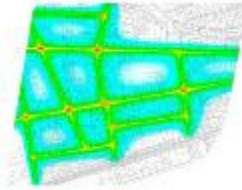


**PHASE I GEO-ENVIRONMENTAL SITE ASSESSMENT
GARRARD HOUSE AND 29-35 STATION ROAD,
READING**

REC REFERENCE: 20808P1R0

REPORT PREPARED FOR: TITAN PROPERTIES

AUGUST 2014



QUALITY ASSURANCE

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Remarks	Final		
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EXECUTIVE SUMMARY

Site Address	Garrard House, Garrard Street and 29-35 Station Road, Reading, RG1 1NR
Grid Reference	471448,173688
Site Area	0.20 ha
Current Site Use	The subject site consists of two multi-storey former office and mixed commercial/office unit buildings with associated parking.
Adjacent Site Use	Predominately commercial buildings.
Environmental Setting	Geology – Superficial Deposits of Alluvium and Taplow Gravels overlying a bedrock of Seaford and Newhaven Chalk Formation (Undifferentiated) Aquifers – Principal Aquifer (Chalk) and Secondary (A) Aquifer (Taplow Gravels and Alluvium) Sensitive Land Uses – No sensitive land uses were identified in close proximity to the subject site. Hydrology – There are no surface watercourses within influencing distance of the site.
Site History	Historical maps indicate that the site has been developed since 1879 with a mixture of residential properties, commercial use and stables.
Landfill Sites & Ground Gases	A historical landfill was identified within 500m of the subject site to the west, however given the distance from the site and the makeup of underlying geology it is considered high unlikely that any potential ground gas would migrate to site.
Initial Conceptual Site Model (CSM)	Based on a Part J change of use through refurbishment of the current building and that no areas of private gardens are proposed, it is considered that the site does not present a risk to future residents.
Recommendations	REC considers that the site is suitable for the proposed change of use under Permitted Development Part J, subject to no areas of private gardens and the proposed commercial ground floor space (29-35 Station Road) and a ground floor store room (Garrard House). However, should an alternative redevelopment be proposed the risk assessment should be revisited. Should any structural works be undertaken which includes breaking ground further risk assessment would be required to assess the risk to the underlying aquifer. Any structural work should be supported by sufficient ground investigation.

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1.0 INTRODUCTION

1.1 Background

Resource and Environmental Consultants Ltd (REC) have been commissioned by Andmore Planning on behalf of their client Titan Properties to undertake a Phase I Geo-Environmental Site Assessment at Garrard House and 29-35 Station Road, Reading.

1.2 Proposed Development

The client intends to redevelop the site for a residential end use, comprising ground floor retail space and a number of apartments across five floors at 29-35 Station Road and residential apartments within Garrard House with a ground floor residents store, in accordance with Part J change of use.

1.3 Objectives

The objectives of the desk based study are to:

- Undertake a site inspection to identify any current areas of potential environmental concern;
- Review historical plans, geology, hydrogeology, site sensitivity, flood-plain issues, mining records and any local authority information available in order to complete a Desk Study in line with Environment Agency (EA) document Model Procedures for the Management of Contaminated Land (Contaminated Land Report 11 (CLR11));
- Assess the implications of any potential environmental risks, liabilities and development constraints associated with the site in relation to the future use of the site and in relation to off-site receptors; and,
- Provide a factual and interpretative report relating to the desk study and provide preliminary recommendations on any potential development issues.

1.4 Sources of Information

Background information was sought from the following sources:

- Groundsure Database Search;
- Historical mapping dated 1879 to 2014. A selection of historical maps are reproduced in Appendix IV;
- On-line planning records held by Reading Borough Council;
- Consultations with representatives of the Reading Borough Council;
- Environment Agency Groundwater Vulnerability Map (www.environment-agency.gov.uk/wiyby);
- Radon: Guidance on protective measures for new buildings (BRE Document BR 211, 2007); and,
- British Geological Survey Map (Sheet 268, 1:50,000, Reading, Solid & Drift edition).

