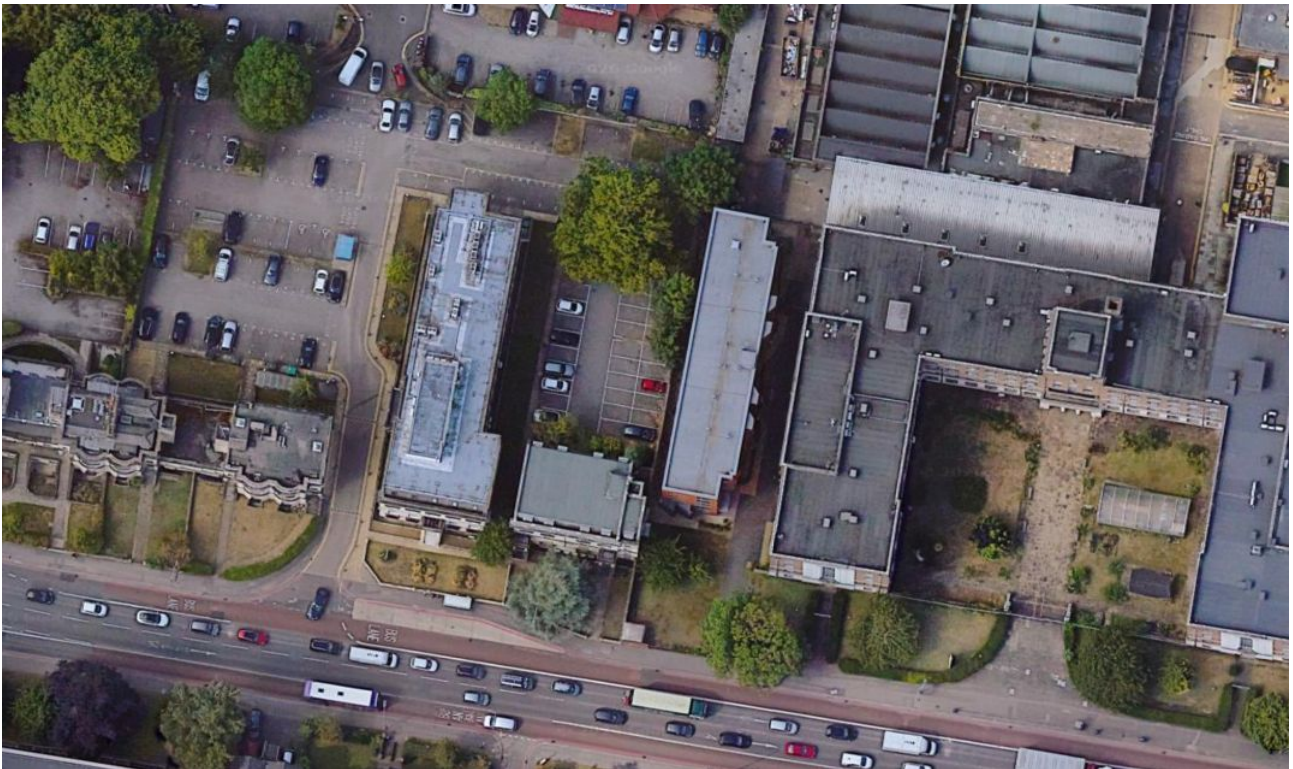


187-189 Kings Road, Reading



13 Triangle Business Park, Stoke Mandeville, HP22 5BL
Tel: 01296 739400 Email: consultants@subadra.com

PHASE ONE ENVIRONMENTAL ASSESSMENT REPORT (PRELIMINARY RISK ASSESSMENT)



Report Prepared By:

A handwritten signature in black ink, appearing to read 'J Bailey'.

Jasmin Bailey

Report Reviewed By:

A handwritten signature in black ink, appearing to read 'S Partridge'.

Steven Partridge

Client: Bagri Foundation
25-27 Lorne Close
London NW8 7JJ

Subadra Consulting Ltd. Registered in
England No. 4586038
Registered Office 13 Triangle Business
Park, Stoke Mandeville, HP22 5BL

Report	IN26281 CL 001a
Date	March 2026
Page	1

187-189 Kings Road, Reading



13 Triangle Business Park, Stoke Mandeville, HP22 5BL
Tel: 01296 739400 Email: consultants@subadra.com

Phase I Environmental Assessment – Summary

Site Sensitivity

Geology and Hydrogeology	Kempton Park Gravel Member		Secondary Aquifer (Class A)	
	Seaford Chalk Formation And Newhaven Chalk Formation (Undifferentiated)		Principal Aquifer	
Source Protection Zone	No	Nearest Surface Water		River Kennet 90m North
Surrounding Land Use	Residential, College, Commercial			
Environmental Sensitivity	Moderate			

Conclusions

The results of our assessment indicate the following:

- The site is located on Kings Road (A329) in Reading and comprises a disused office building with associated car parking to the rear. We understand that Bagri Foundation, 25-27 Lorne Close, London NW8 7JJ (Bagri Foundation) proposes to re purpose the site for use as student accommodation, with 30 new accommodation units.
- Our historical review indicates that the site has consisted of a residential property since the 1830s, which has since been re-purposed for offices. To the rear of the site is car parking. As such, we have not identified any potentially contaminative land uses associated with the site. However, directly east of the site, a filling station was present from the 1960s to late 1990s/early 2000s, which may be a potential source of contamination (fuels, oils, solvents, etc).
- We have identified various potential sources of hazardous ground gases associated with the site, primarily from the former filling station adjacent to the site. The site may therefore be at-risk of impact from concentrations of hazardous ground gases.

Based on the results of our desk-top review, we have not identified any potential sources of contamination on-site.

We have identified off-site potential sources of contamination off site, associated with a former filling station. We consider the risk posed by vapours from the former filling site, to impact future site users, be low. However, as a precautionary we recommend that an intrusive investigation, focussed on the risks posed to future residents from hazardous ground-gases and/or hydrocarbon vapours associated with the former (neighbouring) retail filling station, be undertaken in order to assess if the site is suitable for future residential use.

Your attention is drawn to the Notice to Interested Parties included as Attachment One.

Client: Bagri Foundation
25-27 Lorne Close
London NW8 7JJ

Phase I Environmental
Assessment Report

Report	IN26281 CL 001a
Date	March 2026
Page	2

187-189 Kings Road, Reading



13 Triangle Business Park, Stoke Mandeville, HP22 5BL
Tel: 01296 739400 Email: consultants@subadra.com

Contents

1 Introduction.....	4
1.1 The Purpose of This Assessment.....	4
1.2 The Scope of This Assessment.....	4
1.3 Previous Reports Relating to the Site.....	5
1.4 Proposed Development Plans.....	6
2 Desk Study Information.....	7
2.1 Site Description, Location and Setting.....	7
2.2 Geology, Hydrogeology and Hydrology.....	10
2.3 Site History.....	11
2.4 Additional Information.....	15
3 Outline Conceptual Site Model and Preliminary Risk Assessment.....	17
4 Conclusions and Recommendations.....	19
4.1 Environmental Conclusions.....	19
4.2 Recommendations.....	20
5 References.....	20

List of Attachments

Attachment One: Notice to Interested Parties
Attachment Two: Historical Maps

Client: Bagri Foundation
25-27 Lorne Close
London NW8 7JJ

Phase I Environmental
Assessment Report

Report	IN26281 CL 001a
Date	March 2026
Page	3

1 Introduction

1.1 The Purpose of This Assessment

The site is located on Kings Road (A329) in Reading and comprises a disused office building with associated car parking to the rear. We understand that Bagri Foundation, 25-27 Lorne Close, London NW8 7JJ (Bagri Foundation) proposes to re-purpose the site for use as student accommodation, with 30 new accommodation units.

We have been commissioned by Bagri Foundation to carry out a Phase One Environmental Assessment (also known as a Preliminary Risk Assessment) of the site, designed to be submitted in support of a planning application for the proposed change of use.

The purpose of this assessment was to develop an initial conceptual site model of the site and establish whether or not there are potentially unacceptable risks to sensitive receptors from potential contaminants that may be present in the soil and/or groundwater under the site. We have not carried out any intrusive investigation of the site and have made no measurements of actual contamination levels that may be present.

Our environmental assessment was undertaken in accordance with the guidelines presented in the Environment Agency (Published 2020, last updated 2023) 'Land contamination risk management (LCRM)' documents and Environment Agency (2016) Guiding principles for land contamination (GPLC).

Your attention is drawn to the Notice to Interested Parties included as Attachment One.

1.2 The Scope of This Assessment

Our assessment included:

- A review of geological, hydrogeological and hydrological information to establish environmental sensitivities at the site and in its vicinity;
- A review of environmental data from previous environmental works;
- A review of available historical information to determine the historical use of the site and its immediate surroundings;
- Compilation of a Conceptual Site Model and completion of a Qualitative Risk Assessment;
- Preparation of a report, outlining findings and recommendations, including requirements for any further work.

The findings and opinions in this review are based upon information obtained from the sources outlined above. Information obtained from third parties has been accepted at face value; we believe this information to be reliable but do not guarantee its authenticity. Where practicable the information provided was confirmed from a secondary source such as the review of available municipal records.

We have not completed a site walkover inspection as part of this initial assessment. We have, however, been provided with photographs of the site by our client and have used them to support our assessment.

All the activities comprising this assessment were carried out in accordance with the procedures set out in our Quality Manual.

187-189 Kings Road, Reading



13 Triangle Business Park, Stoke Mandeville, HP22 5BL
Tel: 01296 739400 Email: consultants@subadra.com

1.3 Previous Reports Relating to the Site

As part of our environmental assessment we have reviewed the report listed in the following table.

Our Ref.	Report Title	Prepared By	Prepared on Behalf of	Date of Issue	Report Reference
Ref.1	Phase I - Desk Study	Pam Brown Associates Ltd	Bagri Foundation	March 2016	1577-16/MM/PB V.2

Our summary review of this document is provided in Table Two below and we have used information from this document, where relevant, in other sections of this report.

Table One: Previous Environmental Reports Relating to the Site

Our Ref.	Summary of Results and Conclusions of Previous Works
Ref.1	This Phase One report was written to support an application for the proposed redevelopment of the site, as well as the building to the east of the site (reference 151300/PREAPP), which included a change of use to 26 studio rooms and erection of a five storey building to the rear. Geology was indicated to be superficial Kempton Park Gravel Formation (sand and gravel) overlying bedrock of Seaford Chalk Formation and Newhaven Chalk Formation (chalk). These were identified as a Secondary Class A Aquifer and Principal Aquifer respectively. The site was identified to be within a 'Total Catchment' Source Protection Zone, relating to the underlying chalk. The environmental sensitivity was considered high in relation to the water environment. The report identifies possible historical contamination associated with a garage (likely an Esso filling station) present on-site from the 1960s (not part of the subject site of our report). Based on their findings, Pam Brown Associates Ltd concluded that further work/assessment was required to assess the risks posed to human health and/or environmental receptor, primarily relating to the former retail filling station

Table Two: Review of Previous Environmental Works at the Site

Client: Bagri Foundation
25-27 Lorne Close
London NW8 7JJ

Phase I Environmental
Assessment Report

Report	IN26281 CL 001a
Date	March 2026
Page	5

1.4 Proposed Development Plans

Proposed Developments	We understand that Bagri Foundation proposes to redevelop the site with a change of use to student accommodation, with 30 new accommodation units, a communal amenity space and a redesigned car park to the rear. The historic building itself, Astec House, will be retained, with the interior being redeveloped. As well as the new amenity space to the north, a cycle store and bin store is proposed, along with landscaping. A site plan showing the proposed development plan is provided below.
Notes	We understand that this report is to be submitted in support of a planning application for the site's redevelopment, as detailed above. Whilst our assessment has not been compiled to directly satisfy any specific planning conditions the information contained in this report may assist in satisfying any such requirements. We note however that further works may be required.

