

CONSTRUCTION MANAGEMENT PLAN

PROJECT TITLE: Pell Street Development

Address: 85 Pell Street, Reading, RG1 2NP



Applicant: Acquestra (Pell Street) Limited

Rev	Description	Date	By
0	First Issue	18.12.25	MJ
1	Second issue	24.01.2025	MJ
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1.0 Introduction

This document outlines the Construction Management plan for the construction of the proposed residential development of Pell Street and associated infrastructure works.

This plan documents Pell Streets overall construction planning at the Pre-Commencement stage for the above-mentioned works.

The content of this document includes a brief description of the project, planned project sequencing an overview for the CMS which includes;

- a. Parking provisions for operatives
- b. Site location of materials and skips
- c. Erection/ maintenance of secure hoarding
- d. Proposed footpath closure required for the development
- e. Wheel washing facilities
- f. Scheme for recycling waste resulting from construction works
- g. Measures for controlling the use of site lighting
- h. Required measures to control dust, dirt and other airborne pollutants during demolition and construction.
- i. Provisions to be made for the control of noise coming from the site during demolition and construction
- j. Pest Control Measures. Where necessary capping of drain/ sewers and baiting arrangements.

2.0 Project Description

The demolition of existing building and development of 9 apartments including refuse storage, cycle storage, associated landscaping and 2 commercial units. The development is constructed over

The project comprises the following activities:

- Demolition of existing houses
- Groundwork
- Underground utilities / Drainage installation
- Construction of Sub-structure and Super-structure
- Precast Concrete Planks
- Brick / Blockwork
- MEP Installation
- Fitting-out Works
- Soft-scaping

3.0 Project Sequencing

Construction works to the Acacia Lodge Development is divided into 2 phases and are planned to carry as below sequence: (Refer to Appendix C)

- 1) Erection of Hoarding
- 2) Disconnection/Diversion of Utilities
- 3) Site Set-up
- 4) Tree Protection
- 5) Demolition of existing houses
- 6) Site Formation
- 7) Construct the house foundation and the concrete road of carpark

- 8) Laying Underground Utilities
- 9) Construction of Building Structure
- 10) Builder's Work / MEP / Fitting-out Works
- 11) Testing and Commissioning
- 12) External Work & Soft-scaping Work
- 13) Handover

BCC adopted the following construction method:

- Foundation: Piling depth between 6-8m
- Carcase and Envelop: Timber frame with external brick
- G/F Slab: Beam and Block
- 1/F & 2/F Slab: Timber Posi Joists
- Roof – timber truss

Mobile Crane will be deployed for the timber frame

4.0 BCC approach to Environmental & Construction Management

4.1 Introduction

BCC's Health, Safety and Environment (HSE) Management Systems provides a framework for managing HSE risks. It ensures that the responsibility for day-to-day management is effectively communicated and cascaded from board level to all staff, whether office or site based, or sub-contractors. Starting with the Operational Framework, the HSE Management System framework comprises a series of strategic and operational controls in the form of connected manuals and tools, supported by guidance, procedures and checklists.

4.2 Objectives

To ensure the immediate and surrounding environment is maintained, or bettered during and after having safely constructed the proposed development.

4.3 Roles & Responsibilities

Principle Contractor;

Name – TBC

Address – TBC

Email – TBC

In collaboration with

HSD Contractors UK Ltd

40 Blackberry Farm Close, TW5 9EH

t. 07449118283

e. harjeet@hsd.uk.com

Contact for Access & Comments

As above – Contractor TBC

5.0 Demolition Management Plan

Prior to the commencement of the demolition, the following steps will be followed:

- a. Site inspection has been carried out to establish contamination including a remediation assessment
- b. Prepare a Health and Safety File to include a Pre-Construction Information pack and a Construction Phase Plan by qualified parties.
- c. A section 80 Notice to be issued to the local authority
- d. Site plans obtained by services companies to ensure no services run through the site.
- e. Caping services and making safe temp supplies
- f. Soft Strip out
- g. Demolition

6.0 Parking & Traffic Management Plan

The route for deliveries & general site access will be from Castle Hill towards Berkeley Ave and onto Pell Street. This means vehicles arrive without needing to both traffic in both directions.



Plant delivery vehicular requirements will be planned in advance to ensure banksmen are ready to allow access.

To ensure there is limited disruption in terms traffic flow, the following procedures will be put into place, deliveries will only be permitted between the below hours of operation.

Day	Standard Hours	High-Impact Work Hours
Monday-Friday	08:00 – 18:00	09:00 – 12:00, 14:00 – 17:30
Saturday*	08:00 – 13:00	N/A

*Sundays or any Public and/or Bank Holidays (prohibited).

7.0 Site Access and Logistics

Means of Access

- Primary Access: via main roads only [avoiding secondary roads where possible.
- Temporary Access Route: Constructed to minimize road contamination and allow vehicle reversing along adjoining side carpark access
- Banksmen to guide large vehicles safely to reverse into the site. This will allow forward existing of vehicles.
- Position of crane would require a section of pedestrian access to be temporarily closes/ diverted for short periods of time.
- Skip deliveries will be required which will be required to reverse into site to deliver skips. On exit, all vehicles to drive straight out and not reversing onto main road.
- Delivery coordinated between site working hours only.
- For some works, site set up and demolitions / arising movements, access will be from the existing entrance.

Off-Site Fabrication

- Piling Rig required to form foundations
- Timber frame to be constructed on-site and craned/ HIAB to roof. However, to reduce onsite construction, the roof to be posi-joists.
- Allow services and drainage points in advance for faster installation
- Sequential delivery ensures safety and efficiency.
- Currently there are no observed restrictions on site preventing delivery of above materials. To ensure additional safety within residential areas, smaller delivery vehicles to be used where possible.

Traffic Management

- Temporary traffic management (e.g. traffic lights) will be implemented where necessary, with appropriate permissions. The site is set back from main road allowing access, however footpaths will need to closed periodically to ensure safe management of the site.
- Under s106/ s278; works to allow for connection to existing foul water drainage.

7.1 Noise, Vibration & Dust Management Plan

Noise and Vibration Control

- All construction activities to be carried out within the permitted working hours.
- To avoid dust and noise during piling, use quiet methods like Silent Piling (press-in) for sheet piles or Bored Piling (drilling) for foundation piles, which minimize impact; alternatively, employ Screw Piling, or supplement traditional methods with acoustic barriers, water sprays for dust, and restricted working hours to reduce disruption in sensitive areas like city centers. We adopted precast concrete components to eliminate the vibration and noise during construction.
- New/Quieter equipment will be used.
- Make sure the plant and equipment are in good order, preventive maintenance is needed of the parts become worn and noise levels change.
- Noisy work to be arranged as far away from resident and restricts access to noisy areas.
- Noise barrier and noise reduction mat to be provided around the noisy work/ equipment.
- Avoid metal on metal impacts.
- Damping will carefully handle to reduce noise.
- To organise and minimise the noisy work duration.

- Provide protective gears to the workers where expose to noisy work.
- Toolbox talk / Briefing to reduce and mitigate the noise will be provided to the workers before commencement of the work.

Dust Control

This development involves demolition single storey building and re-build a 2 storey detached building with 5 apartments where the site not adjacent to any sensitive properties and is in a residential area. Please see the plans and action will be taken during the construction of the project as below:

- All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.
- Engines of plant, machinery, and lorries shall be turned off at all times when not in use.
- Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties.
- All loads delivered to or collected from the site will be covered where appropriate.
- Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.
- Keep stockpiles as shortest time as possible.
- Adjacent road surfaces will be frequently clean with water.
- Wheel washing for the vehicle before leaving site is needed.
- Temp measure will be provided to prevent site runoff of water/mud
- Demolition activities will use water as a dust suppressant.
- Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised and fine water sprays should be used where necessary.
- Protective scaffolding with dust screen will be used on the side facing to Nursery School during demolition work.
- Water suppression shall be used in dry conditions to reduce dust emissions (e.g. mobile bowsers or fixed sprayers as appropriate).
- The waste on the skips shall be covered to ensure that dust does not escape and cart away from site as soon as we can.
- The air quality within the site will be continually monitored.
- No bonfire is allowed during the entire construction period.
- Use water to reduce the dust when cutting material.

Vehicle and Road Cleaning

- Wheel wash facilities will be installed for early phases.
- Roads will be cleaned daily to remove mud and debris.

7.2 Logistics and Materials Handling

Delivery Management

- Deliveries will be pre-booked and comply with TfL's Fleet Operator Recognition Scheme (FORS).
- Materials will be unloaded within the site and stored in designated areas.
- All supply chain management will be actioned by the principal contractor.
- All materials will be unloaded via fork lift truck in the dedicated unload area – indicated in the site plan in appendix 1- within the site. There will be no requirement to unload outside the site for any materials, except those relating to the external traffic management should these be required.
- Contractors will be required to restrict their main vehicle movements way from the busiest traffic times of 8am – 9am and 16.30 – 18.00.
- All deliveries will be monitored, planned and booked as required by the Shropshire Council / Guide to CLPs and the excel spreadsheet booking in tool will be used. All delivery contractors and suppliers must comply with therequirements of TfLs Fleet Operators Recognition Scheme (FORS).
- Logistics controls will be managed by the appointed principal contractor who will develop this logistics plan once appointed.

Storage, Site Accommodation, parking and Storage

- Materials will be securely stored to prevent damage or theft.
- Storage areas will be developed during pre-order and progress meetings. We will build a storage platform off the scaffolding
- The site accommodation and storage compound, welfare and sanitary facilities will be located within the area to be developed and a metal storage container will be located within the site compound. The whole area will be enclosed by HERAS security fencing.
- Car parking for construction personnel will be provided within the confines of the site.

Hoarding

- The perimeter of the site will be secured – from the outset – with Heras fencing. This will extend around the entire perimeter.
- Also note tree protection fencing will be erected to agreed specification. At the very front of the site by the entrance a hoarding made of ply carrying all contractor details will be erected
- The ply hoarding – designed to withstand wind loading – will include site gates for safe access and security. The hoarding and the perimeter Heras fencing will carry safety signs about site activity and construction safety requirements.
- Public viewing will be possible through the Heras fencing.
- Programme for removal of flyers and graffiti will be implemented and hoarding will be maintained accordingly.

Staff Travel plans

- During these works staff will be encourage to share transport. There will be provision for 2nr parking spots within the proposed garden area.
- Sub contractors will be given space for cycle parking / car sharing will be prioritised although most sub contractors will arrive by van

Logistics Data Management

- During these works data on transport will be shared by the team and where possible deliveries combined

8.0 Site Waste Management Plan

The appointed site manager will manage waste generated by the development which shall be monitored by a bespoke version of the Building Research Establishment (BRE) SMART Waste Plan. The project team will use this plan to identify waste streams, forecast waste volumes and identify suitable methods to eliminate, or where this is not practicable, reduce waste generated by the project.

When considering management options for identified waste streams, BCC Ltd and supply chain members will adhere to the principles outlined in the waste hierarchy below.

BCC Ltd and supply chain members will ensure waste is stored away from drains, boreholes, wells, controlled waters and root protection areas of existing trees.

Containers shall be in good condition and, where required, covered to prevent dust and litter being blown out. If there is any likelihood of stored waste contaminating the surrounding environs, all necessary steps will be taken to ensure no contamination occurs. This may include the use of containment bunds with rain shelters and the use of sealed containers, i.e. clip-top drums.

Before waste is treated and / or removed from the development all subcontractors / waste contractors must provide the project team with legible copies of the following documentation:

- Environmental permits (mobile plant licences) and exemption certificates authorising on-site crushing and screening activities;
- Waste Carriers Registration Certificates;
- Environmental Permits, (Waste Management Licences and PPC Permits);
- Notification certificate of exemption from environmental permitting.
The project team and, where applicable, subcontractors will ensure that the removal of all inert / non-hazardous waste is recorded on Waste Transfer Notes. These documents must be kept for a minimum of two years. These documents will be stored on site and made available on request.

8.1 Volumes of Soil to be Excavated

8.1.1 Temp storage on site within the proposed garden area, allowing for collection via grab hire. All removed soil will be recorded and inline with any remediation reports.

8.1.2 Using the adopted CBR value of 2%, 235mm of turf and topsoil will be removed to install the paving system. This will result in approximately 128m³ of material from this area.

8.1.3 The excavation of soil for any soakaway will be minimal

8.1.4 Former Fuel Tanks; Following the site strip, the presence or absence of the fuel tanks must be reported upon – it is currently not known if these remain in-situ. It is recommended that Erda Associates are consulted during the site strip. Should the tanks be identified, either complete decommissioning or removal from site must be undertaken. It will be necessary to undertake validation sampling on the soils around the former tanks to determine their suitability to remain on site. A verification report must be submitted including photographic evidence and laboratory testing certificates. If the tank is not identified/located, this must also be reported.

8.2 Unforeseen Contamination

8.2.1 Although the site has been subject to good site investigation and sampling coverage, encountering unforeseen contamination during the remediation remains a possibility.

8.2.2 In the event that unforeseen made ground is encountered during excavation for the parking area and soakaway, the remediation supervisor will log the nature of the unforeseen made ground and agree any necessary additional actions that are over and above those described within this Remediation Method Statement with the remediation contractor and the local authority.

8.3 Remediation Method Statement

8.3.1 The remediation has been prepared with recommendation;

8.3.2 All grass and vegetation that is removed to enable the remediation is to be treated as green waste and is to be segregated from soils that are to be reused on the former landfill site or non-conforming waste soils. The green waste must be disposed of correctly. For aesthetic purposes turf from the garden areas may be used to cover the relocated soils, once placed on the former landfill.

8.3.3 The unlicensed burning of any waste materials arising from the remediation, including green waste, is prohibited.

8.4 Excavated Soils

8.4.1 The remediation works have been designed so that no soil will be re-used.

8.5 Storage of Waste Soils

8.5.1 It is envisaged that storage of excavated soils will be minimal, as excavated soils will be loaded straight onto dumpers at the point of excavation and transported waste will be removed by licensed hauliers and a full audit trail will be maintained including places of licensed waste disposal sites.

