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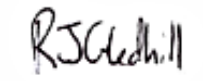
Review of Excavations

CLIENT	Austringer Capital Limited
SITE ADDRESS	33 - 37 Belmont Road, Uxbridge UB8 1QT
PROJECT NUMBER	GWPR3336. The terms and conditions of this report can be seen within Appendix A.
ENGINEER	Robin Gledhill, Ground and Water Limited
DATE	5th January 2020
RELEVANT DOCUMENTATION	• Ground and Water Limited Desk Study ref: (GWPR2749/DS/September 2018). • Ground and Water Limited Ground Investigation ref: (GWPR2802/GIR/December 2018).
SCOPE OF INVESTIGATION	Ground and Water Limited were instructed by Austringer Capital Limited on the 23rd September 2019 to attend the site to inspect archaeological excavations for any signs of unexpected contamination not encountered during the original ground investigation. The scope of the investigation was outlined within the Ground and Water Limited short form fee proposal GWQ4888 dated 19th August 2019.
SITE LOCATION AND DESCRIPTION	The site comprised a ~767m^2 square shaped plot of land, located to the north of the junction between Belmont Road to the south-east, and Redford Way to the south-west. The site was located within central Uxbridge, within the London Borough of Hillingdon, west/north-west Great London. At the time of the Site Walkover undertaken in August 2018 as part of the Desk Study ref: (GWPR2749/DS/September 2018), the majority of the site was occupied by an unoccupied two storey commercial building fronting onto Belmont Road with a single storey rear plant room. The ground floor comprised a vacant Blockbuster video rental store, with the first floor offices formerly occupied by an accountancy firm. Access to the central portion of the site was via a narrow concrete surfaced service access alleyway off Redford Way. The north-western portion of the site was occupied by a single storey rectangular structure most recently used as a dance studio/gym. Fly tipped potential asbestos containing roofing materials were noted in north-eastern corner of the site, to the rear of 33 – 37 Belmont Road. At the time of the siteworks in September 2019 the previous structures onsite had been demolished and any hardstanding previously present onsite had been stripped exposing the underlying soils. A site location plan is given within Figure 1. A plan showing the boundary of the site is provided in Figure 2. An aerial view of the site, showing an approximate site boundary, is given within Figure 3.
PROPOSED DEVELOPMENT	At the time of reporting, February 2020, the proposed redevelopment was anticipated to comprise the construction of a six-storey building on the land facing Belmont Road comprising: 296 sq. m of floor space in 3No. retail units, for use in Classes A1 - A5, at ground floor level and 33 residential apartments (2No. at ground level adjacent to the retail units and the remainder located on the floors above). Associated infrastructure including off-street car parking areas, landscaping, bin storage areas and bike storage. A plan of the proposed development is shown in Figure 4.
FIELDWORK UNDERTAKEN	Following the demolition of the buildings onsite 5No. archaeological excavations (Trial Pits) onsite were reviewed by a Ground and Water (TP1 - TP5), the excavations were undertaken to depths of 2.50m bgl. The approximate locations of the excavations can be seen within Figure 5. Photos taken of the excavations can be seen within Appendix B.
GROUND CONDITIONS	The ground conditions encountered within the excavations are described below. *Made Ground* Made Ground was encountered within all the trial pits onsite from ground level to depths of between 2.00 -