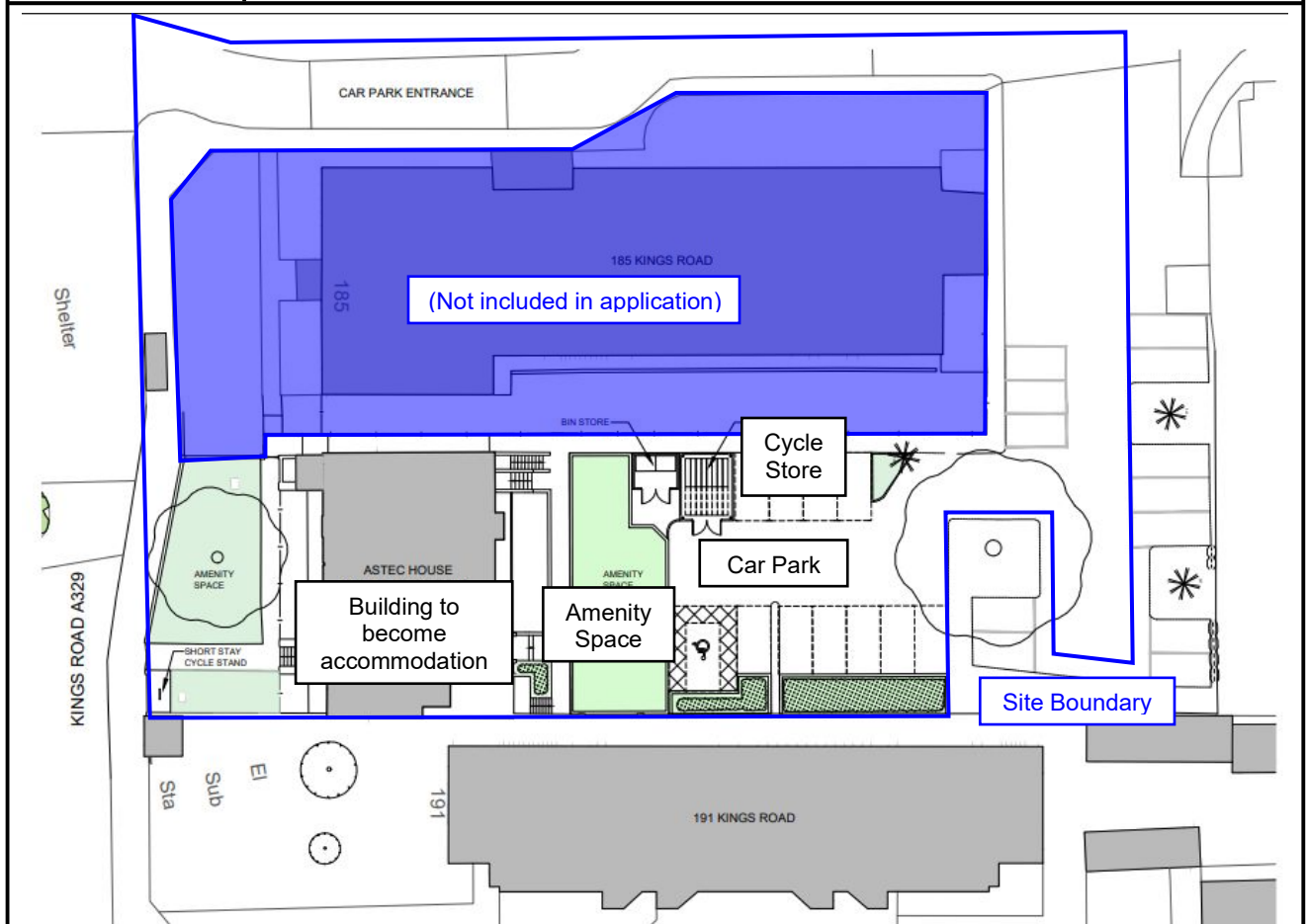


Table Three: Proposed Development Plans

Client: Bagri Foundation 25-27 Lorne Close London NW8 7JJ	Phase I Environmental Assessment Report	Report	IN26281 CL 001a
		Date	March 2026
		Page	6

187-189 Kings Road, Reading



13 Triangle Business Park, Stoke Mandeville, HP22 5BL
Tel: 01296 739400 Email: consultants@subadra.com

2 Desk Study Information

2.1 Site Description, Location and Setting

Site Description	The site currently consists of an unused three storey Grade II listed building, Astec House, with a basement and attic. It has previously been used as office space. The rear is currently laid out as car parking, with minor landscaping. A couple of large trees are present on-site, one in front of the building and one to the rear, north of the car parking.		
Grid Reference	472560 173310	Location	The site is located on Kings Road, Reading, 0.9km east of Reading town centre.
Elevation	~43m AOD		
Size (approx)	0.2ha		



Photograph One - The front to the three storey building on-site, Aztec House.



Photograph Two - The car parking on-site with building taken from the rear.

Table Four: Site Location and Setting

Client: Bagri Foundation
25-27 Lorne Close
London NW8 7JJ

Phase I Environmental
Assessment Report

Report	IN26281 CL 001a
Date	March 2026
Page	7

187-189 Kings Road, Reading



13 Triangle Business Park, Stoke Mandeville, HP22 5BL
Tel: 01296 739400 Email: consultants@subadra.com



Figure One: Site Location Map

Client: Bagri Foundation
25-27 Lorne Close
London NW8 7JJ

Phase I Environmental
Assessment Report

Report	IN26281 CL 001a
Date	March 2026
Page	8

187-189 Kings Road, Reading



13 Triangle Business Park, Stoke Mandeville, HP22 5BL
Tel: 01296 739400 Email: consultants@subadra.com

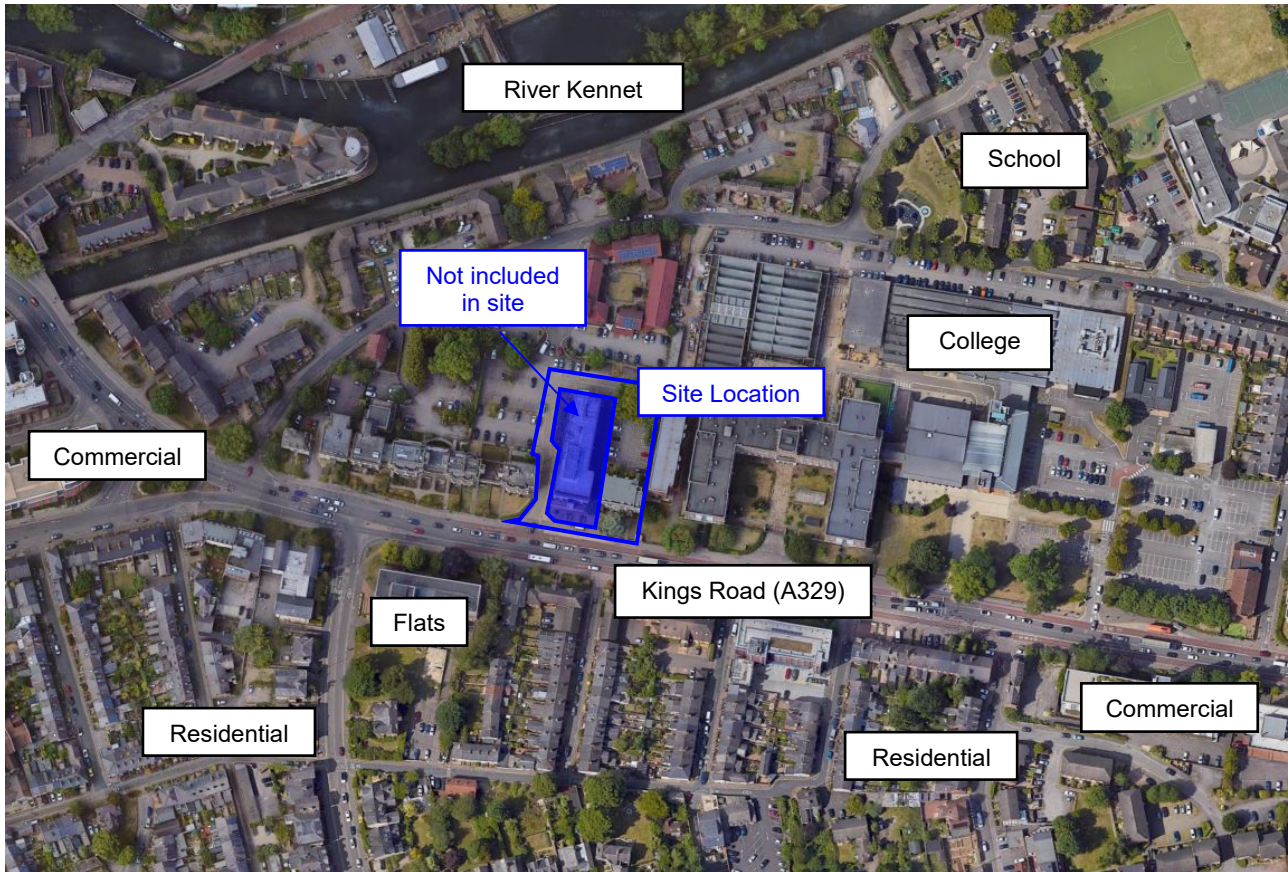


Figure Two: Aerial Photograph Showing Site and Surrounding Area

Direction	Details
North	Residential (~30m), River Kennet (~120m), commercial (~280m) and train line (~400m).
East	Accommodation (adjacent), college (~20m), residential (~210m) and commercial (~260m).
South	Kings Road (adjacent) with residential beyond (~25m).
West	Commercial and residential (adjacent), River Kennet (~150m) with commercial beyond.

Table Five: Surrounding Land Use

Client: Bagri Foundation
25-27 Lorne Close
London NW8 7JJ

Phase I Environmental
Assessment Report

Report	IN26281 CL 001a
Date	March 2026
Page	9

187-189 Kings Road, Reading	
	13 Triangle Business Park, Stoke Mandeville, HP22 5BL Tel: 01296 739400 Email: consultants@subadra.com

2.2 Geology, Hydrogeology and Hydrology

	Geological Unit	Description	Estimated Thickness	Data Source
Drift Geology	Kempton Park Gravel Member	Sand and gravel, locally with lenses of silt, clay and peat	<5m	British Geological Survey (BGS)
Solid Geology	Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated)	Chalk	>30m	
Existing Investigation Data	The BGS hold records for a borehole constructed 190m to the south-east of the site (BGS ref. SU77SW884). This records underlying geology to comprise Made Ground of clayey topsoil to 1.3m, coarse gravel with silty clay and sand to 4m (Kempton Park Gravel), followed by medium hard chalk (Seaford Chalk Formation and Newhaven Chalk Formation) to termination at 20m.			

Table Six: Regional Geology

	Geological Unit	Aquifer Classification	Groundwater Vulnerability	Data Source
Drift Geology	Kempton Park Gravel Member	Secondary Aquifer (Class A)	High	Environment Agency
Solid Geology	Seaford Chalk Formation And Newhaven Chalk Formation (Undifferentiated)	Principal Aquifer		
Existing Investigation Data	The BGS borehole referenced above recorded groundwater resting at 7.7m depth, presumably within the chalk.			BGS

Table Seven: Regional Hydrogeology

	Description	Distance	Direction	Data Source
Surface Water Features	River Kennet flowing north-east towards the River Thames	90m	North	Ordnance Survey
	River Thames flowing east	700m	North	

Table Eight: Regional Hydrology

Client: Bagri Foundation 25-27 Lorne Close London NW8 7JJ	Phase I Environmental Assessment Report	Report	IN26281 CL 001a
		Date	March 2026
		Page	10

187-189 Kings Road, Reading



13 Triangle Business Park, Stoke Mandeville, HP22 5BL
Tel: 01296 739400 Email: consultants@subadra.com

Abstraction	Surface Water			Groundwater		
	Distance	Direction	Purpose	Distance	Direction	Purpose
Nearest	948m	West	Lake throughflow around shopping centre	None within 1km		
Nearest Public Water Supply	None within 1km			498m	South	Hospital
Source Protection Zone	The site does not lie within a designated Source Protection Zone					
Site located in an Environment Agency defined 'Drinking Water Safeguard Zone'				Surface Water		Yes
				Groundwater		No
Data sourced from Environment Agency						
Table Nine: Nearest Surface and Groundwater Abstractions						
2.3 <u>Site History</u>						
2.3.1 <u>Review of Historical Ordnance Survey Maps</u>						
Date	Review of Map – Description of Land Use at Site and in the Immediate Surrounding Area		Potentially Contaminative Land-use			
			On-site		Off-site	
1879, 1899, 1912 (1:2,500 Scale map)	A single building (Astec House), in-use as two residential dwellings, is present on-site, together labelled 'Waterloo Place', with individual gardens to the rear. Directly south is 'Kings Road' with residential housing beyond. The majority of the surroundings is residential properties, except for gas works present to the north-west (~160m) and a sewage pumping station to the north (~200m).		Building - potential for Made Ground		Gas works, sewage pumping, saw mill, factory and printing works - hydrocarbons etc	
1931 - 1934 (1:2,500 Scale map)	No changes on-site. The gas works is no longer present to the north-west, but a saw mill (~180m) and biscuit factory (~300m) have been constructed to the north-west.					
1957 - 1958 (1:1,250 Scale map)	The site remains the same. A printing works is now present to the west (~220m).					
Continued on the following page.						

Client: Bagri Foundation 25-27 Lorne Close London NW8 7JJ	Phase I Environmental Assessment Report	Report	IN26281 CL 001a
		Date	March 2026
		Page	11

187-189 Kings Road, Reading

Continued from the previous page.

1966 - 1973 (1:1,250 Scale map)	No changes to the site. A 'garage' has been built directly east of the site, which is a filling station according to Ref.1 and planning documents.	Building - potential for Made Ground	Filling station - fuels, oils, solvents etc
1983-1992 (1:1,250 Scale map)	The layout towards the rear of the site has changed to its current day layout, now in-use as car parking.		
1996 (1:1,250 Scale map) 1999 Aerial Photograph	No changes to the site. The filling station directly east of the site remains present.		