8.5.2 However, should excavated soils require disposal from the site, e.g., due to being found or suspected to be unsuitable for use in levelling, it should be appropriately stored on a geo-membrane and covered, e.g., with tarpaulin, until ready for loading onto vehicles for disposal. This will minimise dust and prevent the waste soil becoming wet from rainwater.

8.5.3 The period between excavation and removal from site should be minimised as far as is practicable.

8.6 Transportation of Wastes

8.6.1 Only licensed waste carriers are to be employed to transport waste from the site.

8.6.2 The remediation contractor is to ensure that wastes removed from the site are transported appropriately and in such a manner that the risk of waste materials being lost or spilled during transportation is minimised.

8.6.3 Excavated soils that require disposal must be disposed of separately at landfill or waste treatment facilities that are licensed to accept the types of wastes.

8.6.4 The remediation supervisor will maintain a log of approximate volumes and types of waste that leave the site during the remediation.

8.6.5 Accurate and comprehensive documentation showing the volume or tonnage of waste,

the disposal location, date of disposal and details of any treatment applied to the waste prior to disposal, must be kept by the remediation contractor, who will make them available for inspection to the remediation supervisor upon request as soon as possible. Legible copies will be given to the remediation supervisor.

8.6.6 Although the soils should be classified as contaminated for the purposes of residential land use, it may be possible to use the soils on a site with a less sensitive land use as opposed to disposing of them. If this is the case, the remediation contractor must provide documentation that the soil has been assessed as suitable for an alternative use, and documentation must be provided to demonstrate that it is suitable for this use. As a minimum, the documentation must comprise the name and location of the site where the soil is to be re-used, independent confirmation that the soil is suitable for this use (e.g., risk assessment written by an environmental consultant) and confirmation that the soil has been deposited on the site in question.

8.6.7 The remediation supervisor will not advise the local authority that the remediation contractor has completed the remediation satisfactorily until it can be demonstrated through proper documentation that all wastes have been transported and disposed of correctly, or have been transported and re-used correctly.

8.7 Reinstatement of the Site – If required

8.7.1 Following satisfactory completion of the remediation, the site is to be reinstated so that it is suitable for use as a residential garden.

8.7.2 The remediation can only be deemed to be satisfactory upon the agreement of the remediation contractor, remediation supervisor, and the local authority.

8.7.3 The reinstatement may be undertaken by the remediation contractor, a suitably qualified and experienced subcontractor to the remediation contractor, or as a separate contract by a third party that is acceptable to the principal stakeholders.

8.8 Reinstatement Requirements – If required

8.8.1 The reinstatement is to be undertaken to a high standard, with the specific requirements to be agreed between the principal stakeholders.

8.8.2 Site levels following reinstatement are to be the same as current site levels. The topographic survey undertaken prior to the remediation can be used as a reference if required.

8.9 Completion of the Reinstatement

8.9.1 The reinstatement is only considered to be complete when the standard previously agreed between the principal stakeholders has been achieved.

8.9.2 An "as-built" topographic survey of the site is to be produced following final reinstatement. The position of all overhead and buried utilities will be recorded on the "as-built" drawing.

9.0 On-site Roads & Sewers Work Plan

All sewers will be installed and connected during the groundwork where possible.

The construction sequence of the concrete road/paving is starting from the backyard (Garden &

Carpark) to Main Building which can provide the space for setting-out site facilities, storage and site logistic path.

Control of Drainage System

During the construction stage, it is proposed to provide a trench soak away with granular material around the perimeter of the site which will deal with surface water runoff from the site during construction. Once the building has been constructed and the roof is installed, then the permanent crate soak away will be installed and the connections from the surface water network will be made. During the construction phase, the surface water management are as below:

- 1) Carry the survey to identify the routing/size of the existing drainage system and discharge point.
- 2) To plan and update the temporary drainage system in different construction phases.
- 3) Sweeping of access roads to the site must be carried out regularly.
- 4) Vehicle wheel wash will be provided to minimize carry-over to the highway.
- 5) To provide road sweepers during the ground excavation and where necessary.
- 6) Ensure building materials are stored away from drainage paths and up-slope of sediment barriers.
- 7) Protect sand and soil stockpiles and other materials that may erode with waterproof coverings and ensure waste is contained in covered bins or traps made from geotextile.
- 8) To install silt trap/sediment basin to settle before the water is discharged.
- 9) Spill kit(Tools/Storage Room) will be provided on site in case of leakage of fuel oils. Training will be provided to the Site Manger and the team how to use the spill kit according to manufacturer's instruction. In case of incident, the site Manager need report to Project Manager immediately, subsequent investigation and improvement plan will be prepared. All documents shall be record and file in the head/site office properly.

10.0 Habitat & Conservation Management Plan

No ecology issues to be accounted and archaeological investigations has been conducted as part of the Pre-Commencement [Appendix C].

- There are not trees requiring protection on site.
- The offsite prefabrication of components such as roof trusses, floors, preglazed windows, doorsets and bespoke architectural features will be explored to reduce the overall numbers of deliveries and therefore the consequential unloading requirements. The provision of traffic management and banksmen to assist with materials deliveries, access and egress at the site entrance.
- The regular inspection and maintenance of the perimeter site boundary fencing to promote a clean secure environment. The regular collection and removal of waste products from the site to prevent the buildup of waste and unnecessary infestation.
- In accordance with the National Planning Policy Framework (NPPF) objectives for safe, healthy and high-quality development, and relevant local planning policies relating to environmental protection and public health, appropriate pest control measures shall be implemented prior to and throughout the construction period.
- Where necessary, all existing and temporary drains and sewers within and adjacent to the site shall be securely capped prior to commencement of works to prevent pest ingress and migration. A suitable pest management strategy, including baiting arrangements where appropriate, shall be installed and maintained for the duration of construction.
- All measures shall be undertaken in accordance with relevant health and safety legislation, including the Health and Safety at Work etc. Act 1974 and the Construction (Design and Management) Regulations 2015, to ensure the safety of site operatives,

neighbouring occupiers and the general public. The strategy shall also have regard to the Environmental Protection Act 1990 and best practice guidance for pest prevention and control.

- Regular inspections shall be carried out, and measures shall be reviewed and adjusted as necessary to ensure continued effectiveness and compliance.

10.1 Lighting Control:

- In accordance with the National Planning Policy Framework (NPPF), which requires development to limit the adverse effects of light pollution on residential amenity, landscape character and biodiversity, and Reading Borough Council Local Plan Policy EN15 (Light Pollution), a sensitive approach to construction lighting will be implemented throughout the construction period. Low-lux, task-specific lighting will be used in hoarding, access routes and material storage areas to provide safe working conditions while avoiding excessive illumination. The use of high-intensity floodlighting will be strictly controlled and reduced to the minimum necessary, with such lighting only employed where required for health and safety reasons and for limited durations.
- All temporary security and operational lighting will be positioned at the lowest practicable height and angled downward towards the working area to prevent upward light spill and light trespass beyond the site boundary. Lighting columns and fittings will be appropriately shielded and directed away from neighbouring residential properties, public rights of way, and sensitive ecological receptors. Motion sensors, timers and automatic cut-off controls will be installed to ensure that lighting is only activated when required and switched off outside working hours, unless otherwise necessary for site security.
- These measures will ensure compliance with Reading Borough Council Local Plan biodiversity policies, including Policy EN12, by reducing disturbance to nocturnal species and maintaining darker conditions. The lighting strategy will be regularly reviewed by the site management team to ensure continued effectiveness, with adjustments made as necessary in response to site conditions or any complaints received. This approach will minimise construction-related light pollution while maintaining safety and security, in line with both national and local planning policy objectives.

Appendix

1. **Site Set-Up Plan:** Wheel washing facilities, storage and road safety measures
2. **Site Waste Management Plan:** Detailed breakdown of waste types, handling, and recycling targets.
3. **Delivery Booking Tool:** Example tool for coordinating site logistics.
4. **GI Report**
5. **Remediation Statement**

For further details, please refer to the accompanying appendices and supplementary documentation.

Regards,

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Appendix 1

Site Plan submitted;

1. Piling Rig Works period
2. Timber Frame Installation including delivery
3. Final Completion works

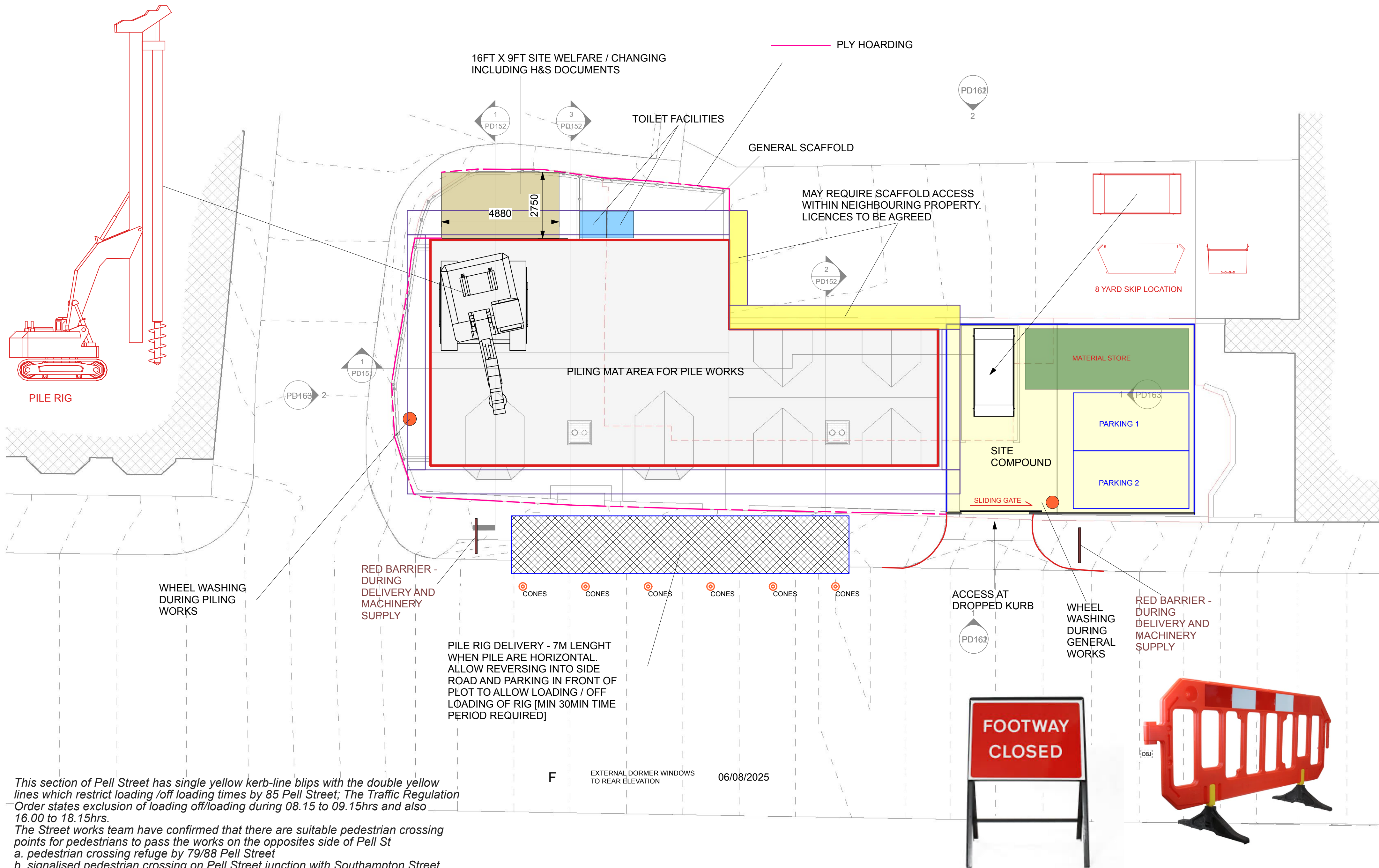
The scheme has been sequenced to omit any requirement for footpath closure. The works will require a short period of 1hr for loading and unloading of materials, to include a temp barrier and ramp.

This section of Pell Street has single yellow kerb-line blips with the double yellow lines which restrict loading /off loading times by 85 Pell Street; The Traffic Regulation Order states exclusion of loading off/loading during 08.15 to 09.15hrs and also 16.00 to 18.15hrs.

The Street works team have confirmed that there are suitable pedestrian crossing points for pedestrians to pass the works on the opposites side of Pell St

- a. pedestrian crossing refuge by 79/88 Pell Street
- b. signalised pedestrian crossing on Pell Street junction with Southampton Street, crossing to the centre pedestrian refuge on Crown Street, across the left lane on Crown Street then across the Southampton Street crossing to 92 Southampton Street adjacent to safety railings.

DURING THE WORKS THE FOOTPATH WILL BE OPEN AND ONLY CLOSED WHEN LOADING AND OFFLOADING REQUIRED.

