

Additional clarification from the appointed Environmental Consultant 9 January 2026
16:50 sent by email from the agent:

The previous assessment of the site by others identified the need for further investigation as the presence of basements was not identified or included within this assessment. It is noted that the presence of undercroft parking was noted to reduce risk locally. It is assumed that if the basements were identified as part of the previous assessment, a similar reduction in risk would have been identified across the site.

As stated within ASL's report, there are no areas at the site where basements are not present. To construct the existing structure, the available information indicates that sheet pile walls have been installed around the perimeter of the site followed by excavation to formation level and the construction of the basement and partial basement structures. Due to the proximity of Holly Brook within the site area and the River Kennet directly to the east, and the expected shallow depth to groundwater, it is anticipated that the basements would have been suitably waterproofed. The photographs of the site during construction that are included in our report confirming the construction of the basement are attached to this email for clarification.

As previously stated, the construction of the basements is expected to have removed any significant potential sources of contamination and hazardous ground gas from the site. The basement structures are also expected to act as an effective barrier to off-site sources of contamination and hazardous ground gas due to the nature of their construction including the presence of active ventilation systems as large parts of the basements are used as vehicle parking areas and plant rooms.

Intrusive investigation is not recommended within the basements as this would impact on the integrity of the waterproofing and associated ground gas proofing. We would not recommend vapour monitoring as this would be affected by the use of the basements as car parking with an active ventilation system. The assessment completed does not identify a viable pollutant linkage for any potential contamination or hazardous ground gases to enter the building due to the nature of its construction.