Copies of representative historical maps are included as Attachment Two

Table Ten: Historical Maps Review

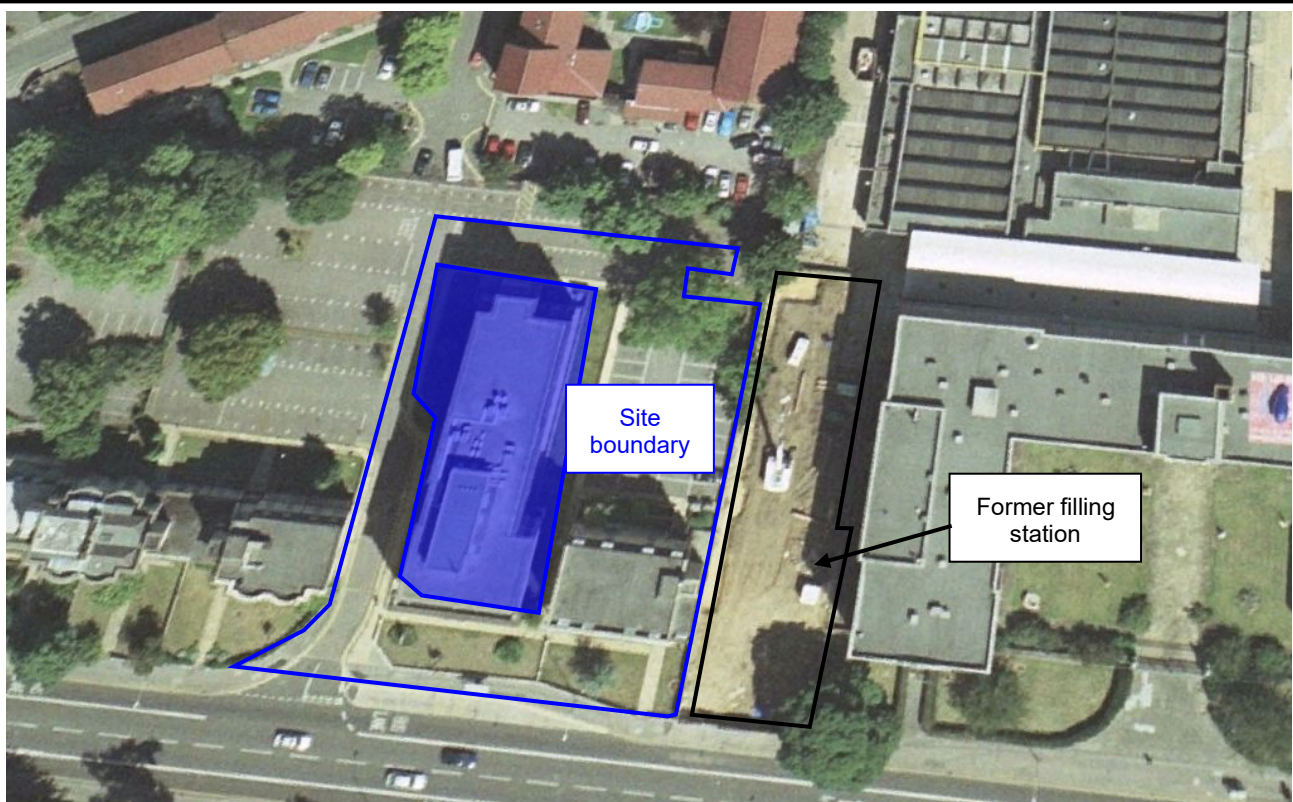


Figure Three: Aerial Photograph in 2003 showing the filling station being cleared for development (Source: Google Earth)

Client: Bagri Foundation
25-27 Lorne Close
London NW8 7JJ

Phase I Environmental
Assessment Report

Report	IN26281 CL 001a
Date	March 2026
Page	12

187-189 Kings Road, Reading



13 Triangle Business Park, Stoke Mandeville, HP22 5BL
Tel: 01296 739400 Email: consultants@subadra.com

2.3.2 Review of Online Planning Records

Date	Application Number	Local Planning Authority – Planning Records (from Reading Borough Council planning authority website)	Evidence of Development
May 1993	PL/93/0757	Internal demountable partitioning; lower ceiling on ground floor; change existing windows to third floor; front elevation with UPVC to match existing	Unknown whether permitted and implemented
July 1995	PL/95/0327	Internal alterations to listed building (removal of plinth, removal of partition and erection of new partition).	
June 2016	PL/16/1205	Change of use of 187-189 Kings Rd from office (Class B1) to 26 student units (Sui Generis); Erection of 5-storey building to rear of 187-189 to create 35 student units (involving the reduction from 20 to 1 on-site parking space)	Refused
	PL/16/1206	Internal and external alterations associated with change of use of 187-189 Kings Rd from office (Class B1) to 26 student units (Sui Generis) and associated works	

Table Eleven: Summary of Online Planning Records

According to the committee report associated with planning application PL/16/1205/FUL, the grade II listed building was built after 1832.

2.3.3 Review of Permits and Regulatory Actions

Date	Details	Data Source
March 1992 April 1993	Pollution Incident to Controlled Waters Property Type: Unknown Location: Reading - 148m north of site Pollutant: Unknown sewage Receiving Water: Unknown Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident	Environment Agency
June 1997	Pollution Incident to Controlled Waters Property Type: Unknown Location: Reading - 155m north of site Pollutant: Unknown chemicals Receiving Water: Unknown Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident	

Continued on the following page.

Client: Bagri Foundation
25-27 Lorne Close
London NW8 7JJ

Phase I Environmental
Assessment Report

Report	IN26281 CL 001a
Date	March 2026
Page	13

187-189 Kings Road, Reading	 13 Triangle Business Park, Stoke Mandeville, HP22 5BL Tel: 01296 739400 Email: consultants@subadra.com
-----------------------------	--

Continued from the previous page.

March 1990 March, July 1992 October 1993 April, September 1994 February 1995	Pollution Incident to Controlled Waters Property Type: Unknown Location: Reading - 158m north of site Pollutant: Unknown oils Receiving Water: Unknown Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident	Environment Agency
--	--	--------------------

(All these incidents are located within the River Kennet and not associated with any activities on-site)

Table Twelve: Pollution Incidents and Regulatory Actions (within 250m)

Date	Licence Number	Details	Issuing Authority
September 2010	Temp.1768	Discharge Consents Operator: Thames Water Utilities Ltd Location: Reading, Blakes Lock - 127m north-east of site Discharge type: Public sewage - storm sewage overflow Discharge environment: Freshwater stream/river Receiving water: Holly Brook	Environment Agency
June 1987	Ctwc.1649	Discharge Consents Operator: British Gas Plc Southern Location: Reading Gasworks site, off Kenavon Drive, Reading - 174m north of site Discharge type: Surface water Discharge environment: Freshwater stream/river Receiving water: River Kennet	
May 2006	Cssm.0035	Discharge Consents Operator: British Gas Plc Southern Location: Blakes Lock House, Blakes Lock, Near Reading - 195m north-east of site Discharge type: Sewage discharges - final/treated effluent Discharge environment: Freshwater stream/river Receiving water: River Kennet	
August 1999	Epa/Par.B/45/98	Local Authority Pollution Prevention and Controls Name: Kings Road Garage Location: 191 Kings Road, Reading, Berkshire, RG1 4EX - 6m north-east of site Description: PG1/14 Petrol filling station Status: Authorisation revoked	Reading Borough Council

Table Thirteen: Current or Past Permits or Licences (within 250m)

Client: Bagri Foundation 25-27 Lorne Close London NW8 7JJ	Phase I Environmental Assessment Report	Report	IN26281 CL 001a
		Date	March 2026
		Page	14

187-189 Kings Road, Reading



13 Triangle Business Park, Stoke Mandeville, HP22 5BL
Tel: 01296 739400 Email: consultants@subadra.com

2.4 Additional Information

2.4.1 Preliminary Flood Risk Assessment

Flood Risk Zone	Flood Risk	Data Source
Zone 1	The site lies within Flood Zone 1. Land and property within a Flood Zone 1 are defined as having a low probability of flooding. On this basis, and as the site is smaller than 1 hectare, a flood risk assessment is not likely to be required as part of future planning applications.	Environment Agency

Table Fourteen: Preliminary Flood Risk Assessment

2.4.2 Preliminary Hazardous Ground Gas Risk Assessment

Risk	Description	Data Source
Radon Risk	The site is located in an area where the National Radiological Protection Board have determined that <1% houses exceed the recommended Action Level for radon for existing homes in the UK of 200Bqm ⁻³ (averaged over a year). No radon protective measures are necessary.	Public Health England
Nearest Landfill	The Environment Agency records show that there are no current or past landfill sites within 250m of the site.	Environment Agency
Degradable material within Made Ground	Made Ground is unlikely to be present beneath the site. As such, we do not consider this to be a potential source of ground gas.	Historical Maps
Peat and organic matter within Alluvial deposits	The superficial geology on-site is likely to be Kempton Park Gravel Member, which may contain peat. This could be a potential source of ground gas.	BGS
Degradation of spilled or leaked petroleum hydrocarbons	Adjacent to the site, directly east, was a filling station from the 1960s to the 1990s/early 2000s, giving rise to the potential for hydrocarbon impact of shallow soils and/or groundwater that could migrate on-site.	Planning Portal
Natural Geology	Near surface geology comprises Kempton Park Gravel Member and Seaford Chalk Formation and Newhaven Chalk Formation (undifferentiated). Whilst chalk can be a potential source of ground gas, the risks associated are generally considered to be low.	BGS
Organic rich silt formed in water bodies	Maps show the presence of the River Kennet 90m to the North, however a significant portion of this is a man-made canal. Given this, and the distance from site, it is considered unlikely to be a significant source of ground gas.	Ordnance Survey Maps
Conclusions	We have identified potential sources of hazardous ground gases associated with the site, primarily from the former filling station adjacent to the site. The site therefore maybe at-risk of impact from concentrations of hazardous ground gases.	

Table Fifteen: Hazardous Ground Gas Risk

Client: Bagri Foundation 25-27 Lorne Close London NW8 7JJ	Phase I Environmental Assessment Report	Report	IN26281 CL 001a
		Date	March 2026
		Page	15

187-189 Kings Road, Reading	 13 Triangle Business Park, Stoke Mandeville, HP22 5BL Tel: 01296 739400 Email: consultants@subadra.com
-----------------------------	---

2.4.3 Other Geo-Hazards

Risk	Description	Data Source
Risk of Coal Mining	The site is not located in an area considered to be at potential risk from coal mining.	Mining Remediation Authority Interactive Map
Potential for Unexploded Ordnance	The site has been classified as being at 'low' risk of unexploded ordnance.	Zetica Ltd UXO Interactive Map

Table Sixteen: Mining and Unexploded Ordnance Risk

Risk	BGS Hazard Rating					
	No Hazard	Negligible	Very Low	Low	Moderate	High
Solution Feature Risk			✓			
Shrinking / Swelling Clay	✓					
Compressible Deposits	✓					
Collapsible Deposits			✓			
Running Sands			✓			
Landslides			✓			

Table Seventeen: Other Geological Hazards

3 Outline Conceptual Site Model and Preliminary Risk Assessment

We have used the information presented in the previous sections of this report to create an outline Conceptual Site Model for the site. We have reviewed potential contaminants and their receptors together with any possible pathways that may link them.

The resulting potential contaminant linkages are summarised on the following page.

Client: Bagri Foundation 25-27 Lorne Close London NW8 7JJ	Phase I Environmental Assessment Report	Report	IN26281 CL 001a
		Date	March 2026
		Page	16

187-189 Kings Road, Reading



13 Triangle Business Park, Stoke Mandeville, HP22 5BL
Tel: 01296 739400 Email: consultants@subadra.com

Contaminant	Pathway	Receptor	Viable Potential Contaminant Linkage
The site consists of a building, present since the 1830s, and car parking. We have not identified any potentially contaminative land uses associated with the site.	Ingestion and dermal contact	Future site residents	No - No viable on-site source of contamination identified
	Permeation of contaminants into drinking water supply service pipes		
	Volatilisation of contaminants to indoor/outdoor air (either direct from soils or dissolved in groundwater)		
	Off-site migration of contaminant: volatilisation to indoor/outdoor air (vapours from on-site soils or via lateral migration of dissolved compounds)	Neighbouring residential and commercial	
	Downward migration of contaminants to groundwater	Secondary Aquifer (Class A) - Kempton Park Gravel Member	
		Principal Aquifer - Seaford Chalk Formation And Newhaven Chalk Formation (Undifferentiated)	
	Off-site migration of contaminants dissolved in groundwater leading to direct impact of environmental receptors	River Kennet (90m N)	
		Surface water and groundwater abstractions from 282m away	
Hazardous Ground Gases	Accumulation of hazardous ground gas beneath and/or infiltration into site buildings	Future site residents	Possible - subject to the concentrations of hazardous ground gases
Off-site sources of potential contamination, including filling station	On-site migration of contaminants dissolved in groundwater and volatilisation to indoor air		Possible - subject to the concentrations of any potentially mobile contaminants
Table Eighteen: Preliminary Conceptual Site Model			

Client: Bagri Foundation
25-27 Lorne Close
London NW8 7JJ

Phase I Environmental
Assessment Report

Report	IN26281 CL 001a
Date	March 2026
Page	17

187-189 Kings Road, Reading



13 Triangle Business Park, Stoke Mandeville, HP22 5BL
Tel: 01296 739400 Email: consultants@subadra.com

4 Environmental Conclusions

Site Details	The site is located on Kings Road (A329) in Reading and comprises a disused office building with associated car parking to the rear. We understand that Bagri Foundation proposes to re purpose the site for use as student accommodation, with 30 new accommodation units.
Review of Environmental Site Sensitivity	The site is located in an area of moderate environmental sensitivity. Geology maps indicate underlying geology comprises Kempton Park Gravel Member (sand and gravel, locally with lenses of silt, clay and peat) and Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated), defined by the Environment Agency as a Secondary Aquifer (Class A) and Principal Aquifer respectively. The site does not lie within a Source Protection Zone (areas surrounding potable drinking water abstractions). We have identified a surface water abstraction ~950m to the west. The nearest surface water feature is the River Kennet, located 90m north.
Review of Site History and Potential Contaminant Sources	Our historical review indicates that the site has consisted of a residential property since the 1830s, which has since been re-purposed for offices. To the rear of the site is car parking. As such, we have not identified any potentially contaminative land uses associated with the site. However, directly east of the site, a filling station was present from the 1960s to late 1990s/early 2000s, which may be a potential source of contamination (fuels, oils, solvents, etc). We have identified various potential sources of hazardous ground gases associated with the site, primarily from the former filling station adjacent to the site. The site may therefore be at-risk of impact from concentrations of hazardous ground gases.
Conclusions	Based on the results of our desk-top review, we have not identified any potential sources of contamination on-site. We have identified off-site potential sources of contamination off site, associated with a former filling station. We consider the risk posed by vapours from the former filling site, to impact future site users, be low. However, as a precautionary we recommend that an an intrusive investigation, focussed on the risks posed to future residents from hazardous ground-gases and/or hydrocarbon vapours associated with the former (neighbouring) retail filling station, be undertaken in order to assess if the site is suitable for future residential use.