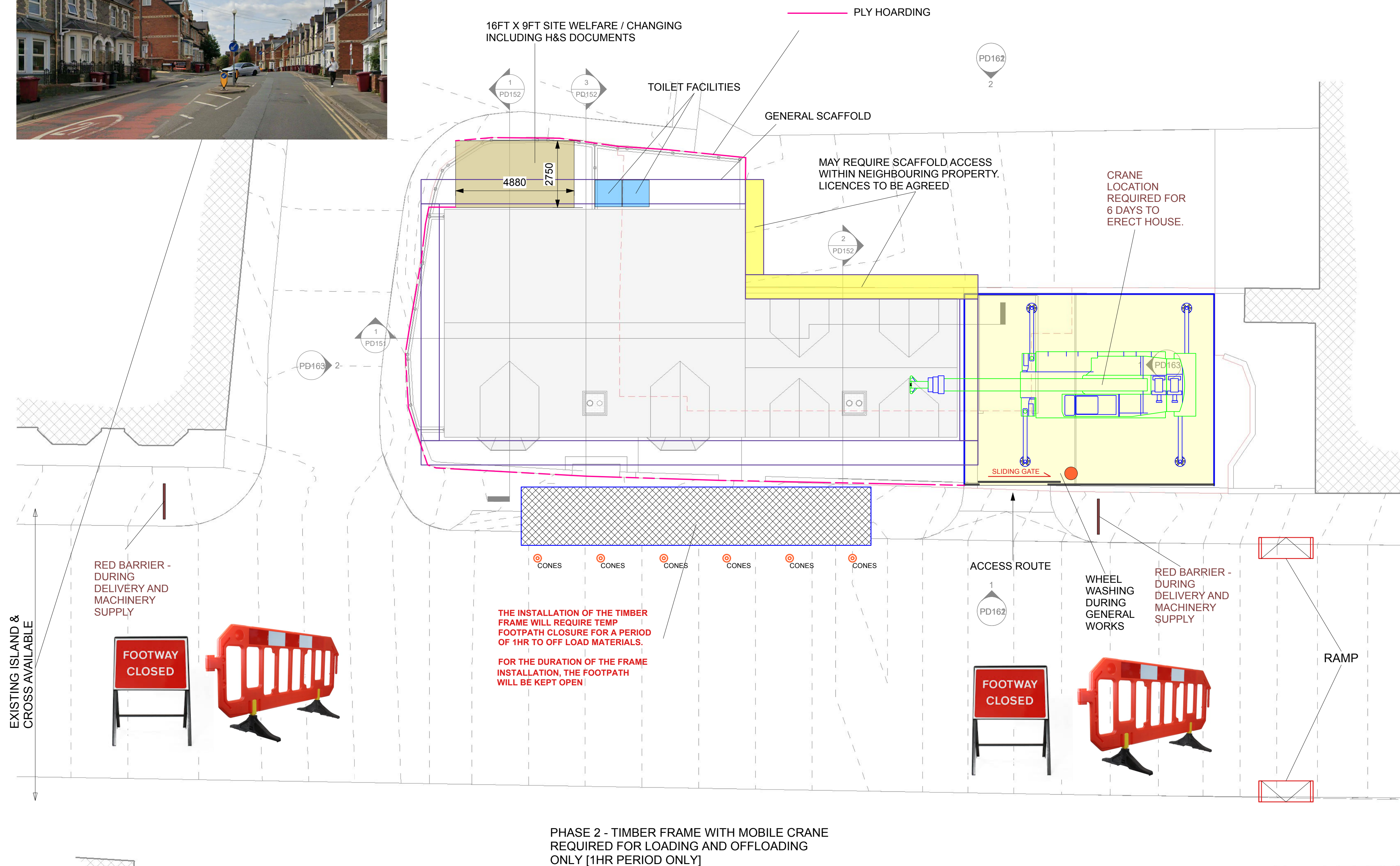


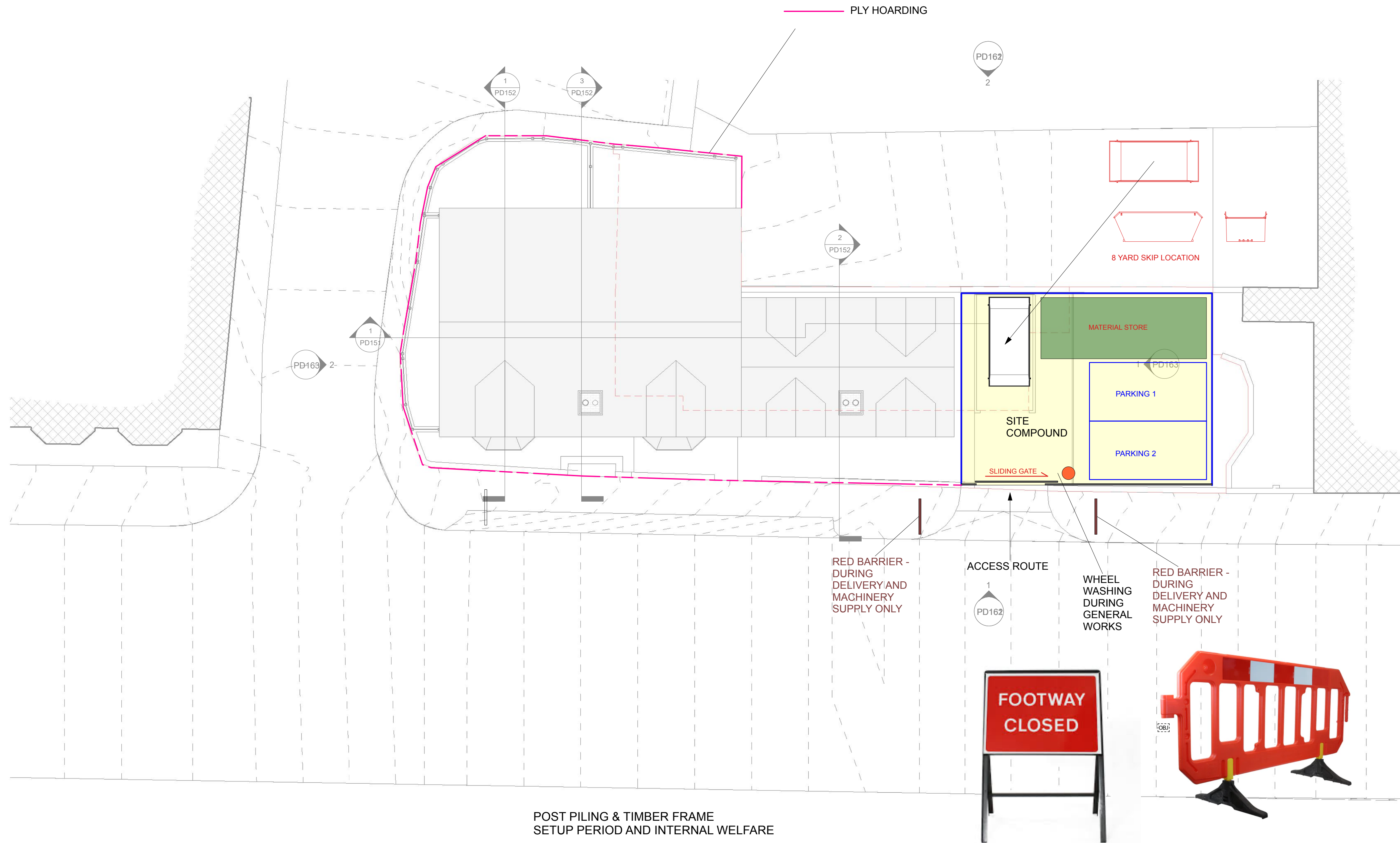
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The Street works team have confirmed that there are suitable pedestrian crossing points for pedestrians to pass the works on the opposites side of Pell St

a. pedestrian crossing refuge by 79/88 Pell Street

b. signalised pedestrian crossing on Pell Street junction with Southampton Street, crossing to the centre pedestrian refuge on Crown Street, across the left lane on Crown Street then across the Southampton Street crossing to 92 Southampton Street adjacent to safety railings.





POST PILING & TIMBER FRAME
SETUP PERIOD AND INTERNAL WELFARE

Services (live/dead or not applicable) onsite:

Existing services to be located before commencement of work onsite and the contractor will ensure that any services encountered are not damaged. Existing services must be indicated on construction drawings.

The presence and location of services within the structure walls, ceiling and floors are known and will be confirmed and marked prior to works taking place in the respective areas. Existing drawings should be completed indicating existing electrical, water and waste supplies. The client/designers should make available any service information in their possession; however, they cannot guarantee the accuracy of any drawings/information provided. Therefore, the contractor will be required to obtain all relevant service information from the statutory undertakers and confirm the presence of services on site using appropriate locating and avoidance tools.

The presence and location of services within the structure walls, ceiling and floors will be known, confirmed and marked prior to works taking place in the respective areas. Existing drawings will have been completed indicating existing electrical, water and waste supplies. We will have arrangements in place that satisfy the requirements of the Electricity at Work Regulations 1989 and HSE guidance notes HS(G) 47 Avoiding danger from underground services prior to carrying out works in the affected areas. We will implement procedures to ensure that existing services are isolated prior to making any connections.

- Ensure confirmation of isolation of supplies and pressure testing
- Address working in confined spaces and manual handling issues
- Carry out adequate investigation
- Provide adequate information noting the nature, location and ownership of known live services
- Take account of existing overhead, adjacent or underground services and avoid work in close proximity where reasonably practicable
- Avoid excavation/piling near live services where possible
- Design adequate isolation facilities for all plant and equipment, zoning isolation for service runs and labelling
- Provide appropriate switchgear where live working will be essential
- Provide adequate information regarding isolation facilities, zoning, labelling and switch gear for the health & safety file/operations & maintenance manual

Work at height requirements:

Contractor will take a sensible approach when considering precautions for work at height. There may be some low-risk situations where common sense tells us no particular precautions are necessary and the law recognises this. There is a common misconception that ladders and stepladders are banned, but this is not the case. There are many situations where a ladder is the most suitable equipment for working at height.

All for safe usage of access equipment including safe-stands. All working to terraces areas to include edge protection and required all arrest harnesses. Roof areas and terrace spaces to include fixed anchor points for servicing & maintenance

Health risks arising from removal of asbestos:

If the building was built in or after 2000 it is unlikely to have any asbestos. If the building was built before 2000 or we are unsure, we will presume the building contains asbestos unless we know for sure it doesn't.

If Asbestos Containing Materials (ACBs) are in good condition and are not likely to be damaged they may be left in place; their condition monitored and managed to ensure they are not disturbed. The requirements for licensed work remain the same: in the majority of cases, work with asbestos needs to be done by a licensed contractor. This work includes most asbestos removal, all work with sprayed asbestos coatings

and asbestos lagging and most work with asbestos insulation and asbestos insulating board (AIB)
. If the contractor carries out non-licensed asbestos work, this will still require effective controls.

Emergency procedures:

All dangerous occurrences and potential hazards will be reported immediately to site management in order

that necessary actions will be taken to reduce risks. All personnel who are controlled by our company will adopt the following procedures:

- Report all accidents (no matter how minor) near misses and occupational ill health to site management
- Ensure first aider treats injury and that all details are entered in the accident book as soon as possible
- Complete company accident investigation form and forward a copy to the office as soon as practicable
- If the injury falls within RIDDOR the responsible person onsite must report to the office who will deal with the required procedures
- Competent person onsite to review the risk assessment and make necessary amendments to working procedures
- Location and route to the nearest hospital with an A&E department to be displayed on the site notice board

Appendix 2

Example of Site Waste Management Plan to be used by Principle Contractor

Waste Management Plan			
Construction Project			
Project	PELL STREET		
Location	READING		
Start Date	TBC		
Responsibilities			
Client	AQUESTRA (PELL STREET) LTD		
Principal Contractor	TBC		
Produced by	TBC		
Revision	0	Date	DD/MM/YYYY
Construction dept comments		Date	
Declaration			
The client and principal contractor will take all reasonable steps to ensure that – All procurement will prioritise - Use of minimal packaging especially packaging that cannot be re used or recycled - Specification (through internal audit and pre construction design phase standards) of non hazardous materials where possible – including timber treatments, mdf types, paint and adhesives - Weekly coordination meetings with site management, sub contractors and quantity surveyors will assess stock levels and ensure minimal materials are left on site at the end of each phase - all waste from the site is dealt with in accordance with the waste duty of care in section 34 of the Environmental Protection Act 1990 and the Environmental Protection (Duty of Care) regulations 1991 - materials will be handled efficiently and waste managed appropriately in accordance with the hierarchy of waste controls using materials separation and that these are: - On site re use - On site disposal - Off site reuse - Off site re cycling - Waste disposal at licensed waste transfer station			
Client			
Name			
Sign			
Date			
Principal Contractor			
Name			
Sign			
Date			

The format for onsite training to ensure that the principles of our SWMP protocols are met will be:-

The project subcontractors will be informed of our waste handling arrangements at their initial induction. This training will be reinforced during tool box talks.

The aims of this site waste management plan are to:-

- PREVENT the generation of waste
- MINIMISE wastes produced unavoidably
- RE-USE materials where practicable
- RECYCLE waste materials where practicable, and
- DISPOSE of waste correctly and cost effectively.

