



Report  
Title:

# Phase 1 Geo-Environmental Desk Study

Project  
Name:

## Yeomanry House, Reading



Report  
Reference:

**BRD4732-OR1-B**

Date:

**February 2026**

### **BRD Environmental Ltd**

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# REPORT CONTROL SHEET

|              |                                      |
|--------------|--------------------------------------|
| REPORT TITLE | PHASE 1 GEO-ENVIRONMENTAL DESK STUDY |
| PROJECT      | YEOMANRY HOUSE, READING              |
| CLIENT       | YEOMANRY HOUSE LTD                   |

| REPORT REFERENCE | ISSUE DETAIL                                          | DATE       | PREPARED BY | CHECKED BY  |
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## BRD Environmental Limited

Geotechnical and Environmental Services

- Ground Investigation
- Japanese Knotweed Removal
- Soil, Water and Gas Testing
- Contamination Assessment
- Geotechnical Advice
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# REPORT LAYOUT

This report is divided into the following four sections: Summary Report, Technical Report, Supporting Information and Appendices.

## SUMMARY REPORT

This expanded executive summary provides the main findings of the work undertaken in brief non-technical language. This section provides an overview of the key outcomes for the benefit of non-specialists and concludes with the main recommendations for any further work required. This section should only be relied upon in the context of the whole report and the detailed within the Technical Report should be referred to with respect to any design decisions.

## TECHNICAL REPORT

The main report section is intended to provide the technical detail of the works completed and meet the information required by current guidance and practice. The Technical Report is written in a language that, in part, assumes knowledge of the subject matter so that it can be written in as concise a form as possible. Its primary audience is clients, peers, regulators and other professionals in related disciplines.

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| <p>This section of the report provides background details of a generic nature together with specific technical approaches adopted by BRD and details of the guidance documents that are commonly referenced in the report. The section also includes explanations of technical terms to assist non-specialist readers in understanding the Technical Report. It should be noted that not all the information within this section is necessarily applicable to this specific report.</p> |                                     |    |

## APPENDICES

The final section of the report presents the factual data collected and employed as part of the preparation of the report.

### APPENDIX 1 SITE PLANS & PHOTOGRAPHS

|                                     |                                                                                                                                                        |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Location Plan                  | Ref. BRD4732-OP1-A                                                                                                                                     |
| Site Walkover Photographs           | Ref. BRD4732-OP2-A                                                                                                                                     |
| Proposed Development Layout         | ‘Proposed Block Plan - Yeomanry House, 131 Castle Hill, Reading RG1 7TA’, Colony Architects Ltd, job No. 375, drawing ref. 02-11, dated December 2025. |
| Initial Conceptual Site Model       | Ref. BRD4732-OP3-B                                                                                                                                     |
| Extract of Chalk Mine Workings Plan | Ref. BRD4732-OP4-A                                                                                                                                     |

### APPENDIX 2 HISTORICAL PLANS

|                                                           |            |
|-----------------------------------------------------------|------------|
| Historical 1:500, 1:2,500 & 1:10,000 Ordnance Survey maps | 43 x pages |
|-----------------------------------------------------------|------------|

### APPENDIX 3 GEOLOGY REPORT

|                       |           |
|-----------------------|-----------|
| Geology 1:50,000 Maps | 5 x pages |
|-----------------------|-----------|

### APPENDIX 4 MINING AND GROUND STABILITY DATA

|                                     |            |
|-------------------------------------|------------|
| Envirocheck Order No. 394316287_1_1 | 34 x pages |
|-------------------------------------|------------|

### APPENDIX 5 ENVIRONMENTAL DATA

|                                     |             |
|-------------------------------------|-------------|
| Envirocheck Order No. 394316287_1_1 | 150 x pages |
|-------------------------------------|-------------|

### APPENDIX 6 SUPPORTING INFORMATION

|                                                    |           |
|----------------------------------------------------|-----------|
| Zetica UXO Pre-Desk Study Assessment ref. PA026217 | 2 x pages |
|----------------------------------------------------|-----------|



## SUMMARY REPORT

| SUBJECT                       | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CURRENT SITE CONDITION</b> | The site currently comprises a disused registrar's office building with associated car parking areas and surrounding landscaping.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>PROPOSED DEVELOPMENT</b>   | It is proposed that the existing Yeomanry House building will be converted into 7No. dwellings (3No. houses and 4No. apartments) with a small two-storey extension on the eastern façade of the building. The existing off-street parking area is proposed to be re-used and extended. The existing landscaping area and part of the existing off-street parking area will be re-purposed as communal garden areas. New private garden areas will be formed to the south of the building.                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>HISTORICAL SUMMARY</b>     | <p>Yeomanry House is understood to have been built on the site at some point between 1802 and 1813. The main house was previously larger extending off-site to the south.</p> <p>From 1906 to 1967 the wider Yeomanry House and grounds (including the site) were used as the headquarters of the Berkshire Yeomanry, with a drill hall and riding school also present in the grounds surrounding the site.</p> <p>From 1967 to 2017 Yeomanry House was then used as the council registrar's office. In the late 1990s, most of the grounds to Yeomanry House including all of the other buildings such as the drill hall were demolished and redeveloped as the current Royal Berkshire Archive building located to the south and west. During this redevelopment the parts of Yeomanry House in the south of the site were demolished and replaced with part of a car park and a small landscaped area.</p> |
| <b>PUBLISHED GEOLOGY</b>      | <p>The site is shown to be underlain by superficial deposits comprising the Lynch Hill Gravel Member.</p> <p>The shallowest bedrock unit is shown to be the Lambeth Group, which is a sequence of clays, silts and sands. The Lambeth Group is then underlain at depth by the Chalk.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>RADON GAS</b>              | Radon gas protection measures are not required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>HYDROGEOLOGY</b>           | <p>The Lynch Hill Gravel Member is classified as a Secondary A Aquifer.</p> <p>The Lambeth Group is classified as a Secondary A Aquifer.</p> <p>The Chalk is classified as a Principal Aquifer.</p> <p>The site is not located within a groundwater Source Protection Zone.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>HYDROLOGY</b>              | <p>The closest water feature to the site is Holy Brook, located approximately 322m to the east of the site.</p> <p>The site is not in an area indicated to be at risk of flooding.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>UNEXPLODED ORDNANCE</b>    | Whilst there are no readily available records to suggest that the site was ever bombed, the site was a military headquarters from 1906 to 1967 with various military activities undertaken on the site. Consequently, a detailed UXO desk study is recommended for this site to assess and potentially zone the UXO hazard level.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

## PRELIMINARY CONTAMINATION RISK ASSESSMENT

Generally, the desk study has not identified any significant contamination risks on the site. The former use of the site as the Yeomanry House and the subsequent demolition of some of the buildings could have introduced some contamination into the surface soils across the site. Localised potential contamination risks have therefore been identified by this Phase 1 Desk Study, particularly where these soils could be exposed within future garden areas or where building materials are placed within them.

## PRELIMINARY GEOTECHNICAL ASSESSMENT

Given that the existing Yeomanry House building will be converted into houses and apartments with only a small extension, there will be only minimal new groundworks. However, the potential for tree influence on the existing foundations should be considered as part of the engineering appraisal of the scheme.

However, solution features and chalk mine workings have been recorded in the area to the east of the site from as close as 40m away. It is therefore recommended that a mining / cavities occurrence report is commissioned from Stantec to establish if there is any evidence of such mine workings extending beneath the site.

## RECOMMENDATIONS

### PHASE 2 CONTAMINATION ASSESSMENT

Some Phase 2 Contamination Assessment is necessary to assess the significance of the identified contamination risks. Some limited investigation is proposed, targeting the future garden areas.

# 1. INTRODUCTION TO TECHNICAL REPORT

## 1.1. CONTRACT DETAILS

|                          |                                                                                                                                                                                                              |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CLIENT</b>            | Yeomanry House Ltd.                                                                                                                                                                                          |
| <b>SITE</b>              | Yeomanry House situated at Castle Hill in the town of Reading.                                                                                                                                               |
| <b>CLIENT'S ADVISORS</b> | BRD Environmental Limited (BRD) has been commissioned by Woolf Bond Planning Ltd on behalf of the Client.                                                                                                    |
| <b>REPORT CONTEXT</b>    | It is understood that the Client intends to convert the current Yeomanry House building into residential dwellings.                                                                                          |
| <b>REPORT TYPE</b>       | Phase 1 geo-environmental desk study.                                                                                                                                                                        |
| <b>REPORT OBJECTIVES</b> | The purpose of the report is to undertake a Phase 1 contamination assessment to accompany the planning and listed building applications for the proposed development, as well as for due diligence purposes. |

## 1.2. SCOPE OF WORKS

The agreed scope of works was:

- Desk based research through the purchase of an Envirocheck report, including:
  - Environmental database search.
  - Environment Agency data.
  - BGS radon maps.
  - Mining and natural cavities database search.
  - Available historical Ordnance Survey plans.
- Interpretation of the geological, hydrogeological and hydrology setting of the site from published sources.
- Undertake a preliminary UXO risk assessment in line with CIRIA 681 “Unexploded ordnance (UXO) A guide for the construction industry”.
- A site walkover will be undertaken by a Geo-Environmental Consultant to identify any potential sources of contamination or indication of other ground related hazards at the site and its surroundings.
- Prepare a Phase 1 Geo-Environmental Desk Study report including copies of the purchased information, interpretation of the collected data to identify and assess contamination hazards together with any other environmental/geotechnical issues.

### 1.3. REPORT LIMITATIONS

Any site boundary lines depicted on plans included within this report are approximate only and do not imply legal ownership of land. Any observations of tree species, asbestos containing materials within structures or invasive weeds, does not constitute a formal survey of such features. The identification of such features is therefore tentative only. In the case of Japanese Knotweed and other non-aqueous invasive weeds, BRD can undertake separate surveys for this plant undertaken by a Property Care Association qualified surveyor.

The report does not consider whether sensitive ecology or archaeology is present as these require consideration by professionals specialising in these matters. For excavations planned within six metres of a third part structure then separate professional advice should be sought in respect of the requirements of the Party Wall Act.

It is emphasised that a desk study and walkover can only indicate the potential for contamination on the site. This study aims to highlight potential pollutant linkages in line with current guidance. The plausibility of these linkages can only be proved by an intrusive ground investigation.

It should be noted that a desk study and walkover can only reveal the potential for certain types of ground conditions and geotechnical hazards. For any form development an intrusive ground investigation is recommended. The scope of this investigation excludes a formal slope stability study and any observations made regarding slopes are for information only.

## 2. SITE CHARACTERISTICS

### 2.1. SITE SETTING

|                                   |                                                               |
|-----------------------------------|---------------------------------------------------------------|
| <b>SITE ADDRESS AND POST CODE</b> | Yeomanry House, 131 Castle Hill, Reading, Berkshire, RG1 6AG. |
| <b>NATIONAL GRID REFERENCE</b>    | 470870E, 172910N.                                             |

### 2.2. SITE DESCRIPTION

#### 2.2.1. Overview

The site currently comprises a disused registrar's office building and associated car parking and surrounding landscaping.

#### 2.2.2. Details

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>INSPECTION DATE</b> | 27 <sup>th</sup> January 2026.                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>CURRENT USE</b>     | The site currently comprises a disused registrar's office building (Yeomanry House) in the south of the site with an associated car park and surrounding landscaping in the north. There is also a small landscaped area and additional car parking area to the south, on the other side of Yeomanry House, as well as a bin store in the far north west.                                                                                                              |
| <b>AREA</b>            | Approximately 0.15 hectares.                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>SHAPE</b>           | The site is irregular in shape.                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>ACCESS</b>          | The site is accessed via a shared access road from the junction of Castle Hill and Coley Avenue to the west and north west of the site.                                                                                                                                                                                                                                                                                                                                |
| <b>BOUNDARIES</b>      | The northern, southern and western site boundaries are not currently marked, whilst the eastern site boundary is marked by brick walls between approximately 1.7m and 2.7m in height.                                                                                                                                                                                                                                                                                  |
| <b>TOPOGRAPHY</b>      | <p>The site is relatively flat sloping gently from east to west with levels of between 49.6m AOD and 50.6m AOD.</p> <p>There is an approximately 1.5m high brick retaining wall where the staircase to the basement of the building is present to the east of the site. There are further approximately 0.4m high brick retaining walls surrounding the edge of the small landscaped area in the south of the site.</p>                                                |
| <b>SURFACING</b>       | The parking areas are surfaced in tarmac hardstanding. The paths within the landscaped areas surrounding Yeomanry House are surfaced in concrete hardstanding and brick paving. The main landscaped area in the north of the site is grassed, whilst the landscaping surrounding the north side of Yeomanry House is surfaced in decorative gravel. The small landscaped area in the far south of the site is surfaced in flower/shrub beds and a small area of grass. |

|                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BUILDINGS</b>                         | Yeomanry House present in the south of the site is two and half storey brick built former mansion house with a pitched slate roof and a small basement in the centre east section. Yeomanry House is Grade II listed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>VEGETATION</b>                        | <p>There is a mature Sycamore tree present in the landscaped area in the north east of the site. There are two mature Holly trees and a mature Yew tree present in the landscaped areas in the north west of the site. There five young Cherry trees and a young Rowan tree present in the small landscaped area in the south of the site. There are also some small Cotoneaster bushes growing against north side of Yeomanry House.</p> <p>Under the terms of the Wildlife and Countryside Act 1981, some types of Cotoneaster are classed as an alien plants to the UK. Under the terms of this Act an offence is committed “if any person plants or otherwise causes to grow in the wild any plant”. While it is not an offence to own or ignore an established plant, it is to undertake any action in the area that may cause the plant to spread or grow in a new area.</p>                                                                                                                                                                                                                                                                                                                                                                        |
| <b>NOTABLE FEATURES AND OBSERVATIONS</b> | <p>A limited amount of domestic rubbish and litter has been fly tipped in some areas of the site.</p> <p>No visual or olfactory evidence of any potential contamination was identified during the site walkover.</p> <p>There are numerous services indicated to be present at the site with several drainage inspection chamber covers present as well as a telecommunications inspection chamber cover present in the north of the site. Street lighting is also present surrounding the car parking areas in the north and south of the site. A small gas governor is present in the north west of the site.</p> <p>A small electrical sub-station is also present adjacent to the northern site boundary to the north east of the site.</p> <p>The Royal Berkshire Archive is a two storey building of modern design and is constructed of concrete columns supporting a steel frame which is mostly clad in glass and wood.</p> <p>Within the car park to Royal Berkshire Archive, bounding the site to the south, an excavation has been formed and fenced off. The soils within the excavation comprise Made Ground soils which appear to comprise reworked soils with visible brick and concrete overlying seemingly natural sand and gravel.</p> |

|                             |                                                                                                                                               |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SURROUNDING LAND USE</b> | The site is set in a mainly residential area within a town centre location.                                                                   |
| <b>TO THE NORTH</b>         | The site is bounded to the north by a landscaped area, formerly associated with Yeomanry House with Castle Hill road and houses beyond.       |
| <b>TO THE EAST</b>          | Houses and associated private gardens bound the site to the east.                                                                             |
| <b>TO THE SOUTH</b>         | The site is bounded to the south by the Royal Berkshire Archive and its associated car park.                                                  |
| <b>TO THE WEST</b>          | The site is bounded to the west by the Royal Berkshire Archive and its associated car park as well as houses with associated private gardens. |

## 2.3. SITE HISTORY

| MAPPED HISTORY |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE RANGE     | SITE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | SURROUNDING AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 1879 - 1914    | <p>The site is shown as part of 'Castlehill House' with the main house present in the south of the site and extending off-site to the south. Part of the driveway is present in the centre of the site with the rest of the site forming part of the gardens with trees shown in the north west. An unspecified tank is labelled in the south west corner of the site.</p> <p>By 1899 the house has been renamed 'Ascham House' and the tank is no longer shown.</p> <p>By 1912 the house is renamed as Yeomanry House.</p> | <p>The rest of 'Castlehill House' and associated grounds surround the site in all directions with part of the main house extending off-site to the south. There are various other smaller buildings set within the grounds including a lodge, outbuildings and greenhouses.</p> <p>Further afield the site is surrounded by a residential area of Reading town centre, extending in all directions with the nearest roads being Castle Street approximately 30m to the north, Colney Avenue approximately 20m to the west, Colney Hill approximately 20m to the east and Castle Crescent approximately 70m to the south. Some agricultural fields are also present beyond approximately 140m to the south.</p> <p>By 1899, a row of houses facing onto Castle Crescent has been built approximately 30m to the south of the site, with further houses also built where the fields were previously shown to the south.</p> <p>By 1912, one of the off-site buildings within the grounds of the house, located approximately 20m to the west is no longer shown. A new house and gardens are shown bounding the site to the east with further new houses shown in the surrounding area. A tramway is shown running along Castle Hill (formerly Castle Street) to the north.</p> |
| 1931 - 1958    | <p>The 1931 map shows an extension or new building attached to the main house in the south east of the site, extending off-site to the south.</p>                                                                                                                                                                                                                                                                                                                                                                           | <p>One of the associated off-site outbuildings within the grounds to Yeomanry House has been replaced with a much larger building, labelled as a riding school, located approximately 10m to the south west. Further new buildings are also shown approximately 20m to the south. Several new houses are shown in the surrounding area, including one bounding the site to the east. A horticultural nursery is shown approximately 150m to the north east.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| MAPPED HISTORY |                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE RANGE     | SITE                                                                                                                                                                                                                                                         | SURROUNDING AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                |                                                                                                                                                                                                                                                              | <p>The tramway along Castle Hill is labelled as disused.</p> <p>The 1957 map no longer shows the tramway along Castle Hill and shows possible World War Two bombing damage approximately 125m to the east and 145m to the west. A small coal yard and builders yard are shown approximately 165m to the east and north east, and three garages are shown beyond approximately 210m to the east and north east. Some new houses are also shown to be under construction in the surrounding area.</p> <p>By 1958 a public baths is shown where the southern end of the agricultural nursery was located.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 1960 - 1988    | <p>The 1960 map shows the southern end of Yeomanry House, which extends off-site to the south, to have been altered with a small courtyard now visible. A small new building is shown in the east of the site, although by 1969 this is no longer shown.</p> | <p>The 1960 map shows a further new building to have been built within the ground of Yeomanry House, located approximately 30m to the south west. The map also shows new houses to have been built on part of the grounds to Yeomanry House located approximately 10m to the south west of the site.</p> <p>By 1968 the some of the buildings within the grounds of Yeomanry House are labelled as local government offices and a hall. Further houses have also been built in the surrounding area.</p> <p>The 1969 map shows further new houses to have been built in the surrounding area including in some of the possible bomb damaged areas.</p> <p>The 1970 map shows a new ring road to be under construction approximately 225m to the north east with a new junction on the ring road replacing two of the garages and the builders yard that were formerly shown.</p> <p>By 1971 an engineering works is shown where the rest of the nursery was located. A printing works is shown approximately 180m to the north.</p> <p>The 1977 map shows a petrol filling station to have been built approximately 145m to the north west of the site.</p> |

| MAPPED HISTORY |                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE RANGE     | SITE                                                                                                                                                                                                                                                                       | SURROUNDING AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                |                                                                                                                                                                                                                                                                            | <p>The 1978 map shows a small electrical sub-station bounding the site to the north and an above ground unspecified tank located approximately 20m to the south within the grounds of Yeomanry House.</p> <p>By 1988 the garages to the east and north of the site has been redeveloped. The coal yard to the east is no longer labelled.</p>                                                                                                                                                           |
| 1990 - 2025    | <p>The aerial photograph from 1999 shows the parts of Yeomanry House in the far south of the site to have been demolished with this part of the site in the process of being redeveloped.</p> <p>By 2025 the current bin store is shown in the north west of the site.</p> | <p>The 1991 map shows the former coal yard to have been redeveloped.</p> <p>The aerial photograph from 1999 shows the current Royal Berkshire Archive building and car park to be under construction following the demolition of the local government offices and a hall.</p> <p>By 2016 it appears the engineering works approximately 165m to the north east of the site has been redeveloped.</p> <p>By 2025 it appears the printing works approximately 180m to the north has been redeveloped.</p> |

|                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>AERIAL IMAGERY</b> | <p><u>Historic England</u></p> <p>Historic England aerial photographs showing the site from 1932 to 1975 show the site as part of the Yeomanry Drill Hall complex. The site appears to comprise the former house and part of the associated driveway and gardens to the north, with the southern end of the site comprising further parts of the former house, former stables and former outbuildings and part of the drill hall yard area. From 1961 onwards the second drill hall building is shown approximately 30m to the south west of the site.</p> <p><u>Google Earth</u></p> <p>Google Earth imagery from 2003 to 2025 shows the site in its recent state as a registrar's office with associated car park and landscaped area.</p> <p><u>Google Streetview</u></p> <p>Google Streetview imagery from 2018 shows the site in use as a registrar's office, whilst imagery from 2019 and 2022 shows the building is no longer in use.</p> |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>INTERNET SEARCH</b></p>       | <p><u>Reading Historic Area Assessment</u></p> <p>The historic area assessment was undertaken by Built Heritage Consultancy Ltd on behalf of Reading Borough Council in 2023. The assessment states that one of the potential locations of the lost Reading Castle could be on Castle Hill Road with Civil War fortifications also formerly present in this area. The assessment includes a copy of Charles Tomkins 1802 map of Reading which shows ‘Old Fortifications’ approximately 40m to the east of the site.</p> <p><u>Wargrave Local History Society Presentation</u></p> <p>A presentation to Wargrave Local History Society by Kaitie Amos, lead for local history at Reading Central Library, described Castle Hill House (now known as Yeomanry House) to likely have been built on the site at some point between 1802 and 1813.</p> <p>The presentation goes on to describe how from 1906 the army used the site and land to the south and west as the headquarters for the Berkshire Yeomanry, with a drill hall and riding school later built. This was then sold to Reading Borough Council in 1967 with Yeomanry House used as a registrar’s office until 2017.</p> <p><u>Outline Development Framework - Yeomanry House, Reading</u></p> <p>Reading Borough Council has produced an Outline Development Framework for the site which states that shortly after the Berkshire Yeomanry took over the site in 1906 an indoor riding school was built and later used as drill hall.</p> <p>The document also states that planning permission was granted in 1997 for the demolition of an eastern block at the far south east of the site and extending off-site to the south of the site. This demolition was due to the poor state of repair, to eradicate dry rot and to remove asbestos tiles. Planning permission was also granted in 1998 for the demolition of the remainder of the drill hall alongside the construction of current archive building to the south and west of the site.</p> <p><u>Reading Museum</u></p> <p>A photograph from the Reading Museum website from the Reading Chronicle collection from 1939 shows anti-aircraft gun and air raid precautions training taking place inside the drill hall to the south of the site.</p> <p><u>Reading Borough Council Planning Website</u></p> <p>Planning documents for the current archive building to the south and west of the site include a topographical survey from 1998 which labels the main building to the south west of the site as the drill hall and the buildings to the south of the site as offices and a boiler building. The newer building present further west is labelled as a contractor building.</p> <p><u>Royal Berkshire Archive</u></p> <p>BRD visited the adjacent Royal Berkshire Archive during the site walkover and viewed a plan of the site and the adjoining land from 1913, which showed Yeomanry House as it is shown in the historical maps from 1912. However, the plan shows the drill hall building to already be present off-site to south west.</p> |
| <p><b>ANECDOTAL INFORMATION</b></p> | <p>No further anecdotal evidence of site history was gained during the study.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>UNEXPLODED<br/>ORDNANCE<br/>(UXO)<br/>ASSESSMENT</b> | <p>BRD has commissioned Zetica Ltd to undertake a Pre-Desk Study Assessment (PDSA) with respect of the risk from UXO on the site. Their PDSA report is included in Appendix 6.</p> <p>The findings of the PDSA are that in 1906, Yeomanry House became the headquarters for the British Army volunteer Berkshire Yeomanry. During World War One and World War Two, the headquarters remained operational. In 1967, the headquarters were decommissioned.</p> <p>Whilst there are no readily available records to suggest that the site was ever bombed, given the continued use of the site as a military headquarters from 1906 to 1967, Zetica recommend that a detailed UXO desk study is produced for this site to assess and potentially zone the UXO hazard level.</p> |
|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## 2.4. GEOLOGY

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>GEOLOGICAL<br/>CONTEXT</b>   | <p>The site is set within an area of Cretaceous and Palaeogene sedimentary bedrock, and Quaternary superficial deposits.</p> <p>The Cretaceous and Palaeogene sedimentary bedrock formed within fluvial, palustrine and shallow marine environments giving rise to clays, silts, sands and chalk. The bedrock in the area surrounding the site has historically been quarried for brick and lime production.</p> <p>The Quaternary superficial deposits formed within fluvial, aeolian and sub-aerial slope environments giving rise to clays, silts, sands and gravels. The superficial deposits in the area surrounding the site have historically been quarried for sand and gravel extraction.</p> |
| <b>SUPERFICIAL<br/>DEPOSITS</b> | <p>The site is shown to be underlain by superficial deposits comprising the Lynch Hill Gravel Member. The Lynch Hill Gravel Member is described by the British Geological Survey (BGS) as sand and gravel, locally with lenses of silt, clay or peat and is typically 1-12m thick.</p>                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>BEDROCK<br/>GEOLOGY</b>      | <p>The shallowest bedrock unit is shown to be the Lambeth Group. The Lambeth Group is described by the BGS as vertically and laterally variable sequences mainly of clay, silty or sandy clay, with some sands and gravels, and minor limestones and lignites with occasional sandstone and conglomerate. The Lambeth Group is typically up to 39m thick.</p> <p>The Lambeth Group is then underlain by the Seaford and Newhaven Chalk Formations (Undifferentiated). These Formations comprise a firm white Chalk with conspicuous semi-continuous nodular and tabular flint seams and can extend to thicknesses of 50m-100m.</p>                                                                     |
| <b>BGS BOREHOLE<br/>RECORDS</b> | <p>Nearby BGS borehole records indicate that the Lynch Hill Gravel Member is present to depths of between 2.3m and &gt;3.6m. Where the Lynch Hill Gravel Member was penetrated the underlying Lambeth Group was encountered and was proven to a maximum depth of &gt;6.0m.</p>                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>SOIL<br/>GEOCHEMISTRY</b>    | <p>The site is not situated in an area where the natural background concentrations of metals is elevated.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

## 2.5. RADON

The site is situated within an area where no radon gas protection measures are required in new buildings.