Your attention is drawn to the Notice to Interested Parties included as Attachment One.

Table Nineteen: Conclusions

5 References

Environment Agency (2010, March). Guiding principles for land contamination (GPLC). Retrieved from www.gov.uk/government/publications.

Environment Agency (2020, October 8). Land contamination:risk management (LCRM). Retrieved from www.gov.uk/government/publications.

Client: Bagri Foundation
25-27 Lorne Close
London NW8 7JJ

Phase I Environmental
Assessment Report

Report	IN26281 CL 001a
Date	March 2026
Page	18

187-198 Kings Road, Reading



**ATTACHMENT ONE:
NOTICE TO INTERESTED PARTIES**

Client: Bagri Foundation

Report	IN26281 CL 001a
Date	April 2026
Page	Attachment One - 1

187-198 Kings Road, Reading



NOTICE TO INTERESTED PARTIES

The purpose of our work is to provide general information on the environmental and/or geotechnical conditions existing at the site And related to soil and/or groundwater. The Client or others specified the scope of the investigation And the validity of our conclusions is limited by the scope of work specified. We are not responsible for any such limitations or omissions.

Where stated in this report, we have used information supplied by third parties. While we have evaluated As far as possible the validity Of this information, we cannot guarantee its accuracy In any way whatsoever.

No investigation technique is capable Of completely identifying all Of the contaminants that might be present In the soil or groundwater under a site. Where specified In our report, we have examined the ground by constructing a number of boreholes and/or trial pits. We recovered samples of soil and/or groundwater from available exposures.

The depth And spacing of our sampling locations were selected To ensure With a reasonable probability that they would be representative Of the actual conditions across the whole site. However, safety considerations relating to existing site infrastructure may have restricted our ability To investigate all potential contaminant sources. Specifically, we were unable To investigate the soil And groundwater condition immediately adjacent To the underground structures and/or buried services. These limitations must be borne In mind When considering the conclusions reached In this report.

Soil is intrinsically variable and the spread Of contaminants within the soil is therefore subject to a degree Of non-uniformity. For these reasons no sampling technique can completely eliminate the possibility of obtaining samples that are not representative Of the actual conditions. Our sampling techniques are intended To reduce the possibility to an acceptable level, within the limits imposed by the budget and scope of the investigation.

Groundwater levels and soil vapour levels that we report were accurate at the time of the investigation. Groundwater And soil vapour levels are variable. Long term monitoring may be required to ensure that the levels recorded during our investigation are representative of long term and possible 'worst case' conditions. In accepting our recommendations and/or conclusions the Client acknowledges that further, more detailed investigation could allow a more accurate assessment of site conditions to be made and that this would reduce any consequential risk to the Client.

Our investigation was carried out to assess the significance of contamination resulting from use of the site as identified in this report. Unless we have indicated otherwise, no assessment of the potential impact of any other previous uses has been made. No investigation was carried out to determine whether or not any deleterious or hazardous materials (such as asbestos) have been used in the construction of the buildings present on the site. Unless otherwise stated no investigation or assessment has been made of the presence or otherwise of invasive plant species including but not limited to Japanese Knotweed.

Unless specifically stated otherwise, we have not assessed the effect of any proposed future construction activities on existing structures on or near to the site. Nor, unless stated otherwise, have we assessed the likely effect of trees on existing or proposed structures on or near the site.

We do not accept any responsibility for the cost of remedial works or other costs incurred in whatever way whatsoever as a result of any omissions, errors or other shortcomings in this report unless we have been given reasonable opportunity to verify ourselves that such faults exist and we have been given a reasonable opportunity to carry out works to remedy such faults ourselves using the most practicable means available to us. We do not accept liability for any consequential losses incurred by you while either we or others carry out any remedial works we deem necessary.

This report has been prepared for the Client, as specified on the cover page of this report. We do not accept any liability whatsoever to any other third parties unless explicitly agreed by us in writing. In accepting our recommendations and/or conclusions the Client accepts that the terms of our appointment were as detailed in the Proposal, or Proposals, that we provided to the Client before being appointed and that these terms supersede and have precedence over any other terms and/or conditions set out in any contracts agreed between ourselves and the Client, regardless of when such terms and/or conditions were agreed to by us and/or signed by us even if such contracts contain terms that contradict this.

Neither the whole nor any part of this report, or any reference to it, may be included in any published document circular or statement or published in any way without our prior written approval.

This report and its contents, together with any supporting correspondence or other documentation, remain the property of Subadra Consulting Limited until paid for in full. The copyright to this report remains vested in Subadra Consulting Ltd at all times.

Client: Bagri Foundation

Report	IN26281 CL 001a
Date	April 2026
Page	Attachment One - 2

187-198 Kings Road, Reading



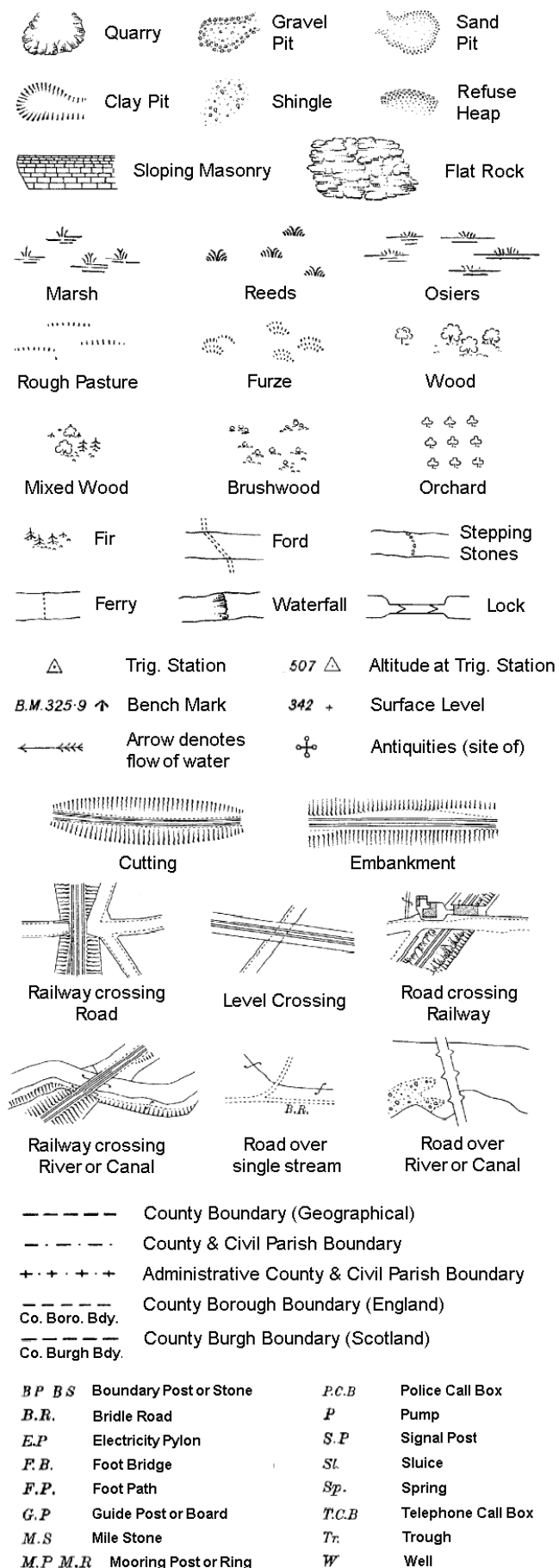
**ATTACHMENT TWO:
HISTORICAL MAPS**

Client: Bagri Foundation

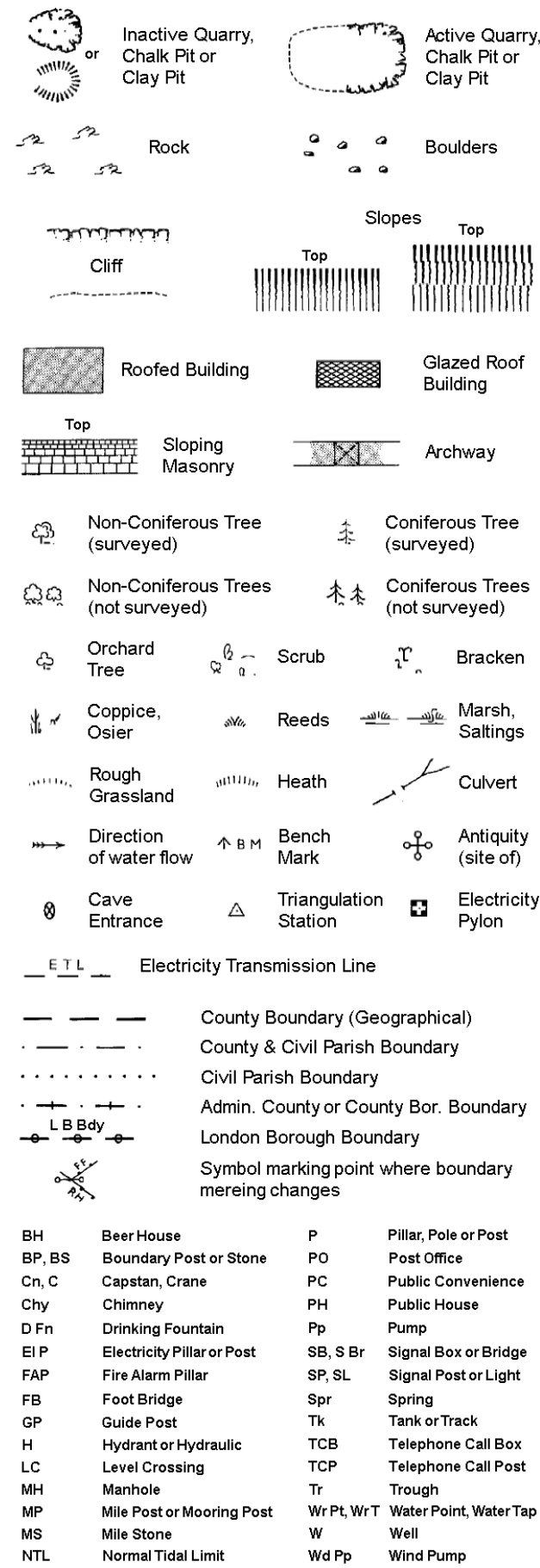
Report	IN26281 CL 001a
Date	April 2026
Page	Attachment Two - 1

