

© This drawing remains the property of The Keen Partnership and shall not be copied without prior written consent.

All dimensions to be checked on site and any discrepancies to be reported before work commences.

Notes:

Rev	Comment	By	Date
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THE
KEEN
PARTNERSHIP

The Courtyard
Edinburgh Road
Reading RG30 2UA
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Fax: 0118 9510 866
Email: chriskkeen@keenpartnership.co.uk
www.keenpartnership.co.uk

Client:
Irongate Property
Management Ltd

Job Title:
14-16 Armour Road Tilehurst
Reading. RG31 6HN

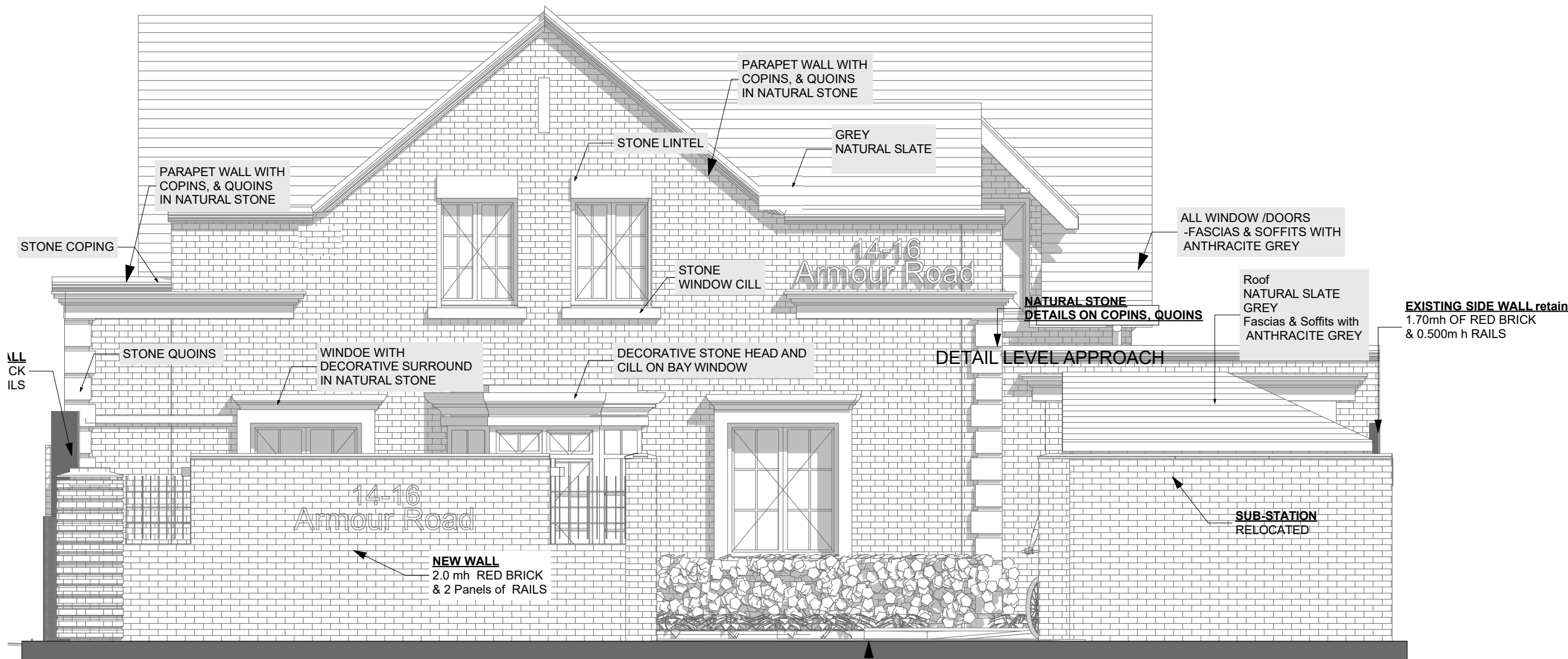
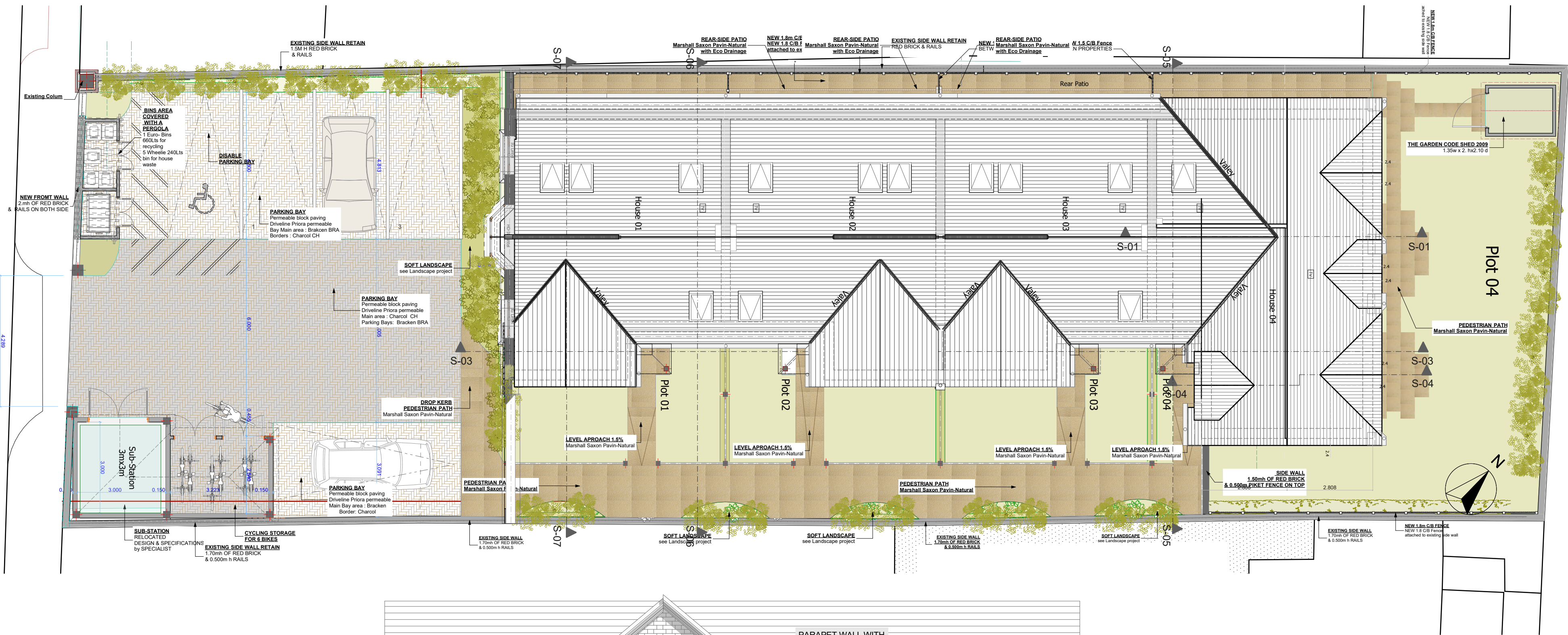
Drawing Title:
BR & CONDITIONS 02

