

9 Southern Court, South Street, Reading RG1 4QS

Phase One Environmental Assessment

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1.0 INTRODUCTION AND SCOPE OF WORK

1.1 Introduction

This report concerns the Site identified as 9 Southern Court, South Street, Reading RG1 4QS (the Site). The Site comprises a three storey office building on the south side of South Street; the study boundary and current site layout are shown on Drawing 1.

In September 2016, SLR Consulting Limited (SLR) was instructed by Wallmer Asset Management Limited to provide a Phase One Environmental Assessment (Desk Study) for the Site. The offer to carry out the work is contained in our proposal P19888 dated 27 September 2016.

This assessment has been requested in order to confirm that the Site does not meet the definition of “contaminated land” as defined in part 2A of the Environmental Protection Act 1990 and therefore facilitate conversion of the building to residential use under the new permitted development rights that came into force on 30 May 2013. SLR understands that no material external alterations to the building or the remainder of the Site are proposed as part of the conversion although a proposed site layout drawing was not available at the time of writing.

SLR has not been asked to consider geotechnical conditions at the property due to the lack of new construction; neither have we been asked to consider if asbestos is present within the property.

1.2 Scope of Work

The purpose of this report is to introduce the Site and present a preliminary environmental risk assessment, which will collate information concerning potential contaminants, pathways and receptors and other relevant characteristics of the Site and its surrounds. This involves a study of the Site's current and historical land use and is best achieved via a combination of desk-based research, site reconnaissance and regulatory consultation.

The scope of work comprised:

- a brief site visit to identify existing contaminant sources such as tanks, chemical stores, burning grounds etc. and also identify any remaining evidence of historic contaminative activities, both on and adjacent to the Site;
- review of previous studies / investigations carried out at the Site as provided by the client;
- review of the current and historical uses of the Site and surrounding area, including any current or past industrial and waste management activities, to identify any contaminative linkages;
- review of the underlying soils and the geological, hydrological and hydrogeological features, including any abstraction or discharge consents within the vicinity of the Site;
- obtaining information from British Geological Survey (BGS) to enable a preliminary assessment of land stability;
- review of any accessible information from regulatory authorities and other sources such as Environment Agency, the Local Authority, GroundSure, the BGS and the Ordnance Survey;
- review of contaminant sources, pathways and receptors applicable to the Site;
- collation of information about the Site's setting and conditions to form a Conceptual Site Model and environmental risk assessment of the actual and potential pollution linkages identified; and

- preparation of this report, detailing the collated information and recommendations for further investigation works, if deemed necessary.

Historical maps are included at Appendix A and the GroundSure Report is included at Appendix B.

It should be noted that the Site inspection did not extend to any underground features, any enclosed spaces where special entry precautions would have been required, the structural condition of buildings, the geotechnical stability of walls or the potential environmental impact on any media other than that of the land. A full asbestos survey was not carried out.

A preliminary risk assessment can only indicate the potential for contamination to be present on site and refers to conditions present at the Site at the time of the study.

2.0 CURRENT AND HISTORIC LAND USE

2.1 Site Location

The Site comprises a rectangular plot of land of 0.05ha located south of South Street, RG1 4QS (National Grid Reference 471963, 173068). The Site is set in an urban area within Reading town centre.

The study boundary is shown on Drawing 1.

2.2 Current Land Use

A formal site inspection was carried out on 4 October 2016. The site inspection enabled SLR to compile information with respect to:

- land use;
- past and present site operations;
- site access and;
- land quality and potential contaminants.

The Site was unoccupied at the time of the inspection and comprises one half of a three storey office building with an open air car park to the rear. The other half of the building (10 Southern Court) lies outside the site boundary. The only area of soft landscaping is a raised bed at the front of the property. At the time of the site inspection this was planted with architectural trees and shrubs.

The ground floor comprises an, entrance lobby, conference room, office / store room, kitchen and WC. The first and second floors comprise office space with a kitchen and WC on both floors.

No fuel tanks, chemical stores or other potential contaminant sources were noted during the site inspection.

Potential asbestos containing materials were not observed, although a full asbestos survey was not carried out.