1.5 Risk Classification

REC Ltd has utilised the available data to classify the site on the basis of its likely contaminated land liability and potential for geotechnical constraints in relation to the property development. The risk classification definitions are summarised below:

Risk	Definition
Low	There are unlikely to be significant contaminated land liabilities/geotechnical constraints associated with the property.
Low-Moderate	There are unlikely to be significant contaminated land liabilities/geotechnical constraints associated with the property with regard to the proposed use. However, minor issues may require further consideration in the event of a future redevelopment of the site etc.
Moderate	Some potential contaminated land liabilities/geotechnical constraints are likely to affect the property as a result of historical and/or current activities. The risks identified are unlikely to pose an immediate significant issue but the purchaser/developer may wish to make further enquiries of the vendor or undertake further environmental improvements. Redevelopment of the site will likely require further site investigation.
Moderate-High	Some potentially significant contaminated land liabilities/geotechnical constraints have been identified at the property that requires further assessment including intrusive ground investigations.
High	Significant potential contaminated land liabilities/geotechnical constraints have been identified at the property. Further assessment including intrusive ground investigation will be required to determine to level of risk and associated liability.

1.6 Limitations of the Study

The limitations of this report are presented in Appendix I.

2.0 SITE SETTING

2.1 Site Details

Site Address	Garrard House, Garrard Street and 29-35 Station Road, Reading, RG1 1NR
National Grid Reference	471448,173688
Site Area	0.20 ha

A site location map is presented in Appendix II as Figure 1

2.2 Current Site Use

Site Description

The subject site was accessed on 06th August via Garrard Street from the west. The subject site comprised of a vacant five-storey office block (Garrard House) with car parking to the rear and six-storey commercial building (29-35 Station Road).

Garrard House was located on the north-west to south-western area of the site, whilst 29-35 Station Road was located on the north-east to south-eastern area of the site. The subject site slopes from east to west with a height difference of ~2.20m from the ground floor of Station Road to the ground floor of Garrard House.

The entrance to Garrard House was located on northern area of the site, with the entrance boarded with plywood and hazard signs attached. Vegetation was located adjacent to the site with ferns, shrubs and small trees noted during the site walkover. To the rear of Garrard House there was an area of permit parking within the southern area of the site. The south-western part of Garrard House was adjoined to another commercial building. A number of paving slabs were noted to be cracked on north-eastern side of Garrard House.

On the eastern area of the site the 6-storey building consisted of commercial shops on the ground floor with offices directly above. At the time of the walkover only one shop was occupied (33 Station Road), whilst the other three plots were vacant. The office units above the commercial units were also vacant. On the south-eastern area of the site adjacent to 29 Station Road, there was parking below the building, with an approximate 4.00m height clearance. On the north-eastern area of the site at the rear of 35 Station Road, stairs stepped down towards a basement. Access to the former residential plots was noted at the rear of 29-35 Station Road, with metal staircase scaling up the six-storeys.

Selected photographs are presented in Appendix III.

Hazardous Materials Storage

No Above Ground Storage tanks (AST) or Underground Storage Tanks (USTs) were observed at the site; however two delivery pipe points were noted on the northern eastern side of the site (at rear of Station Road) entering a plant room below the ground floor. The plant room was unable to be accessed during the site walkover.

Polychlorinated Biphenyls (PCBs)

No equipment that may potentially contain PCBs was observed at the site.

Asbestos Containing Material (ACM)

Although no ACMs were identified during the site walkover, given the age of the building, the presence of ACM cannot be discounted. REC also recommends that the contractor working on the scheme satisfy themselves that ACMs are not present prior to undertaking any demolition works

Waste Storage

A large industrial waste storage bin was situated within the south-eastern area of the site to the rear of Station Road. A pile of refuse and tipped materials was located at the rear of 29 Station Road.