## 2.6. HYDROGEOLOGY

|                                                             |                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SUPERFICIAL<br/>AQUIFER</b>                              | The Lynch Hill Gravel Member is classified as a Secondary A Aquifer.                                                                                                                                                                             |
| <b>BEDROCK<br/>AQUIFER</b>                                  | The Lambeth Group is classified as a Secondary A Aquifer.<br>The Seaford and Newhaven Chalk Formations are classified as a Principal Aquifer.                                                                                                    |
| <b>AQUIFER<br/>PROPERTIES</b>                               | Given the topography of the site and the surrounding area combined with the easterly direction of flow of the nearby River Kennet and River Thames it is considered the groundwater underlying the site will also flow in an easterly direction. |
| <b>LICENSED<br/>GROUNDWATER<br/>ABSTRACTIONS</b>            | None within 250m from the site.                                                                                                                                                                                                                  |
| <b>GROUNDWATER<br/>SOURCE<br/>PROTECTION<br/>ZONE (SPZ)</b> | The site is not located within a SPZ.                                                                                                                                                                                                            |

## 2.7. HYDROLOGY

|                                          |                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SITE DRAINAGE<br/>CHARACTERISTICS</b> | Yeomanry House drains via guttering and downpipes which are likely then connected to the mains sewers.<br><br>The areas of hardstanding on the site drain via surface run-off into the neighbouring Royal Berkshire Archive car park and the shared access road.<br><br>The areas of soft landscaping present on the site drain via a combination of surface infiltration and surface run-off. |
| <b>SURFACE WATER<br/>FEATURES</b>        | The closest surface water feature to the site is Holy Brook, located approximately 322m to the east of the site, which flows in a north easterly direction before joining the River Kennet, which itself then flows into the River Thames, which flows in an easterly direction.                                                                                                               |
| <b>SURFACE WATER<br/>ABSTRACTIONS</b>    | None within 250m from the site.                                                                                                                                                                                                                                                                                                                                                                |
| <b>DISCHARGE<br/>CONSENTS</b>            | None relevant to consideration of the site.                                                                                                                                                                                                                                                                                                                                                    |
| <b>FLOODING</b>                          | The site is located within a Zone 1 area and is highly unlikely to be affected by flooding.                                                                                                                                                                                                                                                                                                    |

## 2.8. ENVIRONMENTAL ASPECTS

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LANDFILL</b>                                 | There are no recorded landfill sites within 250m of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>CONTEMPORARY TRADE DIRECTORY ENTRIES</b>     | <p>There are four contemporary trade directory entries within 100m of the site, which are for a tyre dealers, builder's merchants, distributions services and a used car dealer. However, all four entries relate to residential or office addresses and such are not considered to be of relevance to contamination assessment of the site.</p> <p>There is one fuel station entry within 250m of the site. The entry is located approximately 190m to the north west for a BP petrol filling station. This is the same petrol filling station identified within the historical maps. The petrol filling station will be considered further in Section 3 of this report.</p>                                                                                                                                                                                                                                       |
| <b>REGISTERED HAZARDOUS SITES</b>               | None within 250m of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>POLLUTION INCIDENTS TO CONTROLLED WATERS</b> | <p>There have been six recorded pollution incidents within 250m of the site. All six pollution incidents are recorded at the same location approximately 120m to the north east of the site.</p> <p>The incidents were all recorded as 'Category 3 - Minor Incidents', took place between 1993 and 1999 and involved either oils unknown, chemicals unknown or miscellaneous pollutants being discharged to a watercourse. Given that pollution incidents are only located to 100m accuracy and Holy Brook is located approximately 100m to the east, it is considered that all of the incidents likely relate to discharges into Holy Brook.</p> <p>Given the distance from the site, the minor nature of the incidents and that they all likely relate to an off-site watercourse, it is considered that these pollution incidents do not present a cause for concern and as such are not considered further.</p> |
| <b>ECOLOGICALLY SENSITIVE LAND USE</b>          | None identified within 250m.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

## 2.9. PREVIOUS GROUND INVESTIGATIONS

BRD is not aware of any previous ground investigation at the site.

### 3. PRELIMINARY CONTAMINATION RISK ASSESSMENT

#### 3.1. HAZARD IDENTIFICATION

| INVALID CONTAMINATION SOURCES                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HISTORIC LAND USE                                 | DISCUSSION AS TO WHY THE HISTORICAL USE IS NOT CONSIDERED TO PRESENT A PLAUSIBLE HAZARD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| On-site Former Residential and Registrar's Office | The historical use of the site as a residential house and as a registrar's office is unlikely to have caused any significant contamination. As such these historical uses are not considered to present plausible contamination sources and will not be considered further.                                                                                                                                                                                                                                                                                                                                                          |
| On-site Former Tank                               | A unspecified tank was labelled on the 1879 map shown in the south west corner of the site, but by 1899 the tank was no longer present. Given that the tank was only indicated to be present in the late 1800s during which time solid fuels (i.e. coal) were used rather than heating oils and fuels, it is most likely that the tank would have been a water tank. As such the this tank is not considered to present a plausible contamination source and will not be considered further.                                                                                                                                         |
| Off-site Industries                               | The wider area beyond approximately 150m to the north, north east and east of the site has been historically used by a variety of industries including a horticultural nursery, a coal yard, a builder's yard, garages, an engineering works and a printing works. These industries were historically located between approximately 150m and 210m from the site. Whilst it is possible that these industries may have led to localised contamination it is considered that they are located too far from the site to represent plausible contamination sources in relation to the site and therefore will not be considered further. |

| POTENTIAL ON SITE SOURCES    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                           |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HISTORIC LAND USE            | DESCRIPTION OF POTENTIAL CONTAMINATION HAZARD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | POTENTIAL CONTAMINANTS OF CONCERN                                                                                                                                                                                         |
| Former Yeomanry Headquarters | <p>It would appear that the site comprised part of the headquarters for the Berkshire Yeomanry from 1906 to 1967. The actual use of the Yeomanry House building is unknown, but it is likely that it was used for administration purposes. The Yeomanry House building was formerly larger, with the building extending across most of the far south of the site and extending off-site.</p> <p>Localised contamination may have been caused by the storage, use or spillage of fuels and the like. The demolition of the former parts of the building could also have resulted in building arisings, potentially containing asbestos, being incorporated into the soils.</p> | <p>Metals</p> <p>Polycyclic Aromatic Hydrocarbons (PAH)</p> <p>Petroleum hydrocarbons (diesel, lubricating oils, greases and/or petrol)</p> <p>Asbestos containing materials (e.g. cement asbestos building products)</p> |

| POTENTIAL OFF SITE SOURCES                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                           |
|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HISTORIC LAND USE                                          | DESCRIPTION OF POTENTIAL CONTAMINATION HAZARD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | POTENTIAL CONTAMINANTS OF CONCERN                                                                                                                                                                                         |
| Former Yeomanry Headquarters, Drill Hall and Riding School | <p>Aside from the Yeomanry headquarters extending off-site to the south a drill hall and riding school were also present. The actual uses of some of the buildings are unknown, but based on their size and distribution, it is likely that the smaller buildings were for administration, but the larger building and hardstanding used for storage and/or vehicle parking. A boiler room with a chimney and above ground tank (possibly fuel by this time) was also present approximately 20m to the south of the site.</p> <p>Contamination may have been caused by the storage, use or spillage of fuels and the like. In addition, on site disposal activities may also have been a cause of soil contamination hazards. The demolition of the former buildings could also have resulted in building arisings, potentially containing asbestos, being incorporated into the soils.</p> | <p>Metals</p> <p>Polycyclic Aromatic Hydrocarbons (PAH)</p> <p>Petroleum hydrocarbons (diesel, lubricating oils, greases and/or petrol)</p> <p>Asbestos containing materials (e.g. cement asbestos building products)</p> |
| Electrical sub-station.                                    | An electrical sub-station bounds the site in the north west and has been present since around 1978. Localised ground contamination may have been by spillages of the dielectric oils contained within the electrical switchgear.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Petroleum hydrocarbons (dielectric mineral oil).</p> <p>Polychlorinated biphenyls</p>                                                                                                                                  |
| Petrol station.                                            | <p>A petrol filling station is present approximately 145m to the north west of the site and has been present since around 1977.</p> <p>Contamination arising from petrol filling sites will be predominantly related to leakages and spillages of the fuels stored and sold on the site. Historic tanks are invariably of single skin construction with a tendency for leakages from degradation of the metal skin. Spillages around filling points may also have occurred. Leakages can also occur from degraded pipework between tanks and filling points / delivery pumps.</p>                                                                                                                                                                                                                                                                                                           | <p>Petroleum hydrocarbons (diesel and/or petrol).</p> <p>Lead.</p> <p>Methyl tert-butyl ether.</p>                                                                                                                        |

### 3.2. RECEPTOR ASSESSMENT

| CONTEXT                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ASSESSMENT LAND USE CATEGORY</b>     | Residential.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>DESCRIPTION OF PROPOSED LAND USE</b> | It is proposed that the existing Yeomanry House building will be converted into 7No. dwellings (3No. houses and 4No. apartments) with a small two-storey extension on the eastern façade of the building. The existing off-street parking area is proposed to be re-used and extended. The existing landscaping area and part of the existing off-street parking area will be re-purposed as communal garden areas. New private garden areas will be formed to the south of the building. |

| RECEPTORS                              |                                                                          |
|----------------------------------------|--------------------------------------------------------------------------|
| <b>RECEPTOR</b>                        | <b>DISCUSSION</b>                                                        |
| <b>HUMAN HEALTH</b>                    | Residents with zero to 6 year old child being most sensitive receptor.   |
| <b>CONTROLLED WATERS GROUNDWATER</b>   | Secondary A Aquifer.                                                     |
| <b>CONTROLLED WATERS SURFACE WATER</b> | Not considered to be a valid receptor as no nearby surface water bodies. |
| <b>BUILDING MATERIALS AND SERVICES</b> | Water service pipes.<br>Buried concrete.                                 |

### 3.3. INITIAL CONCEPTUAL SITE MODEL

|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>POLLUTANT LINKAGES</b>            | The pollutant linkages are best presented in a diagrammatic form and therefore the initial conceptual site model plan is presented in Appendix 1. The individual pollutant linkages as numbered on the plan are described further below.                                                                                                                                                                                                       |
| <b>INVALID POLLUTANT LINKAGES</b>    | Whilst contamination may be present associated with the off-site electrical sub-station and petrol filling station to the north west of the site, it is considered that any potential contamination from these sources would not migrate as far as the site, particularly given the inferred easterly groundwater direction. As such it is considered that there are not valid pollutant linkages between these off-site sources and the site. |
| <b>LIMITATIONS AND UNCERTAINTIES</b> | The preliminary conceptual model has been developed based solely on desk based research and assessment. The only way to conclusively determine the presence or absence of contamination is with intrusive site investigation.                                                                                                                                                                                                                  |

### 3.4. PRELIMINARY ASSESSMENT OF CONTAMINATION RISKS

The following table identifies the potential risks that exist to the receptors through each of the identified pollutant linkages in the conceptual site model. It should be noted that the numbers referred to for each of the pathways refers to the numbered pollutant linkages from the Initial Conceptual Site Model Plan, as presented in Appendix 1.

| POTENTIAL SOURCES AND CONTAMINANTS                                                                                                                    | PATHWAYS (REFERENCE FROM MODEL)       | RECEPTORS          | HAZARD SEVERITY                   | PROBABILITY OF OCCURRENCE                                                                                                                                                                                                                                                                                                                                                                                                              | POTENTIAL RISK       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|--------------------|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| On-site Former Yeomanry Headquarters -<br><br>Metals.<br>Polycyclic Aromatic Hydrocarbons (PAH).<br>Total Petroleum Hydrocarbons (TPH).<br>Asbestos.  | Ingestion<br>Inhalation (1)           | Residents          | Human health effects [Medium]     | Most of the site appears to have remained relatively unchanged since the original construction of Yeomanry House in the early 1800s. However, the south and part of the east of the site have had various extensions and buildings formerly present, which may have resulted in localised contamination of the soils in these areas. These soils could be exposed in future garden areas. [Low-likelihood]                             | Moderate to Low Risk |
|                                                                                                                                                       | Consumption of home grown produce (2) |                    |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      |
|                                                                                                                                                       | Direct contact (3)                    | Water Supply Pipes | Tainting of water supply [Medium] | Whilst localised soil contamination may be present, the groundwater underlying site is unlikely to be shallow. [Unlikely]                                                                                                                                                                                                                                                                                                              | Moderate to Low Risk |
|                                                                                                                                                       | Horizontal & vertical migration (4)   | Groundwater        | Secondary A Aquifer [Medium]      |                                                                                                                                                                                                                                                                                                                                                                                                                                        | Low Risk             |
| Off-site Former Yeomanry Headquarters -<br><br>Metals.<br>Polycyclic Aromatic Hydrocarbons (PAH).<br>Total Petroleum Hydrocarbons (TPH).<br>Asbestos. | Ingestion<br>Inhalation (5)           | Residents          | Human health effects [Medium]     | The off-site part of the former Yeomanry Headquarters included a boiler room with possible above ground fuel tank, a drill hall and offices. These may have led to localised contamination of the soils in these areas. However, these areas were redeveloped in the late 1990s as the current Royal Berkshire Archive and any contamination was likely removed or covered over, so is unavailable to the future receptors. [Unlikely] | Low Risk             |
|                                                                                                                                                       | Consumption of home grown produce (6) |                    |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      |
|                                                                                                                                                       | Direct contact (7)                    | Water Supply Pipes | Tainting of water supply [Medium] |                                                                                                                                                                                                                                                                                                                                                                                                                                        | Low Risk             |

### 3.5. RECOMMENDATIONS

Generally, the desk study has not identified any significant contamination risks on the site. The former use of the site as the Yeomanry House and the subsequent demolition of some of the buildings could have introduced some contamination into the surface soils across the site. Localised potential contamination risks have therefore been identified by this Phase 1 Desk Study, particularly where these soils could be exposed within future garden areas or where building materials are placed within them.

Therefore, a Phase 2 Contamination Assessment is recommended to assess the significance of these potential pollutant linkages. It is recommended that this next phase of assessment includes the following investigation elements:

- One day of either windowless sampling or trial pitting to provide approximately 4-5No. positions through the proposed garden areas to a nominal depth of 2m, ground conditions permitting.
- A photo-ionisation detector (PID) should be used during the site works to assist in identifying and delineating any volatile organic contamination.
- Chemical testing of soil samples to include:
  - Metals Suite - As, Cd, Cr, CrVI, Hg, Pb, Se, Cu, Ni and Zn.
  - Inorganics Suite - water soluble sulphate, pH, organic matter.
  - Speciated Polycyclic Aromatic Hydrocarbons (PAH).
  - Banded aliphatic/aromatic Total Petroleum Hydrocarbons (TPH).
  - Benzene, Toluene, Ethylbenzene, Xylene (BTEX) and Methyl Tertiary Butyl Ether (MTBE) compounds.
  - Semi-Volatile Organic Compounds (SVOC) suite.
  - Asbestos screen and quantification (if present).

## 4. IMPLICATIONS FOR CONSTRUCTION

### 4.1. GEOTECHNICAL CONSIDERATIONS

The following is a checklist summary of geotechnical hazards and their likelihood to have an impact on the proposed development of the site.

| GEOTECHNICAL HAZARD                                             | LIKELY TO AFFECT SITE? | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Removal of existing sub-structures affecting new foundations.   | ✗                      | The building footprint is remaining unchanged. Some new foundations are proposed for the small eastern extension, however, they are unlikely to be impacted by any deep Made Ground or former structures.                                                                                                                                                                                                                                                                                                                                                       |
| Deep Made Ground.                                               | ✗                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Historic wells.                                                 | ✗                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Soft or compressible natural deposits such as Alluvium or Peat. | ✗                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Changes in ground conditions within short distances.            | ✗                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Fine soils that have a volume change capacity.                  | ✓                      | Some of the clay beds of the underlying Lambeth Group can have a medium to high volume change capacity. The effect of any trees on the existing footings will need to be considered. In some circumstances, it is possible that the existing footings would need to be underpinned if they are not of sufficient depth.                                                                                                                                                                                                                                         |
| Dissolution features or 'swallow holes'.                        | ✓                      | <p>Numerous solution pipes and widened joints or fissures have been recorded in the area to the east, north east and south east of the site, including some recorded within approximately 70m of the site.</p> <p>The potential for solution features should be considered as part of the site development. A cavity occurrence assessment report is recommended to assess the potential for such features to be present on site. It should be noted that the several of recorded solution features are likely connected with the chalk mining - see below.</p> |
| Cambering of valley sides with possibility of 'gulls'.          | ✗                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Risk of slope instability.                                      | ✗                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| GEOTECHNICAL HAZARD                                                                      | LIKELY TO AFFECT SITE? | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Shallow groundwater.                                                                     | ✗                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Underground mining.                                                                      | ✓                      | <p>There are numerous recorded underground chalk mine workings in the area to the east of the site including reported mine galleries (voids) only 40m to the east of the site.</p> <p>Reading is well known for having extensive chalk mining that was most prevalent around the 18<sup>th</sup> and 19<sup>th</sup> Centuries. An extensive underground mine working network is known to exist beneath Field Road, some 50m to the east of the site. Extensive investigation and grout stabilisation occurred here in the early 2010s following some mine working collapses. An extract of the investigation plan (produced by Peter Brett Associates - now Stantec) is included in Appendix 1. This appears to show that the main mine workings were located approximately 100m to the east of the site. The properties immediately to the east of the site, fronting on to Coley Hill, are reported to “have no known evidence of being affected by chalk mine workings but this unconfirmed by intrusive investigations”.</p> <p>Whilst it would appear to be unlikely, the potential for chalk mining extending beneath the site cannot be discounted. Accordingly, a mining / cavities occurrence report should be commissioned from Stantec to establish if there is any evidence of such mining extending beneath the site.</p> <p>Should any of the mine adits be found to extend beneath the site, then some stabilisation of ground by grouting may be required. However, it is also recognised that the building is over 200 years old and shows no evidence of any cracking or subsidence.</p> |
| Geological faults.                                                                       | ✗                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Aggressive chemical environment for concrete e.g. expansive slag or high sulphate soils. | ✗                      | The underlying bedrock geology, the Lambeth Group can have high sulphate soils. This should be borne in mind for any below ground concrete.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

## **4.2. PRELIMINARY GEOTECHNICAL ASSESSMENT**

Given that the existing Yeomanry House building will be converted into houses and apartments with only a small extension, there will be only minimal new groundworks. However, the potential for tree influence on the existing foundations should be considered as part of the engineering appraisal of the scheme.

However, solution features and chalk mine workings have been recorded in the area to the east of the site from as close as 40m away. It is therefore recommended that a mining / cavities occurrence report should be commissioned from Stantec to establish if there is any evidence of such mine workings extending beneath the site.

The Lynch Hill Gravel Member present underlying the site is likely to be suitable for soakaways or infiltration systems. However, it is assumed that the existing surface water drainage infrastructure will be retained for the proposed development.

For any form of development, BRD recommend that an intrusive ground investigation is undertaken in order to confirm ground conditions and allow design of the new structures.

## **4.3. CONSTRUCTION CONSIDERATIONS**

As with any construction site, if any anomalous material is encountered during the redevelopment then expert environmental advice should be sought.

In accordance with Health and Safety Executive (HSE) guidance, a 'Refurbishment Demolition Survey' (RDS) should be undertaken to identify whether or not asbestos containing materials are present in the existing structure(s) prior to demolition or refurbishment. The results of the survey should then be used to plan for the safe management, removal and disposal of asbestos containing materials from the existing buildings and infrastructure should such materials be present.

## REPORT SPECIFIC REFERENCES

- British Geological Survey sheet 268 “Reading” Solid and Drift edition (1:50,000) published 2000.
- <https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>
- <https://images.reading.gov.uk/2023/05/Reading-HSHAZ-Historic-Area-Assessment-2022-Approved-27.2.23.pdf>
- <https://www.wargravehistory.org.uk/past-presentations/the-history-of-yeomanry-house%2C-reading>
- <https://collections.readingmuseum.org.uk/index.asp?page=record&mwsquery={totopic}={Reading%20and%20the%20Second%20World%20War}&filename=REDMG&hitsStart=11>
- [https://publicregister.reading.gov.uk/pr/s/planning-application/a0zP2000003LvjPIAS/pl970911?c\\_\\_r=Arcus\\_BE\\_Public\\_Register&tabset-7417a=3](https://publicregister.reading.gov.uk/pr/s/planning-application/a0zP2000003LvjPIAS/pl970911?c__r=Arcus_BE_Public_Register&tabset-7417a=3)
- <https://www.forkers.com/upload/files/pdfs/Project%20Profile%20Field%20Road%20Coley%20District%20Chalk%20Mine%20Stabilisation%20Scheme.pdf>

# **SUPPORTING INFORMATION**

## **SITE CHARACTERISTICS**

*The site characteristics are collated from various information sources, including but not limited to Ordnance Survey, British Geological Survey (BGS), Environment Agency (EA) and local authorities.*

*BRD generally commission the Landmark Information Group to produce an Envirocheck Report for study sites and where employed this is included in the Appendices. It should be noted that some of the data provided in the Envirocheck report is not considered within BRD's interpretation for the site characteristics as it is not relevant. Examples of this are:*

- Nitrate Sensitive Zones and Nitrate Vulnerable Zones are ignored as these are only applicable to agricultural activities relating to the application of manure and fertilisers to land.*
- River Quality is ignored as at this preliminary stage of risk assessment as all surface water bodies are considered equally sensitive to contamination risks.*

*In assessing site characteristics, BRD also consider the area within a surrounding 250m buffer zone extending from the site boundary.*

## **HISTORY**

### *Mapped History*

*The site history summarises the changes in use or layout of the site over time and is largely developed from a study of available Ordnance Survey maps. It should be noted that changes to the site may have occurred between the editions of the maps employed to assess the history of the site. Historical information of relevance within the 250m surrounding the site is also discussed in a separate section. The historical plans referred to in the text are generally included in an Appendix.*

### *Aerial Photography*

*As a minimum, current and historical aerial images of the site and surrounding areas are studied from the Google Earth program. Where additional historic aerial photographs have been purchased then these are referenced within the technical report.*

### *Internet Searches*

*A simple search of the internet for relevant material relating to the use or history of the site is made. Information obtained from internet searches has been accepted as fact without validation by BRD except for ensuring the source is reputable. It should be recognised that due to programme and budgetary constraints the search conducted may not have revealed all the information available.*

## GEOLOGY

The geology of the site is assessed by reference to the relevant British Geological Survey (BGS) online mapping. The 1:50,000 scale sheet in Bedrock and Superficial (historically Solid and Drift) map editions may also be referred to. Many of these geological maps are relatively old with superseded terminology and descriptions. BRD therefore employ the BGS Open Geoscience website to determine current nomenclature of strata and to assist in determining geological boundaries against current topographic features. BRD also employ BGS Regional Geology Guides to assist in understanding the geological context of the site.