The Site is bound:

- to the north by South Street with an arts centre and chapel beyond and residential properties to the north east;
- to the east by no. 8 Southern Court, which comprises offices, with further offices beyond;
- to the south by a school; and
- to the west by 10 Southern Court, which comprises offices, with residential apartments beyond.

The current site layout is shown on Drawing 1 and photographs of the Site are presented at Drawing 2.

2.3 Historical Land Use

Historical mapping has been reviewed with the aim of identifying historical land use and the location of previous potentially contaminative land uses on and around the Site. Hence, the

map-audit searches for areas of waste deposition, historic fuel tanks and potentially contaminative processes e.g. gasworks, mine workings, etc.

The historical maps were obtained from GroundSure and are contained in Appendix A of this report. Table 2-1 summarises this information. The 'Site' refers to the red line boundary shown on Drawing 1.

**Table 2-1
Historical Land Use**

Date (scale)	Land Use
1879 (1:500) 1879 (1:2,500)	South Street is present on its present day alignment and the Site comprises part of a patch of open land on the south side of South Street. The surrounding area is of mixed use with residential properties and a church on the north side of South Street. There are small buildings on land to the immediate east and west of the Site.
1900 (1:2,500) 1897– 1898 (1:10,560)	The Site has been developed and its east half now comprises the west end of a large building labelled as a Biscuit Factory. The factory extends off-site to the east for approximately 250m along the south side of South Street. The west half of the Site appears to still comprise open ground. Land to the north, south and west of the Site is largely unchanged.
1912 (1:2,500) 1910-1914 (1:10,560)	The Site has been further developed with buildings constructed on its west side at its north and south ends. The centre of the west half of the Site remains open. The surrounding area is largely unchanged.
1956-1957 (1:1,250) 1931, 1956-1957 (1:1,250 & 1:2,500), 1959- 1961 (1:2,500), 1962, 1968-1971, 1979 (1:1,250) 1933-1938, 1962 (1:10,560), 1973, 1979 (1:10,000)	The Site has been further developed through expansion of the biscuit factory (now labelled simply as a Factory) which now extends across the Site onto land to the west which previously comprised open land and residential properties. Land to the south of the Site has been developed and is now occupied by a school. Land to the north of South Street, immediately west of the church, has been redeveloped as an Employment Exchange, the configuration of which matches that of the present day arts centre.
1988-1989, 1988- 1991, 1988-1993 (1:1,250) 1989, 1994, 2002, 2010 (1:10,000)	The Site and land to the east and west have been redeveloped with demolition of the factory and construction of the ten commercial properties of the present day Southern Court and its associated carpark. The configuration of the Site matches that of the present day. The surrounding area is largely unchanged.

In summary, the Site was first developed in the late 1800s when it comprised the east end of a biscuit factory on the south side of South Street. The biscuit factory was extended in the first half of the 20th century, occupying the whole site and extending off-site to both the east and west. After 1956 the Site was labelled only as a factory.

The factory was demolished by 1988 and replaced by a row of ten commercial properties and an associated car park. The Site comprises one of these properties and the present day configuration matches that of 1988.

3.0 SITE CONDITIONS

3.1 Topography

In general the topography of the Site is flat. The surrounding area slopes gently down to the north. The elevation is approximately 45m AOD.

3.2 Ecology

The GroundSure report records no designated environmentally sensitive sites (Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty etc.) within 2km of the Site.

3.3 Geology

The 1:50,000 geological map Reading Sheet 268 (BGS, 2000) indicates that the Site is underlain by the Taplow Gravel Formation over the Seaford Chalk Formation.

The GroundSure report records three historical surface ground working features within 250m of the Site. The nearest of these is described as an Unspecified Wharf 190m north of the Site and dates from 1938.

The GroundSure report records three current surface ground working features within 1km of the Site. The nearest is located 580m to the south and was worked for clay and shale. All three features are recorded as Ceased. There are 21 recorded historical or current underground working features within a 1km radius of the Site. These all relate to chalk mining with the nearest located 890m west of the Site. All 21 features are recorded as ceased.