Drainage Issues

A formal drainage survey has not been completed but both foul and surface water sewers were marked on the northern and southern area of the site. A surface run-off drain was noted to be blocked on the south-eastern area of the site within an area of undercroft underfloor parking.

2.3 Surrounding Area

The surrounding land uses are summarised below:

Direction	Land Use
North	Multi-storey car park and commercial buildings.
East	Malmaison Hotel.
South	Novotel Hotel.
West	Commercial buildings.

3.0 SITE HISTORY

3.1 On-Site Historical Development

A review of historical maps pertinent to the site is summarised in Table 3.1 below.

Table 3.1 Summary of Potentially Contaminative Historical Land Uses

Map Edition	Historical Land Use
1879 (1:2,500)	Residential properties are present on the north-western area of the site. There are six buildings that transverse across the southern area to eastern area of the site. Notation on the plan indicates that these buildings are part of the Royal Horse and Carriage Repository. A garden area is situated on the eastern area of the site.
1900 (1:2,500)	No significant change in land use.
1931 (1:2,500)	The buildings situated within the eastern area of the site, appears to have been demolished. Area no longer noted as Horse Repository.
1956-1957 (1:2,500)	The eastern area of the site is now vacant, otherwise no significant change in land use.
1957-1962 (1:2,000)	The eastern part of the site adjacent to Station Road, now appears in its current configuration (29-35 Station Road).
1968-1970 (1:2,000)	No significant change in land use.
1988 (1:2,000)	Site is now in current configuration with Garrard House, now present on the northern part of the site.
2002 (1:10,000)	No significant change in land use.
2014 (1:10,000)	No significant change in land use.

3.2 Off-Site Historical Development

A review of potentially contaminative land uses identified on historical Ordnance Survey maps within a 250m radius of the site is summarised below in Table 3.2.

Table 3.2 Summary of Potentially Contaminative Off-Site Historical Land Uses

Surrounding Feature	Distance	Dates	Direction
Railway Station	70m	pre-1879 to present	North
Rifle Factory	140m	pre-1879 to 1900	North-West
Smithy	20m 120m	1912 to 1931 1956-1957 to 1968-1970	South-West South-West
Garages	10m 70m 90m 90m	1956-1957 to 1988 1956-1957 to 1988 1968-1970 to 1988 1968-1970 to 1988	North-West South-East North South
Coal Yard	70m	1968-1970	West

3.3 Planning History

REC has undertaken a review of on-line planning records held by Reading Borough Council and no environmentally pertinent information has been obtained for the site.

4.0 ENVIRONMENTAL SETTING

4.1 Geology & Hydrogeology

The British Geological Survey (BGS) map for the site, (Sheet 268, 1:50,000, Reading, Solid & Drift edition) indicates that the site is underlain by the following geological sequence:

Geological Unit	Classification	Description	Aquifer Classification
Superficial Deposits	Taplow Gravel	Sand and Gravel	Secondary (A) Aquifer
	Alluvium (northern boundary)	Clay, Silt, Sand and Gravel	
Bedrock	Seafood and Newhaven Chalk Formation (Undifferentiated)	Chalk	Principal Aquifer

The Groundsure report indicates there are ten (10 no.) groundwater abstractions within a 1.00km radius of the site. The closest abstraction is 285m south-west in Cheapside, Reading, the abstraction is for potable use and commercial use. A further potable water abstraction is located 661m north-west at Cardiff Road, Reading. The site is not currently situated within an Environment Agency designated Source Protection Zone (SPZ), however an SPZ 3 – Total Catchment is located 347m north-east of the subject site. The site is classed as having high groundwater vulnerability due to the underlying aquifers and high leaching potential of the superficial deposits.

Based on the local topography and location of surface watercourses it is considered likely that shallow groundwater, if present, will flow in a north easterly direction toward the Source Protection Zone.

4.2 Geotechnical Data

Geotechnical Data presented within the Groundsure report identifies the following ground conditions:

Hazard	Designation
Shrink-Swell Clay	Very Low.
Landslides	Very Low.
Ground Dissolution	Very Low.
Compressible Ground	Moderate.
Collapsible Deposits	Very Low.
Running Sand	Low.