Status:
BUILDING REGS

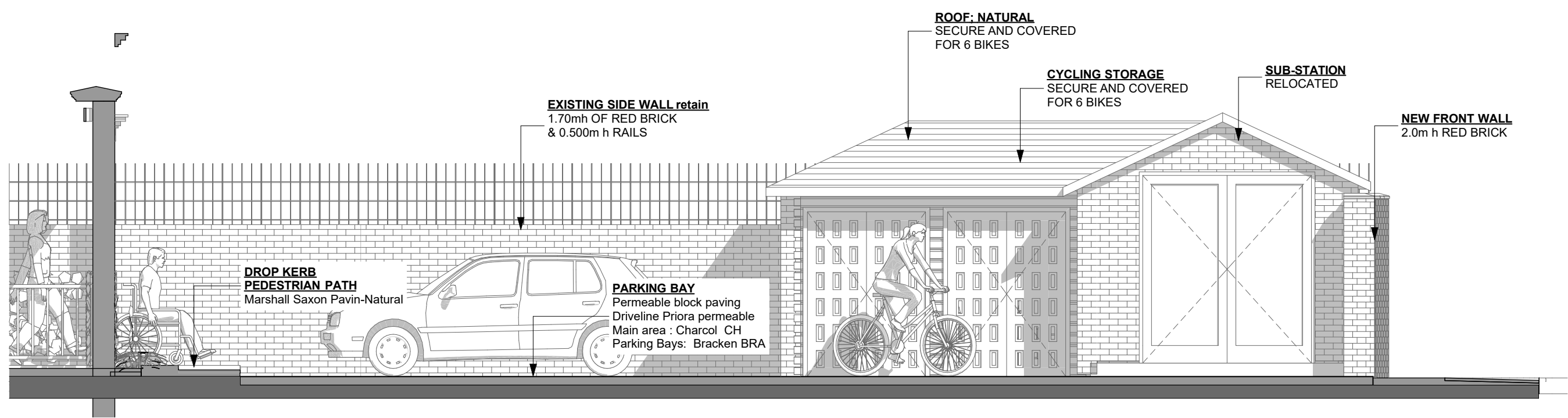
Date Drawn: 06-10-14	Drawn By: LL	Scale: 1:50@A1
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Job No: 8307-14	Dwg No: 8307-BR-11/	Rev: Cond-01
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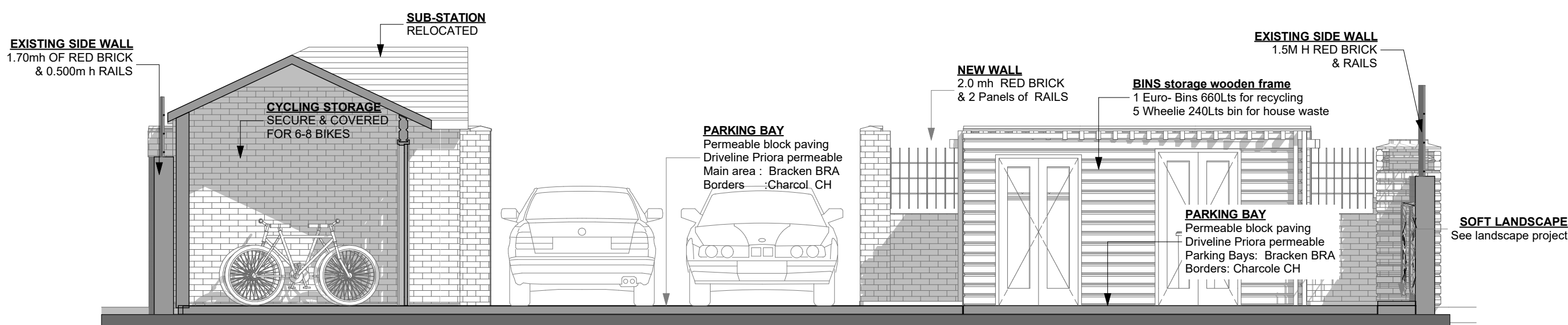
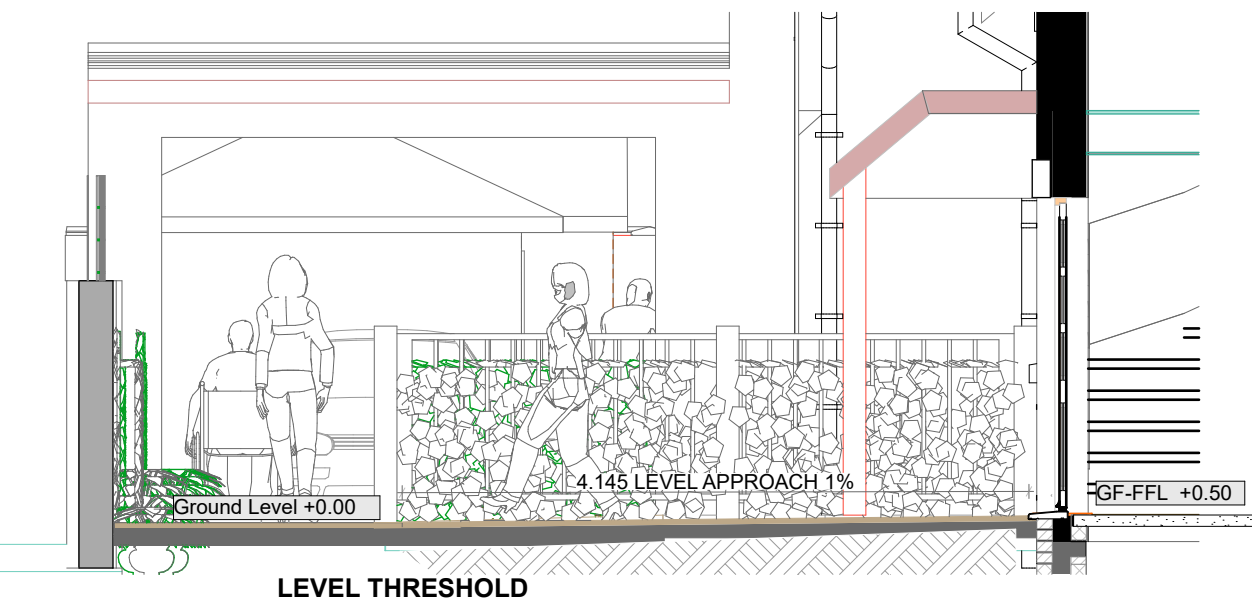
ARMOUR ROAD