Control Measures

All waste from this site is dealt with in accordance with the waste duty of care in section 34 of the Environmental Protection Act 1990(3) and the Environmental Protection (duty of care Regulations 1991(4):

- To prevent any other person committing the offences of disposing of controlled waste or treating it, or storing it:
 - without a waste management licence.
 - breaking the conditions of a licence
 - in a manner likely to cause pollution or harm to health
- To prevent the escape of waste, i.e. to contain it
- To ensure that, if the waste is transferred, it goes only to an authorised person or to a person for authorised transport purposes.
- When waste is transferred, to make sure that there is also transferred a written description of the waste, a description good enough to enable each person receiving it:
 - to avoid committing any of the offences under (a) above

	Type of waste	EW Codes	m ³ /tonne	Waste carrier/ treatment
	Inert waste			
Demolition Rubble inc			Minimal Demolition works	
Muck/Away/Sub Soil			Sub-contractor to muck away for use off site	
Timber			Recycled at Waste Centre	
concrete			Minimal Demolition works	
Non-hazardous waste				
Cardboard Packaging			Recycled at Waste Centre	
Timber construction,			Recycled at Waste	

pallets			Centre
Plastic Packaging			Recycled at Waste Centre
Mixed waste			Recycled at Waste Centre

Metal			Recycled at Waste Centre
Hazardous waste			
Plasterboard			Recycled at Waste Centre – to be placed in to separate skips on site
Asbestos			By licensed carrier – all waste tickets to be provided and passed to Client
Paint Tins			To be collected and returned by Painting Contractor.
Waste Minimisation - The following actions have been taken to minimise and maximise recycle rates:-			
Action	Responsibility	Detail	
On Site separation and Segregation of Waste	Site Managers/Sub-Contractors	Separate Skips	
Discussions with Sub-Contractors to Minimize Packages at Pre order Meetings	Site Managers/Sub- Contractors	Pallet/Packaging/Ownership of Skips.	
Control and Monitoring of Waste during Construction	Site Managers/Sub- Contractors	Monitor/Control/Checking	
Scheduling and Procurement	Site Managers/Sub- Contractors/Buying Department.	Checking prior to Ordering and Scheduling of Materials.	
Protection of Materials	Site Managers/Sub- Contractors	Avoid Damaging Materials/Products. Protect from Weather/Sunlight.	
Have suitable locations for the storage of materials been identified? Yes, refer to Construction Management Plan			
Have subcontractors' storage requirements been considered? Yes, however this will be fully developed at Pre Order Meeting and Progress meetings with various Sub Contractors			
Will there be sufficient access to remove materials without damage? Yes, designated access/egress			
Could racking be used to reduce storage area size and damage to materials? Yes, Details to be developed with Sub Contractors			
Are there sufficient suitable dry storage areas within the building, or will additional dry storage areas be required? Yes, when building is watertight materials will have to be stored internally			
Has the purchasing department been contacted to discuss ways in which suppliers can eliminate unnecessary packaging? Purchasing Department are all consulted and involved in discussions with suppliers and fully open to suggestions on how packaging can be reduced			
Materials requiring dry storage	Location/method		
TIMBER	Initially under temporary covers on site during first fix works and eventually within the watertight building		
INSULATION	Internally within building		
ELECTRICAL GOODS/PLANT	Internally within building or storage container		

Plaster Board	Internally within building or storage container							
Materials Resource Efficiency								
Method adopted during design phase of project to reduce amount of waste generated by construction works								
Method				Resource Saving (with estimated quantities)				
Off site steel fabrication				TBC				
Roof timbers / t/frame designed for min waste lengths taken from dwg drawings				TBC				
Dimensions structured to avoid cuts to masonry				TBC				
Drive width specified to avoid cuts to pavers				TBC				
Waste Plan – to be developed on site								
WasteType	Quantity - M³ / Tonnes							
	Re use on site	Reuse offsite	Recycling on site	Recycling off site	Other onsite use	Other offsite use	Sent to landfill	Other disposal
Site Measure	EXAMPLE ONLY – COMPLETED BY MAIN CONTRACTOR							
Inert								
Plastic coverings								
Tiles								
Bricks								
Concrete								
Blocks								
NonHazardous								
Timber								
Mixed C&D waste								
Hazardous								
Gypsum								
Hazardous- Cont								
Totals								
Inert								
Plastic coverings								
Tiles								
Bricks								
Concrete								
Blocks								
NonHazardous								
Timber								

Mixed C&D waste								
Hazardous Gypsum								
Hazardous- Cont								
Totals								
Waste Records								
Date Removed	Waste Type	Identity of person removing from site	Site / Disposal Point & licensed or exempt	Waste carrier & Registration Number *	Confirmation of Delivery (Consignment notes) *			
Post Construction (Within 3 months of completion of construction)								
Confirmation								
This plan has been monitored on a regular basis to ensure that work is progressing according to the plan and has been updated to record details of the actual waste management actions and waste transfers that have taken place								
Principal Contractor								
Name								
Sign								
Date								
Explanation of any deviation from planned arrangements								
Issue				Details				
Waste Forecasts - exceeded								
Waste Forecasts - not met								
Cost savings - Achieved								

Appendix 3

SAMPLE OF DELIVERY BOOKING TOOL COMPLETED BY MAIN CONTACTOR

Appendix 3 Delivery booking tool (sample)

Site Characteristics - To be completed at the start of the scheme

Site name	
Address	
Post code	
Site Size (m2)	

	Brief description	Planned dates		Actual dates	
		Start	End	Start	End
Scheme					
Phase 1					
Phase 2					
Phase 3					
Phase 4					
Phase 5					
Phase 6					
Phase 7					
Phase 8					
Phase 9					
Phase 10					
Phase 11					
Phase 12					
Phase 13					
Phase 14					
Phase 15					
Phase 16					
Phase 17					
Phase 18					
Phase 19					
Phase 20					

Appendix 4



85 PELL STREET, READING

PHASE I & II GEO-ENVIRONMENTAL ASSESSMENT
FOR
MEGAN RIVERS

Project Ref:
EAL.34.24

Date:
November 2024

Prepared for:
Megan Rivers,
25 Bownham Park,
Rodborough Common,
GL5 5BY

Prepared by:		Daniel Wade <i>Associate</i>
Date:	November 2024	
Version:	1.0	

Executive Summary

This presents the salient points of the report and should not be referred to in isolation. The conclusions and recommendations presented below are considered reasonable based on the findings of the site investigation. However, these cannot be guaranteed to gain regulatory approval and therefore copies of this report should be sent to the appropriate Regulatory Authorities and / or other organisations (as appropriate) by the Client for their comments and approval prior to undertaking any irrecoverable works associated with the subject site.

SUMMARY TABLE: PHASE I & II GEO-ENVIRONMENTAL ASSESSMENT	
SITE:	85 Pell Street, Reading
CLIENT:	Megan Rivers
DATE:	November 2024
REFERENCE	EAL.34.24
DEVELOPMENT PROPOSAL:	Demolition of the existing buildings and construction of a three storey residential flat.
HUMAN HEALTH:	Remediation required – capping of landscaped gardens and CS2 ground gas protection measures.
CONTROLLED WATERS:	Very low risk – no further work considered necessary
GROUND GAS:	CS2 ground gas protection measures.
UST:	The former fuel tanks and fuel lines should be identified and decommissioned/removed.

The executive summary given above is an overview of the key findings and conclusions of the report. There may be other information contained in the body of the report which puts into context the findings of the executive summary. No reliance should be placed on the executive summary until the whole report has been read in full.

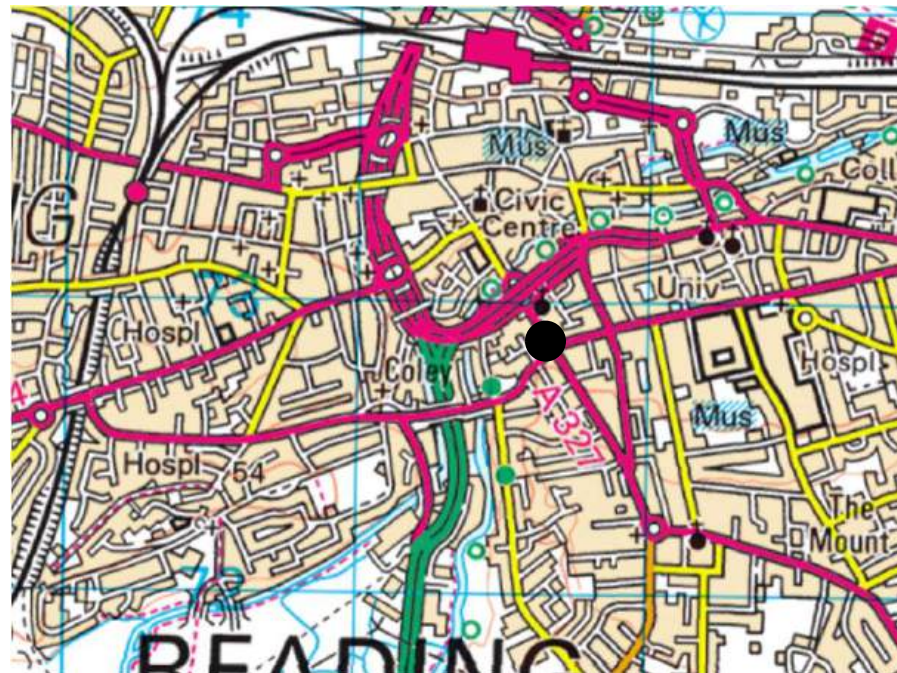


KEY:

● Approximate Site Location

85 Pell St, Reading RG1 2NP

DO NOT SCALE



TITLE:

Site Location Plan

PROJECT:

Pell St, Reading

PROJECT No:

EAL.34.24

DATE:

10/2024

SCALE :

NTS

DRAWN :

DW

DWG No:

Figure 1



KEY:



Site Boundary



DO NOT SCALE



TITLE:

Site Layout

PROJECT:

Pell St, Reading

PROJECT No:

EAL.34.24

DATE:

10/2024

SCALE:

NTS

DRAWN:

DW

DWG No:

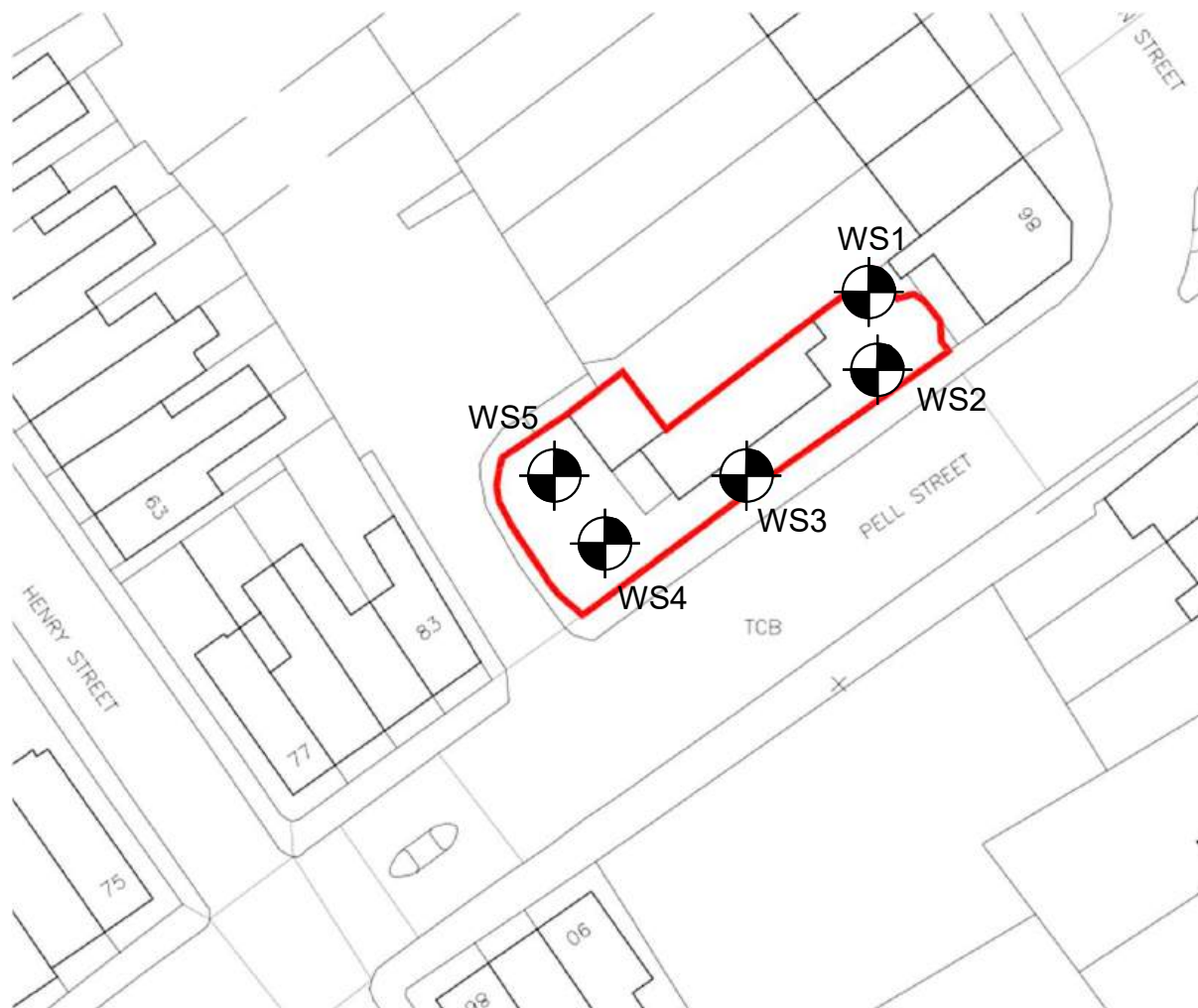
Figure 2



KEY:



WS Borehole



DO NOT SCALE



TITLE:

Exploratory Hole Location Plan

PROJECT:

Pell St, Reading

PROJECT No:

EAL.34.24

DATE:

10/2024

SCALE :

NTS

DRAWN :

DW

DWG No:

Figure 4

Appendix C



[illegible][illegible]

Hole ID	Top Depth	Base Depth	Sample Type	Sample Reference Number	Number of samples	Sample Date	Sample Description
WS1	0.30		ES	1	3		
WS1	0.80		ES	2	3		
WS1	1.50		ES	3	2		
WS1	2.00		ES	4	2		
WS1	1.60		D	5			
WS1	2.00		D	6			
WS1				7			
WS1				8			
WS1				9			
WS1				10			
WS1				11			
WS1				12			
WS1				13			
WS1				14			
WS1				15			
WS1				16			
WS1				17			
WS1				18			
WS1				19			
WS1				20			

Location Reference:	WS2
---------------------	------------

[illegible][illegible]

Hole ID	Top Depth	Base Depth	Sample Type	Sample Reference Number	Number of samples	Sample Date	Sample Description
WS2	0.30		ES	1	3		
WS2	0.70		ES	2	3		
WS2				3			
WS2				4			
WS2				5			
WS2				6			
WS2				7			
WS2				8			
WS2				9			
WS2				10			
WS2				11			
WS2				12			
WS2				13			
WS2				14			
WS2				15			
WS2				16			
WS2				17			
WS2				18			
WS2				19			
WS2				20			