4.3 Coal Mining

The site is in an area which is not affected by coal mining and therefore no Coal Authority Coal Mining Report was obtained for the purposes of this report.

4.4 Hydrology

Surface water features within 250m of the subject site are as follows:

Surface Water Feature	Quality*	Distance (m)	Direction
Culvert	N/A	251m	North

*Chemical water quality as classified under the EA's General Quality Assessment (GQA) Scheme

The site is not located within a currently defined flood risk zone.

4.5 Radon Risk Potential

The HPA Indicative Atlas of Radon in England and Wales indicates the site is situated in an area where less than 1% of homes are above the Action Level and that the BGS reports that full radon protective measures are not necessary in the construction of new dwellings or extensions.

4.6 Industrial Land Uses

There are twenty (20 no.) industrial land uses within 250m of the subject site. The report indicates a camera store on-site at 31 Station Road; however at the time of the site walkover the store was vacant. The closest industrial land use is located 40m south-east which is classed as a further camera store. There are nine (9 no.) electrical substations located within 250m of the site, the closest is located 85m east. An obsolete petro and fuel station was located 441m west of the subject site.

4.7 Sensitive Land Uses

No environmentally sensitive land uses have been identified within close proximity to the subject site.

4.8 Site Sensitivity Assessment

The site is considered to be located within a moderate sensitivity setting due to the following reasons:

- The underlying bedrock geology is classified as a Principal Aquifer;
- There are several groundwater abstractions within 1.0km of the subject site;
- The underlying superficial deposits are classified as Secondary (A) Aquifer; and,
- There are no surface watercourses within influencing distance of the site.

5.0 CONSULTATIONS

5.1 Contaminated Land Officer

The Environmental Protection Team at the Reading Borough Council was contacted on Wednesday 06th August 2014, regarding any environmental issues pertaining to the subject site. A response is currently awaited and will be reported as soon as available.

5.2 Landfill Sites and Waste Treatment Sites

Two (2 no.) historical landfills were located within 1.00km of the subject site. The closest was located 455m west, which was operational in 1869 and was classed as a refuse heap. The second historical landfill was situated 881m north-west of the site and is understood to have accepted commercial, household and liquid sludge waste. No other waste sites were located within 1.00km of the subject site.

5.3 Regulatory Database

The following information has been obtained from a commercially available environmental database. The summary table only includes records not otherwise detailed in the report. A full copy of the database report is provided on the CD at the rear of this report.

Table 5.1 Summary of Groundsure Data

	0-249m	250-500m	Details
Contaminated Land Register Entries and Notices	0	0	Not Applicable (N/A).
Authorised industrial processes (IPC/IPPC/LAPPC).	0	0	N/A.
Fuel Stations Entries	0	0	N/A.
Licensed radioactive substances	0	0	N/A.
Enforcements, prohibitions or prosecutions	0	0	N/A.
Discharge Consents	0	4	Closest is 347m north-east of the site and is a historic trade discharge into the Vastern ditch.
Pollution Incidents	2	0	The two pollution incidents are located north of the site 159m and 160m, relating to spillage of oils and fuels at Reading Train Station. The incident caused a Minor Impact (Category 3) to land quality.
Consents issued under the Planning (Hazardous Substances) Act 1990	0	0	N/A.
Control of Major Accident Hazard (COMAH) sites	0	0	N/A.

6.0 CONCEPTUAL SITE MODEL (CSM)

6.1 Initial CSM

In accordance with Environment Agency, CLR 11 (2004) and BSI 10175 (Code of Practice for Investigation of Potentially Contaminated Land), REC Ltd have developed an initial CSM to identify potential contamination sources, migration pathways and receptors within the study area.

6.2 Contaminant Sources

On-site Potential Sources

- Historic made ground associated with previous and current development of the site.