FRONT ELEVATION 1:50
DO NOT USE



BIKE STORAGE & RELOCATED SUB-STATION 1:50
DO NOT USE



CYCLE STORAGE & BIN STORAGE 1:50
DO NOT USE

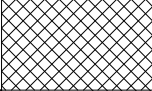
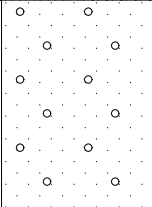
APPENDIX 2

TRIAL PIT RECORD

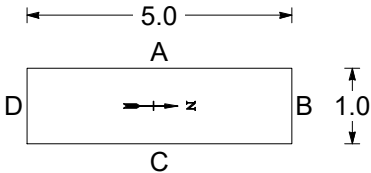
Client: Irongate Property Asset Management Ltd. Project Title: 14-19 Armour Road, Reading Project No: 210736 Logged By: I Hibberd Date Completed: 26/08/2016 Method Used: 360° Mechanical Excavator			Trial Pit No. TP05				
			Sheet 1 of 1				
Samples & Tests			Description of Strata		Depth / (Level)	Geology	Legend
Depth	Type & No	Value					
0.20	J1		MADE GROUND: Loose, black gravelly, ashy sand. Gravel of medium to coarse, subangular to angular brick, clinker, ceramic and glass with fragments of metal.		0.50 ()	MG	
0.80	J2		Medium dense, orange with some grey, slightly gravelly SAND with occasional clay lense. Gravel of fine to coarse, subangular to subrounded flint.		1 1.80 () 1.90 ()	WINTER HILL GRAVEL	
			Medium dense to dense, orange, slightly sandy GRAVEL of medium to coarse with occasional cobbles, subangular to subrounded flint.		2 3 4		
Pit Stability: Generally stable throughout Groundwater: Not encountered						Surface Elevation Level:	
Plan of Trial Pit: 			General Remarks: Trial pit terminated at 1.90m bgl.			All dimensions in metres Log Scale 1:25 Telephone: 01295 272244 Email: info@brduk.com	