Information from the GroundSure report indicates that the maximum risk from shrink-swell on-site is “moderate”, the risks from compressible ground are recorded as negligible, and risks from landslides, collapsible rocks and running sands are recorded as very low. A high risk is recorded from soluble rocks. However, this high risk is considered to relate to the chalk bedrock rather than the overlying superficial gravel deposits.

3.4 Soil Borne Gas Risk

The site is not located within an area identified as being at risk from radon and no radon protection measures are required in the construction of new dwellings or extensions.

The GroundSure report records no current or historical landfill sites within 500m of the Site, therefore risks from landfill gases are considered to be low. The closest recorded waste site is a waste transfer station located approximately 520m north east of the Site.

3.5 Hydrogeology

Under the new aquifer designations that came into effect on the 1st April 2010, the underlying superficial geology (Taplow Gravel Formation) has been classified by the Environment Agency (EA) as a Secondary A aquifer (previously classified as a minor aquifer). Secondary A aquifers are designated to comprise layers of geology capable of supporting water supplies at local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

The underlying solid geology (Seaford Chalk Formation) is classified as a Principal aquifer. Principal aquifers are designated to comprise geology of high intergranular and/or fracture

permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally, Principal aquifers were previously designated Major aquifers.

It is considered likely that the groundwater within the underlying strata flows to the north following the local topography and towards the River Thames.

The GroundSure report records the permeability of the Taplow Gravel Formation to be very high (intergranular flow) and the permeability of the Seaford Chalk Formation to also be very high (fracture flow).

The Site does not lie within a Source Protection Zone (SPZ). However the boundary of a SPZ3 (Total Catchment) lies approximately 350m to the north east.

3.6 Licensed Groundwater Abstractions and Discharges

The GroundSure report records fourteen licensed groundwater abstractions within 2km of the Site, the nearest is located approximately 490m to the south east at the Royal Berkshire Hospital. This is a potable supply for drinking, cooking, sanitary and washing use.

The GroundSure report records sixteen licensed discharge consents within 500m of the Site. The nearest of these is located approximately 260m north west of the Site. Whether any of these discharge to groundwater is not recorded.

3.7 Hydrology

The nearest surface water feature is the Kennet and Avon Canal located approximately 180m north of the Site. The River Thames is located approximately 1km to the north.

The GroundSure report records the Site as being approximately 220m from an Environment Agency Zone 3 (1%) floodplain and approximately 70m from a Zone 2 floodplain (0.1 to 1%).

3.8 Licensed Surface Water Abstractions and Discharges

The GroundSure report records six licensed surface water abstractions within 2km of the Site. The nearest of these is located approximately 370m west of the Site and is recorded as relating to the River Thames. However at the location specified it is considered likely to relate to a tributary of the Thames.

The GroundSure report records sixteen licensed discharge consents within 500m of the Site. The nearest of these is located approximately 260m north west of the Site. Whether any of these discharge to groundwater is not recorded.

3.9 Licensed Waste Management Facilities / Landfills

The GroundSure report records no current or historical landfill sites within 500m of the Site, therefore risks from landfill gases are considered to be low. The closest recorded waste site is a waste transfer station located approximately 520m north east of the Site.

3.10 Industrial Land Use

The GroundSure report records no Integrated Pollution Prevention and Control (IPPC) Authorised Activities within 500m of the Site.

Twenty six historical potentially contaminative industrial sites are recorded within 250m of the study site. The nearest of these is located on-site and relates to the former biscuit factory.

Twenty current potentially historical contaminative industrial sites are recorded within 250m of the study site. The nearest of these is located on-site and relates to "Electrical Features".

Two historical petrol and fuel sites are recorded within 500m of the Site. However both are recorded as 370m to the south west, so it is assumed that both records relate to the same site.

One current petrol and fuel site is recorded within 500m of the Site. This is recorded as 370m east of the Site.

The GroundSure report records no COMAH (Control of Major Accident Hazards) or NIHHS (Notification of Installations Handling Hazardous Substances) sites within 500m of the Site.