### Ground Stability Hazards

Ground stability hazards caused by mining, ground dissolution, landslide potential, collapsible ground and natural cavities are identified by the Envirocheck database search of records held by The Coal Authority, British Geological Survey and studies completed by Ove Arup and Peter Brett Associates.

The Envirocheck database ground stability hazard entries for compressible ground, running sands and shrinking or swelling clays are not discussed directly. This is because these hazards are very common and are considered within the preliminary geotechnical assessment where necessary.

### Radon

Radon is a naturally occurring colourless and odourless gas that is radioactive. It is formed by the radioactive decay of radium which in turn is derived from the radioactive decay of uranium, both of which are minerals that can be found in many soil types. Whilst it is recognised that the air inside every house contains radon, some houses built in certain defined areas of the country might have unacceptably high concentrations and require special precautions to be taken during construction to reduce this risk.

Radon can move through cracks and fissures in the soil into the atmosphere or into buildings via basements and/or underfloor voids. If radon enters the living space of buildings its concentration can potentially increase and provide a risk to human health as the inhalation of the radioactive decay products of radon gas can increase the risk of developing lung cancer.

The maps contained within 'Radon: Guidance on protective measures for new buildings' (2023) identify areas where no radon protection measures are necessary or where higher concentrations are present that either basic or full radon protection measures are required to be fitted to all new buildings together with supplementary advice concerning extensions, conversions and refurbishments. However, some local authorities have local bylaws, that BRD may not be aware of, that insist on radon protection to all new dwellings within their area regardless of the recommendations of the 'Radon: Guidance on protective measures for new buildings' (2023) report.

Basic radon protection measures comprise incorporation of a continuous gas resistant membrane sealed at joints and around service entries into the floor construction and extended across the cavity tray.

Full radon protection measures comprise incorporating a continuous gas resistant membrane into the floor construction together with a ventilated sub-floor void through either the use of suspended floor construction or a 'radon sump'. The membrane is sealed at joints and around service entries into the floor and extended across the cavity tray.

'Radon: Guidance on protective measures for new buildings' (2023) should be referred to for detail on the construction of the protective measures.

## HYDROGEOLOGY

### Aquifer Designations

The Environment Agency's Groundwater Protection Policy uses designations that reflect the importance of aquifers in terms of groundwater as a drinking water resource, but also their role in supporting surface water flows and wetland ecosystems.

In defining groundwater vulnerability, both the superficial (drift) deposits and bedrock (solid) geology are considered separately with the following aquifer designations:

- *Principal Aquifers: These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale.*
- *Secondary Aquifers: These include a wide range of rock layers or drift deposits with an equally wide range of water permeability and storage. Secondary aquifers are subdivided into two types:*
  - *Secondary A - permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.*
  - *Secondary B - predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering.*
- *Secondary Undifferentiated - has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.*
- *Unproductive Strata: These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.*

### Source Protection Zones

The Environment Agency (EA) has defined Source Protection Zones for groundwater sources, such as boreholes and springs, that are used for public water supply. The EA uses the zones to target pollution prevention measures and monitor the activities of potential polluters within the affected area. There are three types Source Protection Zone:

- *Zone 1 (Inner Protection Zone) is the most sensitive area within which pollution could reach the borehole within 50 days. Alternatively it is defined by a minimum 50m radius around the borehole.*
- *Zone 2 (Outer Protection Zone) are defined by the area within which pollution could reach the borehole within 400 days or 25% of the total catchment area.*
- *Zone 3 (Total Catchment) are defined by the total area required to support the removal of water from the borehole.*

## HYDROLOGY

### Flooding

The Environment Agency has zoned England and Wales in respect of the risk from flooding from 'highly unlikely' in Zone 1 to 'likely' in Zone 3. The zones ignore the presence of flood defences or certain other manmade structures and channel improvements.

National Planning Policy Framework, Department for Communities and Local Government, dated March 2012 states “A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1; all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding”.

## **ENVIRONMENTAL ASPECTS**

### Landfill

The database of the Environment Agency of active and historic landfills is searched for all sites. Sometimes additional historic landfill data is available from the British Geological Society and local authorities to identify nearby landfill sites. It should be noted that landfill sites that closed prior to 1974 and unlicensed disposal activities will not necessarily be revealed by this search.

### Pollution Incidents

The Environment Agency ceased recording ‘Pollution Incidents to Controlled Waters’ in 2000, when they commenced the replacement ‘Substantiated Pollution Incident Register’. BRD do not consider any ‘Category 3 - Minor Incident’ on the ‘Pollution Incidents to Controlled Waters’ database as relevant to assessing the site due to the time elapsed and the low level of impact that occurred. Again, due to the time elapsed and the fact that remedial measures would have been undertaken at the time, ‘Category 1 - Major Incident’ and ‘Category 2 - Significant Incident’ are only considered relevant if the impacted controlled water was on or immediately adjacent to the site.

On the ‘Substantiated Pollution Incident Register’, BRD approach to this information in the following manner:

- Pollution incidents impacting ‘air’ only are not considered relevant to the purpose of this report.
- Pollution incidents to ‘water’ are only considered where the surface water impacted is either on, flows through or is immediately adjacent to the site.
- Pollution incidents to ‘land’ are only considered where these are on or immediately adjacent to the site unless there are grounds to consider that the incident had the potential to impact groundwater that may have migrated beneath the site.
- Category 4 potential pollutant incidents are recorded, but upon investigation were found to have had no impact and accordingly are not considered relevant.

### Ecologically Sensitive Land Use

The land uses that are identified as ecologically sensitive are those identified as Sites of Special Scientific Interest (SSSI), Special Areas of Conservation, Special Protection Areas, Ramsar sites, Natural Parks, Natural Nature Reserves, Marine Nature Reserves, Local Nature Reserves, Green Belt, Forest Parks, Environmentally Sensitive Areas, or Areas of Outstanding Natural Beauty.

# CONTAMINATION ASSESSMENT METHODOLOGY

## UK Policy

The UK Government's policy in relation to land affected by historic contamination is based on a 'suitable for use' approach. The approach recognises that the risks presented by any given level of contamination will vary greatly according to the use of the land and a wide range of other factors, such as the underlying geology of the site. Contamination risks therefore need to be assessed on a site-by-site basis. The 'suitable for use' approach limits requirements for remediation to the work necessary to prevent unacceptable risks to human health or the environment in relation to either the current use or future use of the land.

The three main drivers for contamination assessment and remediation are:

- Voluntary action.
- Development as part of the planning regime.
- Regulatory action to mitigate unacceptable risks e.g. Part 2A of the Environmental Protection Act 1990.

## Contaminant Linkages

For a contamination risk to exist there must be a 'contaminant linkage' from the source (contaminant or pollutant) via a pathway (the route from contaminant to receptor) to a receptor (the entity that could be harmed). The absence of a source, pathway or receptor breaks the contaminant linkage and therefore no contamination risk exists.

Contamination is typically present at a site (in the ground and/or in the underlying groundwater) as a result of a historic or current industrial use, usually as a result of leaks, spills or disposal of residues, wastes and excess raw materials from the industrial processes. Contamination may also be present due to:

- The deliberate application of chemicals e.g. the spraying of herbicide/pesticide.
- Migration of pollutants from adjacent land.
- Naturally occurring processes e.g. elevated concentrations of particular heavy metals associated with specific geological strata.
- Atmospheric deposition.

## Conceptual Site Model

The conceptual site model can be defined as a textual or graphical representation of the identified contaminant linkages for a given site. The model forms the basis for designing the investigation as the aim will be to target all of the potential contaminant linkages to determine, through the subsequent phases of risk assessment, whether or not they pose an actual risk.

It is important that the conceptual site model is updated with new information as the various investigation, risk assessment and remediation works are completed.

## Technical Guidance

The technical and legal framework for contamination assessment is complex. The process adopted through this report for assessing contamination risks is in general accordance with the following guidance, as listed below:

- ‘Investigation of Potentially Contaminated Sites - Code of Practice - BS 10175:2011+A2:2017’, (BSi, 2017).
- Land Contamination Risk Management (LCRM) website, (Environment Agency, 2023).
- ‘Guidance for the safe development of housing on land affected by contamination - R&D66: 2008’, (NHBC/Environment Agency, 2008).

### Land Contamination Risk Management: Stage 1 Risk Assessment

In line with the technical guidance, the contamination risk assessment follows a series of steps for each tier of risk assessment:

- *Identify the hazard* - A preliminary stage of risk assessment concerned with identifying and characterising the contamination source that may be associated with a particular site.
- *Assess the hazard* - Use a source-pathway-receptor (S-P-R) linkage approach to find out if there is the potential for unacceptable risk.
- *Estimate the risk* - predict what degree of harm or pollution might result and how likely it is to occur by using the tiered approach to risk assessment.
- *Evaluate the risk* - Decide whether a risk is unacceptable, taking into account the nature and scale of the risk estimates, any uncertainties associated with the assessment and the broad costs and benefits of taking action to mitigate risks.

The separate staged tiers of risk assessment are as follows:

| <b>TIER</b>                                                      | <b>DESCRIPTION</b>                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TIER 1:<br/>PRELIMINARY RISK<br/>ASSESSMENT</b>               | Generally limited to desk based research and a site walkover survey (site reconnaissance) to develop an initial conceptual site model and identify what risks, if any, are likely to be presented by the site. Occasionally it may include assessment of a limited exploratory ground investigation or previous investigation data. |
| <b>TIER 2:<br/>GENERIC QUANTITATIVE<br/>RISK ASSESSMENT</b>      | This phase is concerned with establishing whether contamination is present, usually through intrusive ground investigation, and then evaluating the magnitude of the associated risks with test results compared to generic assessment criteria.                                                                                    |
| <b>TIER 3:<br/>DETAILED<br/>QUANTITATIVE RISK<br/>ASSESSMENT</b> | To further evaluate risks the development of site-specific assessment criteria are values for concentrations of contaminants derived using risk estimation models                                                                                                                                                                   |

## Risk Classification

The objective of risk assessment is to identify the nature and magnitude of the potential risks and should be based on a consideration of both:

- The likelihood/probability of an event [taking into account both the presence of the hazard and receptor and the integrity of the pathway].
- The severity of the potential consequence [taking into account both the potential severity of the hazard and the sensitivity of the receptor].

There is a need for a logical, transparent and repeatable system in defining the categories of severity of consequence and likelihood as well as for the risk itself and therefore the following risk rating matrix is employed:

|             |                 | SEVERITY OF CONSEQUENCE |                   |                   |                   |
|-------------|-----------------|-------------------------|-------------------|-------------------|-------------------|
|             |                 | SEVERE                  | MEDIUM            | MILD              | MINOR             |
| PROBABILITY | HIGH LIKELIHOOD | Very High Risk          | High Risk         | Moderate Risk     | Moderate/Low Risk |
|             | LIKELY          | High Risk               | Moderate Risk     | Moderate/Low Risk | Low Risk          |
|             | LOW LIKELIHOOD  | Moderate Risk           | Moderate/Low Risk | Low Risk          | Negligible Risk   |
|             | UNLIKELY        | Moderate/Low Risk       | Low Risk          | Negligible Risk   | Negligible Risk   |

These risk classifications are defined as follows:

- **Very High Risk** - There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the site without appropriate remediation action.
- **High Risk** - Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remediation action.
- **Moderate Risk** - It is possible that without appropriate remediation action harm could arise to a designated receptor. It is relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely that such harm would be relatively mild.
- **Low Risk** - It is possible that harm could arise to a designated receptor from an identified hazard. It is likely that, at worst if any harm was realised any effects would be mild.
- **Negligible Risk** - The presence of an identified hazard does not give rise to the potential to cause harm to a designated receptor.

This risk assessment matrix and classification system is based on guidance produced by Department for Environment, Food and Rural Affairs (Defra) and the Environment Agency in connection with contaminated land assessment.

## **APPENDIX 1**

# Site Location Plan



Not to scale.

Project Title: Yeomanry House, Reading  
Client: Yeomanry House Ltd  
BRD Reference: BRD4732-OP1-A  
Date Issued: February 2026

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# Site Walkover Photographs



Plate 1: View south showing the northern side of Yeomanry House and the car park to the north.



Plate 2: View south west showing the entrance to the basement of Yeomanry House with the small Cotoneaster bushes growing against north side of Yeomanry House present in the background.

Project Title: Yeomanry House, Reading  
Client: Yeomanry House Ltd  
BRD Reference: BRD4732-OP2-A  
Date Issued: February 2026

## Site Walkover Photographs



Plate 3: View south showing the eastern end of the site to the side of Yeomanry House the fly tipped domestic rubbish and litter visible.



Plate 4: View south showing some of the rooms inside Yeomanry House.

Project Title: Yeomanry House, Reading  
Client: Yeomanry House Ltd  
BRD Reference: BRD4732-OP2-A  
Date Issued: February 2026

## Site Walkover Photographs



Plate 5: View north east showing the car park and landscaped area to the north of the Yeomanry House.



Plate 6: View south east showing the landscaped area to the left, Yeomanry House in the background, the shared access road in the foreground and the newer Royal Berkshire Archive building to the right.

Project Title: Yeomanry House, Reading  
Client: Yeomanry House Ltd  
BRD Reference: BRD4732-OP2-A  
Date Issued: February 2026

## Site Walkover Photographs



Plate 7: View north showing the small gas governor and the bin store present in the north west of the site.



Plate 8: View east showing the inside of the bin store in the north west of the site.

## Site Walkover Photographs



Plate 9: View north east showing the southern end of the site and the southern side of Yeomanry House.



Plate 10: View east showing the southern end of the site comprising of a small landscaped area and additional car park.

Project Title: Yeomanry House, Reading  
Client: Yeomanry House Ltd  
BRD Reference: BRD4732-OP2-A  
Date Issued: February 2026

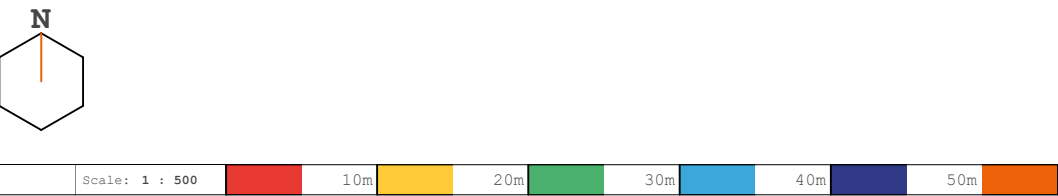
## Site Walkover Photographs



Plate 11: View south east showing the small landscaped area in the south of the site.

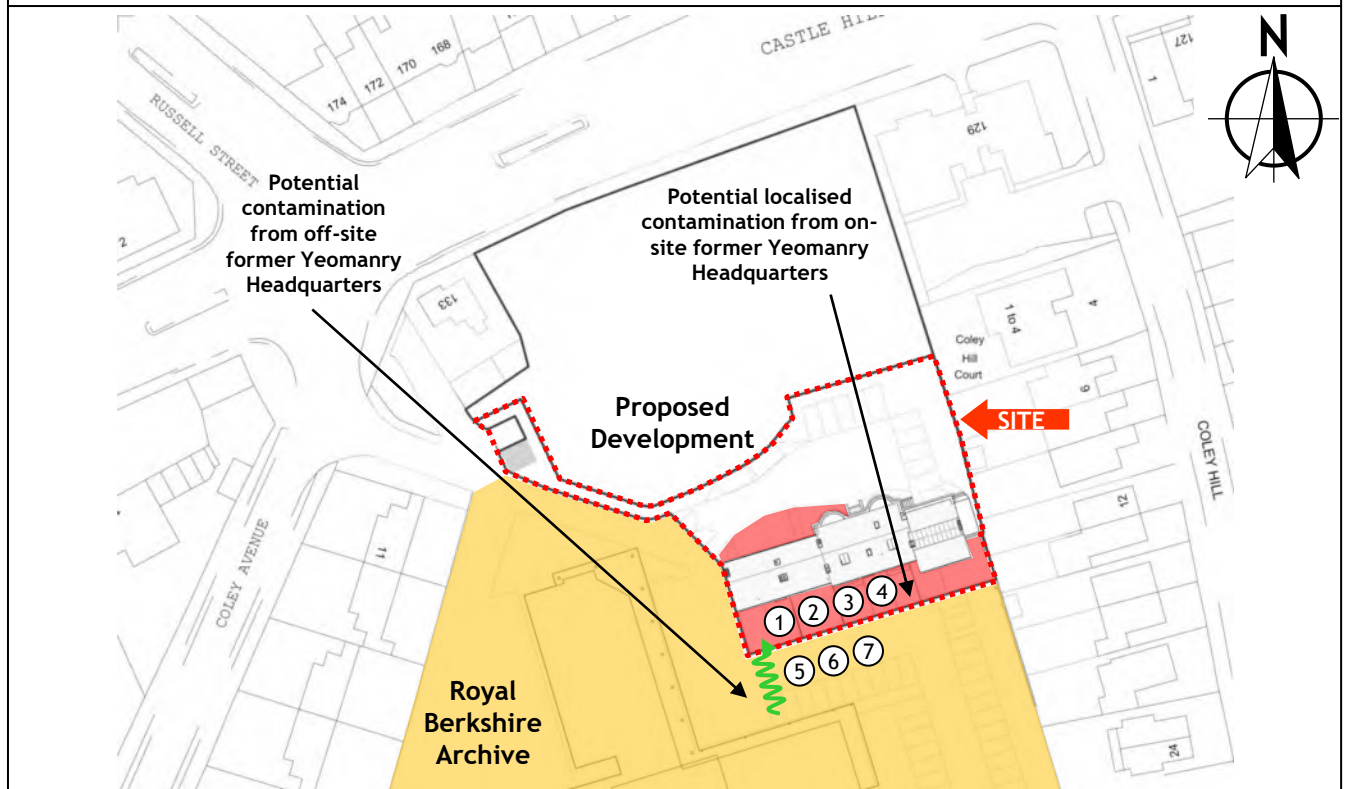
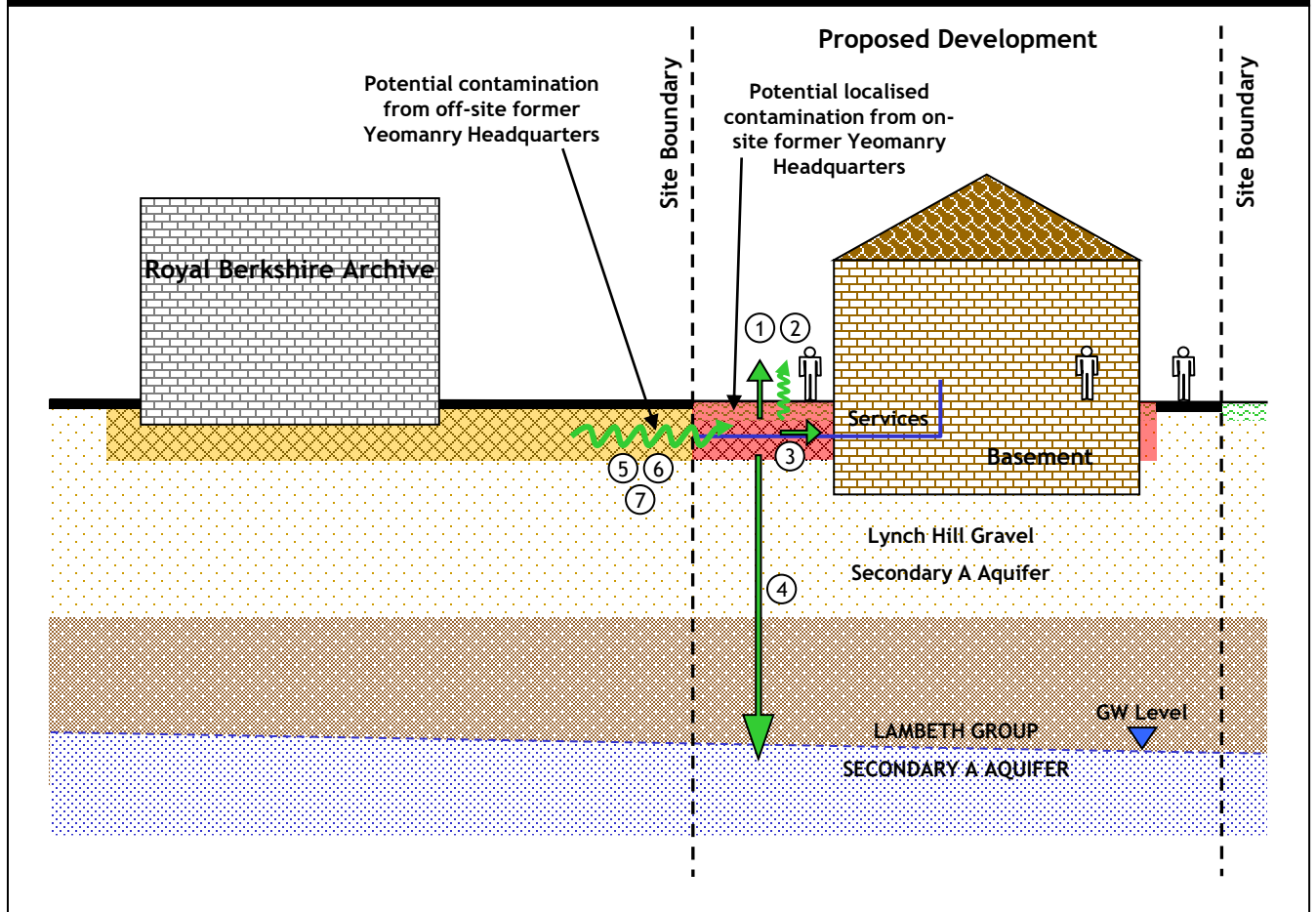


Plate 12: View east showing the small electrical sub-station bounding the site to the north in the north west.