Location Reference:	WS3
---------------------	-----

Location ID	Top	Base	H at ch in e o	G e o	Description
WS3	0.00	0.05			Light brownish grey Concrete. With 60-70% aggregate of fine to coarse, sub-angular to sub-rounded flint.
WS3	0.05	0.80			(MADE GROUND) Brown/dark brown very gravelly clayey/silty fine to coarse Sand. Gravel is fine to coarse, sub-angular to sub-rounded flint, brick,
WS3	0.80	2.20			(MADE GROUND) Brown slightly gravelly very sandy silty Clay. Sand is fine to coarse Sand. Gravel is fine to coarse angular to sub-rounded flint and occasional brick. (Reworked)
WS3	2.20	4.10			Soft to firm brown/orangish brown slightly gravelly very sandy silty CLAY. Sand is fine to coarse. Gravel is fine to coarse, sub-angular to sub-rounded flint. (TAPLOW GRAVEL MEMBER)
WS3	4.10	5.45			Recovered as: Structureless CHALK, composed of a white slightly gravelly SILT. Gravel is fine to coarse, weak, low density chalk, with frequent flints. (CIRIA GRADE Dm, SEAFORD AND NEWHAVEN CHALK FORMATIONS
WS3	5.45				
WS3	0.00				
WS3	0.00				
WS3	0.00				
WS3	0.00				
WS3	0.00				
WS3	0.00				
WS3	0.00				
WS3	0.00				
WS3	0.00				
WS3	0.00				
WS3	0.00				
WS3	0.00				
WS3	0.00				
WS3	0.00				
WS3	0.00				
WS3	0.00				

Depth (m)	SPT or CPT	1st Blow	2nd Blow	3rd Blow	4th Blow	5th Blow	6th Blow	N-value	Seating (mm)	Main (mm)
1.00		0	0	0	0	0	0	0		
2.00		0	0	0	1	1	0	2		
3.00		0	0	1	2	1	2	6		
4.00		5	8	10	11	11	12	44		
5.00		3	3	4	3	4	4	15		
6.00								0		
7.00								0		
8.00								0		
9.00								0		
10.00								0		
11.00								0		
12.00								0		
13.00								0		
14.00								0		
15.00								0		
16.00								0		
17.00								0		
18.00								0		
19.00								0		
20.00								0		

Hole ID	Top Depth	Base Depth	Sample Type	Sample Reference Number	Number of samples	Sample Date	Sample Description
WS3	0.20		ES	1	3		
WS3	1.50		ES	2	2		
WS3	2.30		ES	3	2		
WS3	2.50		D	4			
WS3				5			
WS3				6			
WS3				7			
WS3				8			
WS3				9			
WS3				10			
WS3				11			
WS3				12			
WS3				13			
WS3				14			
WS3				15			
WS3				16			
WS3				17			
WS3				18			
WS3				19			
WS3				20			

[illegible][illegible]

Hole ID	Top Depth	Base Depth	Sample Type	Sample Reference Number	Number of samples	Sample Date	Sample Description
WS4	0.40		ES	1	2		
WS4	2.60		D	2			
WS4	1.20		ES	3	2		
WS4				4			
WS4				5			
WS4				6			
WS4				7			
WS4				8			
WS4				9			
WS4				10			
WS4				11			
WS4				12			
WS4				13			
WS4				14			
WS4				15			
WS4				16			
WS4				17			
WS4				18			
WS4				19			
WS4				20			

Location Reference:	WS5
------------------------	------------

[illegible][illegible]

Hole ID	Top Depth	Base Depth	Sample Type	Sample Reference Number	Number of samples	Sample Date	Sample Description
WSS	0.70		ES	1	2		
WSS	1.20		ES	2	3		
WSS	1.70		ES	3	3		
WSS	1.80		D	4			
WSS	2.50		D	5			
WSS				6			
WSS				7			
WSS				8			
WSS				9			
WSS				10			
WSS				11			
WSS				12			
WSS				13			
WSS				14			
WSS				15			
WSS				16			
WSS				17			
WSS				18			
WSS				19			
WSS				20			

Appendix 5



85 PELL STREET, READING

REMEDIATION METHOD STATEMENT
FOR
ACQUESTRA (PELL STREET) LIMITED

Project Ref:
EAL.34.24

Date:
October 2025

Prepared for:
Acquestra (Pell Street) Reading,
92 London Street,
Reading,
RG1 4SJ

Prepared by:		Daniel Wade <i>Associate</i>
Date:	October 2025	
Version:	1.0	

GENERAL REFERENCE DETAILS	
SITE:	85 Pell Street, Reading
CLIENT:	Acquestra (Pell Street) Limited
DATE:	October 2025
REFERENCE:	EAL.34.24
DEVELOPMENT PROPOSAL:	Demolition of the existing buildings and construction of a three-storey residential flat

CONTENTS

1.0	INTRODUCTION	3
2.0	SUMMARY CONCEPTUAL SITE MODEL	4
3.0	REMEDIAL SCHEME	5
4.0	VERIFICATION PLAN AND REPORTING	7

APPENDICES

Appendix A
Appendix B
Appendix C

Site Plans
Erda Associates Generic Assessment Criteria
Gas Protection Measures Inspection Checklist

1.0 INTRODUCTION

1.1 PREAMBLE

Erda Associates Ltd have been instructed by Acquestra (Pell Street) Limited (hereafter referred to as 'the client') to prepare a Remediation Method Statement (RMS) for a proposed residential redevelopment at their site at *85 Pell Street, Reading*. Site location and proposed development plans are included in **Appendix A**.

The Client proposes to develop the site through the demolition of the existing buildings and construction of a three-storey residential flat.

1.2 PREVIOUS REPORTS

This RMS is based on the findings of the following previous reports undertaken for the site;

- Erda Associates Ltd., 85 Pell Street, Reading – Phase I & II Geo-environmental Assessment (dated November 2024, Ref: EAL.34.24).

Copies of the above report have not been included, but are available upon request. The following RMS should not be referred to in isolation and should be read in conjunction with the above referenced reports.

1.3 LIMITATIONS

This report has been produced in accordance with industry best practice at the time of writing.

In the production of this report, Erda Associates Ltd., have relied upon information provided by third parties. Erda Associates Ltd cannot accept responsibility for the reliability and authenticity of this information. Erda Associates Ltd. will not be responsible for any opinions which it has expressed, or conclusions which it has drawn, in reliance upon information which is subsequently proven to be inaccurate.

This report has been prepared for the sole use of the client and shall not be relied upon or transferred to third parties without the express written consent of Erda Associates Ltd. Unauthorised third parties rely upon the information contained within this report at their own risk.

2.0 SUMMARY CONCEPTUAL SITE MODEL

Full details relating to the site setting and ground conditions encountered at the subject site are presented within the previous reports (as referenced in Section 1.2). The following section presents a summary conceptual site model as background information to put the proposals presented in the RMS into perspective.

2.1 SOURCE

The previous ground investigation undertaken by Erda Associates Ltd. have identified exceedances (above residential without produce end use GAC thresholds) of Lead and Mercury, which have been attributed to the sites former use as a fuelling station.

Asbestos fibres or other contaminants were not identified.

In lieu of a ground gas monitoring regime and due to the presence of relatively deep Made Ground (up to 2.5m) a possible on-site source of ground gas was considered likely.

The status of the former fuel tanks on site is not known and therefore is considered a possible source.

2.2 PATHWAY

The identified pathways for the contamination include the ingestion and inhalation of contaminated soil, dust and fibres, dermal contact with contaminated soil and dust and inhalation of ground gases.

2.3 RECEPTORS

The previously identified receptors include occupants of the completed development and construction workers.

2.4 CONCLUSION

Remediation is required for the proposed building with regards to ground gas as a precaution, in line with Charecteristic Situation 2 ground gas protection measures.

Furthermore, remediation with regards to soils are required in the form of the placement of a 300mm clean cap in all external landscaped areas.

3.0 REMEDIAL SCHEME

3.1 END USERS

Shallow Soils

Based on the findings to date, it is required that capping is placed in landscaped areas.

A clean cap of 300mm must be placed in landscaped areas.

A clean cap is not required in areas beneath the building footprint and areas of permanent capping (i.e. car parking areas).

The capping material should comprise of an approved imported clean material, as per the testing requirements below.

Approval should be sought from the Local Planning Authority prior to importing material onto site.

Table 1. Testing frequencies for imported material

Source	Number of samples	Suite of testing
Greenfield	1 sample per 150/m ³ of material (or a minimum of three, whichever is greater).	Heavy Metals, PAHs and asbestos fibres
Brownfield	1 Sample per 50/m ³ of material (or a minimum of three, whichever is greater)	Heavy Metals, PAHs, TPH CWG and asbestos fibres

It may be possible to reuse site won, natural soils, subject to further confirmatory testing as part of the clean cap.

Capping may also not be required in areas where Made Ground is completely stripped during site enabling works, as this will break the source-pathway-receptor linkage.

All Made Ground that is excavated will require either off-site disposal to an appropriate waste handling facility or placement beneath areas of proposed hardstanding e.g., the building footprint. In either case, care should be taken to ensure that this material is stockpiled separately from all other soils in order to prevent cross contamination.

The above measures with regard to shallow soils are considered sufficient to reduce the contamination risks to acceptable levels for the proposed development.

Characteristic Situation 2 (CS2) Protection Measures

As a precaution, due to the presence of deep Made Ground, ground gas protection measures are required.

Therefore, Characteristic Situation 2 ground gas protection measures must be incorporated into the proposed buildings. Based on the proposed development, CS2 protection measures should comprise the following;

- Reinforced cast in situ suspended floor slab with minimal penetrations.
- Minimum 2000g gas protection membrane installed (incorporating Carbon Dioxide and Methane protection)
- Laps and joints bonded as per manufacturers details.
- All service entries sealed.

Or if precast beam and block is to be used;

- A passive sub floor dispersal layer conforming to at least 'good performance' (in the form of a clear void, no-fines gravel layer, polystyrene void former blanket or geocomposite void former blanket.
- Gas membrane as above.

Due to the low risk setting of the site (CS2), ground gas protection measures may be installed by the general builder/groundworker or by a qualified installer.

Independent inspection and verification will be required of the installation measures in each plot by Erda Associates Ltd.

The above measures with regard to shallow soils and ground gas are considered sufficient to reduce the contamination risks to acceptable levels for the proposed development.

3.2 CONSTRUCTION WORKERS

It is considered that the elevated concentrations of PAHs within the Made Ground do not present a significant risk to construction workers. However, basic PPE for all workers (including overalls, gloves and dust masks) and wash facilities should be provided as a precautionary measure.

Care and vigilance should be maintained throughout the removal of all Made Ground for any further evidence of potential contamination. Should any further suspected contaminated material be encountered then appropriate safety precautions to protect site personnel will be required. Further assessment by a suitably qualified person may also be required.

3.3 FORMER FUEL TANKS

The status of the former tank or tanks is not currently known and therefore it should be assumed the tanks are still present on site.

It is therefore recommended that, during the early stages of the construction phase, the location of the tanks and associated infrastructure (i.e. fuel lines) is identified and recorded.

Should the tanks still be present, they will require either full decommissioning by a competent person(s) or preferably removed from site. The soils around tanks should also be subject to additional soil sampling to determine the suitability for these soils to remain on site or not.

4.0 VERIFICATION PLAN AND REPORTING

Contaminated Soils

Capping of Made Ground is the preferred remedial option to break the source-pathway-receptor linkage however removal of Made Ground is considered a suitable alternative.

Capping

Capping is required for all areas of soft landscaping.

All capping materials will require validation via sampling and chemical screening by a suitably qualified environmental specialist. The sampling requirements are detailed in Section 3.1, above.

The chemical screening criteria for imported and site won soils are included in **Appendix B** for reference.

A validation inspection of the capping layer once it has been placed will also be required to confirm that it is in accordance with the above strategy (i.e. the material is visibly clean and at least 300mm thick – confirmatory laboratory testing will also be scheduled)

A capping validation report summarising the above works will be provided to the local authority for review, comment and approval once completed.

Ground Gas Protection Measures (CS2)

All plots will require a gas membrane inspection prior to being covered.

The gas membrane installation quality will be inspected by a suitably qualified person from Erda Associates Ltd and marked against the enclosed checklist in **Appendix C**. Any necessary alterations will be made and re-inspected until approved by Erda Associates Ltd.

A gas protection measures verification report detailing the inspection records (including inspection photographs) will be provided for each plot.

Former Fuel Tanks

Following the site strip, the presence or absence of the fuel tanks must be reported upon – it is currently not known if these remain in-situ.

It is recommended that Erda Associates are consulted during the site strip.

Should the tanks be identified, either complete decommissioning or removal from site must be undertaken.

It will be necessary to undertake validation sampling on the soils around the former tanks to determine their suitability to remain on site.

A verification report must be submitted including photographic evidence and laboratory testing certificates. If the tank is not identified/located, this must also be reported.

4.1 ADDITIONAL INVESTIGATION

Should further suspected contamination (e.g., significant volumes of ash or hydrocarbons) be identified during the site developments works, a qualified environmental specialist should be consulted to assess the risk posed to end users and the environment. This may include scheduling of additional samples for chemical screening and modification of this Remediation Method Statement accordingly.