Historical Mapping Legends

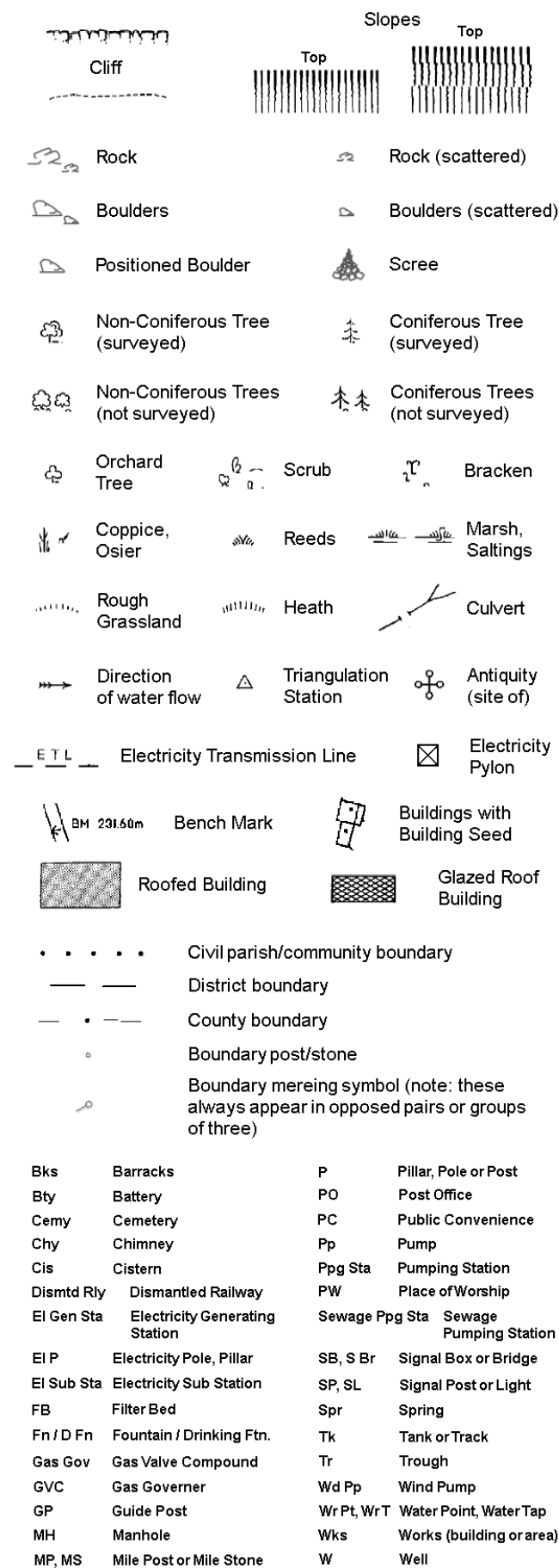
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



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



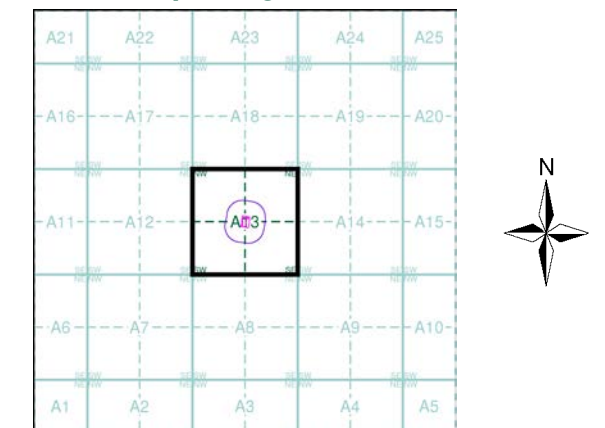
Large-Scale National Grid Data 1:2,500 and 1:1,250



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 - 1934	5
Ordnance Survey Plan	1:1,250	1957 - 1958	6
Additional SIMs	1:1,250	1957 - 1989	7
Additional SIMs	1:2,500	1959	8
Ordnance Survey Plan	1:1,250	1966 - 1973	9
Additional SIMs	1:1,250	1980 - 1990	10
Additional SIMs	1:1,250	1983 - 1992	11
Ordnance Survey Plan	1:1,250	1986 - 1991	12
Additional SIMs	1:1,250	1986	13
Large-Scale National Grid Data	1:1,250	1993	14
Large-Scale National Grid Data	1:1,250	1996	15
Historical Aerial Photography	1:2,500	1999	16

Historical Map - Segment A13



Order Details

Order Number: 397704231_1_1
Customer Ref: IN26281
National Grid Reference: 472560, 173310
Slice: A
Site Area (Ha): 0.2
Search Buffer (m): 100

Site Details

Astec Project Ltd, 187, Kings Road, Reading, RG1 4EX



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



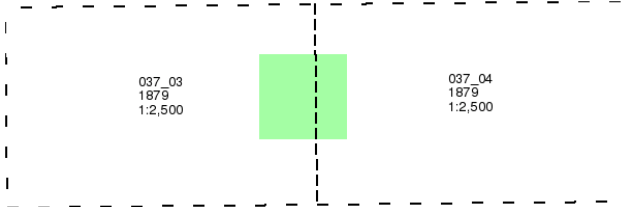
Berkshire

Published 1879

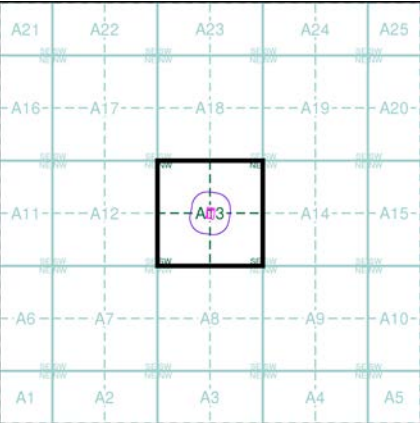
Source map scale - 1:2,500

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)



Historical Map - Segment A13



Order Details

Order Number: 397704231_1_1
Customer Ref: IN26281
National Grid Reference: 472560, 173310
Slice: A
Site Area (Ha): 0.2
Search Buffer (m): 100

Site Details

Astec Project Ltd, 187, Kings Road, Reading, RG1 4EX



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

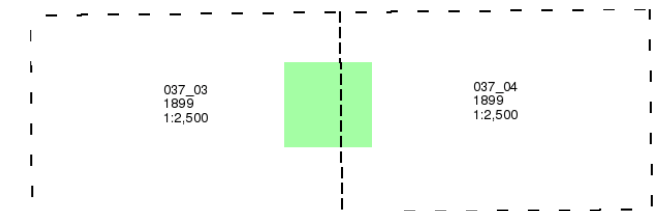
Berkshire

Published 1899

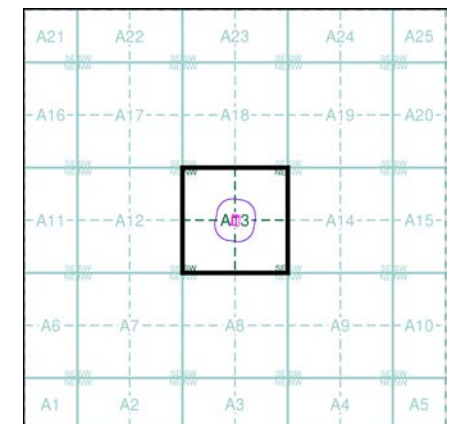
Source map scale - 1:2,500

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)



Historical Map - Segment A13



Order Details

Order Number: 397704231_1_1
 Customer Ref: IN26281
 National Grid Reference: 472560, 173310
 Slice: A
 Site Area (Ha): 0.2
 Search Buffer (m): 100

Site Details

Astec Project Ltd, 187, Kings Road, Reading, RG1 4EX





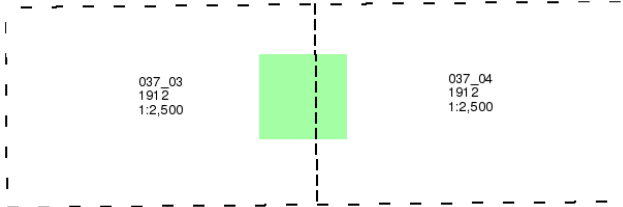
Berkshire

Published 1912

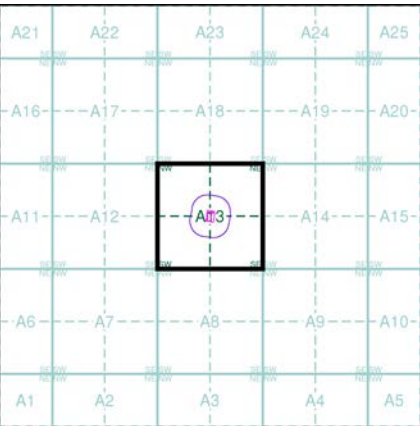
Source map scale - 1:2,500

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)



Historical Map - Segment A13



Order Details

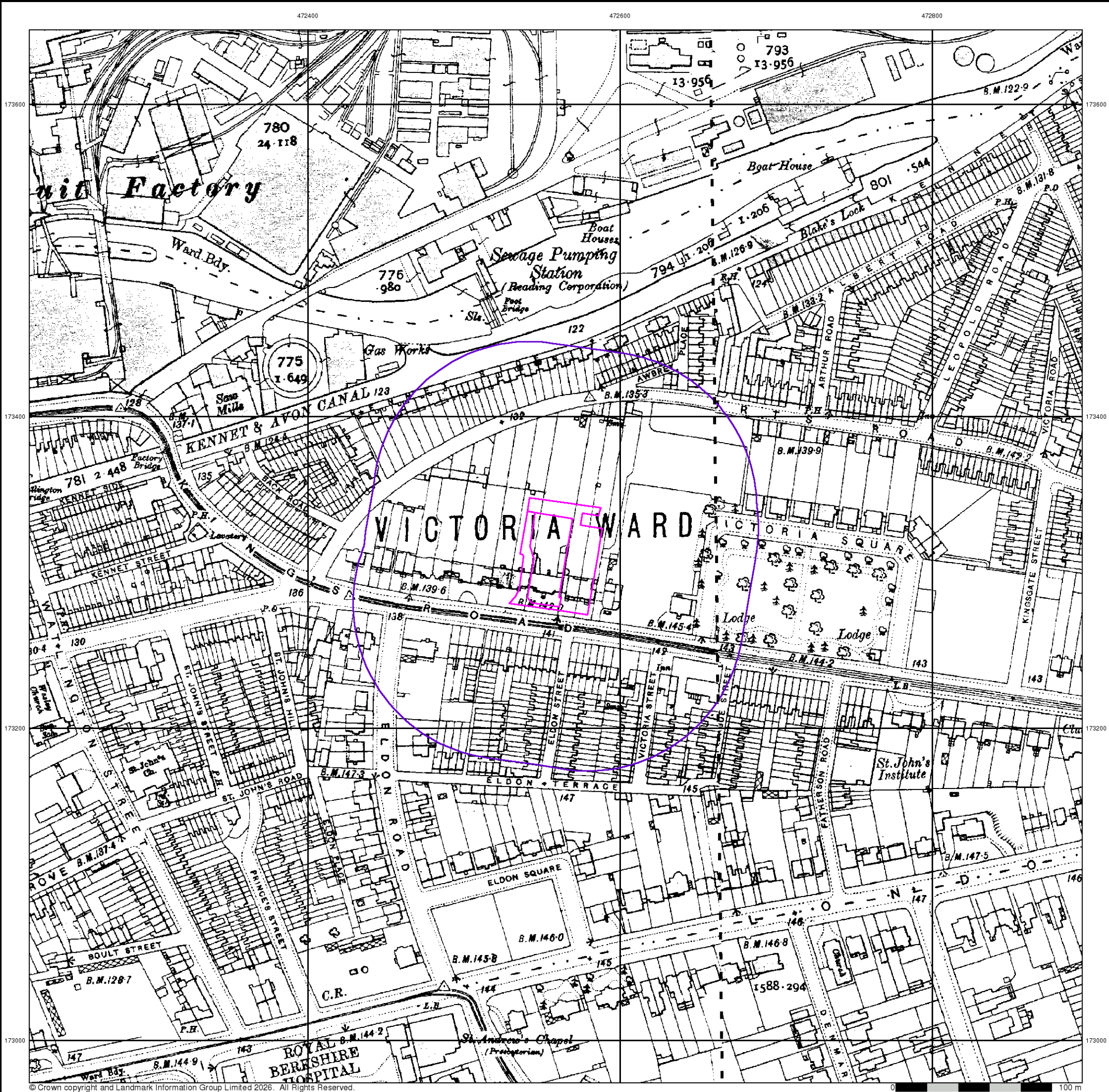
Order Number: 397704231_1_1
Customer Ref: IN26281
National Grid Reference: 472560, 173310
Slice: A
Site Area (Ha): 0.2
Search Buffer (m): 100

Site Details

Astec Project Ltd, 187, Kings Road, Reading, RG1 4EX



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





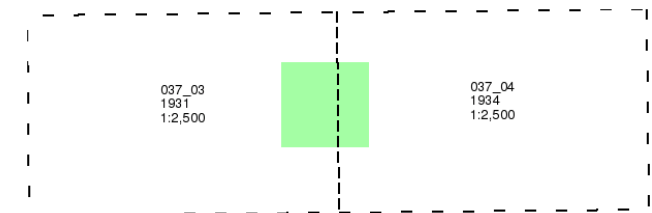
Berkshire

Published 1931 - 1934

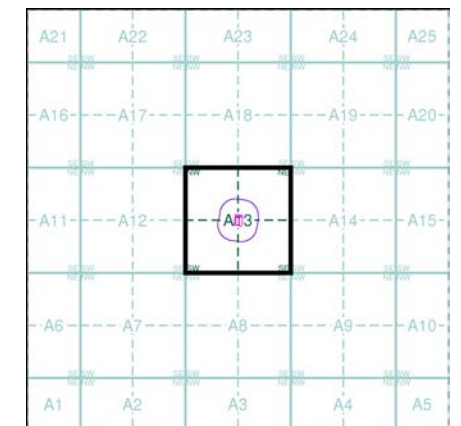
Source map scale - 1:2,500

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)



