8 Migration pathways fall into two categories, the first are natural porous soils which will allow the percolation of water, gases or other liquids either vertically or horizontally. The second category of migration pathways comprises man made pathways such as granular backfill to service trenches, soakaways or areas of made ground.
- 8.9 In areas underlain impermeable strata or covered by hardstanding, surface water flow can also carry contaminants whether by un-channelled flow during floods or flow via watercourses and drainage ditches etc.
- 8.10 Airborne pathways for the migration of dust and fibres are present if site conditions become dry and dusty or during the demolition of any structures containing asbestos or during the trafficking of contaminated areas.

Absorption Pathways

Ingestion of Soil Ingestion of household dust Ingestion of contaminated vegetables Ingestion of contaminated soil attached to vegetables Dermal contact with soil	Dermal Contact with household dust Inhalation of fugitive soil dust Inhalation of fugitive household dust Inhalation of vapours outside Inhalation of vapours inside
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- 8.11 The entry routes for contaminants into a human being are numerous and are summarised in the table below. These exposure pathways are considered as part of the overall Source Pathway and Receptor model and are not to be confused with migration pathways. Migration pathways are included to encompass all potential plausible links between source and receptor.

Receptors

- 8.12 In order to assess the vulnerability of a receptor, investigations consider the exposure scenario to which receptors are subjected. Where re-development is proposed this scenario is defined by the proposed end use of a site, as a residential area or allotment for example.
- 8.13 Construction workers could be considered potential receptors due to their presence on site. Exposure routes to ground contamination would arise from earth handling activities and working over areas of impacted ground. The exposure durations for such workers will be very limited when compared to an occupier.
- 8.14 Service maintenance workers were considered a potential receptor due to their periodic presence on site during construction and following completion. Exposure routes to ground contamination would arise from earth handling activities during works to install or maintain these services. Again the exposure durations for such workers will be very limited when compared to an occupier.
- 8.15 Future residential occupants are probably the most sensitive of the receptors considered due to the time periods over which they could be exposed to any contaminants present. Young children will play and create mud baths in their gardens exposing themselves to the underlying soils in terms of dermal exposure and they can also ingest significant quantities of this soil during such play. Children and adult occupants may be exposed to the underlying soils during gardening activities and also consume fruit and vegetables which have taken up contaminants.

- 8.16 The wider public could be considered receptors of long range airborne contaminants such as volatiles liberated during excavations, dust from contaminated materials exposed by excavation or airborne fibres liberated during demolition or removal of asbestos building materials.
- 8.17 Groundwater is abstracted and consumed in bulk without any treatment in large areas of the country. Groundwater also feeds many springs lakes and rivers whose ecosystems depend on uncontaminated water. Groundwater has therefore been selected as a sensitive receptor in its own right although it could be considered under this assessment to be a migration pathway.

Identified Potential Linkages

1) Made Ground

- 8.18 Made ground could be present under any section of the site. Material can be imported for a variety of reasons, usually to modify ground levels particularly close to water courses.
- 8.19 We can also expect to see some thin layers of made ground which are inevitable around buildings and just represent old materials such as bricks worked down into the topsoil during construction. Thicker layers of made ground can however, represent a mass import of soil.
- 8.20 We would also note that construction work at this time (1840) involved all sorts of bad practices compared with modern works. Little or no waste was removed from site, waste bricks and other scrapped building materials including painted timber, roof flashing, window beading, as well as soil and cleared vegetation would have been burned and the ash buried or spread out in the garden areas.

- 8.21 The sources of imported materials and therefore the potential contaminants present in any made ground were seldom considered in the past. During these eras some constituents of infill material such as scrap metals, ash and Asbestos were regarded as inert and used in rather inappropriate places. Made ground could therefore contain a wide range of commonly occurring industrial contaminants.
- 8.22 The list of potential contaminants therefore includes a basic list of toxic metals, tarry combustion residues (PAH), petroleum hydrocarbons and asbestos in recognition of the fact that the soils could be arising from historic foundation excavations, piling etc. on old industrial sites.
- 8.23 If contaminated fill materials are present then the site occupants as well as the construction workforce could be at risk. Depending on the type of fill present, if at all, wider risks from dust liberation during construction or release of contaminants into groundwater by excavation disturbance could also occur.