Appendix A





KEY:

● Approximate Site Location

85 Pell St, Reading RG1 2NP

DO NOT SCALE



TITLE:

Site Location Plan

PROJECT:

Pell St, Reading

PROJECT No:

EAL.34.24

DATE:

10/2024

SCALE :

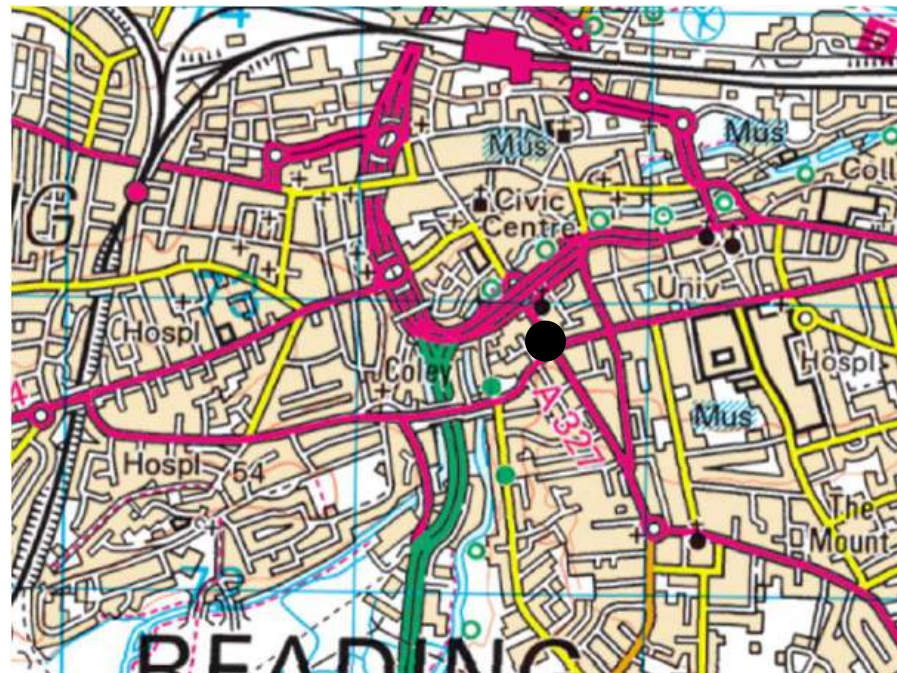
NTS

DRAWN :

DW

DWG No:

Figure 1





KEY:



Site Boundary



DO NOT SCALE



TITLE:

Site Layout

PROJECT:

Pell St, Reading

PROJECT No:

EAL.34.24

DATE:

10/2024

SCALE:

NTS

DRAWN:

DW

DWG No:

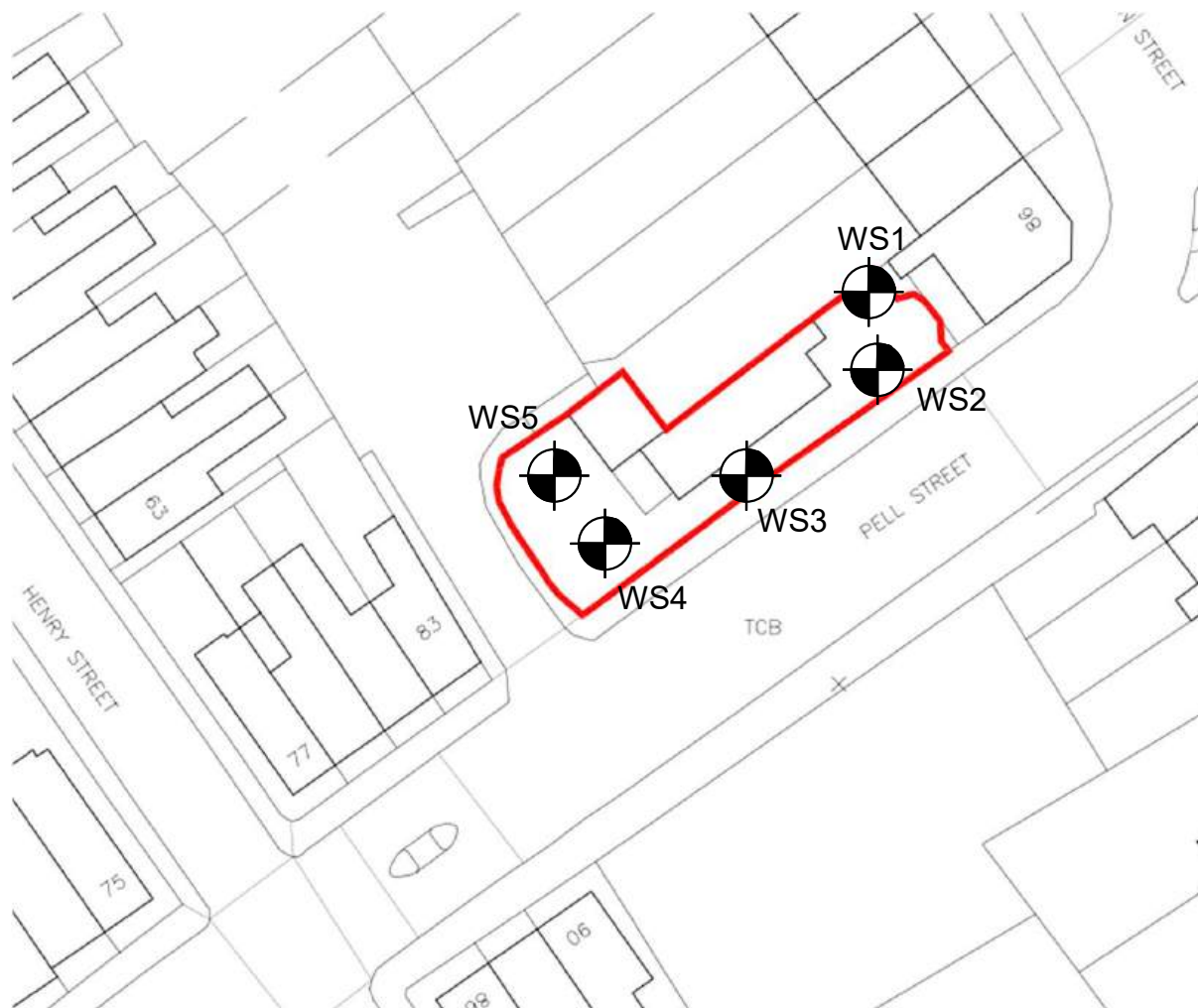
Figure 2



KEY:



WS Borehole



DO NOT SCALE



TITLE:

Exploratory Hole Location Plan

PROJECT:

Pell St, Reading

PROJECT No:

EAL.34.24

DATE:

10/2024

SCALE :

NTS

DRAWN :

DW

DWG No:

Figure 4

Appendix B



Tier 1 Assessment Criteria

Determinand	Residential Without Produce (mg/kg) - 1% SOM			Source
Arsenic	40.00			LQM S4UL
Boron	11000.00			LQM S4UL
Cadmium	150.00			C4SL
Chromium III	910.00			LQM S4UL
Chromium VI	6.00			LQM S4UL
Lead	310.00			C4SL
Mercury, elemental	1.20			LQM S4UL
Mercury, inorganic	56.00			LQM S4UL
Mercury, methyl	15.00			LQM S4UL
Selenium	430.00			LQM S4UL
Nickel	180.00			LQM S4UL
Copper	7100.00			LQM S4UL
Vanadium	1200.00			LQM S4UL
Zinc	40000.00			LQM S4UL
Total Cyanide	34.00			In House*
	Polycyclic Aromatic Hydrocarbons			
	SOM 1%	SOM 2.5%	SOM 6%	
Benzo(a)pyrene	3.20	3.20	3.20	LQM S4UL
Dibenz(ah)anthracene	0.31	0.32	0.32	LQM S4UL
Acenaphthene	3000 (57) ^{sol}	4700 (141) ^{sol}	6000 (336) ^{sol}	LQM S4UL
Acenaphthylene	2900 (86.1) ^{sol}	4600 (212) ^{sol}	6000 (506) ^{sol}	LQM S4UL
Anthracene	3100 (1.17) ^{vap}	35000.00	37000.00	LQM S4UL
Benzo(a)anthracene	11.00	14.00	15.00	LQM S4UL
Benzo(b)fluoranthene	3.90	4.00	4.00	LQM S4UL
Benzo(ghi)perylene	360.00	360.00	360.00	LQM S4UL
Benzo(k)fluoranthene	110.00	110.00	110.00	LQM S4UL
Chrysene	30.00	31.00	32.00	LQM S4UL
Fluoranthene	1500.00	1600.00	1600.00	LQM S4UL
Fluorene	2800 (30.9) ^{sol}	3800 (76.5) ^{sol}	4500 (183) ^{sol}	LQM S4UL
Indeno(123cd)pyrene	45.00	46.00	46.00	LQM S4UL
Phenanthrene	1300 (36) ^{sol}	1500.00	1500.00	LQM S4UL
Pyrene	3700.00	3800.00	3800.00	LQM S4UL
Naphthalene	2.30	5.60	13.00	LQM S4UL

Note:

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* Values calculated using CLEA v1.071

^{sol} - S4UL presented exceeds the solubility saturation limit, which is presented in brackets.

^{vap} - S4UL presented exceed the vapour saturation limit, which is presented in brackets.

Tier 1 Assessment Criteria

Determinand	Residential Without Produce			Source
	1% SOM	2.5% SOM	6% SOM	
Benzene	0.38	0.70	1.40	LQM S4UL
Ethylbenzene	83.00	190.00	440.00	LQM S4UL
Phenol	750.00	1300.00	2300.00	LQM S4UL
Toluene	800 (869) ^{vap}	1900.00	3900.00	LQM S4UL
Xylene, o-	88.00	210.00	480.00	LQM S4UL
Xylene, m-	82.00	190.00	450.00	LQM S4UL
Xylene, p-	79.00	180.00	430.00	LQM S4UL
Aliphatic C5-C6	42	78	160	LQM S4UL
Aliphatic C6-C8	100	230	530	LQM S4UL
Aliphatic C8-C10	27	65	150	LQM S4UL
Aliphatic C10-C12	130 (48) ^{vap}	330 (118) ^{vap}	760 (283) ^{vap}	LQM S4UL
Aliphatic C12-C16	1100 (24) ^{sol}	2400 (59) ^{sol}	4300 (142) ^{sol}	LQM S4UL
Aliphatic C16-C35	65000 (8.48) ^{sol}	92000 (21) ^{sol}	110000	LQM S4UL
Aliphatic C35-C44	65000 (8.48) ^{sol}	92000 (21) ^{sol}	110000	LQM S4UL
Aromatic C5-C7	370	690	1400	LQM S4UL
Aromatic C7-C8	860	1800	3900	LQM S4UL
Aromatic C8-C10	47	110	270	LQM S4UL
Aromatic C10-C12	250	590	1200	LQM S4UL
Aromatic C12-C16	1800	2300 (419) ^{sol}	2500	LQM S4UL
Aromatic C16-C21	1900	1900	1900	LQM S4UL
Aromatic C21-C35	1900	1900	1900	LQM S4UL
Aromatic C35-C44	1900	1900	1900	LQM S4UL
Combined Aliphatic and Aromatic C44-C70	1900	1900	1900	LQM S4UL

Note:

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^{vap} - S4UL presented exceed the vapour saturation limit, which is presented in brackets.

^{sol} - S4UL presented exceeds the solubility saturation limit, which is presented in brackets.

Appendix C



Appendix 5 –Verification Proforma

Copied Directly From Appendix A5 CIRIA C735

Mallett, H, Cox (nee Taffel-Andureau), L, Wilson, S, Corban, M (2014) Good practice on the testing and verification of protection systems for buildings against hazardous ground gases, CIRIA, C735, London (ISBN: 978-0-86017-739-5). Go to: www.ciria.org

VISUAL INSPECTION OF GAS PROTECTION MEASURES

Site name:		Gas characteristic situation:
Job number:		Type of development and building/block checked: (residential/commercial/other)
Date:		Building description:
Visit by:		Foundation type: (suspended floor/raft/other)
Weather at time of inspection:		Gas protection type: passive/active

No.	Item	Comments (see notes)
1 Gas membrane		
1.1	Condition of sub-grade and underside of gas membrane	
1.2	Gas membrane type	
1.3	Gas membrane condition	
1.4	Joining tape product	
1.5	Lapping design	
1.6	Laps, welds and joints seals	
1.7	Service entries seals	
2 Passive venting		
2.1	Sub-floor void	
2.2	External wall airbricks	
2.3	Internal sleeper walls	
2.4	External vent trenches/ducts	
3 Active venting		
3.1	System details	
Additional notes:		

Notes: inspection checklist

1.1	Underside of gas membrane	Check that the sub grade does not contain rough/uneven surfaces, is appropriately clean and that there are no hard/sharp objects. That protective sand blinding or geotextile (if specified) is present and meets the design criteria.
1.2	Gas membrane type	Manufacturer and product specification, gauge, colour, brand/name, material batch/roll numbers, storage arrangements (protected from dirt/damage?)
1.3	Gas membrane condition	Open punctures, tears, rips, stretching? Excessive footprints/evidence of traffic? Presence of debris? Repairs? Signs of weakness such as raised or sunken indentations? Protection plan in place to restrict access to lain gas membrane?
1.4	Joining tape product	Product type, brand, thickness, material, width, colour? Use of double sided tape?
1.5	Lapping design	Joints lapped and sealed in accordance with manufacturer's requirements/specification? Minimum overlap insured? Sections taped twice?
1.6	Laps and joints sealed	Welds complete? Appropriate joining/double sided tape used?
1.7	Service entries sealed	Top hats seal arrangements fixed around service entries? Use of Jubilee clips?
2.1	Sub-floor void	Is a check possible? Void former? Gravel (type/specification)? Height of void space? Is it clear?
2.2	External wall airbricks	Numbers, size, positions as design drawing?
2.3	Internal sleeper walls	Ventilation holes (honeycomb brickwork/pipe crossings?) – size, spacing, location in accordance with design?
2.4	External vent trenches/ducts	Located and constructed in accordance with design drawings? If open-topped gravel – gravel type/presence of fines? If pipe or other vent, check position and construction for functionality and absence of blockages. Ability of void former to withstand bearing of the superstructure?
3.1	Active venting	Type of air supply: mechanical, natural, combined? Location/condition/number of fans and vents? Location and size of inlets? Provision of air-cleaning devices and air heaters? Supply and exhaust ductwork? Alarm provision/installation? Gas monitoring system in under-floor void?