TRIAL PIT RECORD

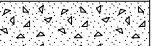
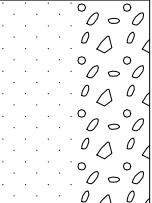
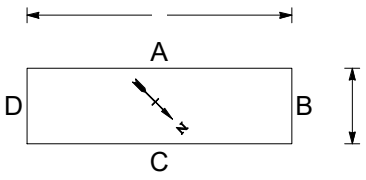
Client: Irongate Property Asset Management Ltd. Project Title: 14-19 Armour Road, Reading Project No: 210736 Logged By: I Hibberd Date Completed: 26/08/2016 Method Used: 360° Mechanical Excavator				Trial Pit No. TP06	
				Sheet 1 of 1	

Samples & Tests			Description of Strata	Depth / (Level)	Geology	Legend
Depth	Type & No	Value				
0.10	J1		MADE GROUND: Loose, brown, gravelly, sandy topsoil. Gravel of fine to coarse, subangular to subrounded flint, brick and concrete.	0.30 ()	MG	
0.60	J2		Medium dense, orange brown with some grey, gravelly SAND. Gravel of fine to coarse, subangular to subrounded flint.		WINT HILL GRAVEL	
				1 1.00 ()		
				2		
				3		
				4		

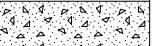
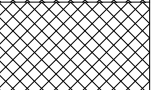
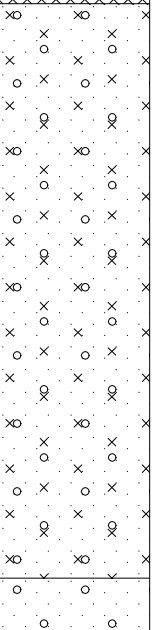
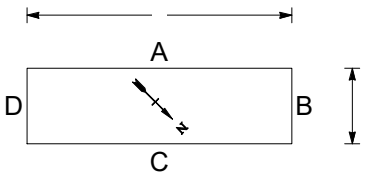
Pit Stability: Generally stable throughout Groundwater: Not encountered		Surface Elevation Level:
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Plan of Trial Pit: 	General Remarks: Trial pit terminated at 1.00m bgl in natural soils.	All dimensions in metres Log Scale 1:25  Telephone: 01295 272244 Email: info@brduk.com
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TRIAL PIT RECORD

Client: Irongate Property Asset Management Ltd. Project Title: 14-19 Armour Road, Reading Project No: 210736 Logged By: I Hibberd Date Completed: 10/11/2016 Method Used: 360° Mechanical Excavator				Trial Pit No. TP07		
				Sheet 1 of 1		
Samples & Tests			Description of Strata	Depth / (Level)	Geology	Legend
Depth	Type & No	Value				
1.20	J1	12 ppm	MADE GROUND: Concrete.	0.15 ()	MADE GROUND	
			MADE GROUND: Loose to medium dense, slightly clayey, sandy gravel. Gravel is medium to coarse with cobbles, subangular to subrounded flint, concrete, brick with half and whole bricks.			
			2.00	J2	12 ppm	Medium dense, orange brown, slightly gravelly, silty SAND. Gravel of fine to coarse, subangular to subrounded flint. 1.00 - 2.00 m: Slight hydrocarbon odour and staining.
Medium dense, orange brown SAND and GRAVEL. Gravel of medium to coarse, subangular to subrounded flint with cobbles. 2.00 - 2.50 m: Slight hydrocarbon odour and staining.	2.00 ()					
2.70			J3			2.70 ()
				3		
				4		
Pit Stability: Generally stable throughout Groundwater: Not encountered					Surface Elevation Level:	
Plan of Trial Pit: 			General Remarks: Trial pit terminated at 2.70m bgl.			
All dimensions in metres Log Scale 1:25					 Telephone: 01295 272244 Email: info@brduk.com	