Historical Map - Segment A13



Order Details

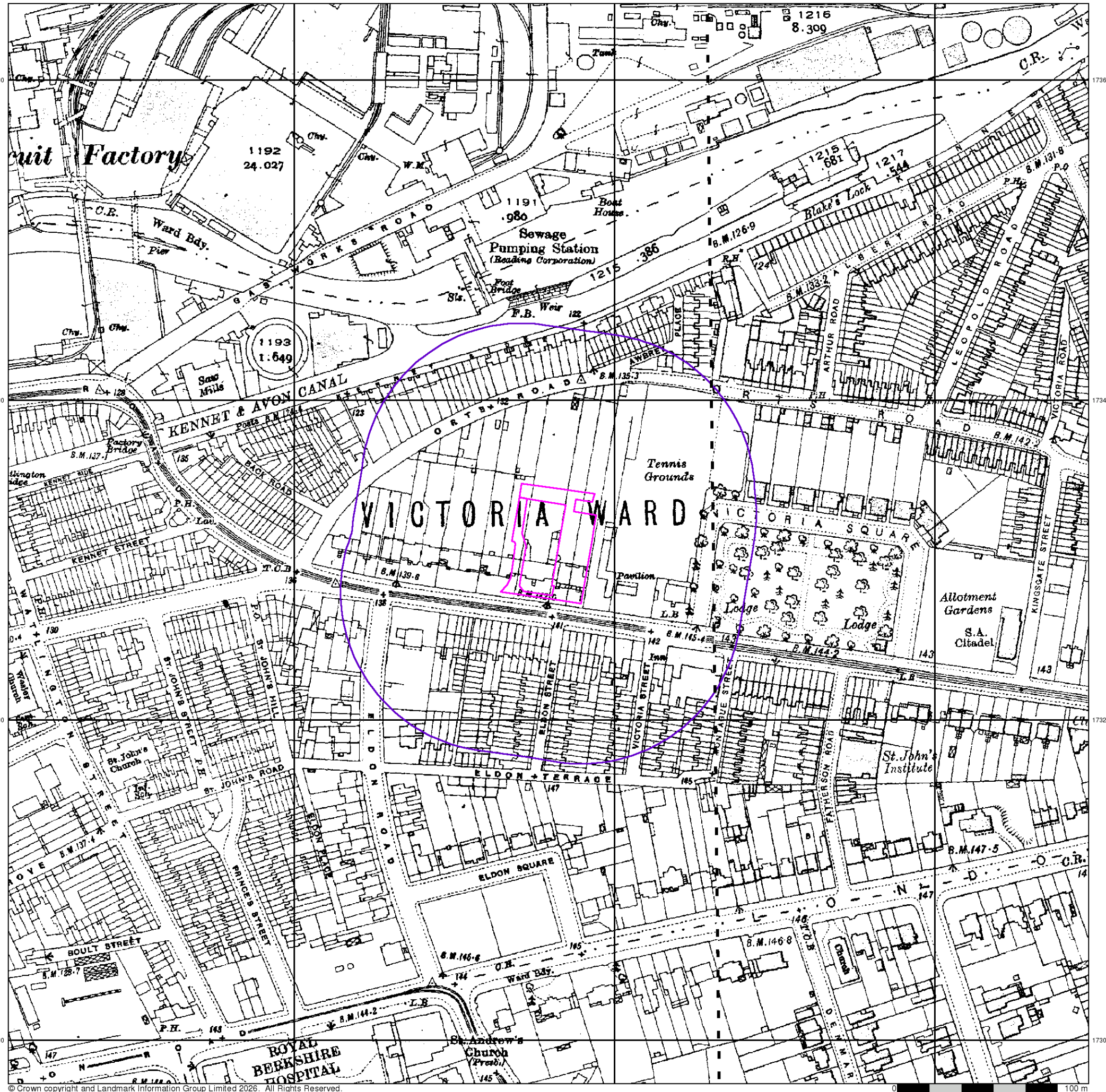
Order Number: 397704231_1_1
Customer Ref: IN26281
National Grid Reference: 472560, 173310
Slice: A
Site Area (Ha): 0.2
Search Buffer (m): 100

Site Details

Astec Project Ltd, 187, Kings Road, Reading, RG1 4EX



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





Ordnance Survey Plan

Published 1957 - 1958

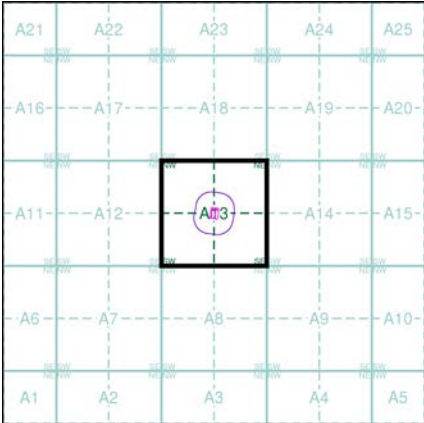
Source map scale - 1:1,250

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)

SU7273NE	1957	1:1,250
JU7273SV	1957	1:1,250
JU7273SE	1957	1:1,250
JU7272NV	1958	1:1,250
SU7272NE	1958	1:1,250

Historical Map - Segment A13



Order Details

Order Number: 397704231_1_1
Customer Ref: IN26281
National Grid Reference: 472560, 173310
Slice: A
Site Area (Ha): 0.2
Search Buffer (m): 100

Site Details

Astec Project Ltd, 187, Kings Road, Reading, RG1 4EX



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



Additional SIMs

Published 1957 - 1989

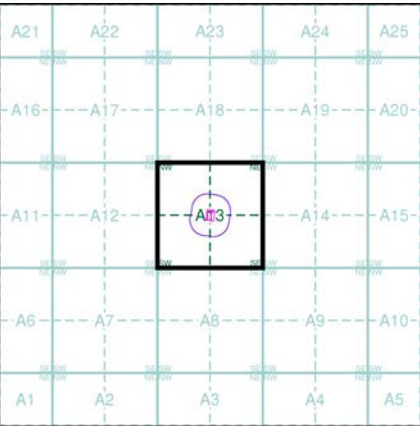
Source map scale - 1:1,250

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)

U7273NV	U7273NE
988	983
1:1,250	1:1,250
U7273SV	U7273SE
989	957
1:1,250	1:1,250
U7272NV	U7272NE
978	978
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

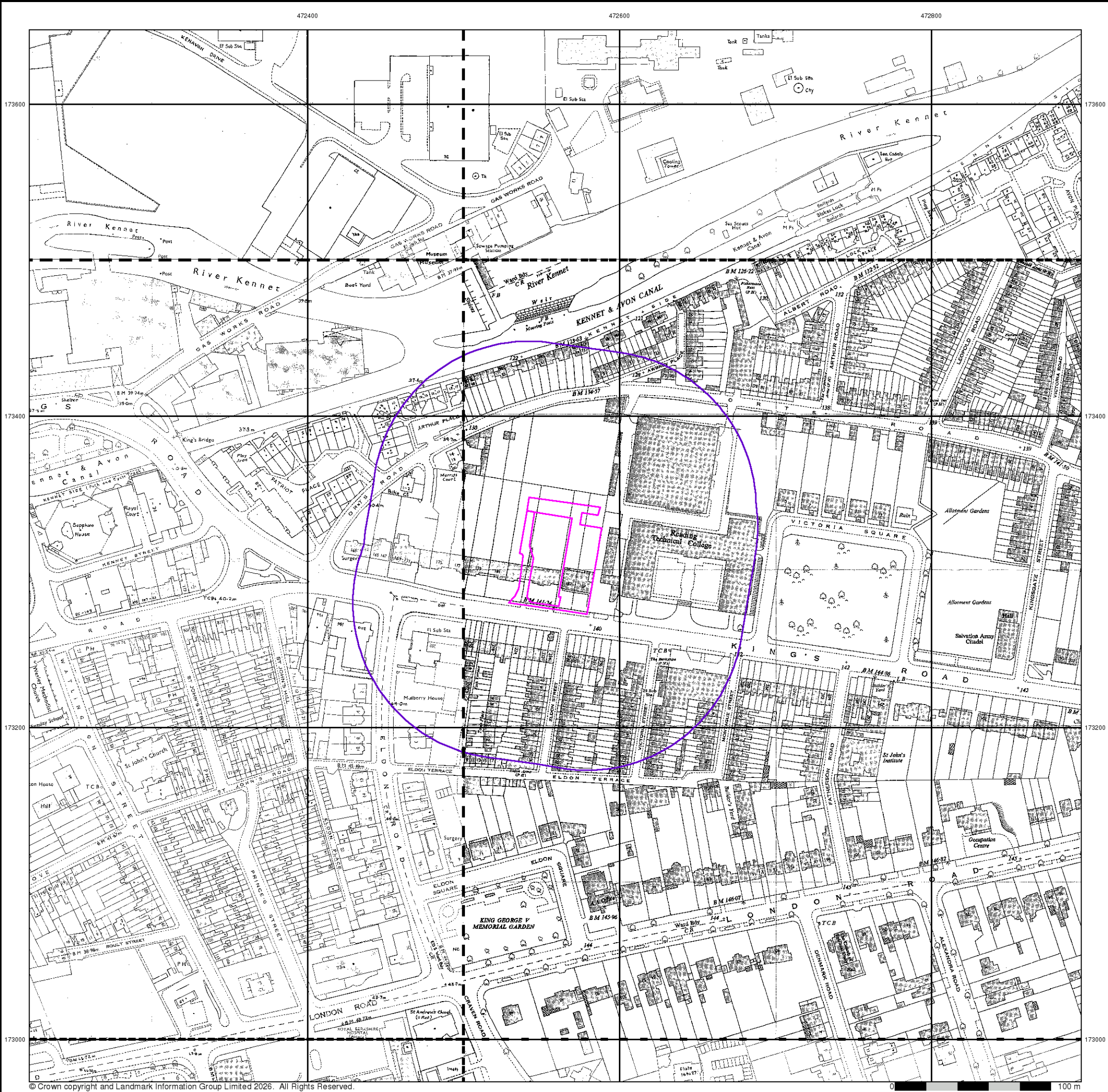
Order Number: 397704231_1_1
Customer Ref: IN26281
National Grid Reference: 472560, 173310
Slice: A
Site Area (Ha): 0.2
Search Buffer (m): 100

Site Details

Astec Project Ltd, 187, Kings Road, Reading, RG1 4EX



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





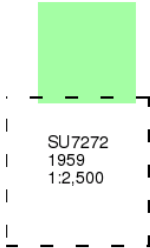
Additional SIMs

Published 1959

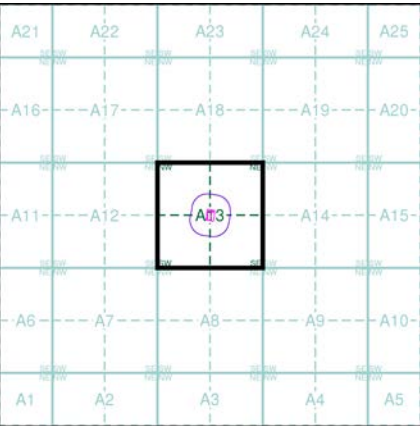
Source map scale - 1:2,500

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)



Historical Map - Segment A13



Order Details

Order Number: 397704231_1_1
Customer Ref: IN26281
National Grid Reference: 472560, 173310
Slice: A
Site Area (Ha): 0.2
Search Buffer (m): 100

Site Details

Astec Project Ltd, 187, Kings Road, Reading, RG1 4EX



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



Ordinance Survey Plan

Published 1966 - 1973

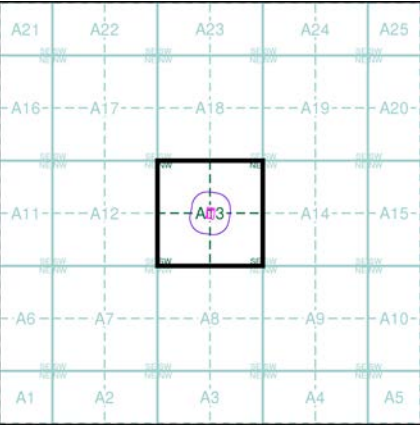
Source map scale - 1:1,250

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)

U7273NV	U7273NE
973	1972
1:1,250	1:1,250
U7273SV	U7273SE
971	1966
1:1,250	1:1,250
U7272NV	U7272NE
968	1972
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