Photographs

No.	Description

The gas protection measures inspected:	a Are acceptable and comply with the specification
	b Are acceptable but attention is drawn to issues related to item no. xxx
	c Are not acceptable due to the issues related to item no. xxx

Name:

Signature:

Date:

Appendix 6

Enquirer

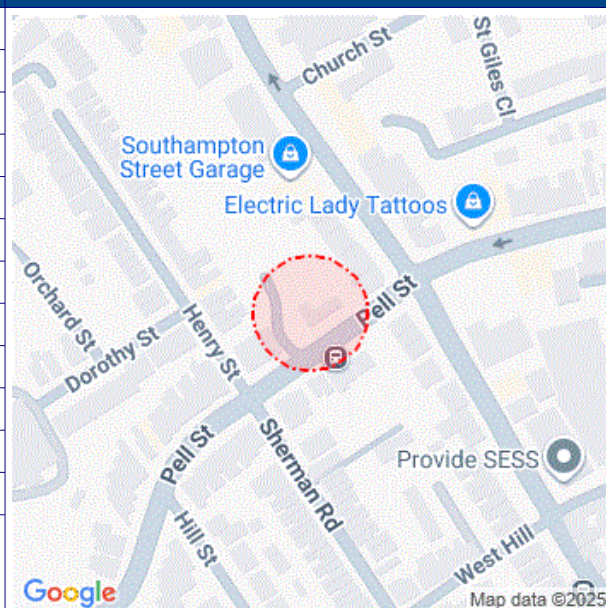
Name	Mr Harjeet Singh Suri	Phone	07449118283
Company	HSD Developments (UK) Ltd	Mobile	Not Supplied
Address	40 Blackberry Farm Close Hounslow Middlesex TW5 9EH		
Email	harjeet@hsd.uk.com		

Enquiry Details

Enquiry type	Planned Works
Work category	Development Projects
Work type	Housing
Work type buffer*	25 metres
Start date	11/11/2025
End date	11/11/2026
Scheme/Reference	Pell Street
Search location	XY= 471641, 172817
Confirmed location	471641 172817
Site size	50 metres diameter
Site Contact Name	harhj
Site Phone No.	07449118283
Description of Works	New Build Housing

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map



Please note that the above map only displays the location of the proposed work site and will not display any of the Members' pipes and cables. It is imperative that this area accurately reflects the proposed work site.

Affected LSBUD members

(LSBUD Members who have assets registered on LSBUD within the vicinity of your search area.)

Do not proceed until all Members listed below have confirmed that your works can continue.

Asset Owner	Phone/Email	Emergency Only	Status
Scottish and Southern Electricity Networks	08000483516	08000727282	Await response
SGN	08009121722	0800111999	Await response

Status explanation

Await Response means that the asset owner will contact you. This is typically by sending the plan response but they may ask for further information before being able to do so, particularly if any payments or authorisations are required.

Email Additional Info means that the asset owner needs further information about your works to assess your enquiry before providing a response. Please provide any details you have available including plans, method statements etc. if available.

Important notices

It is very important that you correctly understand what the service does and the procedures in order for you to work safely. Please refer to the LSBUD Support Page (www.lsbud.co.uk/lineasearchbeforeudig-support) for further guidance.

This information includes how to provide additional information to the LSBUD Members who request it to provide a response to your enquiry.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date and time of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LineasearchbeforeUdig (LSBUD) accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lsbud.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

List of not affected LSBUD members (LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)

Advanced Electricity Networks	Air Products PLC	AllPoints Fibre
Angus Energy	AWE Pipeline	B & D Energy Limited
Bakkafrost Scotland Limited	Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)
Box Broadband	BP Exploration Operating Company Limited	BPA
Burwell 11 Solar Limited	Cadent Gas	Cambridge Water
Cambridgeshire County Council Climate Change and Energy Services	CATS Pipeline c/o Wood Group PSN	Cemex
Centrica Storage Ltd	CNG Services Ltd	Concept Solutions People Ltd
ConocoPhillips (UK) Teesside Operator Ltd	D.S.Smith	Diamond Transmission Corporation
DIO (MOD Live Pipelines)	Drax Power Limited	Eden Estuary Energy Limited
EDF Energy Renewables Ltd	EET Fuels	EirGrid
Eleclink Limited	Electricity North West Limited	Energy Assets Networks
ENI & Himor c/o Penspen Ltd	EnQuest Heather Ltd	EP Langage Limited
ESB CCGT Power station (Carrington Gas Pipeline)	ESP Utilities Group	Esso Petroleum Company Limited
euNetworks Fiber UK Ltd	EXA Infrastructure	Exolum Pipeline System
Fulcrum Electricity Assets Limited	Fulcrum Pipelines Limited	G.Network Communication Ltd c/o JSM Group Ltd
Gamma	Gas Networks Ireland (UK)	Gateshead Energy Company
Gigaclear Ltd	Greenlink Interconnector Ltd	Harbour Energy
Heathrow Airport LTD	Humbly Grove Energy	IGas Energy
Impala Terminals Infrastructure Ltd	Indigo Networks	INEOS FPS Pipelines
INEOS Manufacturing (Scotland and TSEP)	INOVYN ChlorVinyls Limited	INOVYN Enterprises Limited
Intergen (Coryton Energy or Spalding Energy)	Kensa Utilities	Last Mile
Liverpool City Region Connect	Mainline Pipelines Limited	Manchester Jetline Limited
Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited
Mining Remediation Authority	MUA Group Limited	Mutual Energy
National Gas Transmission	National Grid Electricity Distribution	National Grid Electricity Transmission
National Grid Ventures	Neos Networks	Northern Gas Networks Limited
Northumbrian Water Group	NPower CHP Pipelines	NTT Global Data Centers EMEA UK Ltd
NYnet Ltd	Ogi	Oikos Storage Limited
Ørsted	Palm Paper Ltd	Perenco UK Limited (Purbeck Southampton Pipeline)
Petroineos	Phillips 66	Portsmouth Water
Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)

SABIC UK Petrochemicals	SAS Utility Services Ltd	Scottish Power Generation
Seabank Power Ltd	SES Water	Shell
Shell NOP	South Staffs Water	SP Energy Networks
Spring Fibre Limited	Squire Energy Networks	SSE Generation Ltd
SSE Private Networks / iDNO	SSE Transmission	Storengy
Sutton Bridge Power Generation	Tata Communications (c/o JSM Construction Ltd)	TfL – London Underground HV Cables (Road & Track Side Cables)
toob Limited	Total (Colnbrook) c/o Penspen	Total Finaline Pipelines
Transmission Capital	Trojan Energy Limited	UK Power Distribution
UK Power Networks	Uniper UK Ltd	University of Cambridge Granta Backbone Network
Vattenfall	Veolia ES SELCHP Limited	Veolia ES Sheffield Ltd
Virgin Media O2	Voneus Limited	VPI Power Limited
Wales and West Utilities	Welsh Power	West of Duddon Sands Transmission Ltd
West Sussex OpenNetwork (Cooperative National Infrastructure)	Westminster City Council	Winnington CHP Ltd
Zayo Group UK Ltd c/o JSM Group Ltd		

Non-LSBUD members (Asset owners not registered on LSBUD)

(The following Non-LSBUD Members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding.

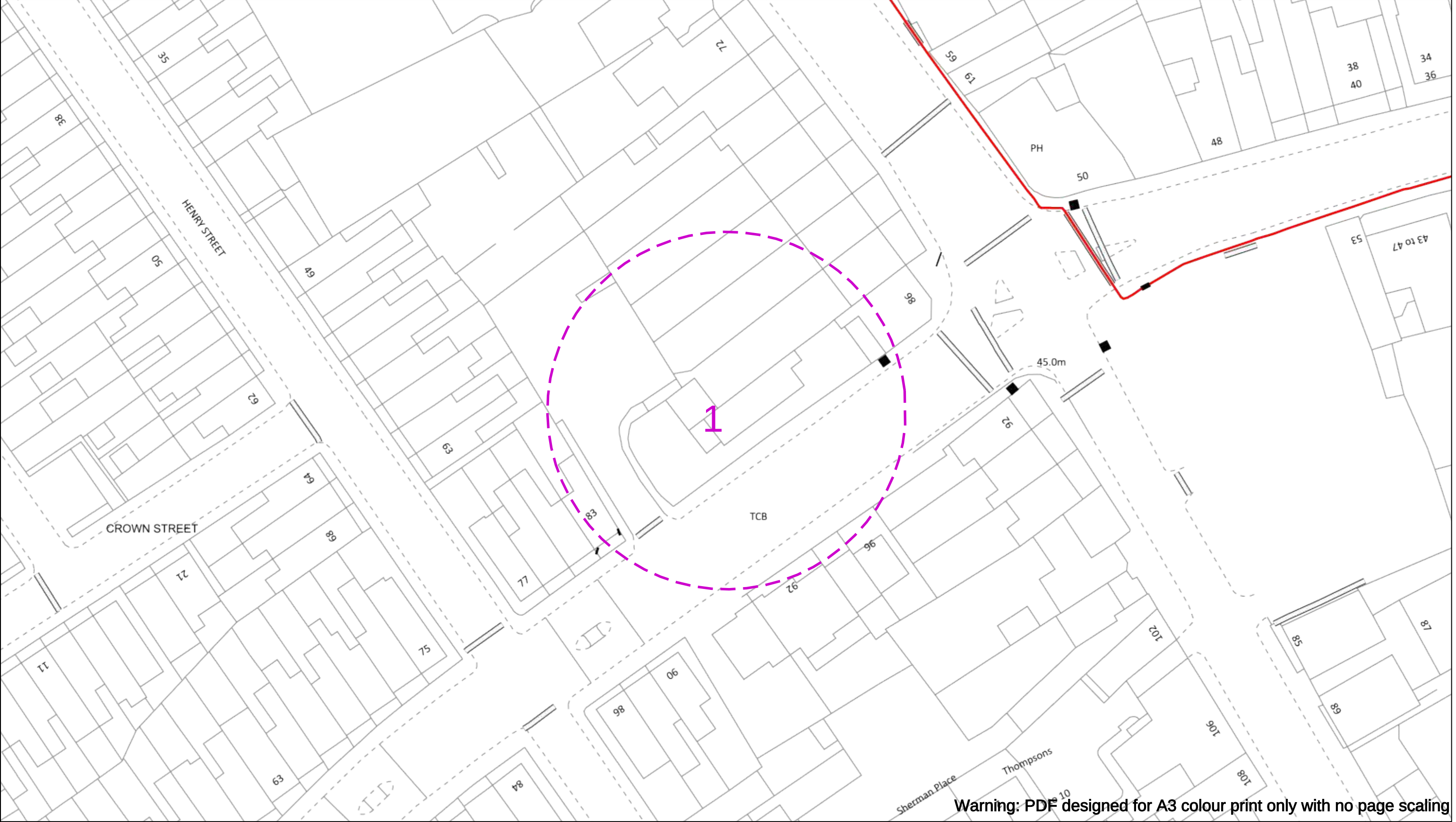
Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.)

Asset Owner	Preferred contact method	Phone	Status
Arelion UK Ltd	check-network@arelion.com		Not Notified
Bring Energy	nrsua@bringenergy.com	0800 130 3600	Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Lumen Technologies	plantenquiries@ocugroup.com	02087314613	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Sky UK Limited	nrsua@sky.uk	02070323234	Not Notified
Sota	sota.plantenquiries@ocugroup.com		Not Notified
Thames Water	http://www.digdat.co.uk	08450709145	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified

Disclaimer

Please refer to LSBUD's Terms of Use for full terms of use available at www.lsbud.co.uk

The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LSBUD will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LSBUD, including but not exclusively those set out above. Therefore, LSBUD cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LSBUD and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.



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050m

Dig Sites

Area:

Line:

Date Requested: 10/11/2025

Job Reference: 39361939

Site Location: 471641 172817

Requested by:
Mr Harjeet Singh Suri

Your Scheme/Reference: Pell Street

WARNING

There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.

WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

	Voltages (V)			
LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			

	NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Service Cable

LV Mains

2-3.3kV

6.6kV

11kV

22kV

33kV

66kV

132kV

275kV

400kV

Fibre Optic

Pilot Cable

Distribution Structures [Electric]

Pole, Existing Location

Pole, Existing Location - Single

Pole, Existing Location - H

Duct Route

Cross Section Route

Southern Electric Power Distribution plc

Registered Office: No.1 Forbury Place

43 Forbury Road Reading RG1 3JH

Registered In England & Wales No.04094290

If you're unsure & need to seek advice before commencing excavations please contact:

General Enquiries: 0800 048 3516

Subject to revision – Master held by SSEN Asset Data Team:

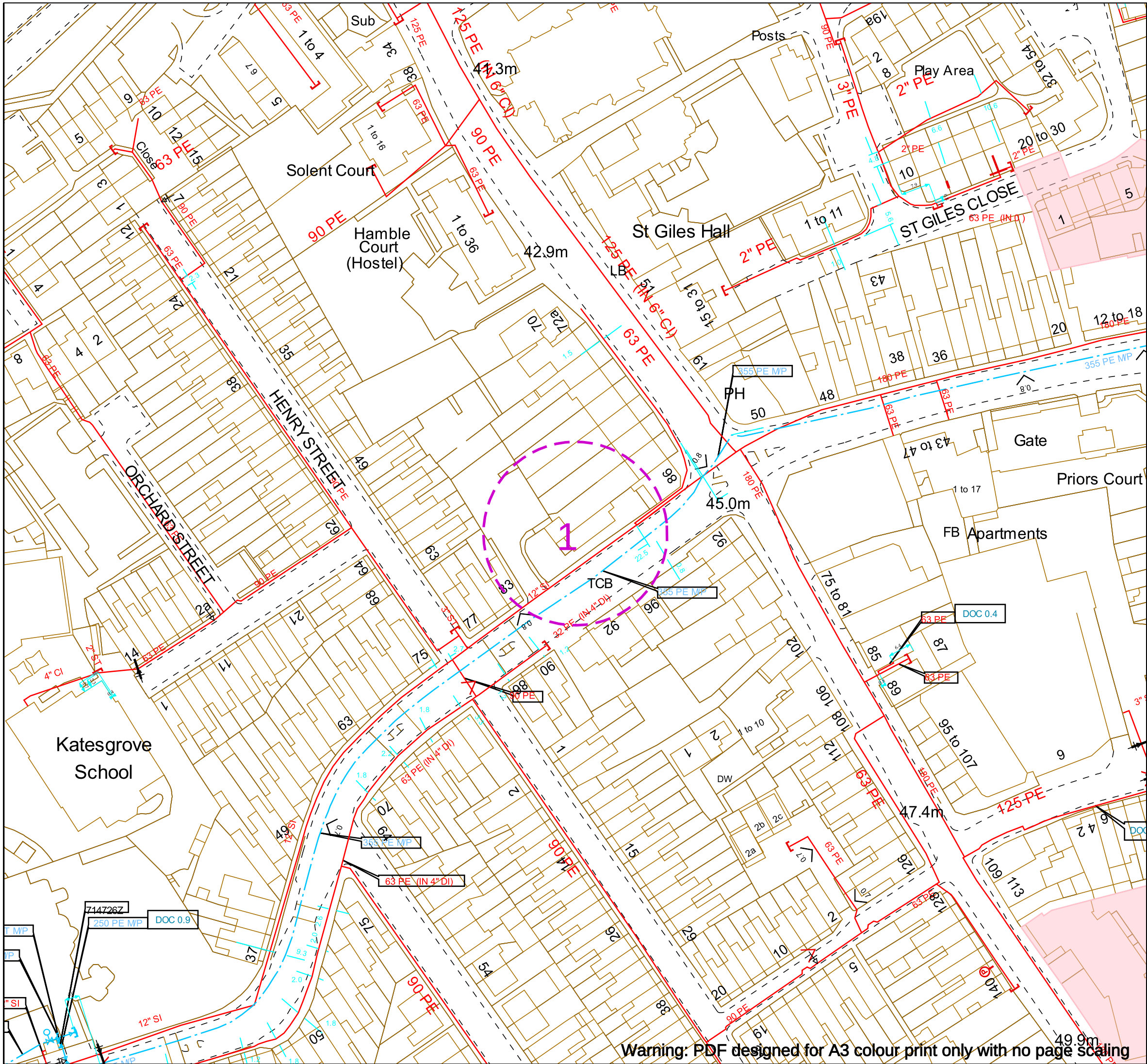
Asset.Data@sse.com

01256 337 294

Scale: 1:500 (When plotted at A3)

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF H.M STATIONERY OFFICE CROWN COPYRIGHT RESERVED.