TRIAL PIT RECORD

Client: Irongate Property Asset Management Ltd. Project Title: 14-19 Armour Road, Reading Project No: 210736 Logged By: I Hibberd Date Completed: 10/11/2016 Method Used: 360° Mechanical Excavator				Trial Pit No. TP08		
				Sheet 1 of 1		
Samples & Tests			Description of Strata	Depth / (Level)	Geology	Legend
Depth	Type & No	Value				
0.70	PID J1	185.6 ppm	MADE GROUND: Concrete.	0.15 ()	MADE GROUND	  
			MADE GROUND: Loose to medium dense, half and whole bricks.	0.30 ()		
			MADE GROUND: Soft to very soft, black, very gravelly clay. Gravel is fine to coarse with cobbles, subangular to angular flint, brick, concrete, clinker and half and whole bricks.	0.60 ()		
1.10	PID	167.8 ppm	Medium dense, brown with grey brown, clayey, silty, slightly gravelly SAND. Gravel is fine to coarse, subangular to angular flint. 0.60 - 2.60 m: Strong hydrocarbon odour and staining.	1	WINTER HILL GRAVEL	
				2		
				2.50 ()		
2.60	PID J2	157.8 ppm	Medium dense, orange brown SAND and GRAVEL. Gravel of medium to coarse, subangular to subrounded flint with cobbles.	2.70 ()		
				3		
				4		
Pit Stability: Generally stable throughout Groundwater: Not encountered					Surface Elevation Level:	
Plan of Trial Pit: 			General Remarks: Trial pit terminated at 2.70m bgl.			
All dimensions in metres Log Scale 1:25					 Telephone: 01295 272244 Email: info@brduk.com	

TRIAL PIT RECORD

Client: Irongate Property Asset Management Ltd. Project Title: 14-19 Armour Road, Reading Project No: 210736 Logged By: I Hibberd Date Completed: 10/11/2016 Method Used: 360° Mechanical Excavator				Trial Pit No. TP09		
				Sheet 1 of 1		
Samples & Tests			Description of Strata	Depth / (Level)	Geology	Legend
Depth	Type & No	Value				
1.70	PID J1	0.0 ppm	MADE GROUND: Concrete.	0.15 ()	MADE GROUND	
			MADE GROUND: Loose to medium dense, half and whole bricks.			
			Medium dense, orange with grey, silty, slightly gravelly SAND. Gravel is fine to coarse, subangular to subrounded flint.	0.60 ()	WINTER HILL GRAVEL	
	1					
	2					
	2.40 ()					
	3					
	4					
Pit Stability: Generally stable throughout Groundwater: Not encountered				Surface Elevation Level:		
Plan of Trial Pit: 			General Remarks: Trial pit terminated at 2.40m bgl.			
				All dimensions in metres Log Scale 1:25		
				 Telephone: 01295 272244 Email: info@brduk.com		

TRIAL PIT RECORD

Client: Irongate Property Asset Management Ltd. Project Title: 14-19 Armour Road, Reading Project No: 210736 Logged By: I Hibberd Date Completed: 10/11/2016 Method Used: 360° Mechanical Excavator				Trial Pit No. TP10		
				Sheet 1 of 1		
Samples & Tests			Description of Strata	Depth / (Level)	Geology	Legend
Depth	Type & No	Value				
0.50	PID	0.0 ppm	Medium dense, orange with grey, silty, slightly gravelly SAND. Gravel is fine to coarse, subangular to subrounded flint.			
1.40	PID J1	0.0 ppm				
			Medium dense, brown, SAND and GRAVEL. Gravel of fine to coarse with cobbles, subangular to subrounded flint.			