	2.30m bgl. The Made Ground comprised a brown to orange-brown gravelly sandy silty clay to silty gravelly clayey sand. The sand was fine to coarse grained. The gravel was fine to coarse, angular to sub-rounded, flint, brick, glass, plastic fragments, sandstone, concrete, slate and chalk. Rare carbonaceous material was present locally. *Lynch Hill Gravel Member* Soils representative of the Lynch Hill Gravel Member were encountered within all the trial pits underlying the Made Ground at 2.00 - 2.30m bgl to the base of the trial pits at 2.50m bgl. Generally, these deposits comprised an orange and brown mottled gravelly sandy silty clay. The sand was fine to coarse grained. The gravel was fine to medium, rounded to sub-rounded flint. For details of the composition of the Made Ground or Lynch Hill Gravel Member, reference must be made to the trial hole logs within Appendix C.
PROPOSED REMEDIATION STRATEGY	Based on contamination testing undertaken as part of the Ground and Water Limited Ground Investigation ref: (GWPR2802/GIR/December 2018) no elevated levels of determinands were present within the Made Ground onsite. Further to this, the Made Ground encountered within the archaeological excavations onsite conformed to the description of the Made Ground within the original ground investigation and no further visual or olfactory evidence for contamination was noted onsite. Therefore, no further testing was considered necessary and it was concluded that no remediation was required onsite, based on the Ground Investigation Report and the additional site works. However, it is understood that Topsoil is to be imported into a small area of soft landscaping in the west of the site, see figure 4. **Any Topsoil which is to be imported onto the site must undergo chemical analysis to prove that it is suitable for the purpose for which it is intended and to ensure that the human receptor cannot come into contact with compounds that could be detrimental to human health. The Topsoil should be supplied with traceable chemical laboratory test certificates.** The recommended chemical analysis suite of testing that the Topsoil should undergo comprises the following: • Semi Metals and Heavy Metals; • Asbestos; • Polycyclic Aromatic Hydrocarbons (PAHs); • Fuel Oils – Speciated TPH including full aliphatic/aromatic split; • BTEX compounds (Benzene, Toluene, Ethylbenzene, Xylene) and MTBE – used as marker compounds for Volatile Organic Compounds (VOCs). The recommended sampling density of imported Topsoil is one sample for $50m^3$.
CONCLUSION	**No elevated levels of determinands were present within chemical testing undertaken previously onsite and no signs of unexpected contamination were present within the archaeological excavations on the 25th September 2019. Therefore, no remediation was considered necessary for the site. However, any imported Topsoil should be independently validated to prove that is suitable for use.**

Date: 5th February 2020.

Signed:

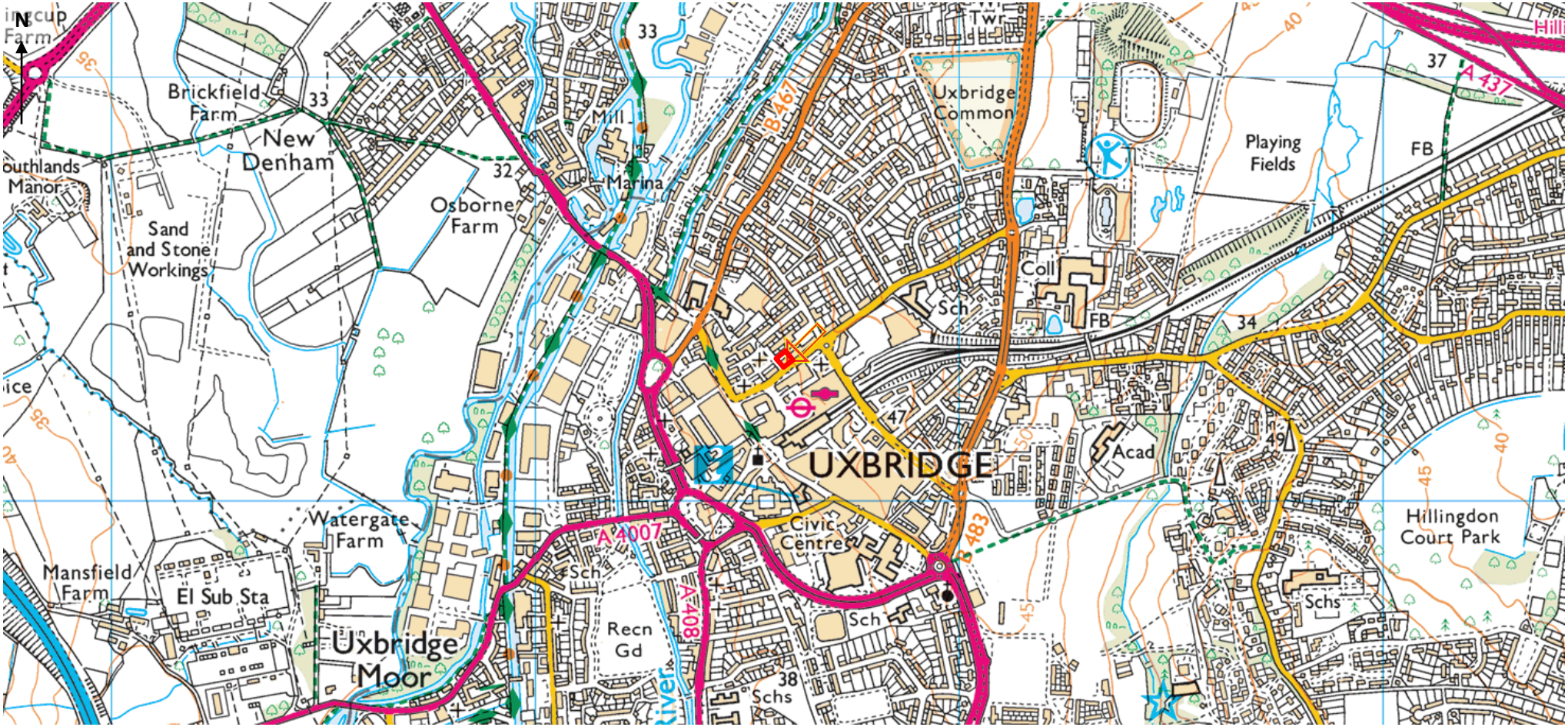


Mr. Robin Gledhill
Geotechnical & Geo-Environmental Engineer
For and on behalf of Ground and Water Limited

The following Figures and Appendices completed this report.

Figure 1 Site Location Plan
Figure 2 Site Development Area
Figure 3 Aerial View of Site
Figure 4 Proposed Development – Plan View
Figure 5 Trial Hole Location Plan

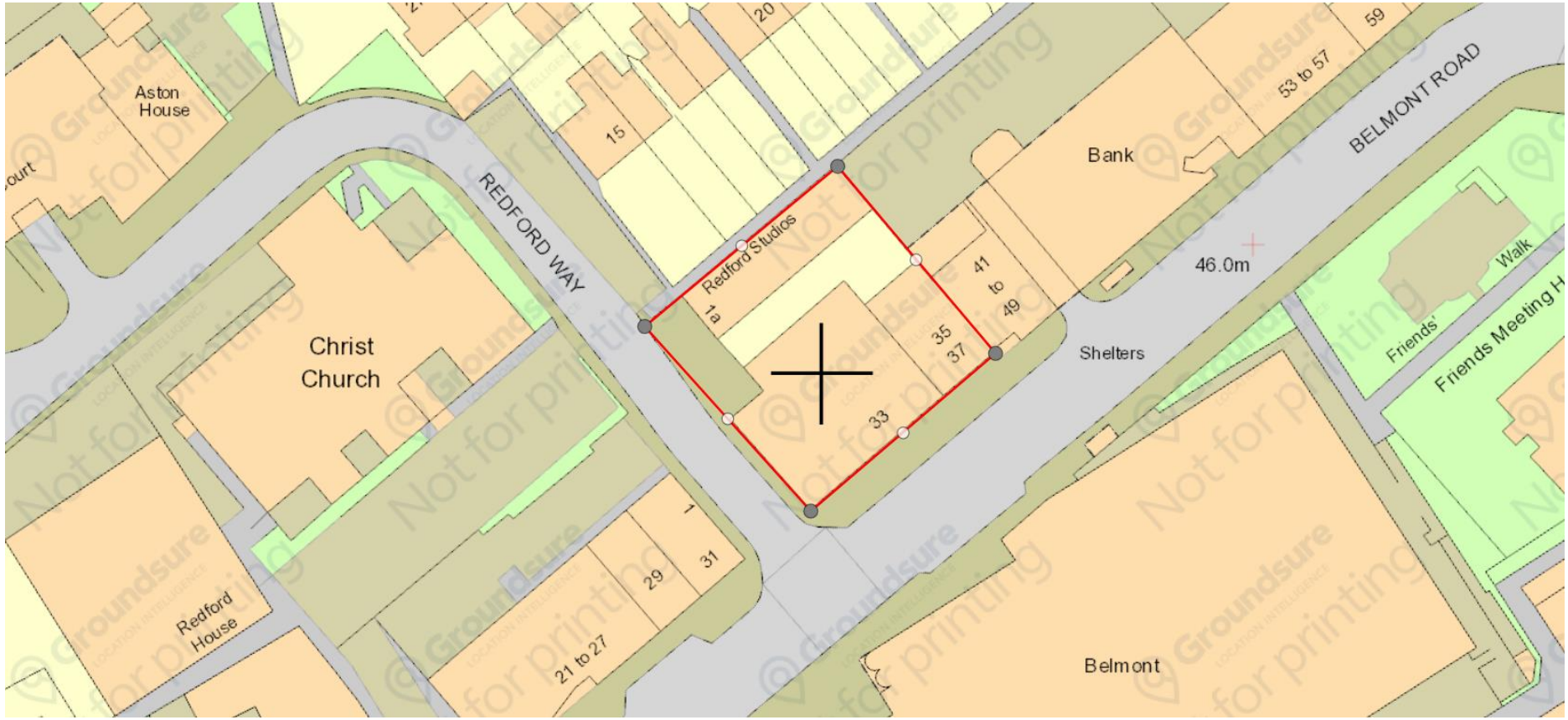
Appendix A: Terms and Conditions
Appendix B: Excavation Photos
Appendix C: Trial Hole Logs