2) Printmaker

- 8.24 This commercial activity is suspected to have taken place in these garages however, we would note that the premises were very small and unlikely to have been producing volumes of contamination.
- 8.25 The DoE (old department for the Environment) Industry Profile for miscellaneous Industries considers printing and bookbinding Works and discusses a number of potential contaminants. The most concerning are the organic solvents used, mostly for cleaning and de-oiling or de-waxing lithographic plates. Methyl Ethyl Ketone is listed together with a variety of Halogenated volatile compounds and solvents as 'heavy' as kerosene.

- 8.26 The inks used can be a variety of metal based, organic or organo-metal compounds. The simplest inks are based on metal salts including those of Lead, Cadmium, Chromium or Copper. Hydrocarbon dyes are generally based on Poly-cyclic Aromatic Hydrocarbons such as Anthracene which is the basis for Anthraquinone which is the basis for the dye Indigo. Blue dyes can sometimes be the most concerning since they could derive the colour from Prussian Blue or Ferrous Ferric Cyanide (Blue Billy, a waste from old Gas works).
- 8.27 Organo metal dyes such as Phthalocyanine comprise a complex hydrocarbon molecule which holds a single metal atom at the centre of the molecule which gives the dye its colour. These dyes would not be considered a risk in the ground since they are often injected directly into human skin by Tattooists.
- 8.28 The actual solvents used in printing works have been subject to various health and safety considerations and the use of some solvents such as Methyl Ethyl Ketone, Toluene, Ethyl Benzene have almost stopped because of the flammability of these compounds. This is of particular concern with the alcohol/ketone group which often burn with a blue flame which is almost invisible in a brightly lit environment. Non-flammable solvents such as Trichloroethylene are generally used as cleaning agents in these settings.

3) Vehicle Maintenance

- 8.29 The workshop use is a potential source for a variety of hydrocarbons including those associated with fuels together with heavier lubrication range hydrocarbons and a range of solvents.

- 8.30 The DoE Industry profiles for Road vehicle fuelling, service and repair (Garages/Filling Stations and Transport/Haulage Centres) discusses a wide variety of contaminants including those associated with fuels and lubricants together with paint solvents, thinners and cleaning agents.
- 8.31 Old engine oil forms the largest volume source of contamination, most servicing and repair would be expected to yield at least 4.5litres (a gallon) of old oil per vehicle. Most workshops collect this oil for recycling or for use in waste oil burners. Collection can involve bespoke tanks provided by an oil recycling firm or old fuel tanks can be used, particularly if the workshop occupies an old fuel station. Spillage during the transfer of oil from collection pans to the tank can heavily contaminate the area were the tank is located, as can any leakage resulting from past deterioration of the tank structure (particularly with underground tanks).
- 8.32 Other contaminants include metals arising from milling, grinding, finishing, and polishing of components. Metals can also enter the soils where components of whole vehicles are allowed to corrode outside. As steel corrodes additives such as Boron, or coatings such as Cadmium Zinc Nickel and Chromium, are released.
- 8.33 The electrode plates in Lead-acid batteries comprise Lead, alloyed with Antimony, Calcium Tin and Selenium. The plates are manufactured to give an ideal surface for Lead Sulphate to be absorbed by the plates during use, or given off by the plates during charging. This charging and discharging cycle slowly damages the electrodes which shed a Lead rich sludge into the base of the battery. When the plastic battery body is damaged the Lead Sulphate rich, highly acidic electrolyte is released as well as the Lead rich sludge.

4) Royal Berkshire Hospital

- 8.34 This complex is the only non-residential land use in the catchment area for contaminants that could migrate onto the site. Although radioactive substances are registered at the hospital, their use is subject to strict control and contamination due to spillages or leaks is not considered to have ever taken place.
- 8.35 Historic use of antiseptics based on compounds such as Silver salts, Phenol or Cresols and also some Poly-cyclic Aromatics such as Naphthalene could have entered the soils via drainage and soakaway systems during the long history of the hospital. Waste mercury from thermometers and treatment of patients with syphilis could also be present.
- 8.36 The main issue at the hospital is the boiler room where as discussed we suspect there may be fuel oil for backup heating and power. Any fuel storage areas can be subject to spillage during deliver and leakage from the tanks and fuel lines may have been slowly taking place into the ground.

