

## Commercial Development – Opus 3

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Former Use:	Mixed Use
Client:	Commercial
Value:	£undisclosed
Size:	1 Hectare

The site in Surrey is dominated by a covered concrete water reservoir tanks and two associated masonry structures. The reservoir structure artificially elevates the majority of the site levels some 2m above the ground levels of the surrounding area. It is understood that it is proposed to develop the Opus 3 Development at the site comprising office and multi storey parking with associated roads and small landscaped areas.

In the late 19th Century the site area comprised undeveloped agricultural land. The north and eastern areas of the site had unidentified structures present by 1948. By 1974 it is considered that the site was developed as tanks for the Water Works with the roof utilised as tennis courts and a bowling green as it did at the time of our work.

Investigations were completed to establish if land contaminated and requiring remediation and also to look at ground suitability in respect of foundation for proposed structures.

Due to the impact on the shallow groundwater, it was recommended that a Detailed Quantitative Risk Assessment (DQRA) was undertaken to better assess risks to controlled waters in the site vicinity.