Off-site Potential Sources

- Historical landfill (455m west)
- Nine (9 no.) electrical substations (between 85m to 250m);

Potentially off-site historical contaminative land uses within 250m including:

- Railway Station (70m north);
- Rifle Factory (140m north-west);
- Smithy (20m and 120m south-west);
- Historic garages (10m to 90m); and,
- Coal Yard (70m west)

6.3 Potential Pathways

- Ingestion of contaminated soil;
- Dermal contact of contaminated soil;
- Migration into buildings;
- Inhalation of fibres, vapours and dust; and;
- Lateral and vertical migration.

6.4 Potential Receptors

- Future Site Users;
- Secondary (A) Aquifer; and,
- Principal Aquifer.

Construction workers are not considered to be a plausible receptor as exposure will be managed through the use of appropriate PPE and hygienic working practices as required under HSE / CDM regulations. Furthermore, the length of any exposure is likely to be for a short duration.

An Initial Conceptual Site Model has been prepared for the site and is presented within Table 6.1.

Table 6.1 Initial Conceptual Site Model

Source	Contaminant	Potential migration pathway	Potential Receptors	Likelihood of Occurrence	Magnitude of Occurrence	Overall Risk Rating	Active/Inactive
On Site							
Historical Made Ground associated with development	Metals (As, Cd, Cr, Pb, Hg, Se, Ni)	Ingestion, inhalation and dermal contact of contaminated soils	Future Site Users	Unlikely	Medium	Low	Inactive – Based on Part J change of use of the existing building with no private gardens and the presence of commercial retail floor space and a ground floor store room below the proposed residential apartments, renders the pollution linkage inactive.
		Vertical migration via preferential pathway	Secondary (A) Aquifer and Principal Aquifer	Unlikely	Low	Low	Inactive – Based on Part J change of use of the existing building with no private gardens and the presence of commercial retail floor space and a ground floor store room below proposed residential apartments, renders the pollution linkage inactive. However if structural works are undertaken there is a potential risk to the aquifers through piling and a further risk assessment would be required.
	Polycyclic Aromatic Hydrocarbons (PAH)	Ingestion, inhalation and dermal contact of contaminated soils	Future Site Users	Unlikely	Medium	Low	Inactive – Based on Part J change of use of the existing building with no private gardens and the presence of commercial retail floor space and a ground floor store room below the proposed residential apartments, renders the pollution linkage inactive.
	Asbestos Fibres in Soil	Inhalation of fibres	Future Site Users	Unlikely	Medium	Low	Inactive – Based on Part J change of use of the existing building with no private gardens and the presence of commercial retail floor space and a ground floor store room below the proposed residential apartments, renders the pollution linkage inactive.

Source	Contaminant	Potential migration pathway	Potential Receptors	Likelihood of Occurrence	Magnitude of Occurrence	Overall Risk Rating	Active/Inactive
	Total Petroleum Hydrocarbons (TPH)	Inhalation of Vapours	Future Site Users	Unlikely	Medium	Low	Inactive - No significant sources of TPH, therefore considered unlikely. In addition based on Part J change of use of the existing building with no private gardens and the presence of commercial retail floor space and a ground floor residents store below proposed residential apartments, renders the pollution linkage inactive.
		Vertical migration via preferential pathway	Secondary (A) Aquifer and Principal Aquifer	Unlikely	Low	Low	Inactive - No significant sources of TPH, therefore considered unlikely. In addition based on Part J change of use of the existing building with no private gardens and the presence of commercial retail floor space and a ground floor store room below proposed residential apartments, renders the pollution linkage inactive. However if structural works are undertaken there is a potential risk to the aquifers through piling and a further risk assessment would be required.
Off-Site							
Potentially contaminative off-site historical land uses within 250m of subject site listed in 6.2.	Ground Gas	Lateral migration onto site via preferential pathway, migration into buildings	Future Site Users	Unlikely	Low	Low	Inactive – Based on Part J change of use of the existing building and the proposed presence of commercial retail floor space and ground floor resident’s store below the proposed residential apartments, renders the pollution linkage inactive.
	Total Petroleum Hydrocarbons	Lateral migration onto site via preferential pathway, inhalation of vapours	Future Site Users	Unlikely	Low	Low	Inactive – Based on Part J change of use of the existing building and the proposed presence of commercial retail floor space and ground floor resident’s store below the proposed residential apartments, renders the pollution linkage inactive.