Tabulated Conceptual model

- 8.37 This Conceptual Model is summarised below in a tabular format. The most plausible linkages are then risk assessed.
- 8.38 The Risk Assessment comprises our interpretation of the model procedures set out in DEFRA/EA CLR 11 (Model Procedures for the Management of Land Contamination) report and considers if a potential risk is ⁽¹⁾ acceptable, ⁽²⁾ acceptable following further assessment, ⁽³⁾ acceptable following remediation or ⁽⁴⁾ unacceptable.

	Potential Source ON SITE	Potential Location	Associated Contaminants	Potential Migration Pathway	Potential Absorption Pathway	Potential Receptor	Preliminary Risk Assessment	Note
Linkage 1	Made ground	Whole site	<i>Suites must reflect the nature and therefore the source of the waste materials noted. In the absence of such evidence then the basic suite below is recommended.</i> Arsenic, Cadmium, Chromium, Lead,, Mercury, Nickel and Selenium, Cyanide (free and total) Hydrocarbons <i>including</i> Phenols, Poly -cyclic Aromatic Hydrocarbons Asbestos Ground gases inc CH ₄ , CO ₂ and H ₂ S	Already present at surface on site. Migrating off site by surface routes or porous soils to affect off site receptors or groundwater.	Dermal contact with soil Ingestion of Soil Inhalation of fugitive soil dust (outside) Dermal contact with household/indoor dust	Construction Workers. Service and Maintenance Workers. Site Occupiers Wider public	Acceptable following some limited further assessment.	Physical investigations do not appear warranted at this stage however, inspection following demolition and a discovery strategy will need to be drawn up in case of any made ground being found as development of the site progresses.
Linkage 2	Printmaker	Whole site	Metals such as Lead Copper Cadmium Tin used in inorganic dyes/pigments. Cyanides from Blue dyes and residues from lithographic or etched printing plates. Hydrocarbon based dyes such as Indigo which is based on Anthracene and Fluorescent dyes based on Fluorene. Solvents such as Methyl Ethyl Ketone Paraffin and halogenated hydrocarbons such as Trichloroethylene.		Ingestion of household/indoor dust. Inhalation of fugitive household/indoor dust	Groundwater	Acceptable following some limited further assessment.	Inspection following demolition and a discovery strategy will need to be drawn up in case of any odorous solvents or discolouration due to dyes is noted.
Linkage 3	Vehicle Maintenance	Whole site	Gasoline Aliphatic Hydrocarbons C ₅ to C ₁₂ (Pentane C ₅ , Hexane C ₆ OctaneC ₈ And Decanec ₁₀) Traces of Mono-cyclic and traces of Poly cyclic Aromatics from C ₈ to C ₁₀) Fuel additives such as Lead (Tetramethyl and Tetraethyl Lead) and MTBE Diesel 50% Aliphatic Hydrocarbons C ₁₀ to C ₄₀ (Decane C ₁₀ , Eicosane C ₂₀ and up). 50% Poly cyclic Aromatics from C ₁₀ to C ₃₅). Traces of Mono-cyclic (Benzene etc C ₆) Inorganics Metals associated with worked components or batteries. Includes Lead, alloys of steel containing chrome, vanadium molybdenum Boron and surface treatments such as chrome cadmium, cyanide nickel and zinc Lubricants Light Paraffin based oils as well as heavy engine oil comprising aliphatic hydrocarbons in the C ₂₀ to C ₄₀ range and aromatics in a similar range if the oil has been used Solvents Light aromatics and aliphatics up to C ₁₀ (white spirit or Stoddard's Solvent) halogenated hydrocarbons. Other Asbestos from brake linings		Ingestion of contaminated vegetables & attached soil Inhalation of vapours or gases outside Inhalation of vapours/gases inside. Groundwater		Acceptable following some limited further assessment.	Inspection following demolition and a discovery strategy will need to be drawn up in case of any oils, fuels or other contaminants associated with this potential source are found.