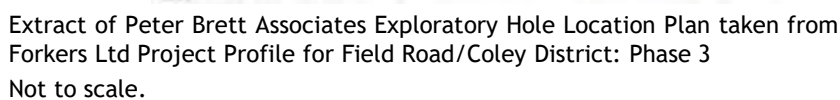


|                                         |                   |              |                                                                                       |                             |                                                                                                                                                                |
|-----------------------------------------|-------------------|--------------|---------------------------------------------------------------------------------------|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rev:                                    | Date:             | Description: |  |                             |                                                                           |
|                                         |                   |              | Project:<br>Yeomanry House, 131 Castle Hill, Reading, RG1 7TA                         |                             |                                                                                                                                                                |
|                                         |                   |              | Drawing:<br>Proposed Block Plan                                                       |                             |                                                                                                                                                                |
| Collaborating with:<br>Richard McCarthy |                   |              | Date:<br>Dec 25                                                                       | Status For:<br>Pre Planning | Colony Architects Ltd.<br>The Wine Store, Brewery Court, Theale, Reading, RG7 5AJ<br>+44 (0)118 380 0328<br>hello@colonyarchitects.com<br>colonyarchitects.com |
| Job:<br>375                             | Drawing:<br>02-11 | Revision:    | Drawn By:<br>VA                                                                       | Checked By:<br>EM           |                                                                                                                                                                |

# Initial Conceptual Model

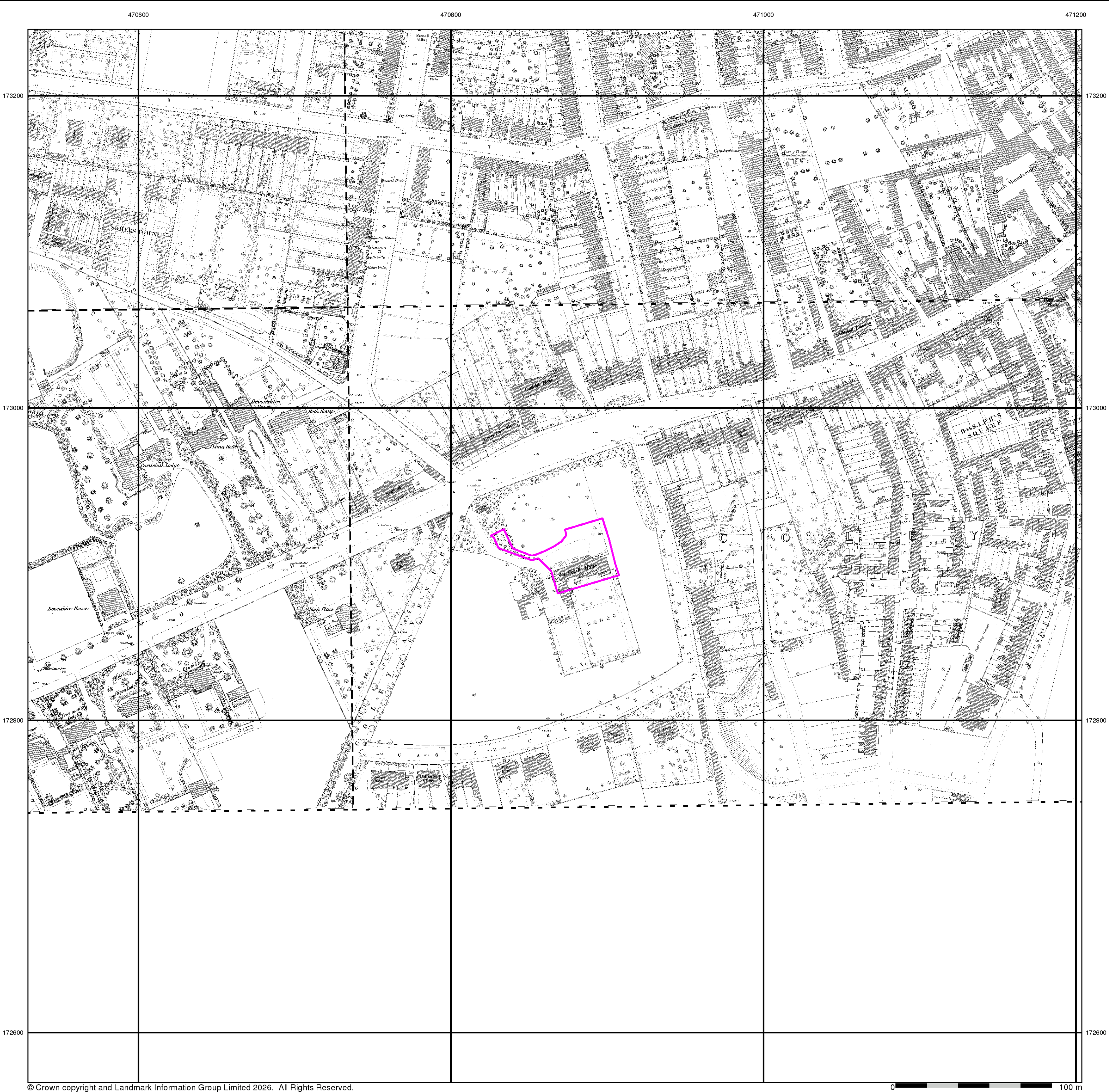


Project Title: Yeomanry House, Reading  
 Client: Yeomanry House Ltd  
 BRD Reference: BRD4732-OP3-B  
 Date Issued: February 2026



  
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info@brduk.com

## **APPENDIX 2**



Berkshire

Published 1879

Source map scale - 1:500

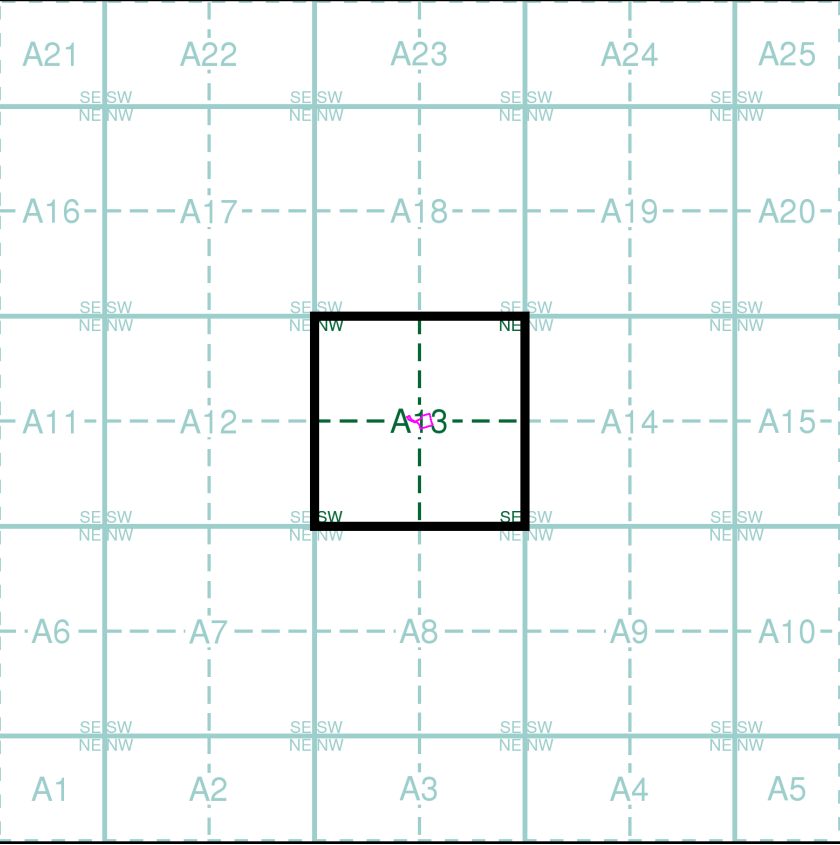
The 1:500 scale Ordnance Survey mapping was introduced in 1855 as a replacement for the 1:528 scale and to complement the 1:2500 scale that had been implemented in 1853. By 1895, the 1:500 scale covered most towns over a population of about 4000 at the time of survey, although very few towns were mapped more than once at this scale, and none have been since 1910. The 1:500 scale gives particular emphasis to such features as lamp posts, man holes, arched passages and minor building projections. Also often featured are divisions between tenements, interior ground floor layouts of public buildings, and on earlier plans, the functions of the various parts of larger industrial premises are also indicated. Content of the plans does vary however, from one town to the next in terms of, for example, the completeness of railway tracks and the coverage of public buildings.

Please note: Due to the partial coverage of Historical Town Plans, it is possible that not all segments within an order will contain mapping. Only the segments that have Town Plan coverage will be generated.

Map Name(s) and Date(s)

|            |            |
|------------|------------|
| 037_03_011 | 037_03_012 |
| 1879       | 1879       |
| 1:500      | 1:500      |
| 037_03_016 | 037_03_017 |
| 1879       | 1879       |
| 1:500      | 1:500      |

Historical Town Plan - Segment A13



Order Details

Order Number: 394316287\_1\_1  
Customer Ref: BRD4732  
National Grid Reference: 470870, 172910  
Slice: A  
Site Area (Ha): 0.17  
Search Buffer (m): 0

Site Details

Yeomanry House, Castle Hill, Reading, RG1 7TJ



Tel: 0844 844 9952  
Fax: 0844 844 9951  
Web: www.envirocheck.co.uk

# Historical Mapping Legends

## Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

|  |                                   |  |                                  |  |                                               |
|--|-----------------------------------|--|----------------------------------|--|-----------------------------------------------|
|  | Quarry                            |  | Gravel Pit                       |  | Sand Pit                                      |
|  | Clay Pit                          |  | Shingle                          |  | Refuse Heap                                   |
|  | Sloping Masonry                   |  | Flat Rock                        |  |                                               |
|  | Marsh                             |  | Reeds                            |  | Osiers                                        |
|  | Rough Pasture                     |  | Furze                            |  | Wood                                          |
|  | Mixed Wood                        |  | Brushwood                        |  | Orchard                                       |
|  | Fir                               |  | Ford                             |  | Stepping Stones                               |
|  | Ferry                             |  | Waterfall                        |  | Lock                                          |
|  | Trig. Station                     |  | Altitude at Trig. Station        |  |                                               |
|  | B.M. 325-9                        |  | Bench Mark                       |  | Surface Level                                 |
|  | Arrow denotes flow of water       |  | Antiquities (site of)            |  |                                               |
|  | Cutting                           |  | Embankment                       |  |                                               |
|  | Railway crossing Road             |  | Level Crossing                   |  | Road crossing Railway                         |
|  | Railway crossing River or Canal   |  | Road over single stream          |  | Road over River or Canal                      |
|  | County Boundary (Geographical)    |  | County & Civil Parish Boundary   |  | Administrative County & Civil Parish Boundary |
|  | County Borough Boundary (England) |  | County Burgh Boundary (Scotland) |  |                                               |
|  | Boundary Post or Stone            |  | Police Call Box                  |  |                                               |
|  | Bridle Road                       |  | Pump                             |  |                                               |
|  | Electricity Pylon                 |  | Signal Post                      |  |                                               |
|  | Foot Bridge                       |  | Sluice                           |  |                                               |
|  | Foot Path                         |  | Spring                           |  |                                               |
|  | Guide Post or Board               |  | Telephone Call Box               |  |                                               |
|  | Mile Stone                        |  | Trough                           |  |                                               |
|  | Mooring Post or Ring              |  | Well                             |  |                                               |

## Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

|  |                                                                                         |  |                                      |
|--|-----------------------------------------------------------------------------------------|--|--------------------------------------|
|  | Inactive Quarry, Chalk Pit or Clay Pit                                                  |  | Active Quarry, Chalk Pit or Clay Pit |
|  | Rock                                                                                    |  | Boulders                             |
|  | Cliff                                                                                   |  | Slopes                               |
|  | Roofed Building                                                                         |  | Glazed Roof Building                 |
|  | Sloping Masonry                                                                         |  | Archway                              |
|  | Non-Coniferous Tree (surveyed)                                                          |  | Coniferous Tree (surveyed)           |
|  | Non-Coniferous Trees (not surveyed)                                                     |  | Coniferous Trees (not surveyed)      |
|  | Orchard Tree                                                                            |  | Scrub                                |
|  | Coppice, Osier                                                                          |  | Reeds                                |
|  | Rough Grassland                                                                         |  | Heath                                |
|  | Direction of water flow                                                                 |  | Bench Mark                           |
|  | Cave Entrance                                                                           |  | Triangulation Station                |
|  | Electricity Transmission Line                                                           |  | Electricity Pylon                    |
|  | County Boundary (Geographical)                                                          |  | County & Civil Parish Boundary       |
|  | County Boundary                                                                         |  | Boundary post/stone                  |
|  | Boundary mereing symbol (note: these always appear in opposed pairs or groups of three) |  |                                      |
|  | Beer House                                                                              |  | Pillar, Pole or Post                 |
|  | Boundary Post or Stone                                                                  |  | Post Office                          |
|  | Capstan, Crane                                                                          |  | Public Convenience                   |
|  | Chimney                                                                                 |  | Public House                         |
|  | Drinking Fountain                                                                       |  | Pump                                 |
|  | Electricity Pillar or Post                                                              |  | Signal Box or Bridge                 |
|  | Fire Alarm Pillar                                                                       |  | Signal Post or Light                 |
|  | Foot Bridge                                                                             |  | Spring                               |
|  | Guide Post                                                                              |  | Tank or Track                        |
|  | Hydrant or Hydraulic                                                                    |  | Telephone Call Box                   |
|  | Level Crossing                                                                          |  | Telephone Call Post                  |
|  | Manhole                                                                                 |  | Trough                               |
|  | Mile Post or Mooring Post                                                               |  | Water Point, Water Tap               |
|  | Mile Stone                                                                              |  | Well                                 |
|  | Normal Tidal Limit                                                                      |  | Wind Pump                            |

## Large-Scale National Grid Data 1:2,500 and 1:1,250

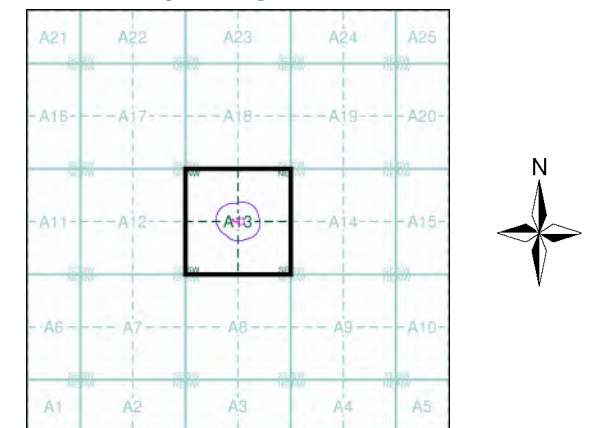
|  |                                                                                         |  |                                 |
|--|-----------------------------------------------------------------------------------------|--|---------------------------------|
|  | Cliff                                                                                   |  | Slopes                          |
|  | Rock                                                                                    |  | Rock (scattered)                |
|  | Boulders                                                                                |  | Boulders (scattered)            |
|  | Positioned Boulder                                                                      |  | Scree                           |
|  | Non-Coniferous Tree (surveyed)                                                          |  | Coniferous Tree (surveyed)      |
|  | Non-Coniferous Trees (not surveyed)                                                     |  | Coniferous Trees (not surveyed) |
|  | Orchard Tree                                                                            |  | Scrub                           |
|  | Coppice, Osier                                                                          |  | Reeds                           |
|  | Rough Grassland                                                                         |  | Heath                           |
|  | Direction of water flow                                                                 |  | Triangulation Station           |
|  | Electricity Transmission Line                                                           |  | Electricity Pylon               |
|  | Bench Mark                                                                              |  | Buildings with Building Seed    |
|  | Roofed Building                                                                         |  | Glazed Roof Building            |
|  | Civil parish/community boundary                                                         |  |                                 |
|  | District boundary                                                                       |  |                                 |
|  | County boundary                                                                         |  |                                 |
|  | Boundary post/stone                                                                     |  |                                 |
|  | Boundary mereing symbol (note: these always appear in opposed pairs or groups of three) |  |                                 |
|  | Barracks                                                                                |  | Pillar, Pole or Post            |
|  | Battery                                                                                 |  | Post Office                     |
|  | Cemetery                                                                                |  | Public Convenience              |
|  | Chimney                                                                                 |  | Pump                            |
|  | Cistern                                                                                 |  | Pumping Station                 |
|  | Dismantled Railway                                                                      |  | Place of Worship                |
|  | Electricity Generating Station                                                          |  | Sewage Pumping Station          |
|  | Electricity Pole, Pillar                                                                |  | Signal Box or Bridge            |
|  | Electricity Sub Station                                                                 |  | Signal Post or Light            |
|  | Filter Bed                                                                              |  | Spring                          |
|  | Fountain / Drinking Ftn.                                                                |  | Tank or Track                   |
|  | Gas Valve Compound                                                                      |  | Trough                          |
|  | Gas Governor                                                                            |  | Wind Pump                       |
|  | Guide Post                                                                              |  | Water Point, Water Tap          |
|  | Manhole                                                                                 |  | Works (building or area)        |
|  | Mile Post or Mile Stone                                                                 |  | Well                            |



## Historical Mapping & Photography included:

| Mapping Type                             | Scale   | Date        | Pg |
|------------------------------------------|---------|-------------|----|
| Berkshire                                | 1:2,500 | 1879        | 2  |
| Berkshire                                | 1:2,500 | 1899        | 3  |
| Berkshire                                | 1:2,500 | 1912        | 4  |
| Berkshire                                | 1:2,500 | 1931        | 5  |
| Ordnance Survey Plan                     | 1:1,250 | 1957 - 1960 | 6  |
| Ordnance Survey Plan                     | 1:2,500 | 1958 - 1961 | 7  |
| Ordnance Survey Plan                     | 1:1,250 | 1962 - 1971 | 8  |
| Ordnance Survey Plan                     | 1:1,250 | 1970 - 1976 | 9  |
| Ordnance Survey Plan                     | 1:2,500 | 1971        | 10 |
| Additional SIMs                          | 1:1,250 | 1972 - 1988 | 11 |
| Supply of Unpublished Survey Information | 1:1,250 | 1973        | 12 |
| Ordnance Survey Plan                     | 1:1,250 | 1980        | 13 |
| Additional SIMs                          | 1:1,250 | 1986 - 1991 | 14 |
| Large-Scale National Grid Data           | 1:1,250 | 1993        | 15 |
| Large-Scale National Grid Data           | 1:1,250 | 1995        | 16 |
| Large-Scale National Grid Data           | 1:1,250 | 1996        | 17 |
| Historical Aerial Photography            | 1:2,500 | 1999        | 18 |

## Historical Map - Segment A13



## Order Details

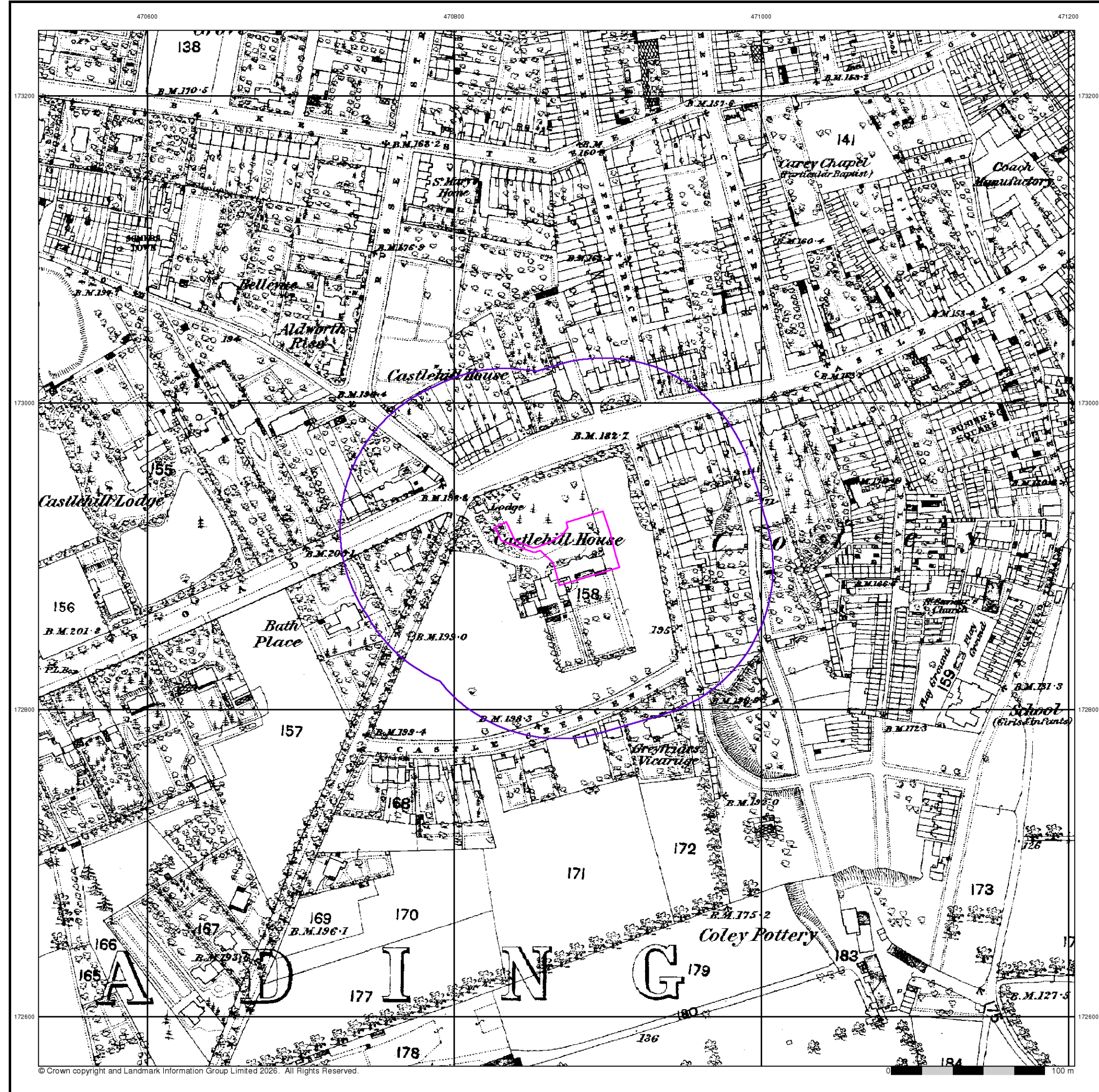
Order Number: 394316287\_1\_1  
Customer Ref: BRD4732  
National Grid Reference: 470870, 172910  
Slice: A  
Site Area (Ha): 0.17  
Search Buffer (m): 100

## Site Details

Yeomanry House, Castle Hill, Reading, RG1 7TJ



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Fax: 0844 844 9951  
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## Berkshire

**Published 1879**

**Source map scale - 1:2,500**

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### Map Name(s) and Date(s)

037\_03  
1879  
1:2,500

### Historical Map - Segment A13

|     |     |     |     |     |
|-----|-----|-----|-----|-----|
| A21 | A22 | A23 | A24 | A25 |
| A16 | A17 | A18 | A19 | A20 |
| A11 | A12 | A13 | A14 | A15 |
| A6  | A7  | A8  | A9  | A10 |
| A1  | A2  | A3  | A4  | A5  |



### Order Details

|                          |                |
|--------------------------|----------------|
| Order Number:            | 394316287_1_1  |
| Customer Ref:            | BRD4732        |
| National Grid Reference: | 470870, 172910 |
| Slice:                   | A              |
| Site Area (Ha):          | 0.17           |
| Search Buffer (m):       | 100            |

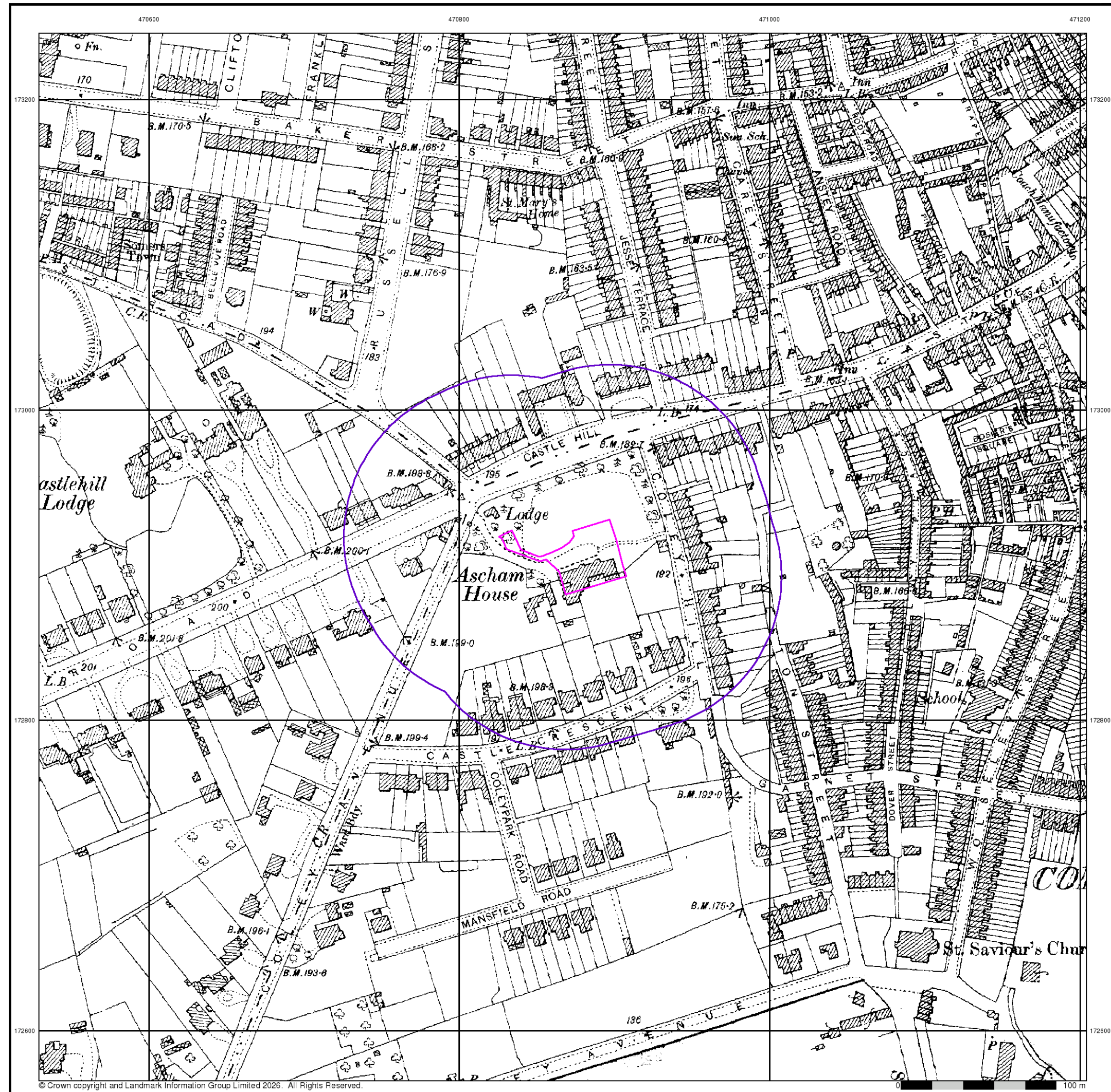
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### Berkshire

**Published 1899**

**Source map scale - 1:2,500**

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#### Map Name(s) and Date(s)

037\_03  
1899  
1:2,500

#### Historical Map - Segment A13

A21 A22 A23 A24 A25

A16 A17 A18 A19 A20

A11 A12 A13 A14 A15

A6 A7 A8 A9 A10

A1 A2 A3 A4 A5

N

#### Order Details

|                          |                |
|--------------------------|----------------|
| Order Number:            | 394316287_1_1  |
| Customer Ref:            | BRD4732        |
| National Grid Reference: | 470870, 172910 |
| Slice:                   | A              |
| Site Area (Ha):          | 0.17           |
| Search Buffer (m):       | 100            |