Trial Pit Photographs

TP05



Project Title: Armour Road, Tilehurst, Reading
Client: Irongate Property Asset Management Ltd
BRD Reference: BRD210736-OP3-A
Date Issued: January 2018



01295 272244
info@brduk.com

Trial Pit Photographs

TP06



Project Title: Armour Road, Tilehurst, Reading
Client: Irongate Property Asset Management Ltd
BRD Reference: BRD210736-OP3-A
Date Issued: January 2018



01295 272244
info@brduk.com

Trial Pit Photographs

TP07



Project Title: Armour Road, Tilehurst, Reading
Client: Irongate Property Asset Management Ltd
BRD Reference: BRD210736-OP3-A
Date Issued: January 2018



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info@brduk.com

Trial Pit Photographs

TP08



Project Title: Armour Road, Tilehurst, Reading
Client: Irongate Property Asset Management Ltd
BRD Reference: BRD210736-OP3-A
Date Issued: January 2018



01295 272244
info@brduk.com

Trial Pit Photographs

TP09



Project Title: Armour Road, Tilehurst, Reading
Client: Irongate Property Asset Management Ltd
BRD Reference: BRD210736-OP3-A
Date Issued: January 2018



01295 272244
info@brduk.com

Trial Pit Photographs

TP10



Project Title: Armour Road, Tilehurst, Reading
Client: Irongate Property Asset Management Ltd
BRD Reference: BRD210736-OP3-A
Date Issued: January 2018



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APPENDIX 3



Ian Hibberd
BRD Environmental Ltd
Hawthorne Villa
1 Old Parr Road
Banbury
Oxfordshire
OX16 5HT



QTS Environmental Ltd
Unit 1
Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Kent
ME17 2JN
t: 01622 850410
russell.jarvis@qtsenvironmental.com

QTS Environmental Report No: 16-51660

Site Reference: Armour Road, Tilehurst

Project / Job Ref: BRD210736

Order No: None Supplied

Sample Receipt Date: 14/11/2016

Sample Scheduled Date: 14/11/2016

Report Issue Number: 1

Reporting Date: 18/11/2016

Authorised by:

A handwritten signature in black ink, appearing to read 'Kevin Old'.

Kevin Old
Associate Director of Laboratory

Authorised by:

A handwritten signature in black ink, appearing to read 'Russell Jarvis'.

Russell Jarvis
Associate Director of Client Services



QTS Environmental Ltd
Unit 1, Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410



Soil Analysis Certificate - Speciated PAHs						
QTS Environmental Report No: 16-51660	Date Sampled	10/11/16	10/11/16	10/11/16	10/11/16	10/11/16
BRD Environmental Ltd	Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Site Reference: Armour Road, Tilehurst	TP / BH No	TP07	TP08	TP09	TP10	TB01
Project / Job Ref: BRD210736	Additional Refs	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Order No: None Supplied	Depth (m)	1.20	0.70	1.70	1.40	2.00
Reporting Date: 18/11/2016	QTSE Sample No	237951	237952	237953	237954	237955

Determinand	Unit	RL	Accreditation					
Naphthalene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluorene	mg/kg	< 0.1	MCERTS	< 0.1	0.13	< 0.1	< 0.1	< 0.1
Phenanthrene	mg/kg	< 0.1	MCERTS	< 0.1	0.33	< 0.1	< 0.1	< 0.1
Anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(a)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Chrysene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(b)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(k)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(a)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Dibenz(a,h)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(ghi)perylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Total EPA-16 PAHs	mg/kg	< 1.6	MCERTS	< 1.6	< 1.6	< 1.6	< 1.6	< 1.6

Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30°C



QTS Environmental Ltd
Unit 1, Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410



Soil Analysis Certificate - TPH LQM Banded

QTS Environmental Report No: 16-51660	Date Sampled	10/11/16	10/11/16	10/11/16	10/11/16	10/11/16
BRD Environmental Ltd	Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Site Reference: Armour Road, Tilehurst	TP / BH No	TP07	TP08	TP09	TP10	TB01
Project / Job Ref: BRD210736	Additional Refs	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Order No: None Supplied	Depth (m)	1.20	0.70	1.70	1.40	2.00
Reporting Date: 18/11/2016	QTSE Sample No	237951	237952	237953	237954	237955