	Potential Sources OFF SITE	Potential Location	Associated Contaminants	Potential Migration Pathway	Potential Absorption Pathway	Potential Receptor	Preliminary Risk Assessment	Note
Linkage 4	Royal Berkshire Hospital	200m at its closest point. 530m to boiler house	Silver Salts, Phenol, Cresol, Naphthalene, Mercury +Salts, Zinc +Salts, medical Paraffin and petroleum jelly. Fuel oil from the boiler room backup tanks (C10 to C20+ aliphatic and aromatic hydrocarbons). Radioactive medical tracers (dismissed)	Leached, spread up onto site surface area through porous soils. Leached, spread up onto site surface area by surface water flow. Direct migration of volatiles/gasses up onto site surface area through porous soils. Direct migration of fluid contaminants up onto site surface area, through porous soils. Surface contaminants trafficked onto site. Dust containing contaminants including fibres settling on site. Directly to Groundwater	Dermal contact with soil Ingestion of Soil Inhalation of fugitive soil dust (outside) Dermal contact with household/indoor dust Ingestion of household/indoor dust. Inhalation of fugitive household/indoor dust Ingestion of contaminated vegetables & attached soil Inhalation of vapours or gases outside Inhalation of vapours/gases inside. Groundwater	Construction Workers. Service and Maintenance Workers. Site Occupiers Wider public Groundwater	Acceptable	Although this very old hospital lies in the contamination catchment for this site, we don't consider that any significant volumes of waste antiseptic fluids or mercury from broken thermometers would be present in the ground between the hospital and the site, without the fact becoming evident.

9 CONTAMINATION RISK ASSESSMENT (QUALITATIVE)

9.1 The conceptual model suggests plausible contaminant linkages between sources and receptors. The potential risks have been assessed in terms of being:

- (1) Acceptable,
 - (2) Acceptable following further assessment,
 - (3) Acceptable following remediation,
 - (4) Unacceptable.
- as follows:

9.2 The risks from the presence of made ground being present cannot be assessed at this point however, given the absence of any obvious ground level alterations on site and in the absence of earthworks / embankments slopes on historic mapping we would suggest that the likelihood of any significant soil import to have taken place is remote. Therefore we would recommend that Inspections are made following demolition and a discovery strategy is drawn up in case of any made ground being found as development of the site progresses.

9.3 Given the potential for the site to have been used by a printer we would recommend that inspections should be made following demolition for odorous solvents or discolouration due to dyes. We would also recommend that a discovery strategy is drawn up detailing the potential signs of such contamination that are discovered after the inspection process.

9.4 A similar approach is suggested for the potential garage workshop associated contamination. Inspections should be made after demolition for any visibly greasy, discoloured or odorous soil and as discussed above, a discovery strategy should be drawn up detailing the potential signs of such contamination that are discovered after the inspection process.

9.5 The issue of the identified risk from solution feature activity needs to be addressed.

Clearly the buildings on this site and in the surrounding area have stood the test of time and whatever the conditions are below ground, the situation is stable.

9.6 As we have seen at Field Road and in other parts of Reading, voids can be present and stay intact for hundreds of years before a collapse takes place. On this basis we would suggest that Peter Brett Associates in Reading are contacted to provide an assessment of the dissolution feature potential.

10 NOTES

10.1 The comments given in the report and the opinion expressed herein are based on the information sourced by the desk study and other published information. Third party information was therefore used in the preparation of this report and Terramech Investigations Ltd. cannot guarantee the accuracy or completeness of this information.

10.2 There may be other sources of information not included in those listed that hold data relevant to the Desk Study undertaken at the site that could materially affect the conclusions made in this report. The interpretation of the maps and/or other data commented on in this report is subjective.

10.3 In the unlikely event that unexpected areas of contaminated soil are noted during the development, such as an area impacted by fuel, hydraulic oil, solvents or dyes, then the Local Authority and Terramech should be informed as soon as possible to assess the situation.

10.4 The conclusions in this report represent our professional opinion, these conclusions have been drawn up with the greatest care to ensure that all apparent issues were addressed properly in accordance with applicable UK guidance and accepted practice.

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JRP/JGM

18 September, 2019

**PHASE 1 ENVIRONMENTAL INVESTIGATION
NO 4178/19
GARAGES AT 14-16, ELDON TERRACE,
READING, BERKSHIRE
FOR
PROPOSED HOUSING DEVELOPMENT**

FIGURES