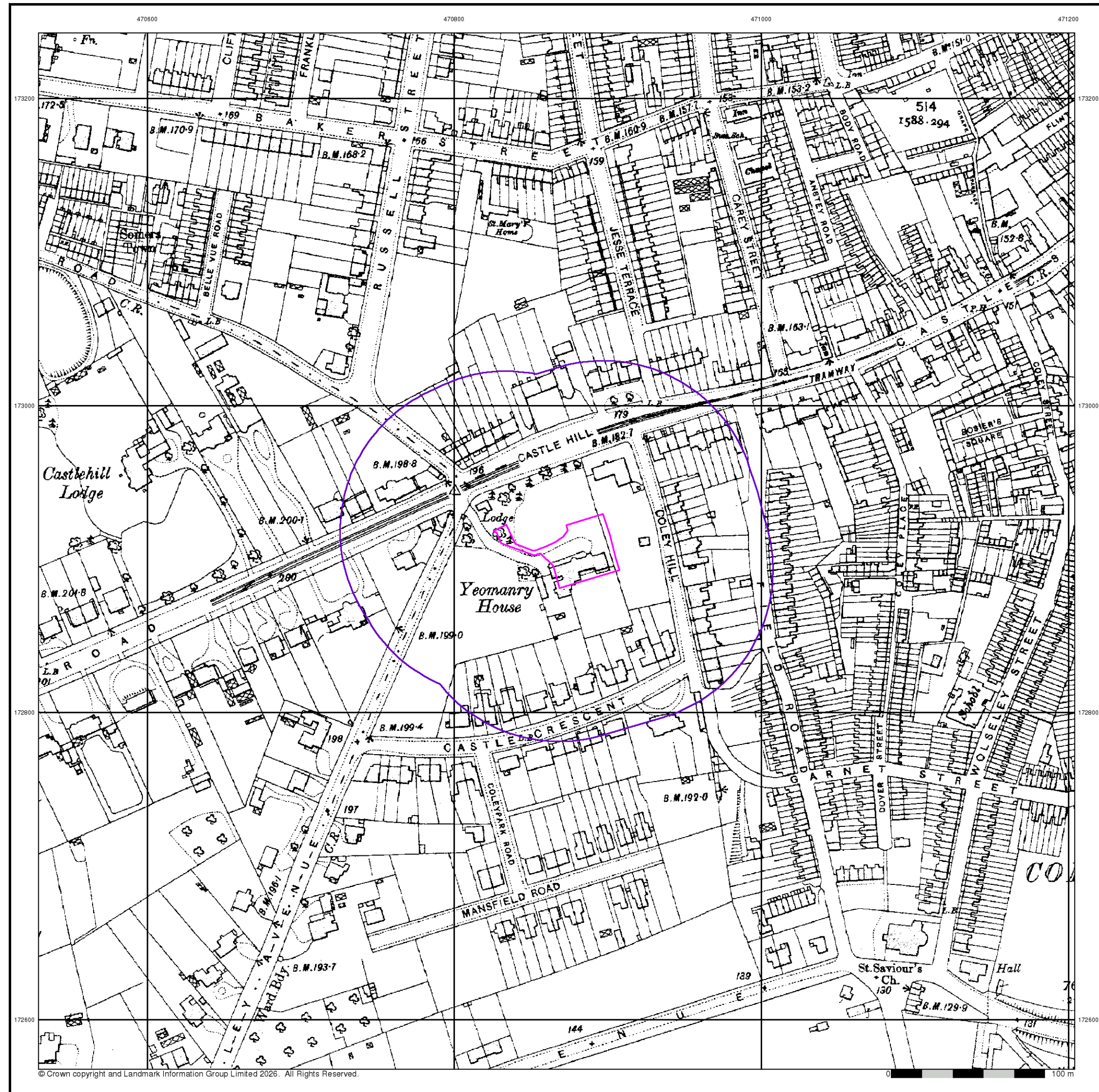
#### Site Details

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## Berkshire

### Published 1912

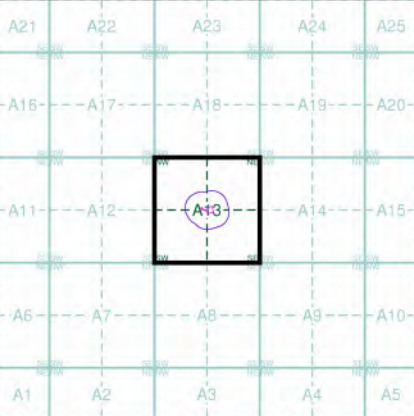
### Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

#### Map Name(s) and Date(s)

037\_03  
1912  
1:2,500

#### Historical Map - Segment A13



#### Order Details

|                          |                |
|--------------------------|----------------|
| Order Number:            | 394316287_1_1  |
| Customer Ref:            | BRD4732        |
| National Grid Reference: | 470870, 172910 |
| Slice:                   | A              |
| Site Area (Ha):          | 0.17           |
| Search Buffer (m):       | 100            |

#### Site Details

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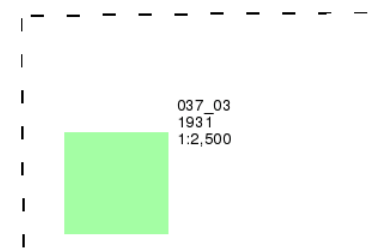
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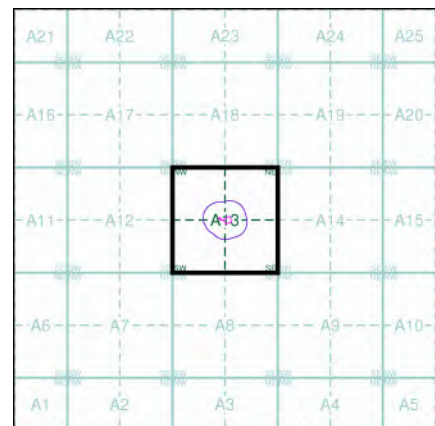


The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

## Map Name(s) and Date(s)



## Historical Map - Segment A13



## Order Details

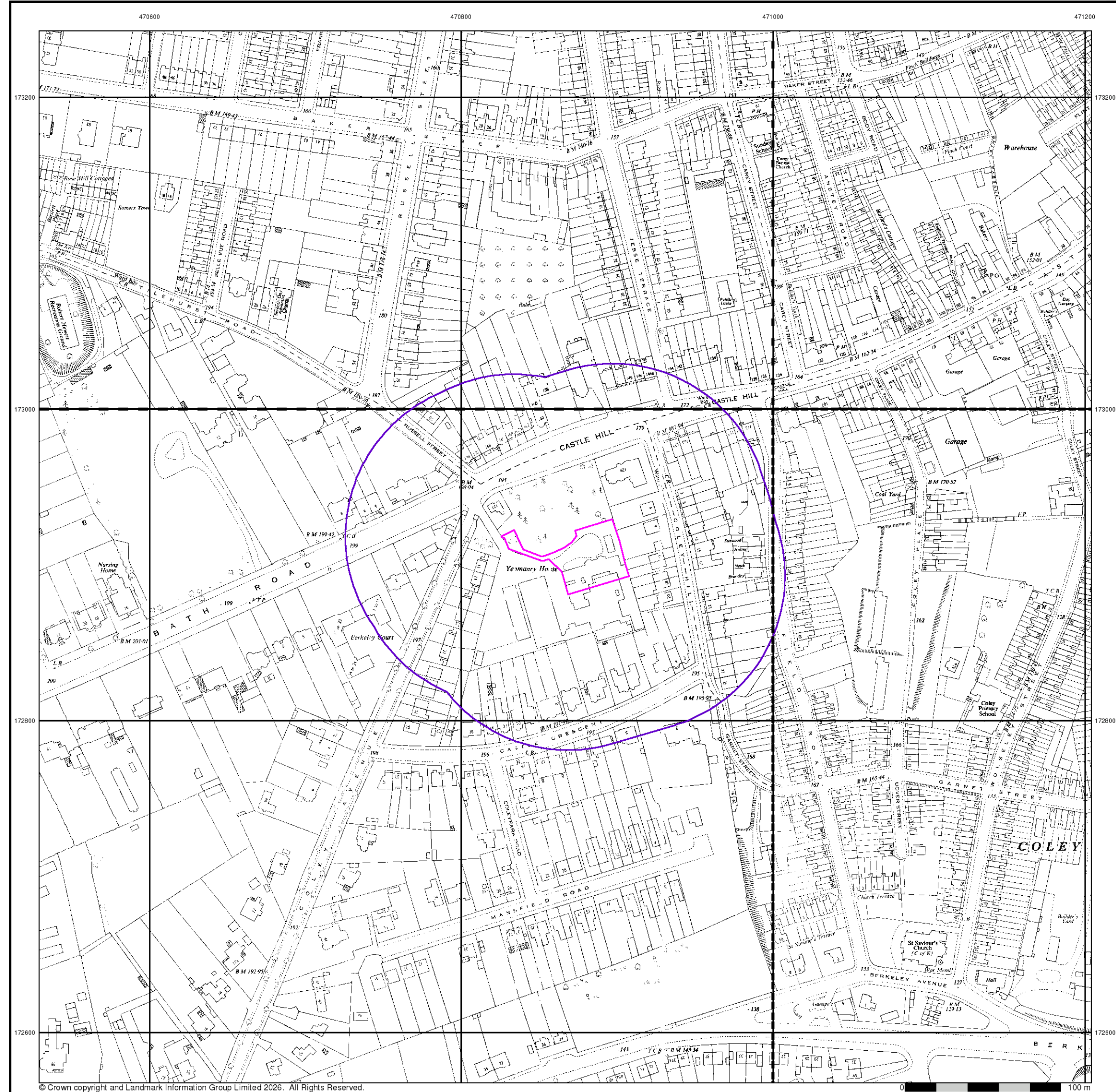
Order Number: 394316287\_1\_1  
Customer Ref: BRD4732  
National Grid Reference: 470870, 172910  
Slice: A  
Site Area (Ha): 0.17  
Search Buffer (m): 100

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## Ordnance Survey Plan

Published 1957 - 1960

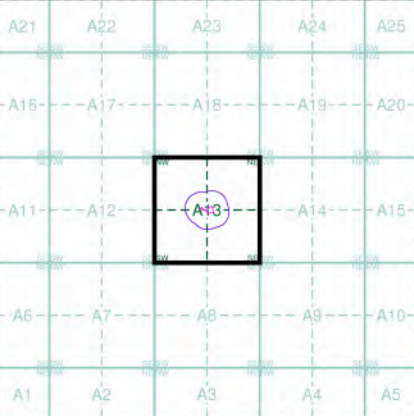
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)

|                             |                             |
|-----------------------------|-----------------------------|
| SU7073SE<br>1959<br>1:1,250 | SU7173SW<br>1957<br>1:1,250 |
| SU7072NE<br>1960<br>1:1,250 | SU7172NW<br>1958<br>1:1,250 |

### Historical Map - Segment A13



### Order Details

Order Number: 394316287\_1\_1  
Customer Ref: BRD4732  
National Grid Reference: 470870, 172910  
Slice: A  
Site Area (Ha): 0.17  
Search Buffer (m): 100

### Site Details

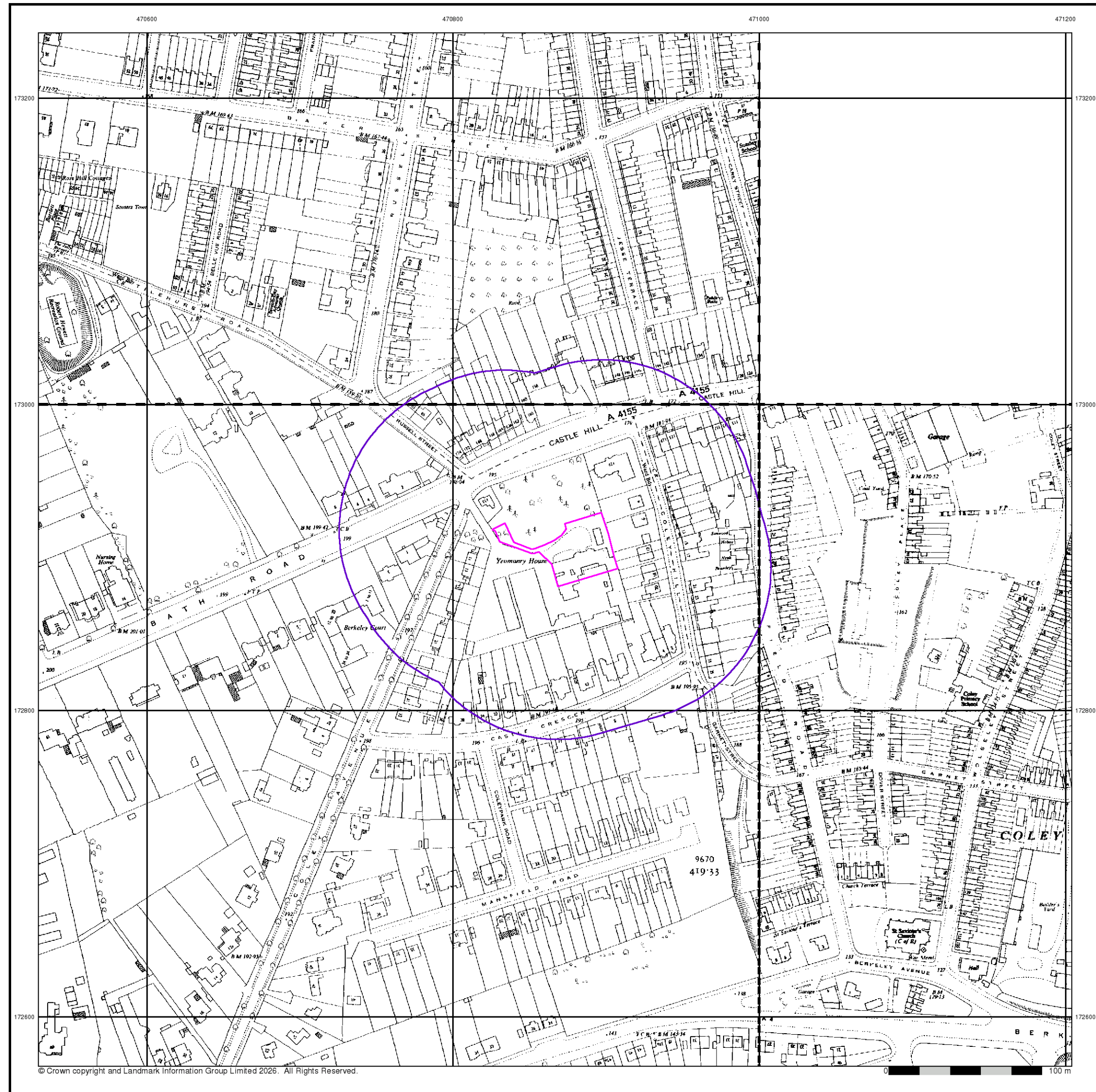
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## Ordnance Survey Plan

Published 1958 - 1961

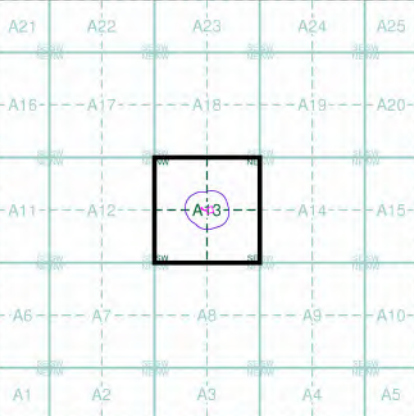
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)

|        |      |        |
|--------|------|--------|
| SU7073 | 1961 | 12,500 |
| SU7072 | 1961 | 12,500 |
| SU7172 | 1958 | 12,500 |

### Historical Map - Segment A13



### Order Details

Order Number: 394316287\_1\_1  
Customer Ref: BRD4732  
National Grid Reference: 470870, 172910  
Slice: A  
Site Area (Ha): 0.17  
Search Buffer (m): 100

### Site Details

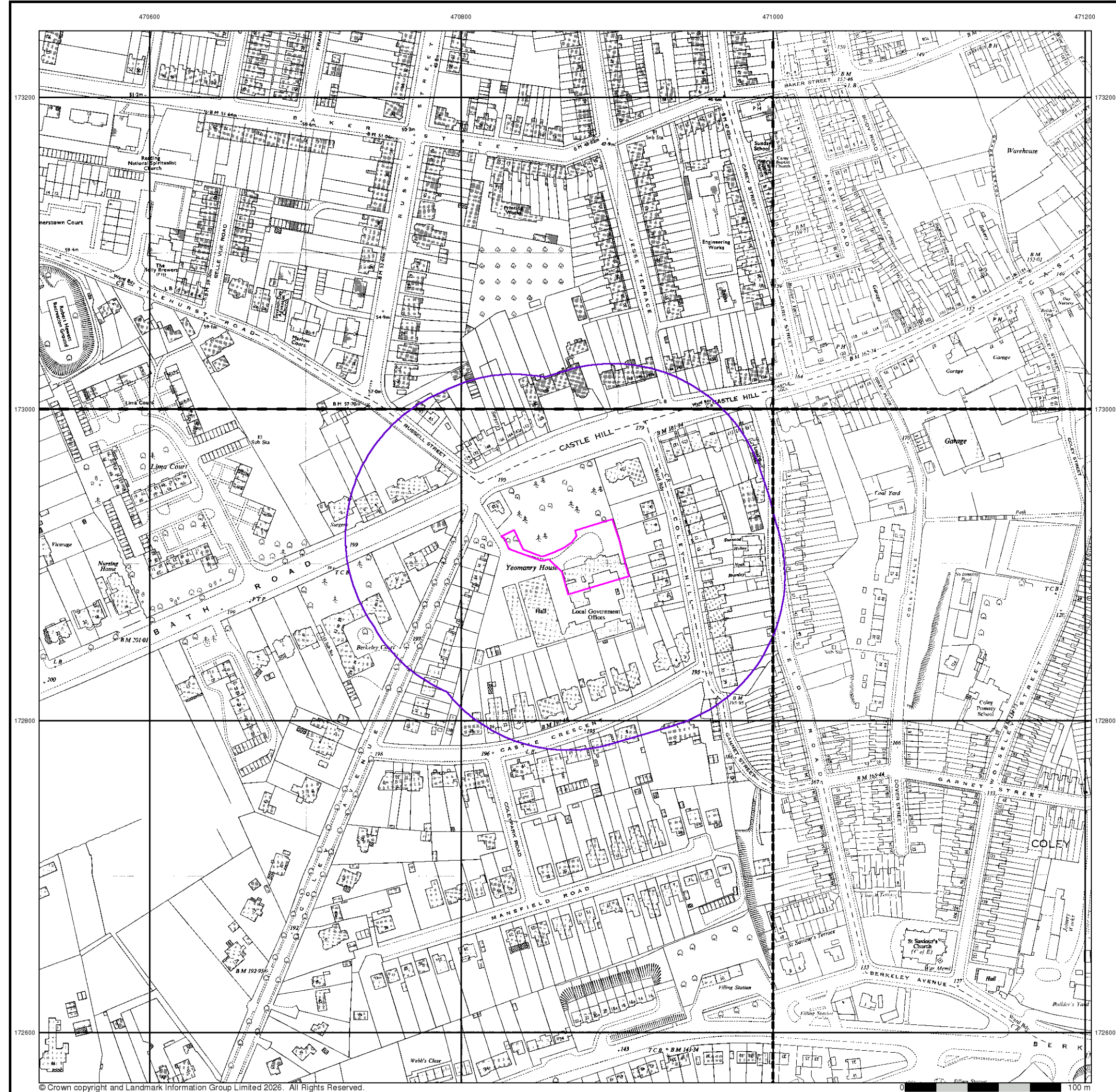
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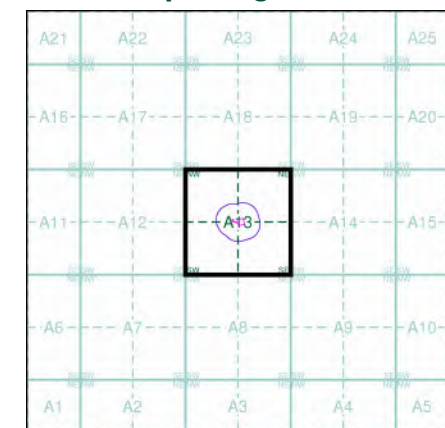
**Ordnance Survey Plan**  
**Published 1962 - 1971**  
**Source map scale - 1:1,250**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

**Map Name(s) and Date(s)**

|                             |                             |
|-----------------------------|-----------------------------|
| SU7073SE<br>1971<br>1:1,250 | SU7173SW<br>1962<br>1:1,250 |
| SU7072NE<br>1969<br>1:1,250 | SU7172NW<br>1969<br>1:1,250 |

**Historical Map - Segment A13**



**Order Details**

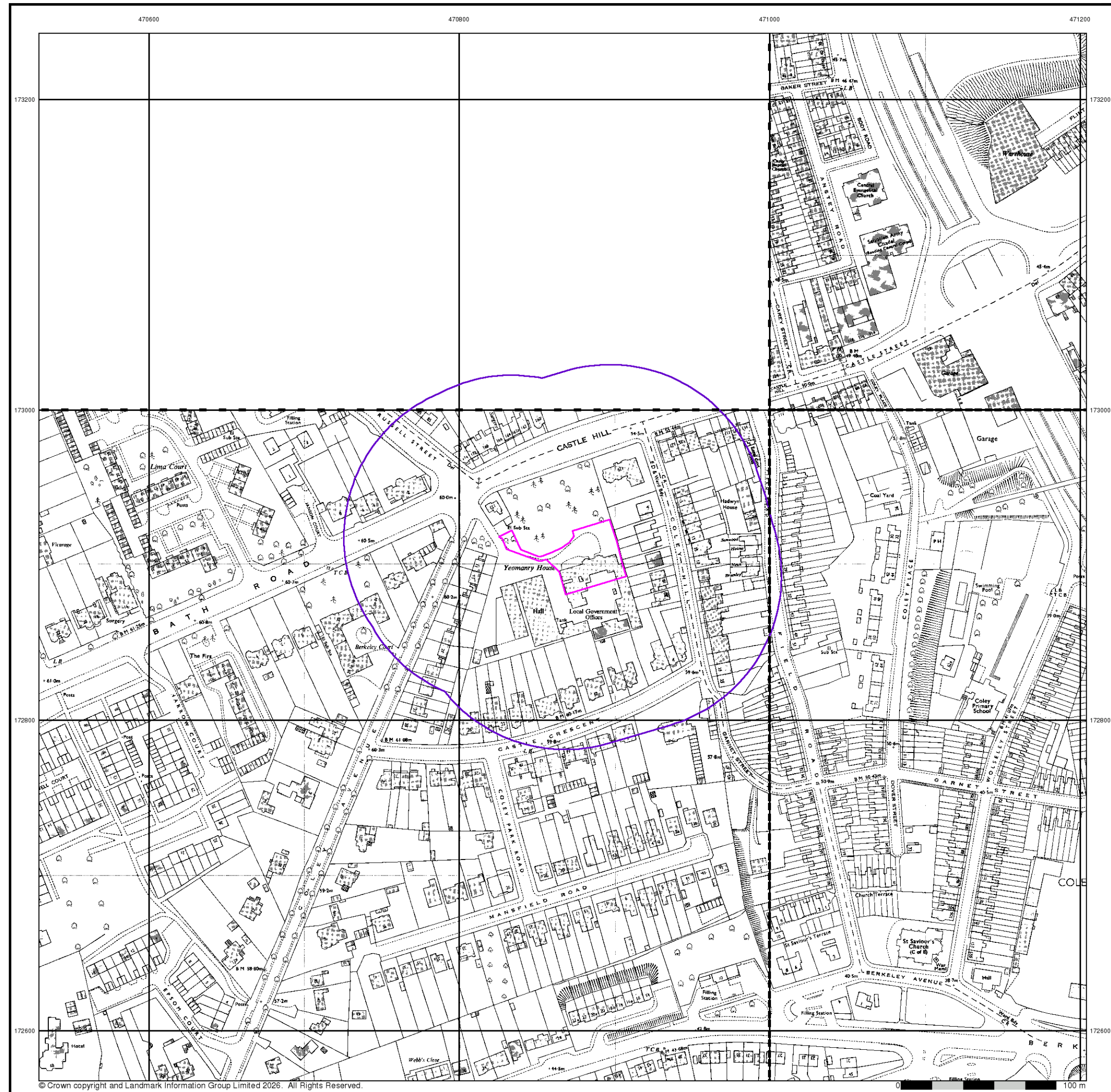
Order Number: 394316287\_1\_1  
Customer Ref: BRD4732  
National Grid Reference: 470870, 172910  
Slice: A  
Site Area (Ha): 0.17  
Search Buffer (m): 100