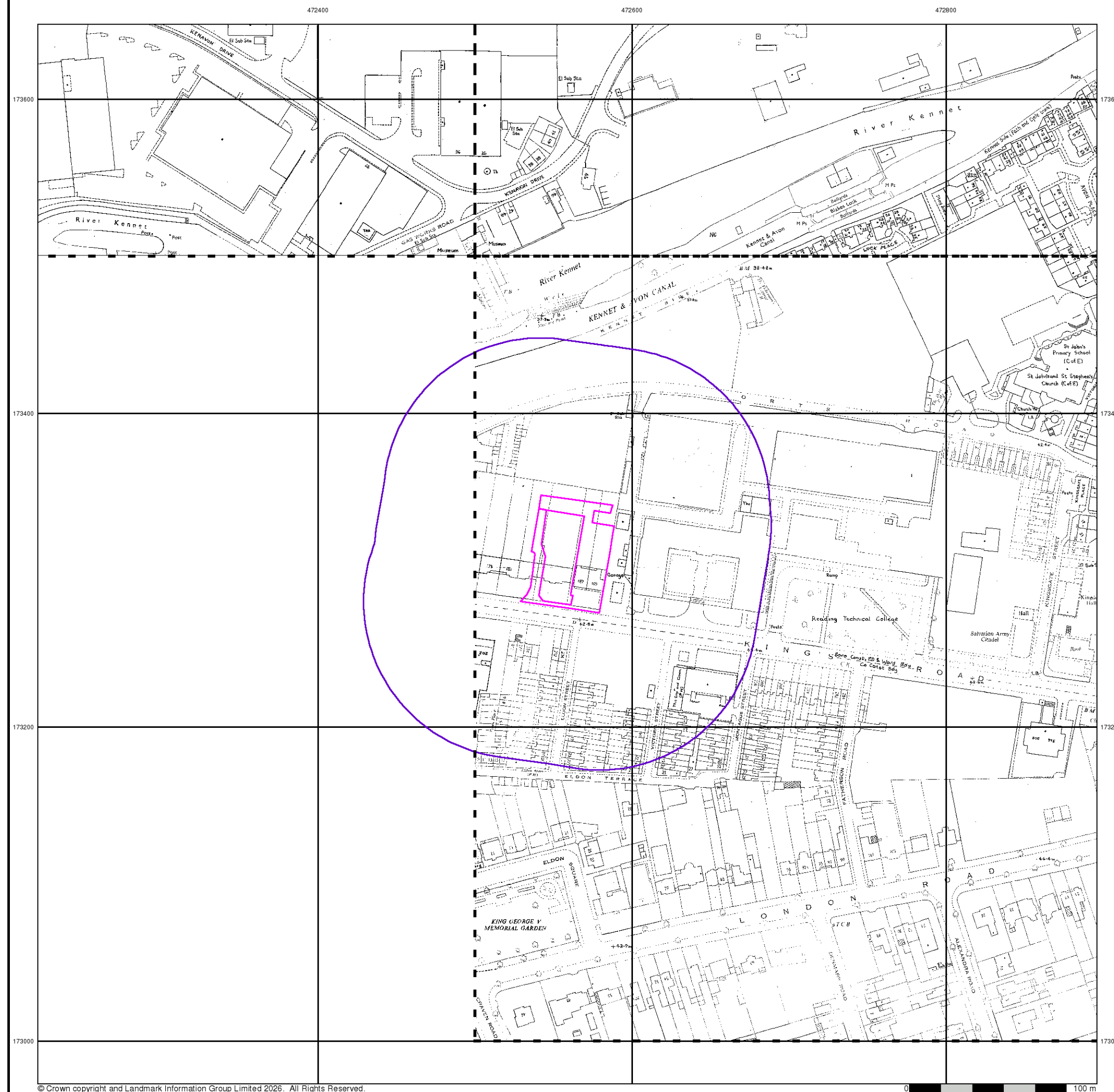
Order Number: 397704231_1_1
Customer Ref: IN26281
National Grid Reference: 472560, 173310
Slice: A
Site Area (Ha): 0.2
Search Buffer (m): 100

Site Details

Astec Project Ltd, 187, Kings Road, Reading, RG1 4EX



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



Additional SIMs

Published 1980 - 1990

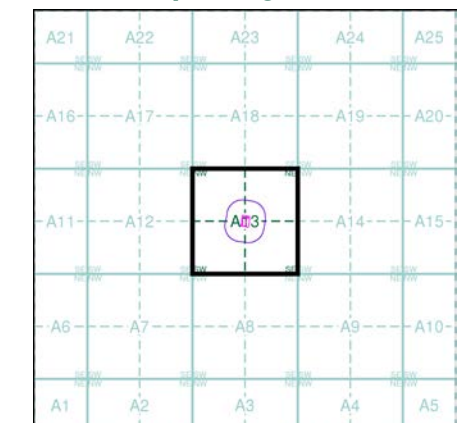
Source map scale - 1:1,250

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)

SU7273NW 1990 1:1,250	SU7273NE 1989 1:1,250
	SU7273SE 1980 1:1,250

Historical Map - Segment A13



Order Details

Order Number:	397704231_1_1
Customer Ref:	IN26281
National Grid Reference:	472560, 173310
Slice:	A
Site Area (Ha):	0.2
Search Buffer (m):	100

Site Details

Astec Project Ltd, 187, Kings Road, Reading, RG1 4EX

Landmark®
INFORMATION GROUP

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



Additional SIMs

Published 1983 - 1992

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)

SU7273NE

1992

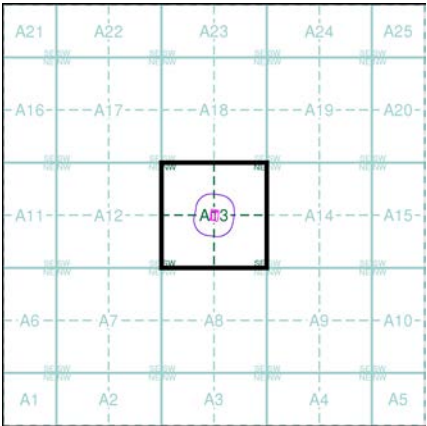
1:1,250

SU7273SE

1983

1:1,250

Historical Map - Segment A13



Order Details

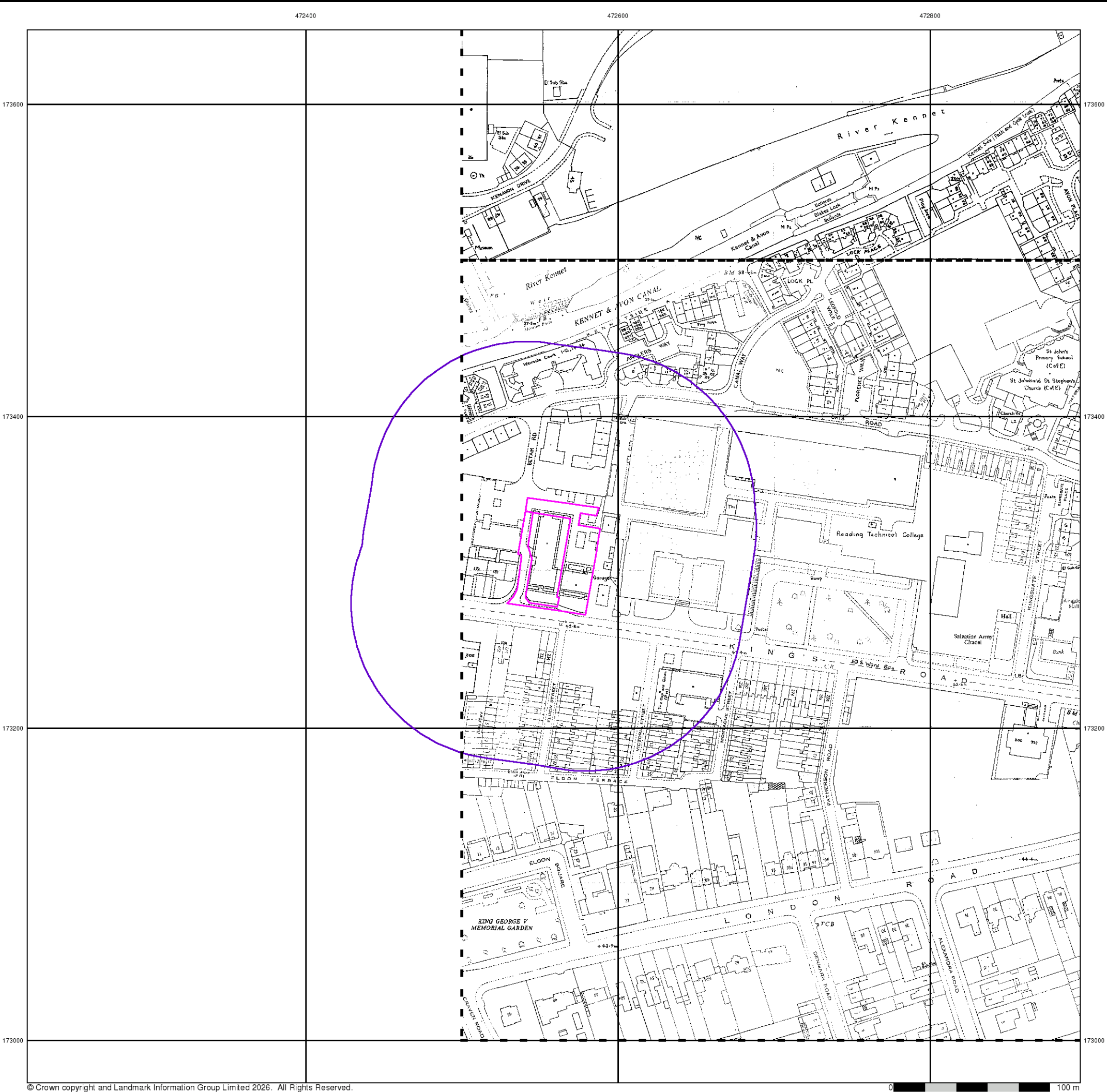
Order Number: 397704231_1_1
Customer Ref: IN26281
National Grid Reference: 472560, 173310
Slice: A
Site Area (Ha): 0.2
Search Buffer (m): 100

Site Details

Astec Project Ltd, 187, Kings Road, Reading, RG1 4EX



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





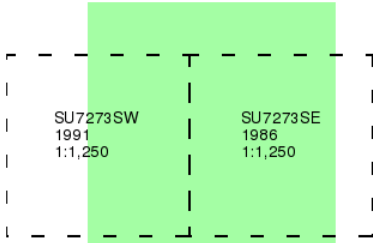
Ordnance Survey Plan

Published 1986 - 1991

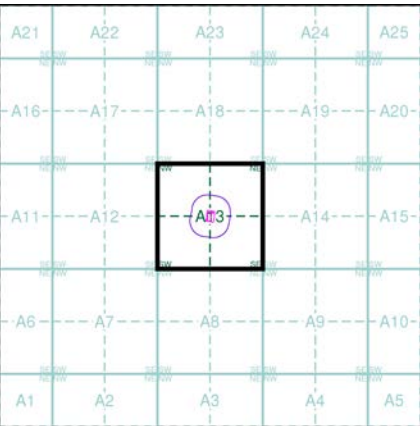
Source map scale - 1:1,250

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)



Historical Map - Segment A13



Order Details

Order Number: 397704231_1_1
Customer Ref: IN26281
National Grid Reference: 472560, 173310
Slice: A
Site Area (Ha): 0.2
Search Buffer (m): 100

Site Details

Astec Project Ltd, 187, Kings Road, Reading, RG1 4EX



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



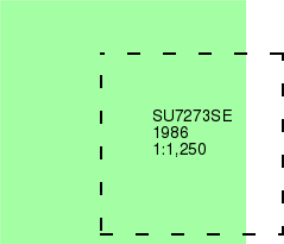
Additional SIMs

Published 1986

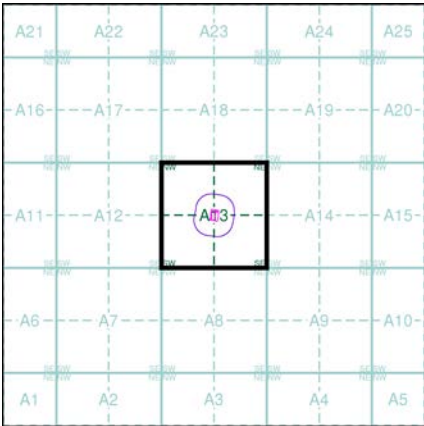
Source map scale - 1:1,250

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)