3.11 Pollution Incidents

The GroundSure report records eleven EA recorded pollution incidents within 500m of the Site. The nearest occurred in 2003 and was located approximately 240m north west of the Site. The pollutant is recorded as crude sewage leading to Category 3 (Minor) impact to land and water. The most recent recorded incident occurred in 2005, 350m north west of the Site. The pollutant is recorded as diesel leading to Category 2 (Significant) impact to water.

3.12 Existing Information on Ground Conditions and Land Quality

SLR has not been provided with any previous land quality reports for the Site.

4.0 PRELIMINARY CONCEPTUAL MODEL

4.1 Preliminary Conceptual Site Model

This report section uses the information gathered in previous sections and aims to identify all the potential Contaminants, Pathways and Receptors present with respect to the Site and assess their significance and acceptability.

When considering the contaminants, receptors and pathways relevant to this site, SLR has been mindful that the report is for the Permitted Development of an existing building.

The statutory guidance for Part IIA defines a Contaminant as:

“a substance which is in, on or under the land and which has the potential to cause significant harm to a relevant receptor, or to cause significant pollution of controlled waters”.

Based on available information which includes a visual inspection of the Site, the GroundSure Report and historic mapping, it appears the Site was first developed in the late 1800s when it comprised the east end of a biscuit factory on the south side of South Street. The biscuit factory was extended in the first half of the 20th century, occupying the whole site and extending off-site to both the east and west. After 1956 the Site was labelled only as a factory.

The factory was demolished by 1988 and replaced by a row of ten commercial properties and an associated car park. The Site comprises one of these properties and the present day configuration matches that of 1988.

With the exception of one raised bed at the front of the Site containing architectural planting, the Site is entirely hard surfaced.

The statutory guidance for Part IIA defines a Pathway as:

“a route by which a receptor is or might be affected by a contaminant”.

Following an assessment of the environmental and geological setting of the Site and considering the land use, it is considered that a number of potential pathways for contaminant impact could exist. The validity of each of these pathways is assessed in Table 4-1 below.

The statutory guidance for Part IIA defines a Receptor as:

“something that could be adversely affected by a contaminant, for example a person, an organism, an ecosystem, property, or controlled waters.”

As the Site is being assessed in line with Permitted Development guidance, it is considered that the receptors are defined as future site users as well as controlled waters. As the Site is underlain by Principal and Secondary A aquifers, a controlled waters receptor is considered to be present.

The potential pollutant linkages have been detailed in Table 4-1.

Table 4-1: Preliminary Conceptual Site Model

Source	Pathway	Receptor	Significant?	Comments
The Site was first developed in the late 1800s when it comprised the east end of a biscuit factory on the south side of South Street. The biscuit factory was extended in the first half of the 20th century, occupying the whole site and extending off-site to both the east and west. After 1956 the Site was labelled only as a factory. The factory was demolished by 1988 and replaced by a row of ten commercial properties and an associated car park. The Site comprises one of these properties and the present day configuration matches that of 1988.	Inhalation of indoor or outdoor air	On-Site Health	No	Although the Site and adjacent land have commercial and industrial past uses, there are no storage tanks recorded on the historical maps or evidence of large scale use of volatile substances that may give rise to hazardous vapours. It is considered likely that shallow Made Ground and any associated contamination beneath the Site will have been removed during construction of Southern Court. This is likely to have been regulated under a planning condition attached to planning permission for the construction of Southern Court. There are no current or historic landfill sites recorded within 500m of the Site, consequently there are no sources of landfill gas. With particular regard to outdoor air, it is considered that the hardstanding cover and dilution with ambient air mean that this pathway is not complete.
	Direct ingestion or dermal contact	On-Site Health	No	The Site is almost entirely hard surfaced and no material external alterations to the Site are planned under the change of use. The one raised bed present at the front of the Site is not considered to present a viable human health risk pathway.
	Vertical migration of contaminants	Groundwater	No	The Site is almost entirely hard surfaced meaning that there is no mechanism for infiltration and subsequent leaching. It is also considered likely that shallow Made Ground and any associated contamination beneath the Site was removed during construction of Southern Court. Therefore the potential for infiltration of rainwater and vertical migration of contaminants to the underlying aquifers is negligible. It is considered that infiltration from drainage joints is also negligible as it is assumed all building drainage is joined to the mains sewerage via one central connection.
	Lateral migration of dissolved contaminants	Surface Water	No	The closest identified surface water feature is the Kennet and Avon Canal 180m to the north. As a canal, this feature is considered likely to be lined and so not in hydraulic continuity with groundwater.
		Groundwater Abstraction Boreholes	No	The nearest groundwater abstraction borehole is 490m from the Site and upgradient of the Site.