Source	Contaminant	Potential migration pathway	Potential Receptors	Likelihood of Occurrence	Magnitude of Occurrence	Overall Risk Rating	Active/Inactive
Historical Landfill (455m west)	Ground Gas	Lateral migration onto site via preferential pathway, migration into buildings	Future Site Users	Unlikely	Low	Low	Inactive – According to BGS mapping predominately cohesive alluvium deposits border the site and as such it is considered unlikely that any potential ground gas could migrate onto site via a preferential pathway.
9 no. Electrical Substations	PCB	Lateral Migration on to the site via preferential pathway	Future Site Users	Unlikely	Medium	Low	Inactive - PCB's have a limited mobility and any contamination is likely to be localised immediately around the substation. It is therefore considered unlikely that lateral migration to the subject site would occur.

7.0 CONCLUSIONS & RECOMMENDATIONS

Current Environmental Risk

The subject site consists of two multi-storey former office and mixed commercial/office unit buildings with associated parking.

Environmental Sensitivity

Geology – Superficial Deposits of Alluvium and Taplow Gravels overlying a bedrock of Seaford and Newhaven Chalk Formation (Undifferentiated)

Aquifers – Principal Aquifer (Chalk) and Secondary (A) Aquifer (Taplow Gravels and Alluvium)

Sensitive Land Uses – No sensitive land uses were identified in close proximity to the subject site.

Hydrology – There are no surface watercourses within influencing distance of the site.

Likelihood of Historical Contamination

Historical maps indicate that the site has been developed since 1879 with a mixture of residential properties, commercial use and stables.

Environmental Risk

Initial Conceptual Site Model (CSM)

Based on a Part J change of use through refurbishment of the current building and that no areas of private gardens are proposed, it is considered that the site does not present a risk to future residents.

Overall Environmental Risk Rating

Low

Recommendations

REC considers that the site is suitable for the proposed change of use under Permitted Development Part J, subject to no areas of private gardens and the proposed commercial ground floor space (29-35 Station Road) and a ground floor store room (Garrard House). However, should an alternative redevelopment be proposed the risk assessment should be revisited.

Should any structural works be undertaken which includes breaking ground further risk assessment would be required to assess the risk to the underlying aquifer. Any structural work should be supported by sufficient ground investigation.

END OF REPORT

APPENDIX I

LIMITATIONS

1. This report and its findings should be considered in relation to the terms of reference and objectives agreed between REC Ltd and the Client as indicated in Section 1.2.
 2. For the work, reliance has been placed on publicly available data obtained from the sources identified. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. When using the information it has been assumed it is correct. No attempt has been made to verify the information.
 3. This report has been produced in accordance with current UK policy and legislative requirements for land and groundwater contamination which are enforced by the local authority and the Environment Agency. Liabilities associated with land contamination are complex and requires advice from legal professionals.
 4. During the site walkover reasonable effort has been made to obtain an overview of the site conditions. However, during the site walkover no attempt has been made to enter areas of the site that are unsafe or present a risk to health and safety, are locked, barricaded, overgrown, or the location of the area has not been made known or accessible.
 5. Access considerations, the presence of services and the activities being carried out on the site limited the locations where sampling locations could be installed and the techniques that could be used.
 6. Site sensitivity assessments have been made based on available information at the time of writing and are ultimately for the decision of the regulatory authorities.
 7. Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials this is for indicative purposes only and do not constitute or replace full and proper surveys.
 8. The executive summary, conclusions and recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon without considering the context of the report in full.
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