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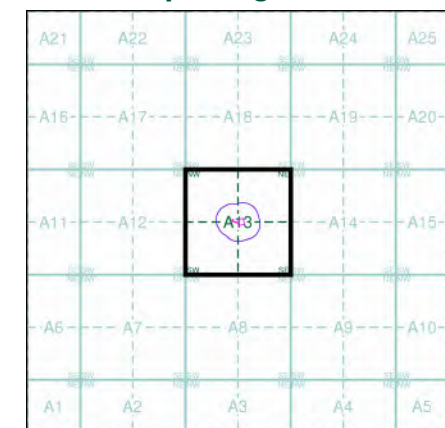
**Ordnance Survey Plan**  
**Published 1970 - 1976**  
**Source map scale - 1:1,250**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

**Map Name(s) and Date(s)**

|                             |                             |
|-----------------------------|-----------------------------|
| SU7173SW<br>1970<br>1:1,250 |                             |
| SU7072NE<br>1976<br>1:1,250 | SU7172NW<br>1972<br>1:1,250 |

**Historical Map - Segment A13**



**Order Details**

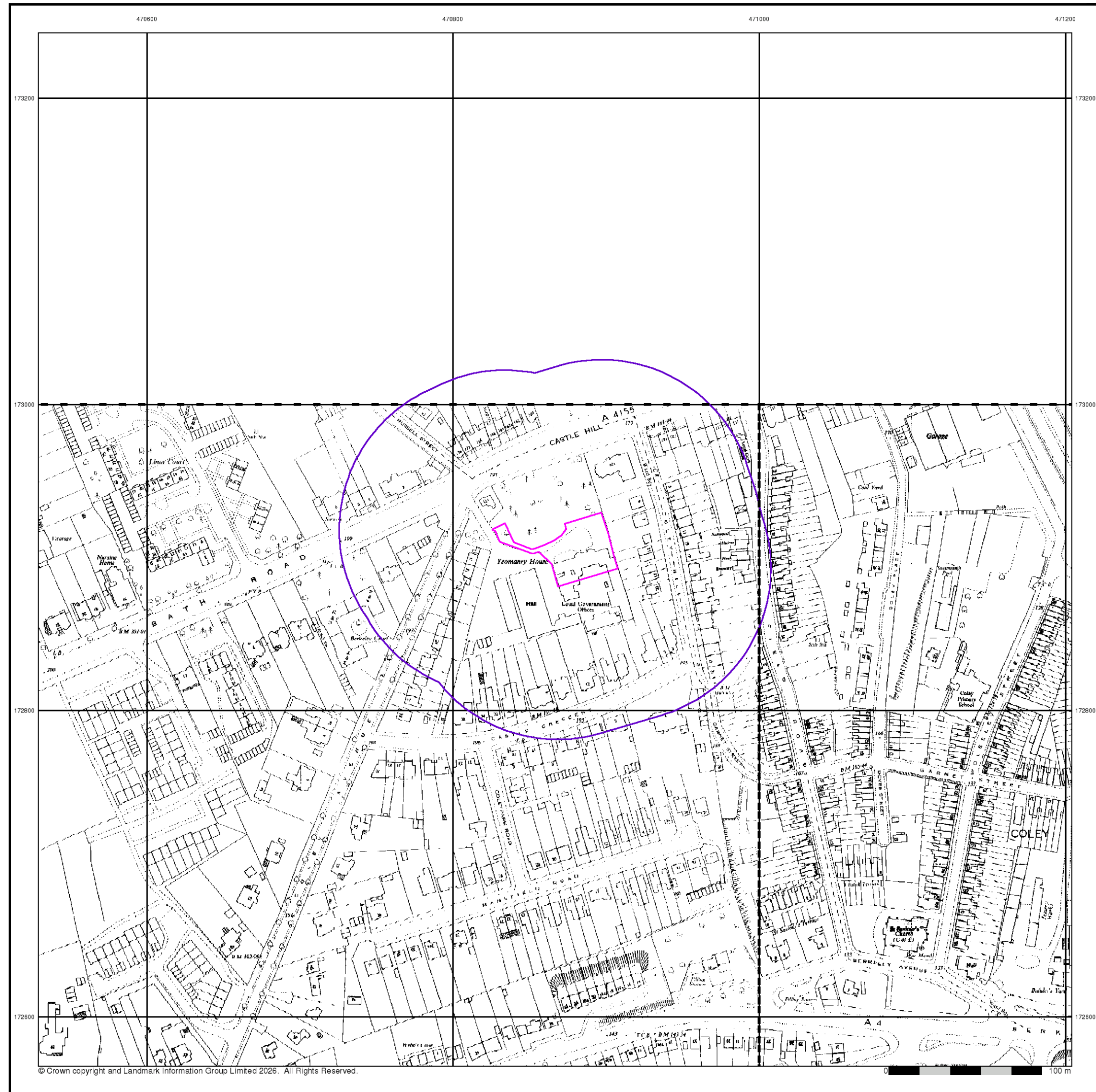
Order Number: 394316287\_1\_1  
Customer Ref: BRD4732  
National Grid Reference: 470870, 172910  
Slice: A  
Site Area (Ha): 0.17  
Search Buffer (m): 100

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### Ordnance Survey Plan

**Published 1971**

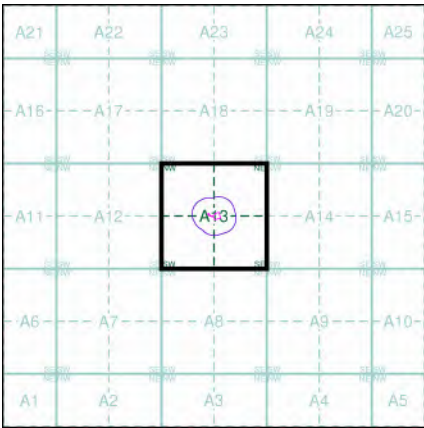
**Source map scale - 1:2,500**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

#### Map Name(s) and Date(s)

|                           |                           |
|---------------------------|---------------------------|
| SU7072<br>1971<br>1:2,500 | SU7172<br>1971<br>1:2,500 |
|---------------------------|---------------------------|

#### Historical Map - Segment A13



#### Order Details

|                          |                |
|--------------------------|----------------|
| Order Number:            | 394316287_1_1  |
| Customer Ref:            | BRD4732        |
| National Grid Reference: | 470870, 172910 |
| Slice:                   | A              |
| Site Area (Ha):          | 0.17           |
| Search Buffer (m):       | 100            |

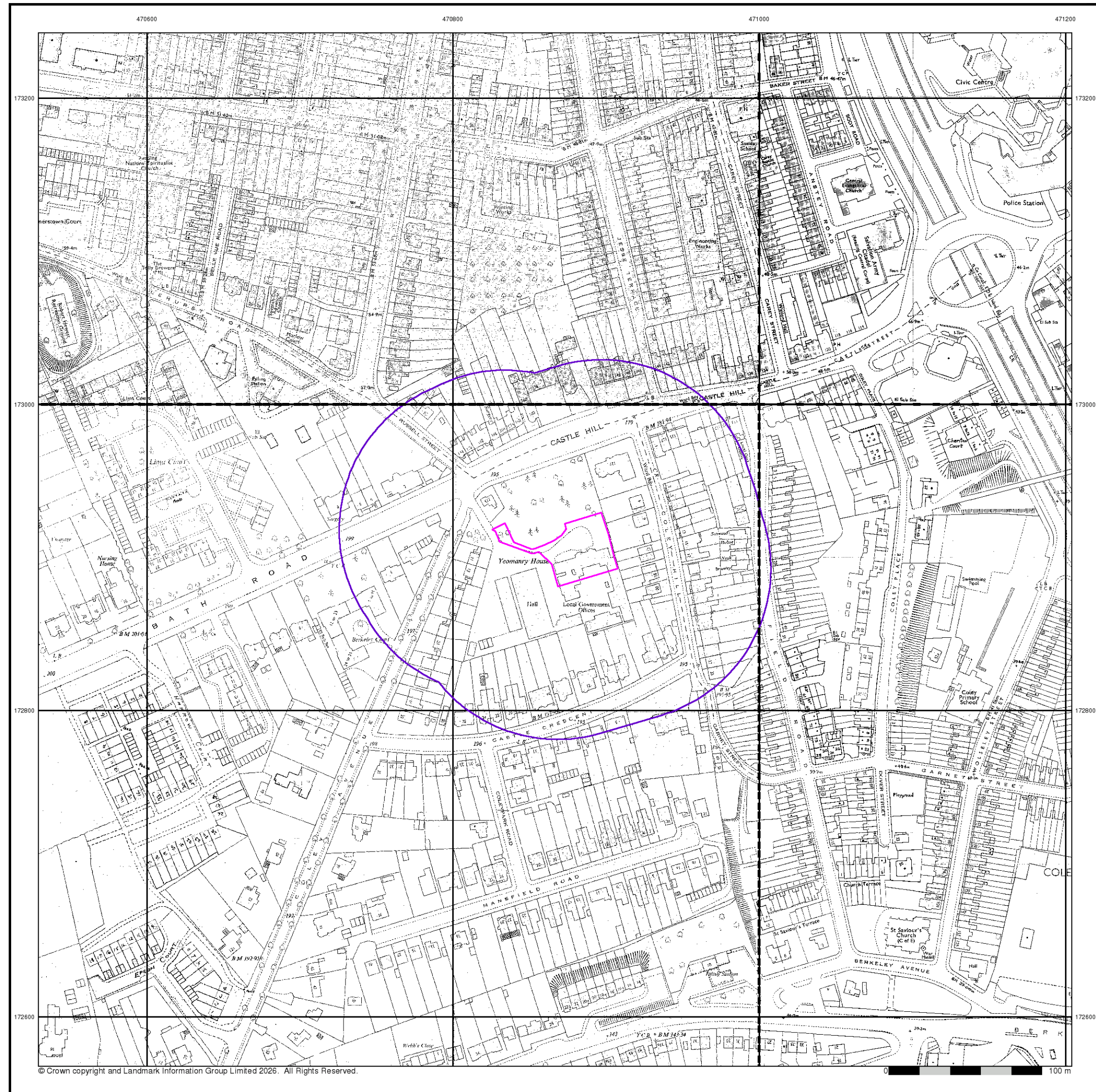
#### Site Details

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### Additional SIMs

**Published 1972 - 1988**

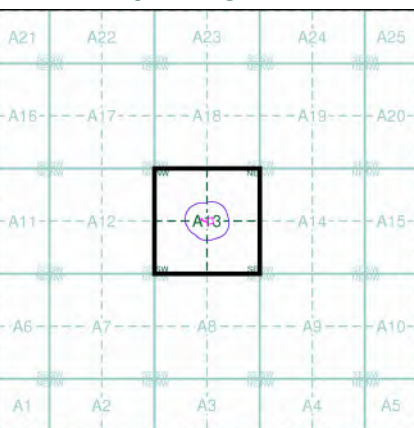
**Source map scale - 1:1,250**

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

#### Map Name(s) and Date(s)

|                             |                             |
|-----------------------------|-----------------------------|
| SU7073SE<br>1977<br>1:1,250 | SU7173SW<br>1988<br>1:1,250 |
| SU7072NE<br>1972<br>1:1,250 | SU7172NW<br>1986<br>1:1,250 |

#### Historical Map - Segment A13



#### Order Details

Order Number: 394316287\_1\_1  
Customer Ref: BRD4732  
National Grid Reference: 470870, 172910  
Slice: A  
Site Area (Ha): 0.17  
Search Buffer (m): 100

#### Site Details

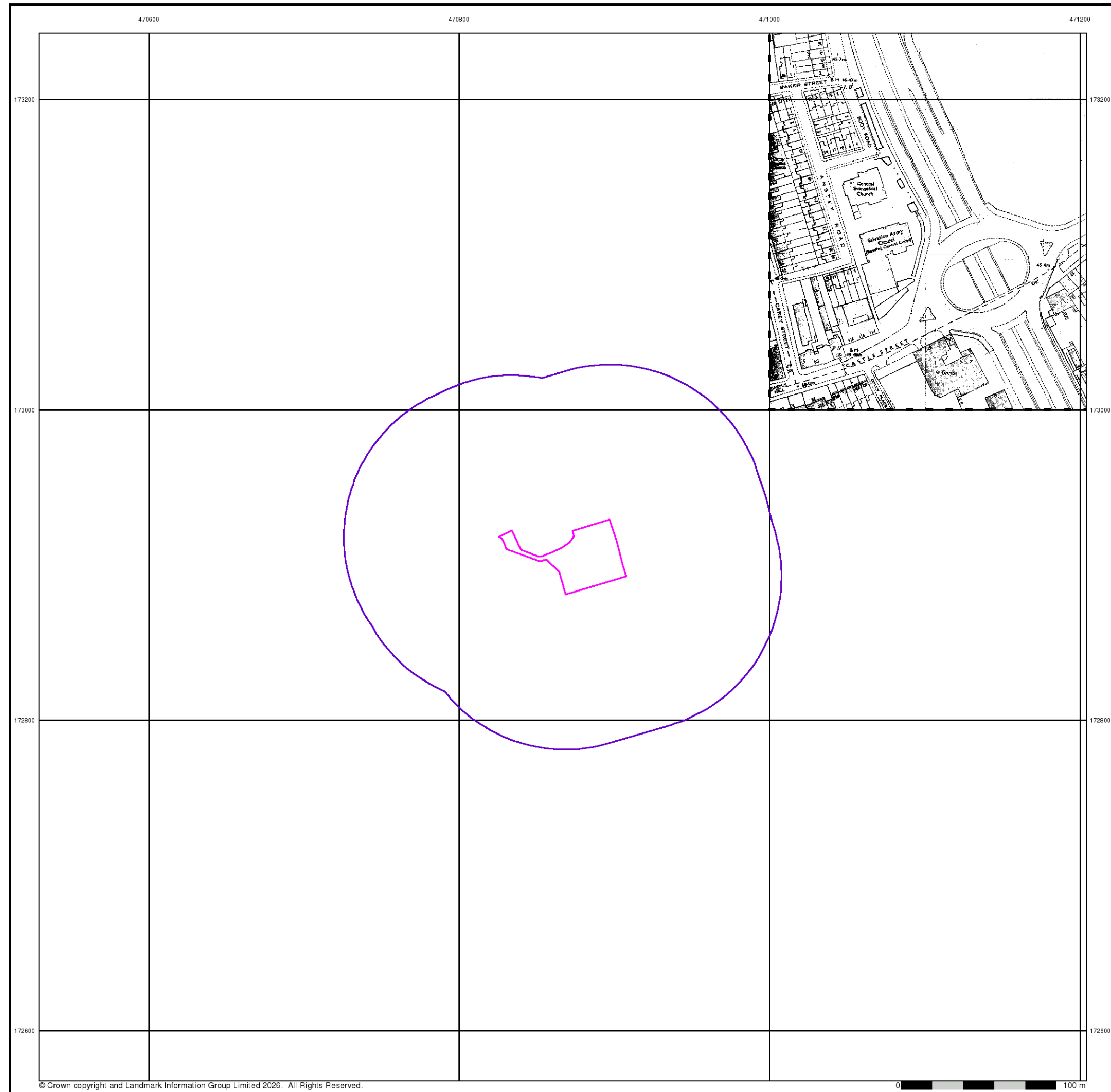
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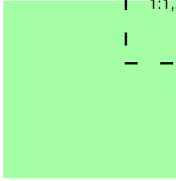
### Supply of Unpublished Survey Information

**Published 1973**

**Source map scale - 1:1,250**

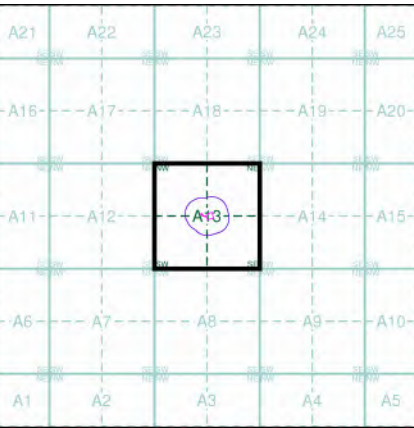
SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

#### Map Name(s) and Date(s)



SU7173SW  
1973  
1:1,250

#### Historical Map - Segment A13



#### Order Details

|                          |                |
|--------------------------|----------------|
| Order Number:            | 394316287_1_1  |
| Customer Ref:            | BRD4732        |
| National Grid Reference: | 470870, 172910 |
| Slice:                   | A              |
| Site Area (Ha):          | 0.17           |
| Search Buffer (m):       | 100            |

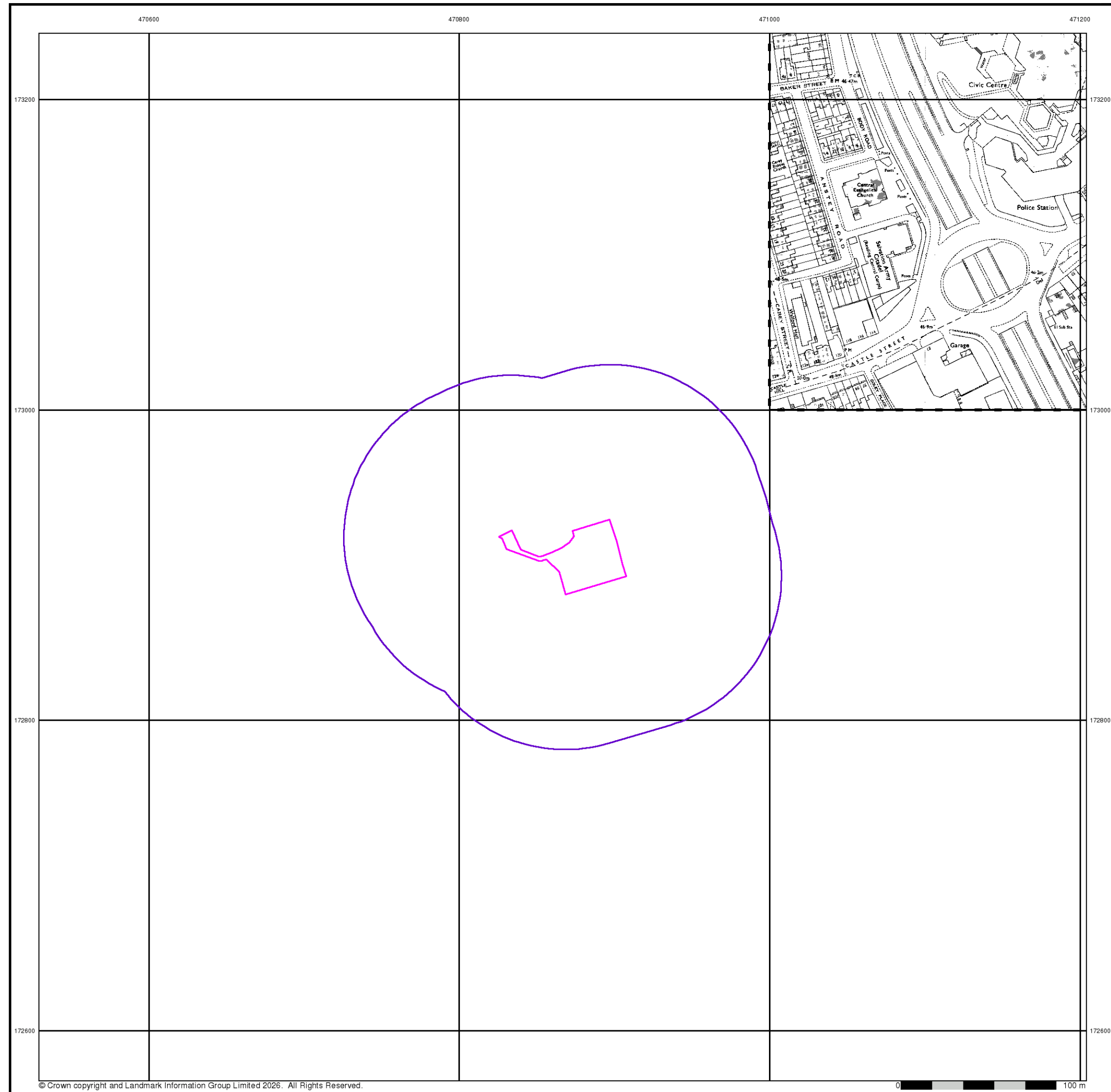
#### Site Details

Yeomanry House, Castle Hill, Reading, RG1 7TJ



Tel: 0844 844 9952  
Fax: 0844 844 9951  
Web: [www.envirocheck.co.uk](http://www.envirocheck.co.uk)

A Landmark Information Group Service v50.0 26-Jan-2026 Page 12 of 18





## Ordinance Survey Plan

### Published 1980

### Source map scale - 1:1,250

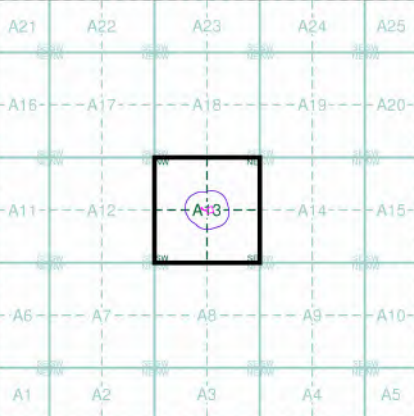
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

#### Map Name(s) and Date(s)



SU7173SW  
1980  
1:1,250

#### Historical Map - Segment A13



#### Order Details

|                          |                |
|--------------------------|----------------|
| Order Number:            | 394316287_1_1  |
| Customer Ref:            | BRD4732        |
| National Grid Reference: | 470870, 172910 |
| Slice:                   | A              |
| Site Area (Ha):          | 0.17           |
| Search Buffer (m):       | 100            |

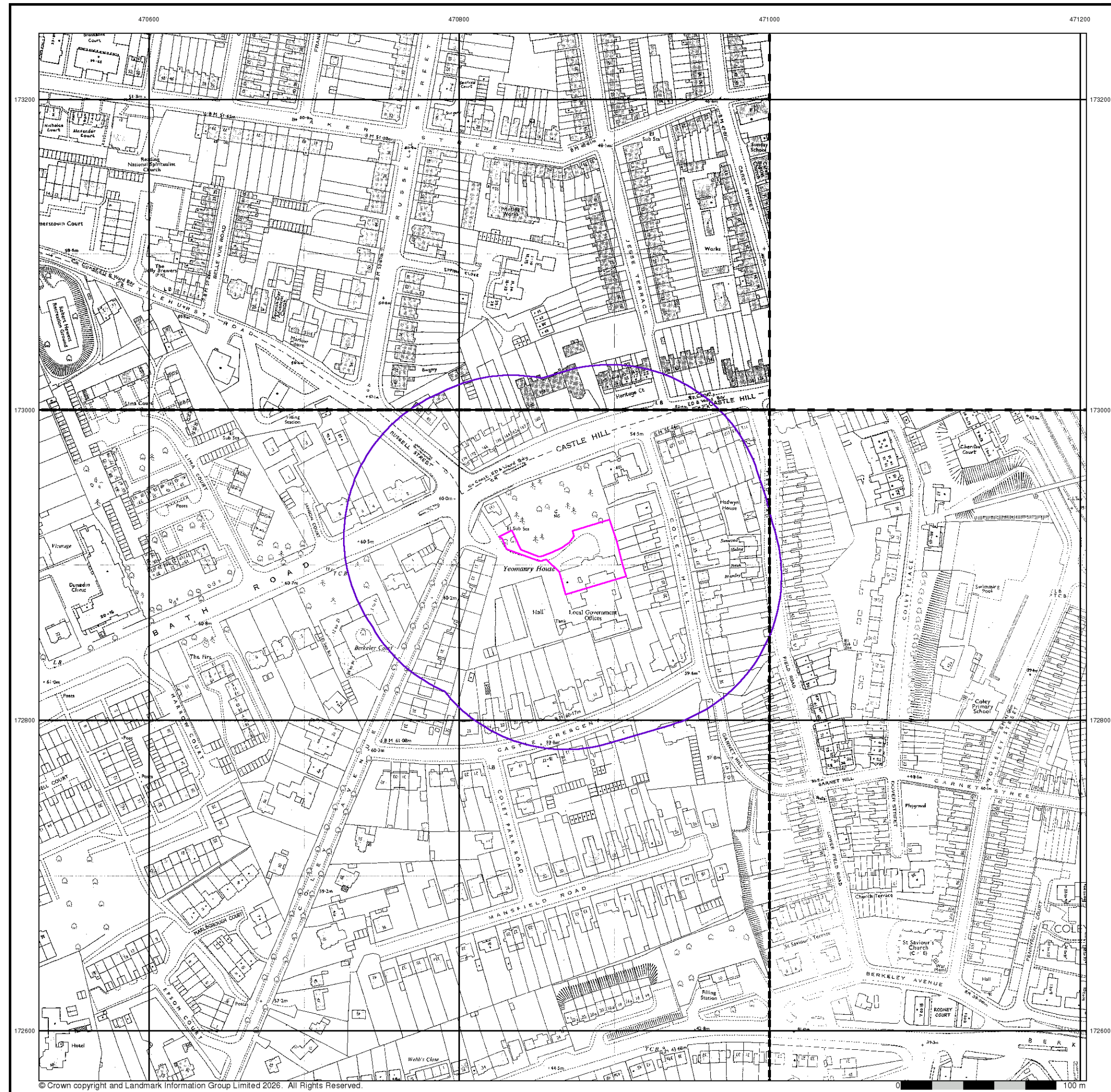
#### Site Details

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### Additional SIMs

**Published 1986 - 1991**

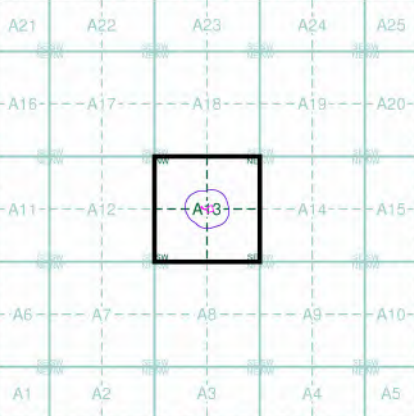
**Source map scale - 1:1,250**

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

### Map Name(s) and Date(s)

|          |      |         |
|----------|------|---------|
| SU7073SE | 1986 | 1:1,250 |
| SU7072NE | 1988 | 1:1,250 |
| SU7172NW | 1991 | 1:1,250 |