Historical Map - Segment A13



Order Details

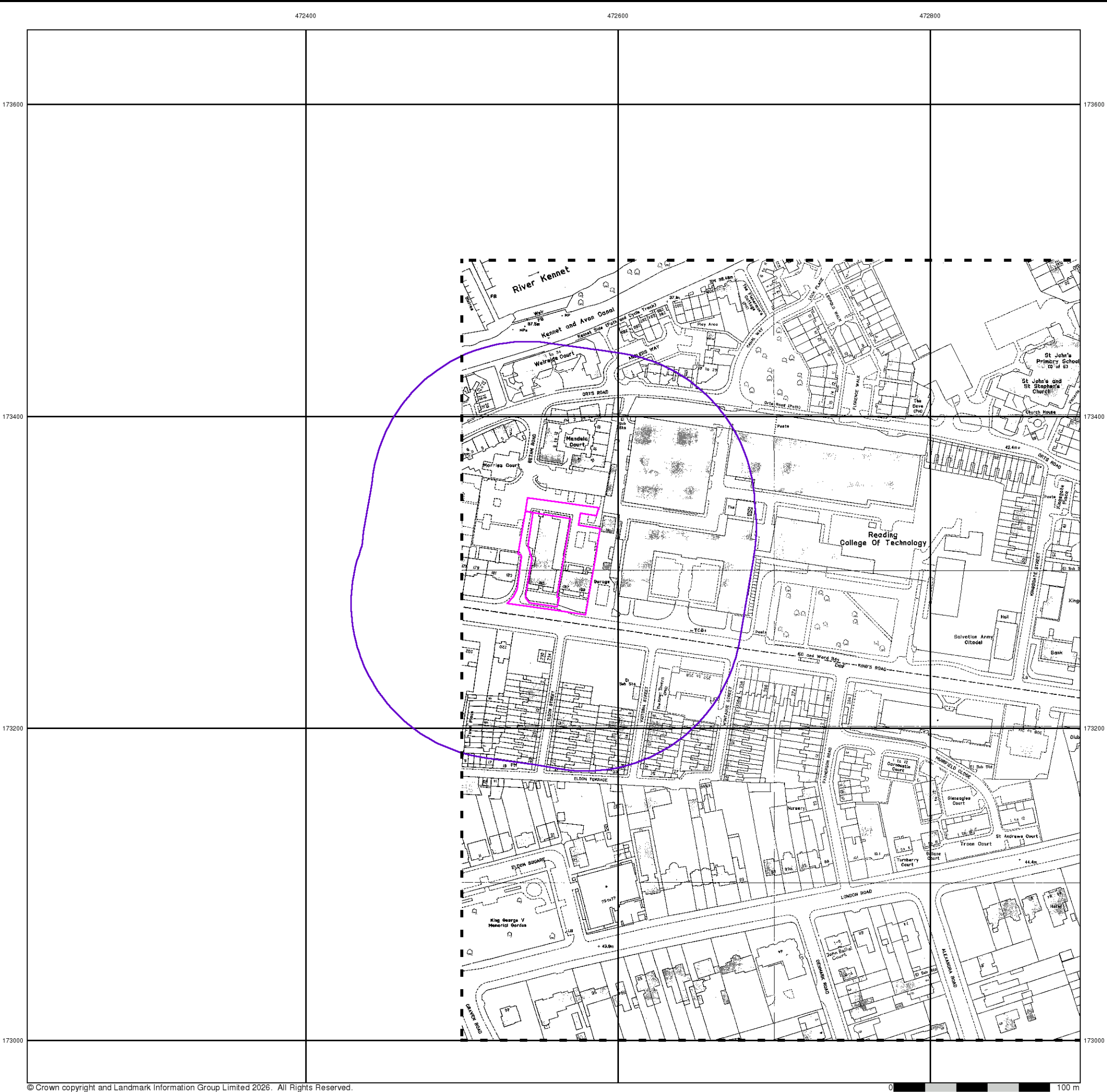
Order Number: 397704231_1_1
Customer Ref: IN26281
National Grid Reference: 472560, 173310
Slice: A
Site Area (Ha): 0.2
Search Buffer (m): 100

Site Details

Astec Project Ltd, 187, Kings Road, Reading, RG1 4EX



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





Large-Scale National Grid Data

Published 1993

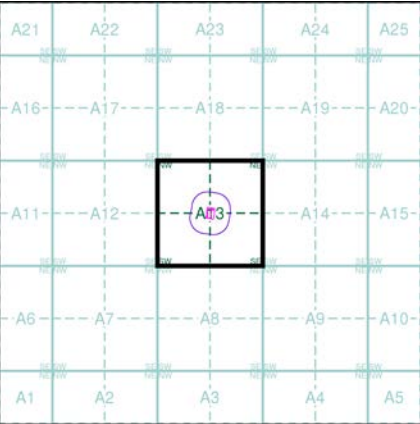
Source map scale - 1:1,250

'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)

BU7273NW	BU7273NE
993	993
1:1,250	1:1,250
BU7273SW	BU7273SE
993	993
1:1,250	1:1,250
BU7272NW	BU7272NE
993	993
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

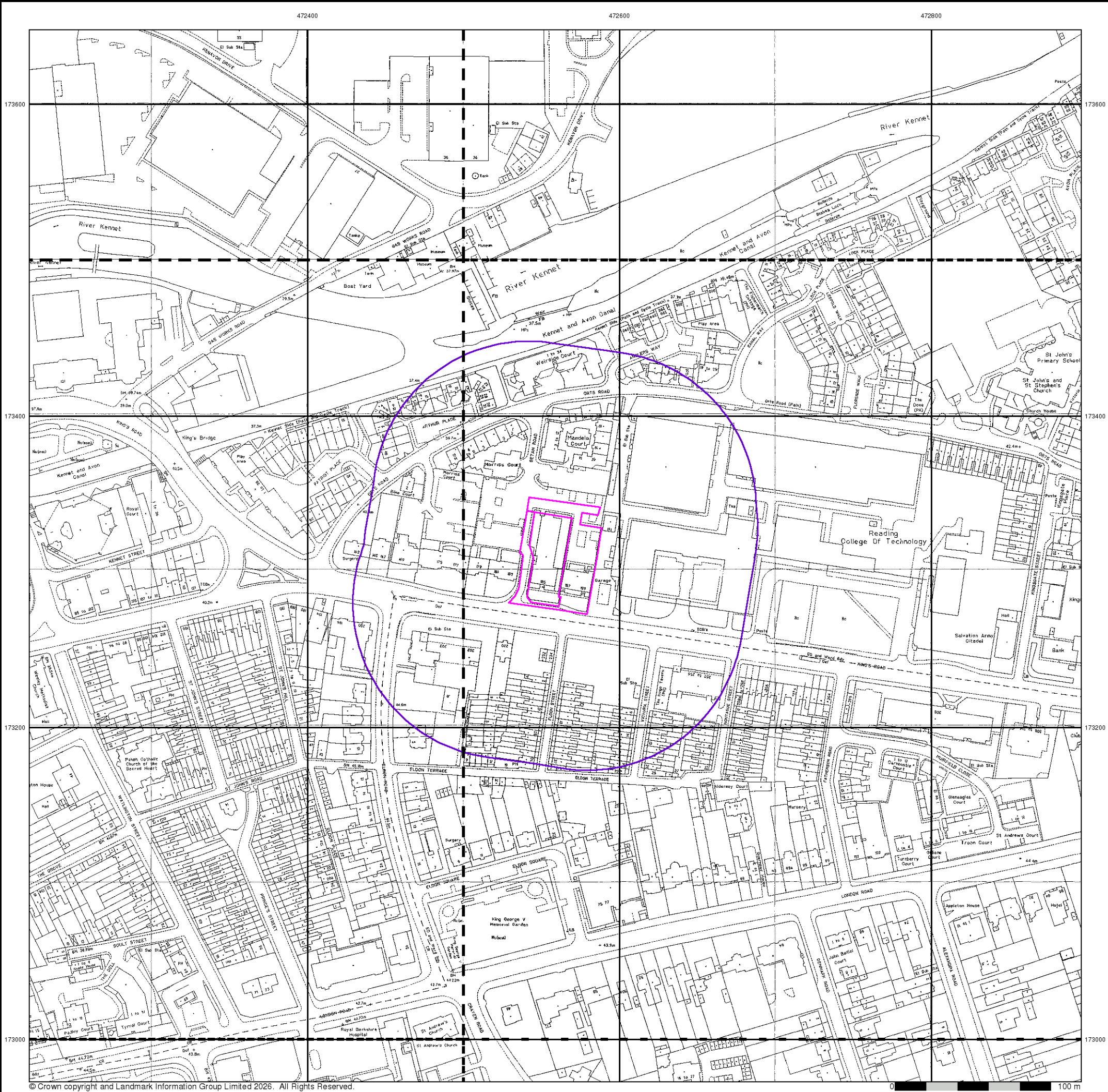
Order Number: 397704231_1_1
Customer Ref: IN26281
National Grid Reference: 472560, 173310
Slice: A
Site Area (Ha): 0.2
Search Buffer (m): 100

Site Details

Astec Project Ltd, 187, Kings Road, Reading, RG1 4EX



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





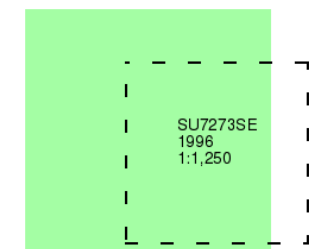
Large-Scale National Grid Data

Published 1996

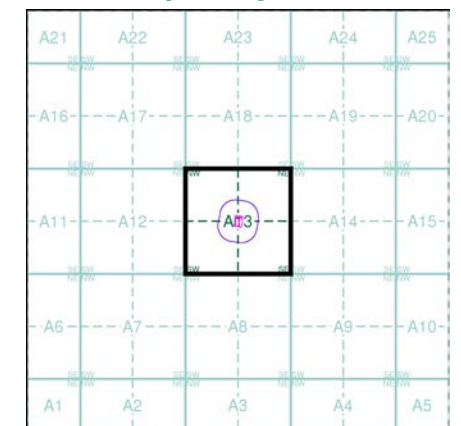
Source map scale - 1:1,250

'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

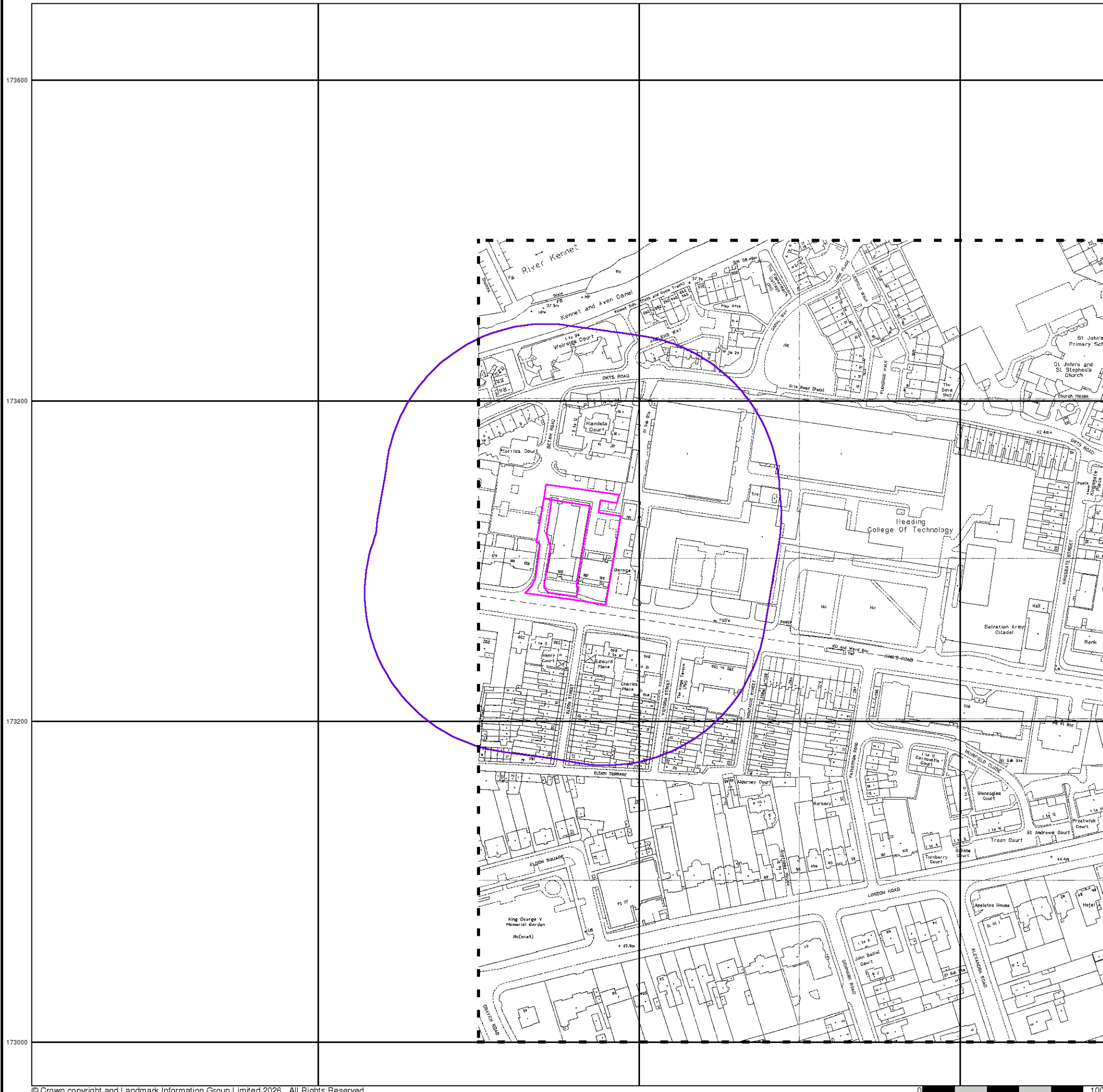
Order Number: 397704231_1_1
Customer Ref: IN26281
National Grid Reference: 472560, 173310
Slice: A
Site Area (Ha): 0.2
Search Buffer (m): 100

Site Details

Astec Project Ltd, 187, Kings Road, Reading, RG1 4EX



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



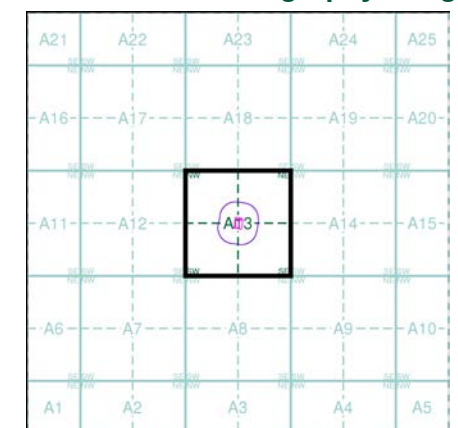


Historical Aerial Photography

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: 397704231_1_1
Customer Ref: IN26281
National Grid Reference: 472560, 173310
Slice: A
Site Area (Ha): 0.2
Search Buffer (m): 100

Site Details

Astec Project Ltd, 187, Kings Road, Reading, RG1 4EX



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