Determinand	Unit	RL	Accreditation					
Aliphatic >C5 - C6	mg/kg	< 0.01	NONE	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic >C6 - C8	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aliphatic >C8 - C10	mg/kg	< 2	MCERTS	< 2	57	< 2	< 2	< 2
Aliphatic >C10 - C12	mg/kg	< 2	MCERTS	< 2	97	< 2	< 2	< 2
Aliphatic >C12 - C16	mg/kg	< 3	MCERTS	< 3	277	< 3	< 3	< 3
Aliphatic >C16 - C35	mg/kg	< 10	MCERTS	2000	1760	< 10	< 10	< 10
Aliphatic >C35 - C44	mg/kg	< 10	NONE	57	575	< 10	< 10	< 10
Aliphatic (C5 - C44)	mg/kg	< 30	NONE	2057	2765	< 30	< 30	< 30
Aromatic >C5 - C7	mg/kg	< 0.01	NONE	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic >C7 - C8	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aromatic >C8 - C10	mg/kg	< 2	MCERTS	< 2	35	< 2	< 2	< 2
Aromatic >C10 - C12	mg/kg	< 2	MCERTS	< 2	48	< 2	< 2	< 2
Aromatic >C12 - C16	mg/kg	< 2	MCERTS	< 2	94	< 2	< 2	< 2
Aromatic >C16 - C21	mg/kg	< 3	MCERTS	6	116	< 3	< 3	< 3
Aromatic >C21 - C35	mg/kg	< 10	MCERTS	693	< 10	< 10	< 10	< 10
Aromatic >C35 - C44	mg/kg	< 10	NONE	15	< 10	< 10	< 10	< 10
Aromatic (>C5 - C44)	mg/kg	< 30	NONE	715	292	< 30	< 30	< 30
Total >C5 - C44	mg/kg	< 60	NONE	2772	3057	< 60	< 60	< 60

Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30°C



QTS Environmental Ltd
Unit 1, Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410



Soil Analysis Certificate - BTEX / MTBE						
QTS Environmental Report No: 16-51660	Date Sampled	10/11/16	10/11/16	10/11/16	10/11/16	10/11/16
BRD Environmental Ltd	Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Site Reference: Armour Road, Tilehurst	TP / BH No	TP07	TP08	TP09	TP10	TB01
Project / Job Ref: BRD210736	Additional Refs	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Order No: None Supplied	Depth (m)	1.20	0.70	1.70	1.40	2.00
Reporting Date: 18/11/2016	QTSE Sample No	237951	237952	237953	237954	237955

Determinand	Unit	RL	Accreditation					
Benzene	ug/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Toluene	ug/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5
Ethylbenzene	ug/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
p & m-xylene	ug/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
o-xylene	ug/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
MTBE	ug/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5

Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30°C



QTS Environmental Ltd
Unit 1, Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410



Soil Analysis Certificate - Sample Descriptions	
QTS Environmental Report No: 16-51660	
BRD Environmental Ltd	
Site Reference: Armour Road, Tilehurst	
Project / Job Ref: BRD210736	
Order No: None Supplied	
Reporting Date: 18/11/2016	

QTSE Sample No	TP / BH No	Additional Refs	Depth (m)	Moisture Content (%)	Sample Matrix Description
237951	TP07	None Supplied	1.20	10	Light brown sand
237952	TP08	None Supplied	0.70	16.3	Light brown sand
237953	TP09	None Supplied	1.70	9.8	Light brown sand with stones
237954	TP10	None Supplied	1.40	6.9	Light brown sand with stones
237955	TB01	None Supplied	2.00	7.9	Light brown sand with stones

Moisture content is part of procedure E003 & is not an accredited test
Insufficient Sample ^{I/S}
Unsuitable Sample ^{U/S}