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SGN
Your gas. Our network.

Contact Us
SGN Safety Admin Team:
0800 912 1722
Email:
plantlocation@sgn.co.uk

Date Requested: 10/11/2025
Job Reference: 39361939
Site Location: 471641 172817
Requested by: Mr Harjeet Singh Suri
Your Scheme/Reference: Pell Street

Scale: 1:1000 (When plotted at A3)

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Report damage immediately – KEEP EVERYONE AWAY FROM THE AREA
0800 111 999

Low Pressure Mains

Medium Pressure Mains

Intermediate Pressure Mains

High Pressure Mains

LAs

H100 Hydrogen Network

GTs

SSSIs

Some Examples Of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

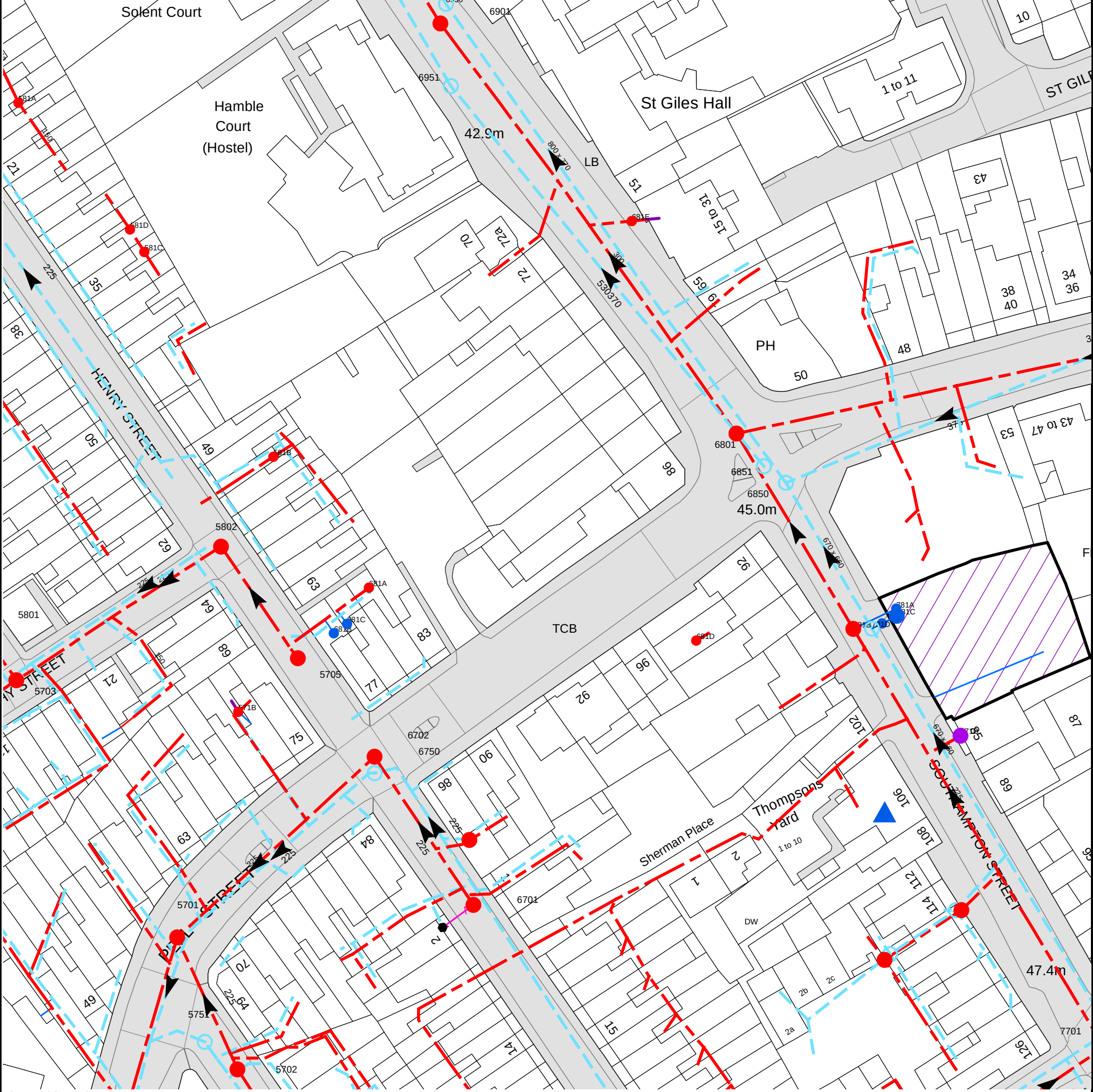
Digsite: Line:

Area:



This plan is reproduced from or based on the OS map by Scotia Gas Networks plc, with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved. Southern Gas – 100044373 and Scotland Gas – 100044366.

Warning: PDF designed for A3 colour print only with no page scaling



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 471645,172819
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map (2024) with the Sanction of the controller of H.M. Stationery Office, License no. AC0000849556 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

Manhole Reference	Manhole Cover Level	Manhole Invert Level
781B	49.45	46.44
781D	49.4	n/a
77VW	n/a	n/a
77WW	n/a	n/a
781A	49.85	48.83
781C	49.6	47.63
77WV	n/a	n/a
771B	n/a	n/a
77VV	n/a	n/a
5702	48.24	46.05
5751	n/a	n/a
5701	48.36	45.2
6701	50.08	47.64
6751	n/a	n/a
6750	48.37	47.44
6702	48.35	46.37
571B	n/a	n/a
5703	47.09	44.96
5705	47.63	n/a
681B	n/a	n/a
681C	n/a	n/a
681A	n/a	n/a
5802	46.66	45.29
581B	n/a	n/a
581C	n/a	n/a
581D	n/a	n/a
681E	n/a	n/a
581A	n/a	n/a
6951	42.07	39.51
6901	41.96	38.37
6950	41.89	38.99
681D	46.22	45.22
6850	44.45	n/a
6851	44.4	n/a
6801	44.24	n/a
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.		



Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

	Foul Sewer: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
	Surface Water Sewer: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
	Combined Sewer: A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
	Storm Sewer
	Sludge Sewer
	Foul Trunk Sewer
	Surface Trunk Sewer
	Combined Trunk Sewer
	Foul Rising Main
	Surface Water Rising Main
	Combined Rising Main
	Vacuum
	Thames Water Proposed
	Vent Pipe
	Gallery

Other Sewer Types (Not operated and maintained by Thames Water)

	Sewer		Culverted Watercourse
	Proposed		Decommissioned Sewer
	Content of this drainage network is currently unknown		Ownership of this drainage network is currently unknown

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

	Air Valve		Meter
	Dam Chase		Vent
	Fitting		

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

	Ancillary		Drop Pipe
	Control Valve		Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

	Inlet		Outfall
	Undefined End		

Other Symbols

Symbols used on maps which do not fall under other general categories.

	Change of Characteristic Indicator		Public / Private Pumping Station
	Invert Level		Summit

Areas

Lines denoting areas of underground surveys, etc.

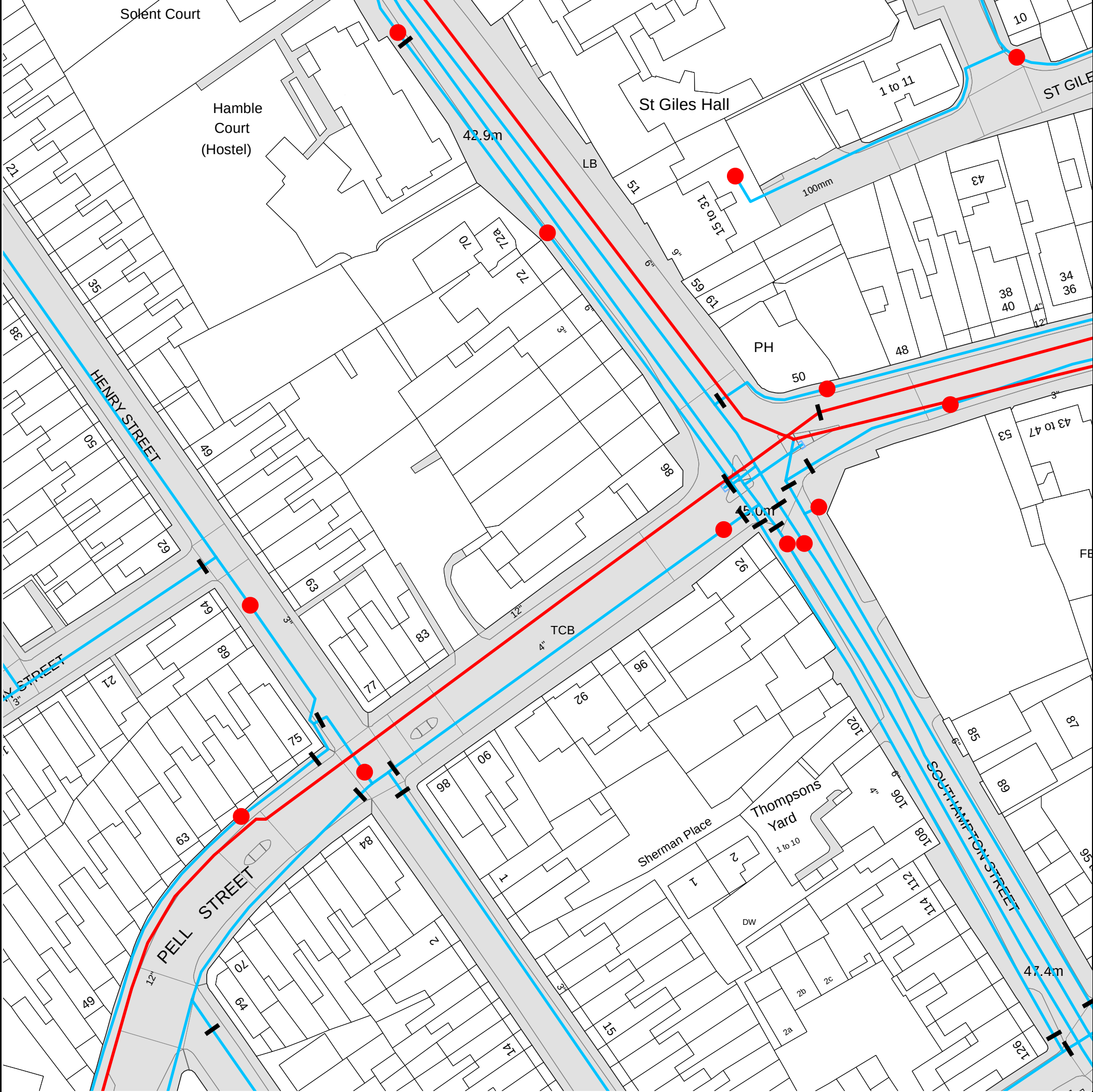
	Agreement
	Chamber
	Operational Site

Ducts or Crossings

	Casement	Ducts may contain high voltage cables. Please check with Thames Water.
	Conduit Bridge	
	Subway	
	Tunnel	

5) 'na' or '0' on a manhole indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 471645, 172819.
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.
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Asset Location Search - Water Key

Water Pipes (Operated & Maintained by Thames Water)

- 4"** **Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 16"** **Trunk Main:** A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
- 3" SUPPLY** **Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
- 3" FIRE** **Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 3" METERED** **Metered Pipe:** A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
- Transmission Tunnel:** A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
- Proposed Main:** A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Valves

- General Purpose Valve
- Air Valve
- Pressure Control Valve
- Customer Valve

Hydrants

- Single Hydrant

Meters

- Meter

End Items

Symbol indicating what happens at the end of a water main.

- Blank Flange
- Capped End
- Emptying Pit
- Undefined End
- Manifold
- Customer Supply
- Fire Supply

Operational Sites

- Booster Station
- Other
- Other (Proposed)
- Pumping Station
- Service Reservoir
- Shaft Inspection
- Treatment Works
- Unknown
- Water Tower

Other Symbols

- Data Logger
- Casement:** Ducts may contain high voltage cables. Please check with Thames Water.

Other Water Pipes (Not Operated or Maintained by Thames Water)

- Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
- Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.