



OUR REF: B2516

4th March 2024

Perfect Property Developments Ltd

Suite 3 Boundary House
Cricket Field Road
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Middlesex
UB8 1QG

F.A.O: Rebecca Moon - Environmental Health Officer Reading Borough Council

By Email: matthew.burns@reading.gov.uk

Dear Rebecca,

75 Southampton Street, Reading
Remediation Method Statement Clarification Letter Report

1. Introduction

This letter report has been written to provide clarification surrounding the requirement for further ground investigation and/or remedial works at 75 Southampton Street Reading.

Earth Environmental & Geotechnical (Southern) Ltd (EEGSL) were commissioned in November 2023 by Perfect Property Developments Ltd (the Client) to complete a ground investigation and subsequent remediation method statement for the proposed new residential development along Southampton Street in Reading.

The two reports have been reviewed by Reading Borough Council (Ref: EP/769249 Date 26th February 2024), and two queries have been raised.

- *'The plan for any investigation of the soils beneath the existing building following its demolition will need to be made clearer. How will areas of soft landscaping within the footprint of the existing building be identified? Or can it be confirmed at this stage that there are no such areas? If no such areas of soft landscaping exist then will any further investigation be required?'*
- *'Will any mitigation be required for the new building itself in terms of a hydrocarbon vapour membrane or is this not required due to likely removal of made ground for the foundations?'*

EEGSL would like to clarify the following:

With regards to the investigation of soils beneath the existing building footprint, it is currently recommended that no further testing is required. EEGSL can also confirm that no areas of soft landscaping are proposed beneath the existing building footprint. A watching brief will however be maintained, and should any unknown contamination be identified, this will be suitably investigated and remediated prior to development continuing.

With regards to the need for any hydrocarbon mitigation or protection measures beneath the proposed building. EEGSL would like to clarify that a site strip is proposed by the client, and that 100-150mm of materials will be removed across the building footprint prior to development. It should also be noted that foundations will be taken down to depths of at least 2.0mbgl and hence will further remove any Made Ground within these areas.

With regards to the potential hydrocarbon risk contained within the remaining Made Ground, it is suggested that only a very minor risk of hydrocarbon vapors is present
75 Southampton Street, Reading

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(based on the low concentration of predominantly long chain hydrocarbons) and that this risk is such that it will likely be mitigated through the standard construction of the proposed development (with either a ventilated subfloor void providing adequate ventilation, or a cast insitu reinforced floor slab providing sufficient resistance to vapour intrusion).

As detailed above, EEGSL have recommended that a watching brief be undertaken on site by the client during development. Details of the watching brief (and action to be taken if any unknown contamination were to be identified) have been detailed in Section 6 of the EEGSL Remediation Method Statement.

We hope that this letter provides sufficient clarification on the two questions raised, however if any further classification is needed, please feel free to contact the undersigned.

----- END OF LETTER REPORT -----

Yours Sincerely,



John Grace
Director
For and on behalf of Earth Environmental & Geotechnical (Southern) Ltd