### Historical Map - Segment A13



### Order Details

|                          |                |
|--------------------------|----------------|
| Order Number:            | 394316287_1_1  |
| Customer Ref:            | BRD4732        |
| National Grid Reference: | 470870, 172910 |
| Slice:                   | A              |
| Site Area (Ha):          | 0.17           |
| Search Buffer (m):       | 100            |

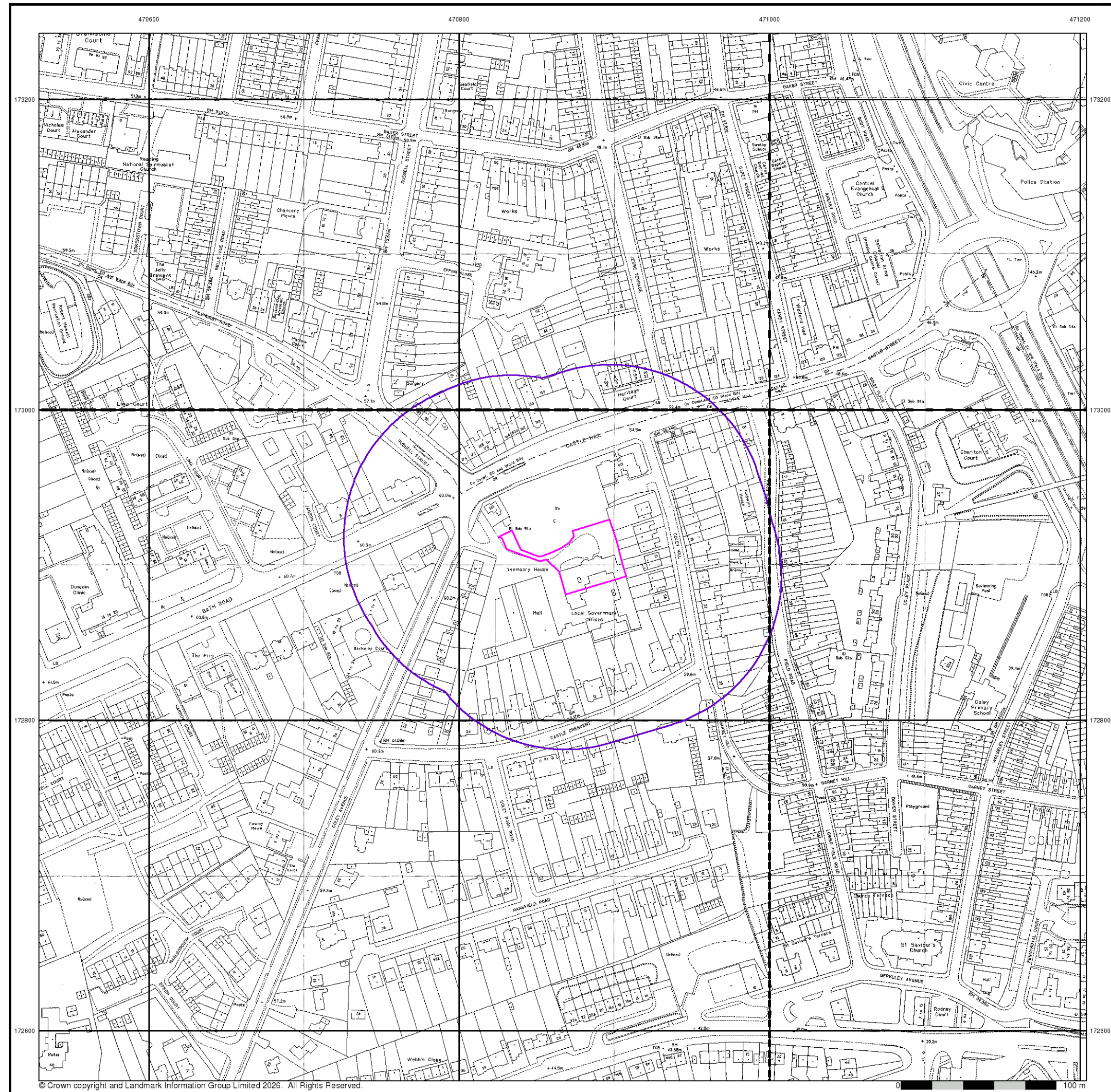
### Site Details

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## Large-Scale National Grid Data

Published 1993

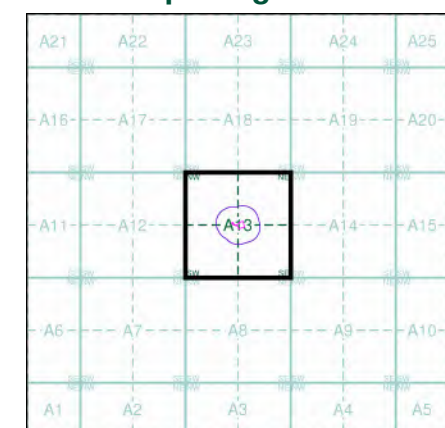
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

### Map Name(s) and Date(s)

|                             |                             |
|-----------------------------|-----------------------------|
| SU7073SE<br>1993<br>1:1,250 | SU7173SW<br>1993<br>1:1,250 |
| SU7072NE<br>1993<br>1:1,250 | SU7172NW<br>1993<br>1:1,250 |

### Historical Map - Segment A13



### Order Details

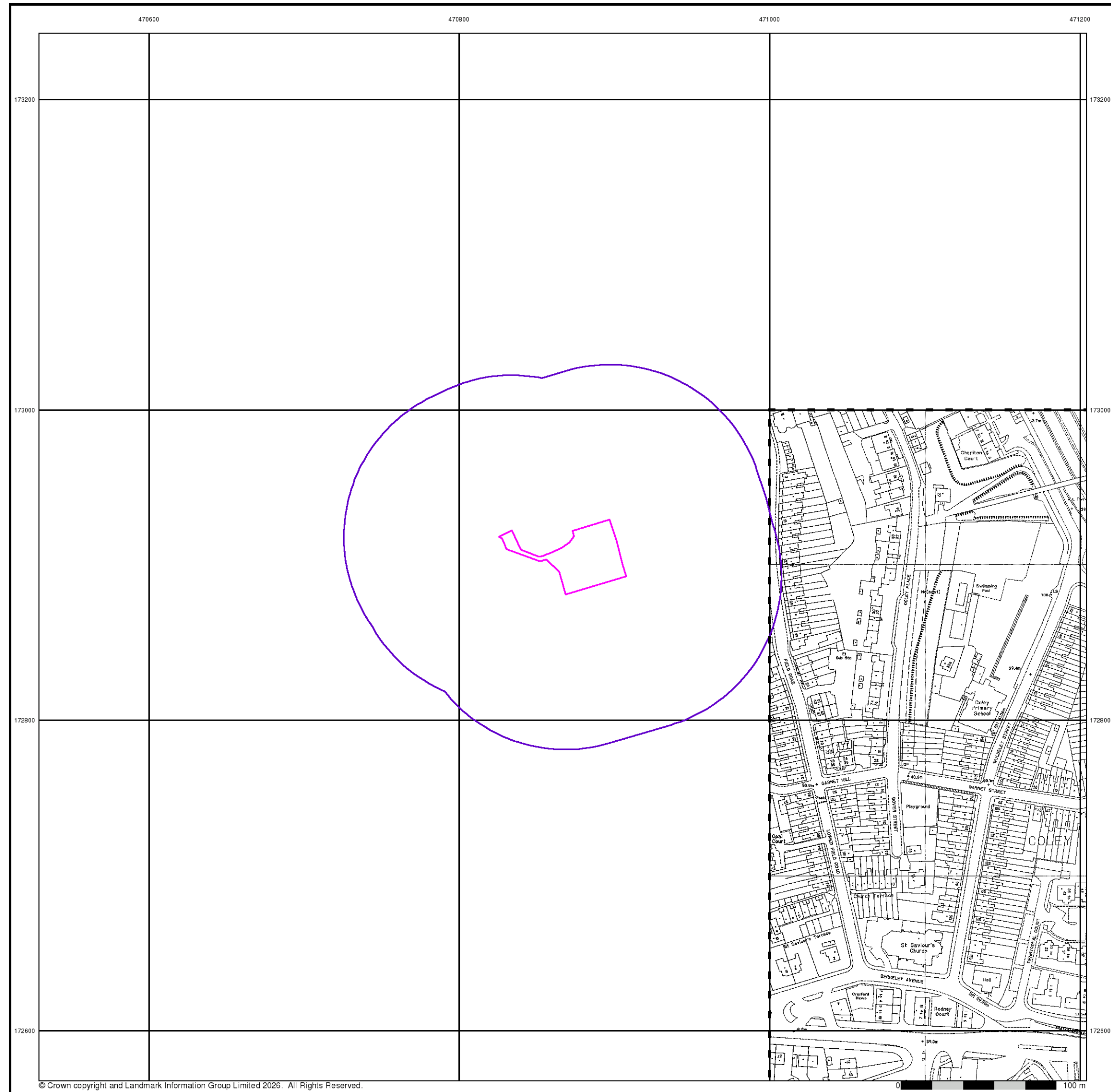
Order Number: 394316287\_1\_1  
Customer Ref: BRD4732  
National Grid Reference: 470870, 172910  
Slice: A  
Site Area (Ha): 0.17  
Search Buffer (m): 100

### Site Details

Yeomanry House, Castle Hill, Reading, RG1 7TJ



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Fax: 0844 844 9951  
Web: www.envirocheck.co.uk





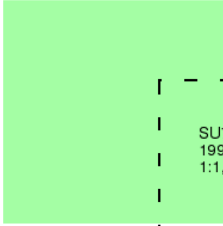
## Large-Scale National Grid Data

### Published 1995

### Source map scale - 1:1,250

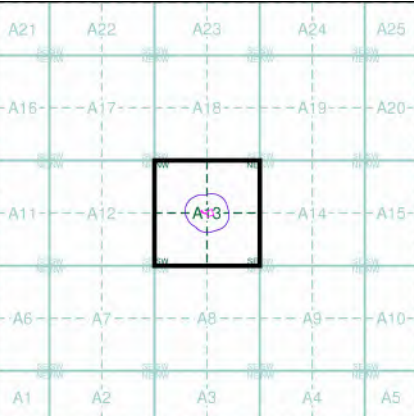
'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

#### Map Name(s) and Date(s)



SU7172NW  
1995  
1:1,250

#### Historical Map - Segment A13



#### Order Details

|                          |                |
|--------------------------|----------------|
| Order Number:            | 394316287_1_1  |
| Customer Ref:            | BRD4732        |
| National Grid Reference: | 470870, 172910 |
| Slice:                   | A              |
| Site Area (Ha):          | 0.17           |
| Search Buffer (m):       | 100            |

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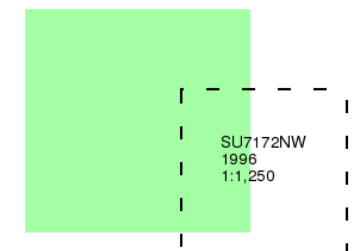
## Large-Scale National Grid Data

Published 1996

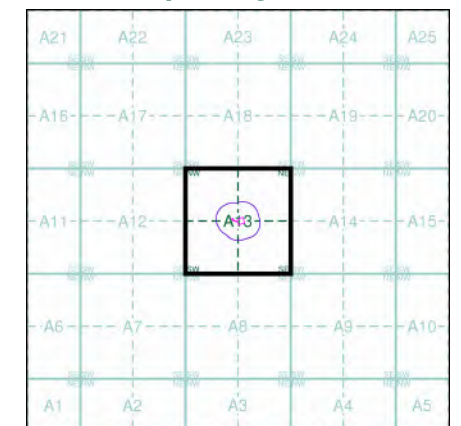
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

### Map Name(s) and Date(s)



### Historical Map - Segment A13



### Order Details

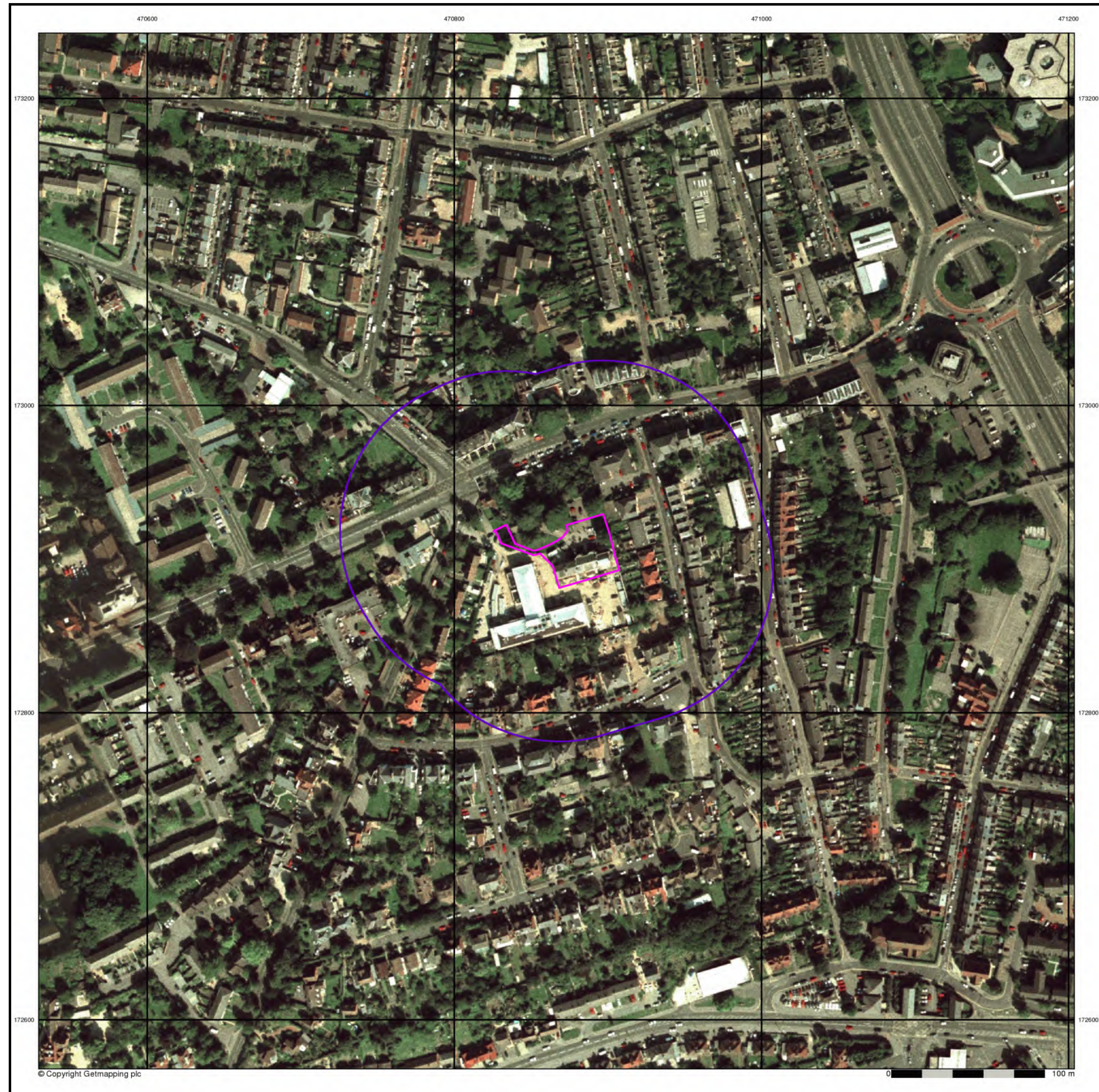
Order Number: 394316287\_1\_1  
Customer Ref: BRD4732  
National Grid Reference: 470870, 172910  
Slice: A  
Site Area (Ha): 0.17  
Search Buffer (m): 100

### Site Details

Yeomanry House, Castle Hill, Reading, RG1 7TJ



Tel: 0844 844 9952  
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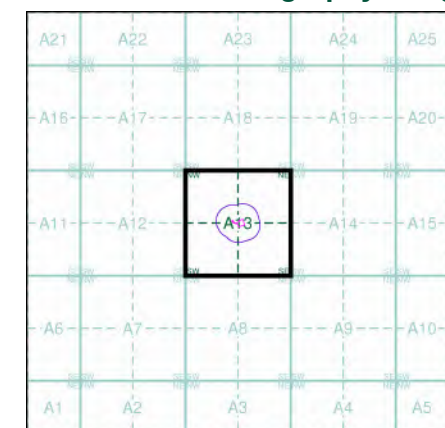


## Historical Aerial Photography

**Published 1999**

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

### Historical Aerial Photography - Segment A13



### Order Details

Order Number: 394316287\_1\_1  
Customer Ref: BRD4732  
National Grid Reference: 470870, 172910  
Slice: A  
Site Area (Ha): 0.17  
Search Buffer (m): 100

### Site Details

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# Historical Mapping Legends

## Ordnance Survey County Series 1:10,560

|  |                                               |  |                             |  |               |
|--|-----------------------------------------------|--|-----------------------------|--|---------------|
|  | Gravel Pit                                    |  | Sand Pit                    |  | Other Pits    |
|  | Quarry                                        |  | Shingle                     |  | Orchard       |
|  | Osiers                                        |  | Reeds                       |  | Marsh         |
|  | Mixed Wood                                    |  | Deciduous                   |  | Brushwood     |
|  | Fir                                           |  | Furze                       |  | Rough Pasture |
|  | Arrow denotes flow of water                   |  | Trigonometrical Station     |  |               |
|  | Site of Antiquities                           |  | Bench Mark                  |  |               |
|  | Pump, Guide Post, Signal Post                 |  | Well, Spring, Boundary Post |  |               |
|  | •285 Surface Level                            |  |                             |  |               |
|  | Sketched Contour                              |  | Instrumental Contour        |  |               |
|  | Main Roads                                    |  | Minor Roads                 |  |               |
|  | Sunken Road                                   |  | Raised Road                 |  |               |
|  | Road over Railway                             |  | Railway over River          |  |               |
|  | Railway over Road                             |  | Level Crossing              |  |               |
|  | Road over River or Canal                      |  | Road over Stream            |  |               |
|  | Road over Stream                              |  |                             |  |               |
|  | County Boundary (Geographical)                |  |                             |  |               |
|  | County & Civil Parish Boundary                |  |                             |  |               |
|  | Administrative County & Civil Parish Boundary |  |                             |  |               |
|  | County Borough Boundary (England)             |  |                             |  |               |
|  | County Burgh Boundary (Scotland)              |  |                             |  |               |
|  | Rural District Boundary                       |  |                             |  |               |
|  | Civil Parish Boundary                         |  |                             |  |               |

## Ordnance Survey Plan 1:10,000

|  |                                                                       |  |                                                         |
|--|-----------------------------------------------------------------------|--|---------------------------------------------------------|
|  | Chalk Pit, Clay Pit or Quarry                                         |  | Gravel Pit                                              |
|  | Sand Pit                                                              |  | Disused Pit or Quarry                                   |
|  | Refuse or Slag Heap                                                   |  | Lake, Loch or Pond                                      |
|  | Dunes                                                                 |  | Boulders                                                |
|  | Coniferous Trees                                                      |  | Non-Coniferous Trees                                    |
|  | Orchard                                                               |  | Scrub                                                   |
|  | Bracken                                                               |  | Heath                                                   |
|  | Marsh                                                                 |  | Reeds                                                   |
|  | Building                                                              |  | Glasshouse                                              |
|  | Sloping Masonry                                                       |  | Pylon                                                   |
|  | Cutting                                                               |  | Embankment                                              |
|  | Road Under                                                            |  | Road Over                                               |
|  | Level Crossing                                                        |  | Foot Bridge                                             |
|  | Standard Gauge Multiple Track                                         |  | Standard Gauge Single Track                             |
|  | Siding, Tramway or Mineral Line                                       |  | Narrow Gauge                                            |
|  | Geographical County                                                   |  | Administrative County, County Borough or County of City |
|  | Municipal Borough, Urban or Rural District, Burgh or District Council |  | Borough, Burgh or County Constituency                   |
|  | Civil Parish                                                          |  |                                                         |
|  | BP, BS Boundary Post or Stone                                         |  | Police Station                                          |
|  | Church                                                                |  | Post Office                                             |
|  | Club House                                                            |  | Public Convenience                                      |
|  | Fire Engine Station                                                   |  | Public House                                            |
|  | Foot Bridge                                                           |  | Signal Box                                              |
|  | Fountain                                                              |  | Spring                                                  |
|  | Guide Post                                                            |  | Telephone Call Box                                      |
|  | Mile Post                                                             |  | Telephone Call Post                                     |
|  | Mile Stone                                                            |  | Well                                                    |

## 1:10,000 Raster Mapping

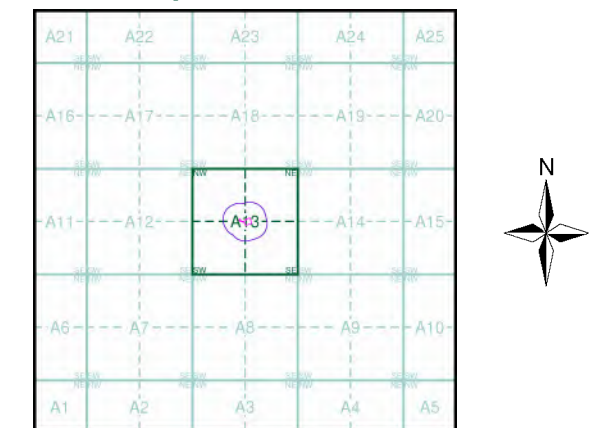
|  |                                                          |  |                                            |
|--|----------------------------------------------------------|--|--------------------------------------------|
|  | Gravel Pit                                               |  | Refuse tip or slag heap                    |
|  | Rock                                                     |  | Rock (scattered)                           |
|  | Boulders                                                 |  | Boulders (scattered)                       |
|  | Shingle                                                  |  | Mud                                        |
|  | Sand                                                     |  | Sand Pit                                   |
|  | Slopes                                                   |  | Top of cliff                               |
|  | General detail                                           |  | Underground detail                         |
|  | Overhead detail                                          |  | Narrow gauge railway                       |
|  | Multi-track railway                                      |  | Single track railway                       |
|  | County boundary (England only)                           |  | Civil, parish or community boundary        |
|  | District, Unitary, Metropolitan, London Borough boundary |  | Constituency boundary                      |
|  | Area of wooded vegetation                                |  | Non-coniferous trees                       |
|  | Non-coniferous trees (scattered)                         |  | Coniferous trees                           |
|  | Coniferous trees (scattered)                             |  | Positioned tree                            |
|  | Orchard                                                  |  | Coppice or Osiers                          |
|  | Rough Grassland                                          |  | Heath                                      |
|  | Scrub                                                    |  | Marsh, Salt Marsh or Reeds                 |
|  | Water feature                                            |  | Flow arrows                                |
|  | Mean high water (springs)                                |  | Mean low water (springs)                   |
|  | Telephone line (where shown)                             |  | Electricity transmission line (with poles) |
|  | Bench mark (where shown)                                 |  | Triangulation station                      |
|  | Point feature (e.g. Guide Post or Mile Stone)            |  | Pylon, flare stack or lighting tower       |
|  | Site of (antiquity)                                      |  | Glasshouse                                 |
|  | General Building                                         |  | Important Building                         |