4.2 Interpretation

Table 4-1 indicates that there are no potentially significant pollutant linkages with respect to human health or controlled waters associated with the Site.

SLR has been requested to determine whether the Site will constitute Contaminated Land as described in part 2A of the Environmental Protection Act 1990. The definition of Contaminated Land therein is:

“any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, or under the land, that a) significant harm is being caused or there is a significant possibility of such harm being caused; or b) significant pollution of controlled waters is being caused or there is a significant possibility of such pollution being caused.”

Given the interpretation of site conditions outlined above, SLR does not consider the Site to constitute Contaminated Land.

SLR has been further requested to determine whether, in relation to the contamination risk on the Site, and as a result of the proposed change of use, taking into account any proposed mitigation, the Site will be contaminated land as described in part 2A of the Environmental Protection Act 1990, and in doing so have regard to the contamination land statutory guidance issued by the Secretary of State for the Environment, Food and Rural Affairs in April 2012.

Given the interpretation of site conditions outlined above, SLR does not consider the Site to constitute Contaminated Land and the proposed change of use will not alter this.

5.0 CONCLUSIONS

A Phase One Environmental Assessment has been undertaken by SLR for the Site at 9 Southern Court, South Street, Reading RG1 4QS on behalf of Wallmer Asset Management. The primary purpose of this report is to satisfy the local authority that the Site would not constitute Contaminated Land under the Permitted Development regime following the proposed change from commercial to residential use.

The Site was first developed in the late 1800s when it comprised the east end of a biscuit factory on the south side of South Street. The biscuit factory was extended in the first half of the 20th century, occupying the whole site and extending off-site to both the east and west. After 1956 the Site was labelled only as a factory. The factory was demolished by 1988 and replaced by a row of ten commercial properties and an associated car park. The Site comprises one of these properties and the present day configuration matches that of 1988.

The current configuration of the Site includes an entrance lobby, store room and conference room on the ground floor with additional office space on the first and second floors. The construction of the current office block is likely to have resulted in the excavation and removal of shallow Made Ground and any contamination associated with the Site's former use. In addition, the Site is almost entirely hard surfaced. There are thus considered to be no complete pollution pathways to human or controlled waters receptors at the Site, either currently or subsequent to the proposed change of use.

Factual information has been used to produce a Preliminary Conceptual Model of the Site. This concludes that there are no significant risks to human health or controlled waters in the Site's current configuration or if converted to residential use without gardens.

SLR considers that the Site is not Contaminated Land as described in part 2A of the Environmental Protection Act 1990 and is thus suitable for change of use under the Permitted Development regime without further investigation.

6.0 CLOSURE

This report has been prepared by SLR Consulting Limited with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of Wallmer Asset Management; no warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

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NOTES	
 SITE BOUNDARY	
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9 SOUTHERN COURT PHASE ONE GEO-ENVIRONMENTAL ASSESSMENT SITE LAYOUT PLAN	
DWG No. 2	
Scale 1:500 @ A3	Date OCTOBER 2016



Front elevation of 9 Southern Court (on left)



Soft landscaping to front of 9 Southern Court



Rear elevation of 9 Southern Court (centre)



Car park to rear of 9 Southern Court

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9 SOUTHERN COURT
PHASE ONE GEO-ENVIRONMENTAL
ASSESSMENT

SITE PHOTOGRAPHS

DWG No. 2

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Date
OCTOBER 2016



Interior of 9 Southern Court (ground floor)



Interior of 9 Southern Court (first floor)



Interior of 9 Southern Court (second floor)

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9 SOUTHERN COURT
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SITE PHOTOGRAPHS

DWG No. 2

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Date
OCTOBER 2016

Historic Maps

GroundSure Report

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