## Historical Mapping & Photography included:

| Mapping Type                  | Scale    | Date        | Pg |
|-------------------------------|----------|-------------|----|
| Oxfordshire                   | 1:10,560 | 1882        | 3  |
| Berkshire                     | 1:10,560 | 1883        | 4  |
| Berkshire                     | 1:10,560 | 1900        | 5  |
| Oxfordshire                   | 1:10,560 | 1900        | 6  |
| Oxfordshire                   | 1:10,560 | 1901        | 7  |
| Berkshire                     | 1:10,560 | 1901        | 8  |
| Berkshire                     | 1:10,560 | 1913 - 1914 | 9  |
| Berkshire                     | 1:10,560 | 1932 - 1933 | 10 |
| Berkshire                     | 1:10,560 | 1938        | 11 |
| Berkshire                     | 1:10,560 | 1938        | 12 |
| Historical Aerial Photography | 1:10,560 | 1948 - 1949 | 13 |
| Ordnance Survey Plan          | 1:10,000 | 1961 - 1962 | 14 |
| Ordnance Survey Plan          | 1:10,000 | 1968        | 15 |
| Ordnance Survey Plan          | 1:10,000 | 1973 - 1976 | 16 |
| Ordnance Survey Plan          | 1:10,000 | 1979        | 17 |
| Ordnance Survey Plan          | 1:10,000 | 1983        | 18 |
| Ordnance Survey Plan          | 1:10,000 | 1990 - 1992 | 19 |
| Reading                       | 1:10,000 | 1990        | 20 |
| Ordnance Survey Plan          | 1:10,000 | 1995        | 21 |
| 10K Raster Mapping            | 1:10,000 | 1999        | 22 |
| 10K Raster Mapping            | 1:10,000 | 2006        | 23 |
| VectorMap Local               | 1:10,000 | 2025        | 24 |

## Historical Map - Slice A



## Order Details

Order Number: 394316287\_1\_1  
Customer Ref: BRD4732  
National Grid Reference: 470870, 172910  
Slice: A  
Site Area (Ha): 0.17  
Search Buffer (m): 1000

## Site Details

Yeomanry House, Castle Hill, Reading, RG1 7TJ



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Russian Military Mapping Legends

1:5,000 and 1:10,000 mapping

a. Not drawn to scale    b. Drawn to scale

Government and Administrative Buildings    Military and Industrial Buildings

Military and Communication Areas    Subway Entrance

Fireproof Building    Prominent Fireproof Building

Non-fireproof Building    Non-fireproof Building (non-dwelling)

Factory, mill, and flour mill, with chimneys    Factory, mill, and flour mill, without chimneys

Power Station, drawn to scale    Hydroelectric Power Station

Radio Station, drawn to scale    Telephone Station, drawn to scale

Abandoned Open-pit Mine or Quarry    Open-pit Salt Mine

Pit    Oil Deposit or Well    Oil Seepage

Tailings Pile    Fuel Storage Tanks    Natural Gas Tank

Bench Mark    Drill Hole    Burial Mound    Triangulation Point on Burial Mound

Single-track Railroad    Small Bridge    Double-track Railroad and Station Building

Coniferous Forest    Deciduous Forest    Mixed Forest

Lawns    Citrus Orchard    Wet Ground    Scattered Vegetation

243.8    Values for prominent elevations

186.0    Numbers for spot elevations, depth soundings, contour lines, etc.

0.2    Velocity of the current, width of river bed, depth of river

180/12    Fractional terms: length and capacity of bridges; depth of fords and condition of the river bottom; height of forest and the diameter of trees

Russian Alphabet (For reference and phonetic interpretation of map text)

|          |         |          |                |
|----------|---------|----------|----------------|
| А а (A)  | З з (Z) | П п (P)  | Ч ч (CH)       |
| Б б (B)  | И и (I) | Р р (R)  | Ш ш (SH)       |
| В в (V)  | Й й (Y) | С с (S)  | Щ щ (SHCH)     |
| Г г (G)  | К к (K) | Т т (T)  | Ъ (-)          |
| Д д (D)  | Л л (L) | У у (U)  | Ы (Y)          |
| Е е (E)  | М м (M) | Ф ф (F)  | Ь (')          |
| Ё ё (YO) | Н н (N) | Х х (KH) | Э э (E)        |
| Ж ж (ZH) | О о (O) | Ц ц (TS) | Ю ю (YU or IU) |
|          |         |          | Я я (YA or IA) |

1:25,000 mapping

a. Not drawn to scale    b. Drawn to scale

Government and Administrative Buildings    Military and Industrial Buildings

Military and Communication Areas    Subway Entrance

Partly Demolished Buildings    Demolished Buildings

Built-Up Area with Fireproof Buildings Predominant    Built-Up Area with Non-Fireproof Buildings Predominant

Individual Fireproof Building    Prominent Industrial Building

Individual Dwelling, Fireproof    Ruins of an Individual Dwelling

Factory or Mill Chimney    Factory or Mill with Chimney    Factory or Mill without Chimney    Mine or Open Pit Mine

Operating Shaft or Mine    Non-Operating Shaft or Mine    Salt Mine    Tailings Pile

Pit    Stone Quarry    Gas Pump or Service Station    Fuel Storage or Natural Gas Tank

Oil or Natural Gas Derrick    Small Hydroelectric Power Station    Power Station    Transformer Station

Cemetery    Burial Mound (height in metres)    Triangulation Point on Burial Mound    Triangulation Point

Bench Mark    Bench Mark (monumented)    Telegraph Office    Telephone Station

Radio Station    Radio Tower    Airfield or Seaplane Base    Landing Strip

Telegraph/Telephone Lines    Main Highway    Highway under Construction    Improved Dirt Road (former truck road)

Double-track Railroad with First Class Station    Dismantled Railroad    Railroad Under Construction

Shore Embankment    River or Ditch with Embankment    Direction and velocity of current    Water Gauge    Water Level Mark

Well    Water Reservoir or Rain Water Pit    Spring    Isobath with value

Heavy (Index) Contour Line    Contour Line and Value    Half Contour Line    Spot Elevation Value

Coniferous    Deciduous    Mixed    Scrub

Key to Numbers on Mapping

SU77SW\_Reading

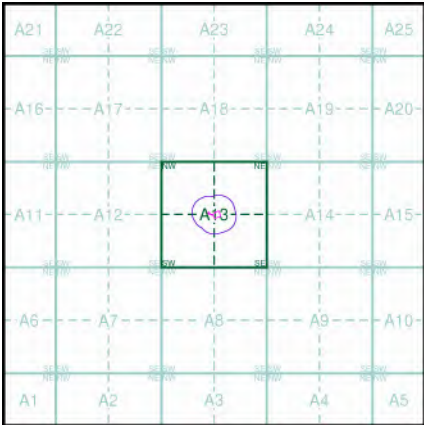
| No. | Description                                                       |
|-----|-------------------------------------------------------------------|
| 5   | Factories (Including Radio Electronics And Electrical Appliances) |
| 7   | Factory (Use Unknown)                                             |
| 40  | Railway Station (Freight)                                         |



Historical Mapping & Photography included:

| Mapping Type                  | Scale    | Date        | Pg |
|-------------------------------|----------|-------------|----|
| Oxfordshire                   | 1:10,560 | 1882        | 3  |
| Berkshire                     | 1:10,560 | 1883        | 4  |
| Berkshire                     | 1:10,560 | 1900        | 5  |
| Oxfordshire                   | 1:10,560 | 1900        | 6  |
| Oxfordshire                   | 1:10,560 | 1901        | 7  |
| Berkshire                     | 1:10,560 | 1901        | 8  |
| Berkshire                     | 1:10,560 | 1913 - 1914 | 9  |
| Berkshire                     | 1:10,560 | 1932 - 1933 | 10 |
| Berkshire                     | 1:10,560 | 1938        | 11 |
| Berkshire                     | 1:10,560 | 1938        | 12 |
| Historical Aerial Photography | 1:10,560 | 1948 - 1949 | 13 |
| Ordnance Survey Plan          | 1:10,000 | 1961 - 1962 | 14 |
| Ordnance Survey Plan          | 1:10,000 | 1968        | 15 |
| Ordnance Survey Plan          | 1:10,000 | 1973 - 1976 | 16 |
| Ordnance Survey Plan          | 1:10,000 | 1979        | 17 |
| Ordnance Survey Plan          | 1:10,000 | 1983        | 18 |
| Ordnance Survey Plan          | 1:10,000 | 1990 - 1992 | 19 |
| Reading                       | 1:10,000 | 1990        | 20 |
| Ordnance Survey Plan          | 1:10,000 | 1995        | 21 |
| 10K Raster Mapping            | 1:10,000 | 1999        | 22 |
| 10K Raster Mapping            | 1:10,000 | 2006        | 23 |
| VectorMap Local               | 1:10,000 | 2025        | 24 |

Russian Map - Slice A



Order Details

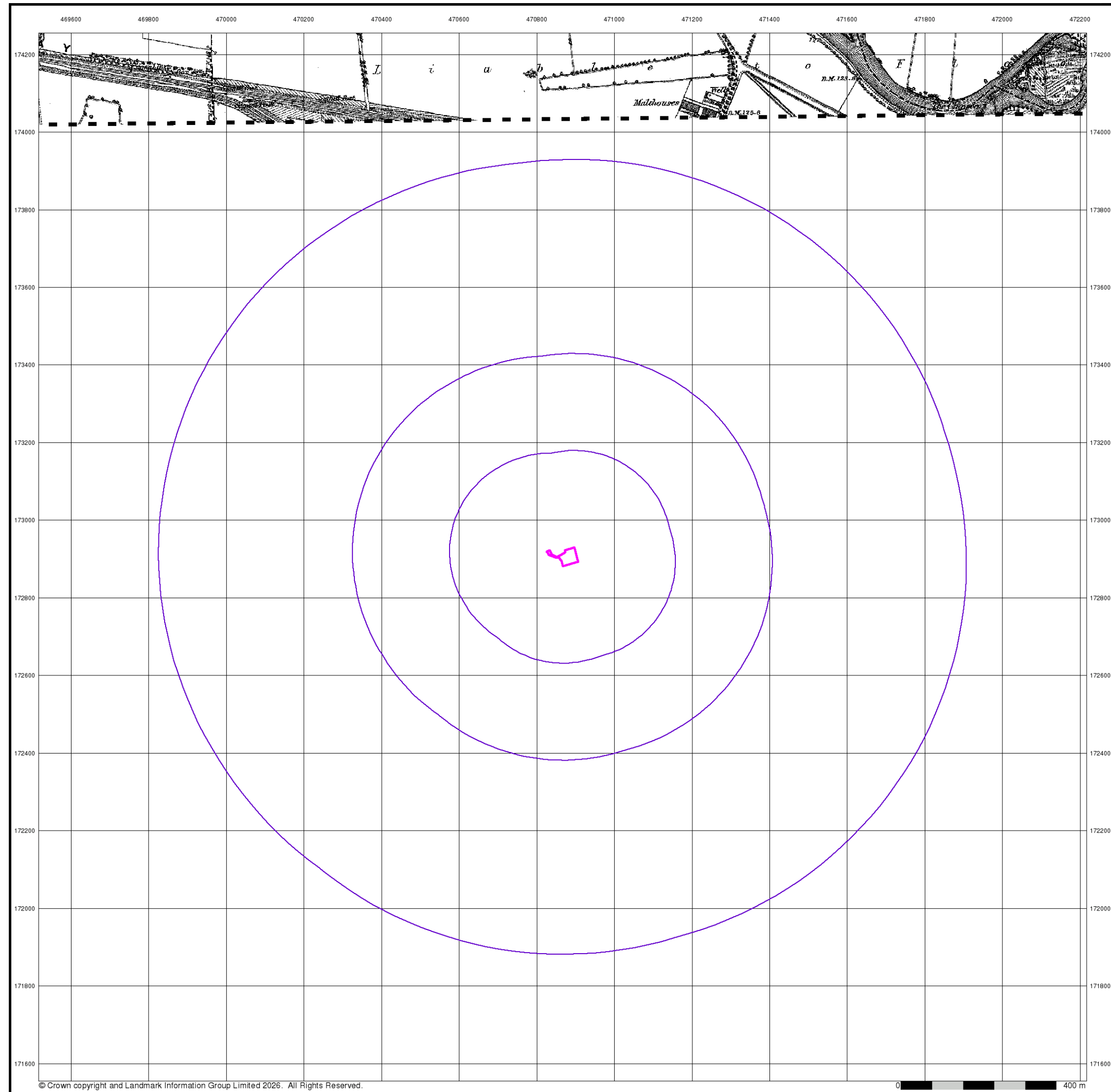
Order Number: 394316287\_1\_1  
Customer Ref: BRD4732  
National Grid Reference: 470870, 172910  
Slice: A  
Site Area (Ha): 0.17  
Search Buffer (m): 1000

Site Details

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Fax: 0844 844 9951  
Web: www.envirocheck.co.uk





## Oxfordshire

### Published 1882

#### Source map scale - 1:10,560

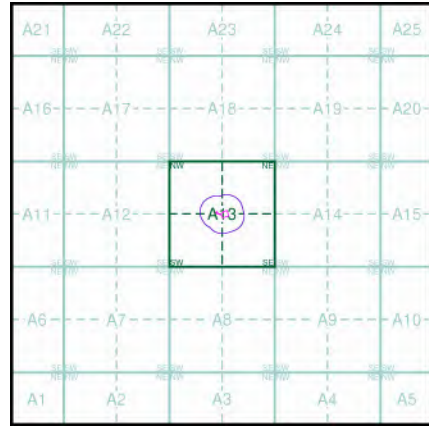
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

#### Map Name(s) and Date(s)

05600  
1882  
1:10,560



#### Historical Map - Slice A



#### Order Details

|                          |                |
|--------------------------|----------------|
| Order Number:            | 394316287_1_1  |
| Customer Ref:            | BRD4732        |
| National Grid Reference: | 470870, 172910 |
| Slice:                   | A              |
| Site Area (Ha):          | 0.17           |
| Search Buffer (m):       | 1000           |

#### Site Details

Yeomanry House, Castle Hill, Reading, RG1 7TJ

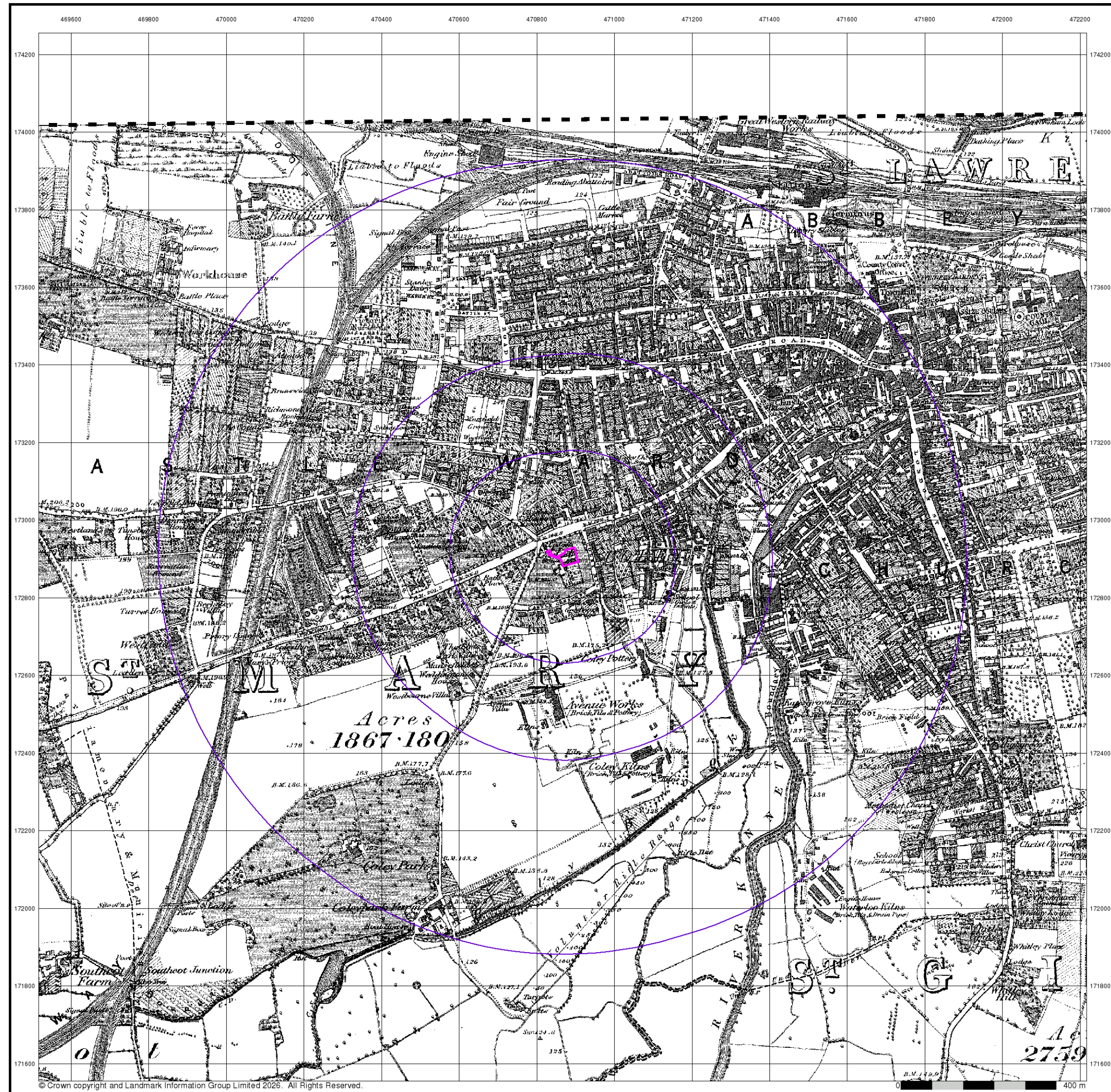


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0 400 m

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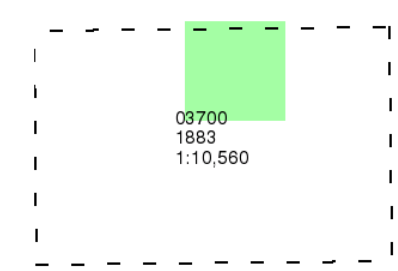
Berkshire

Published 1883

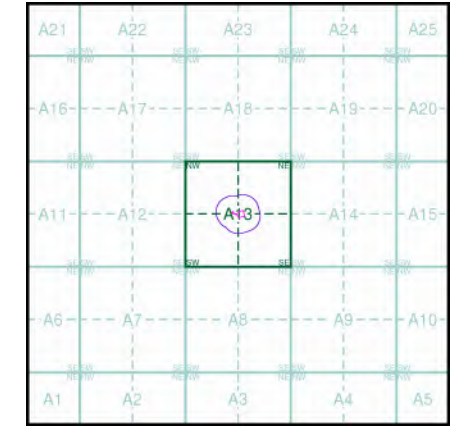
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)



### Historical Map - Slice A



### Order Details

Order Number: 394316287\_1\_1  
Customer Ref: BRD4732  
National Grid Reference: 470870, 172910  
Slice: A  
Site Area (Ha): 0.17  
Search Buffer (m): 1000

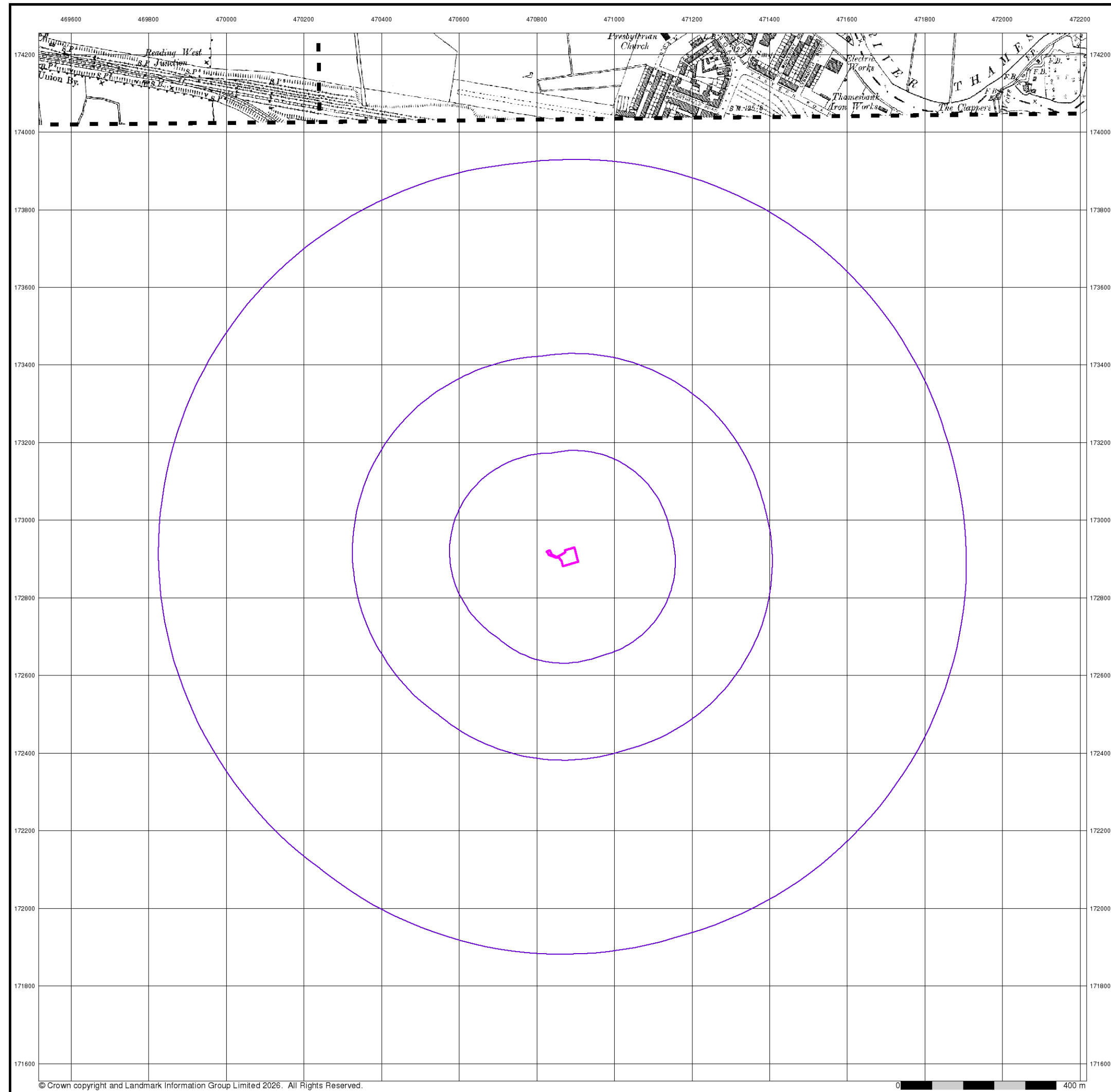
### Site Details

Yeomanry House, Castle Hill, Reading, RG1 7TJ



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## Oxfordshire

### Published 1900

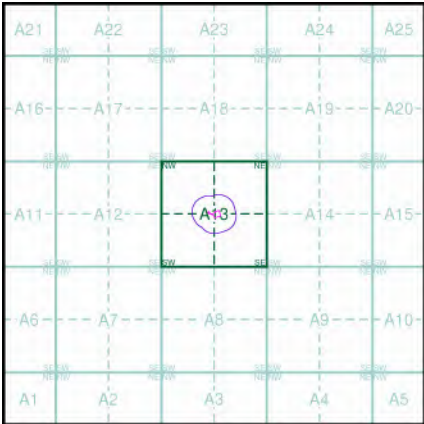
### Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

#### Map Name(s) and Date(s)

|                           |                           |
|---------------------------|---------------------------|
| 056SW<br>1900<br>1:10,560 | 056SE<br>1900<br>1:10,560 |
|---------------------------|---------------------------|

#### Historical Map - Slice A



#### Order Details

|                          |                |
|--------------------------|----------------|
| Order Number:            | 394316287_1_1  |
| Customer Ref:            | BRD4732        |
| National Grid Reference: | 470870, 172910 |
| Slice:                   | A              |
| Site Area (Ha):          | 0.17           |
| Search Buffer (m):       | 1000           |

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