NOT TO SCALE

APPROXIMATE SITE BOUNDARY

Project: 33 – 37 Belmont Road, Uxbridge UB8 1QT		**Figure 1**
Client: Austringer Capital Limited	**Date:** February 2020	ground&water
Site Location Plan	**Ref:** GWPR3336	

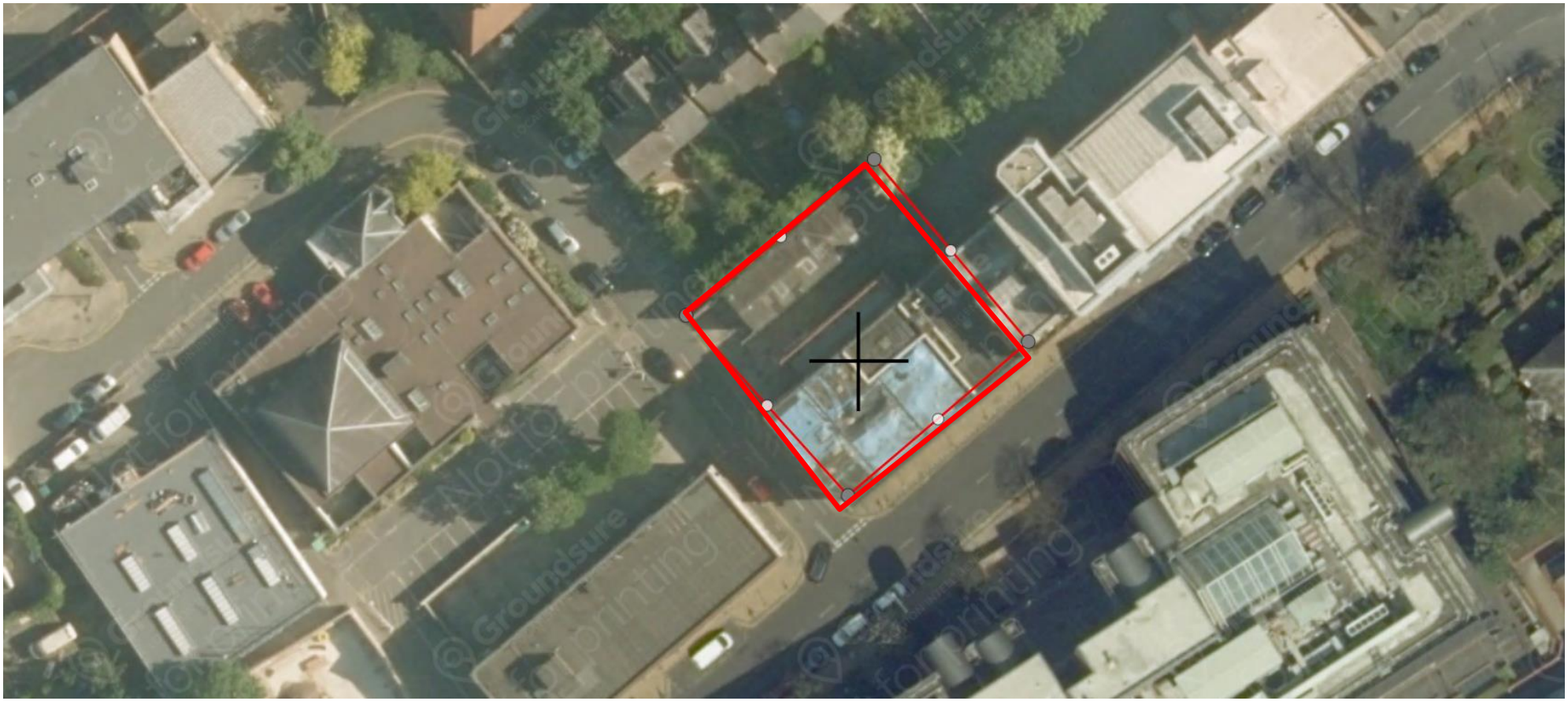


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APPROXIMATE SITE BOUNDARY

Project: 33 – 37 Belmont Road, Uxbridge UB8 1QT	**Figure 2**
Client: Austringer Capital Limited	**Date:** February 2020
Site Development Area	**Ref:** GWPR3336

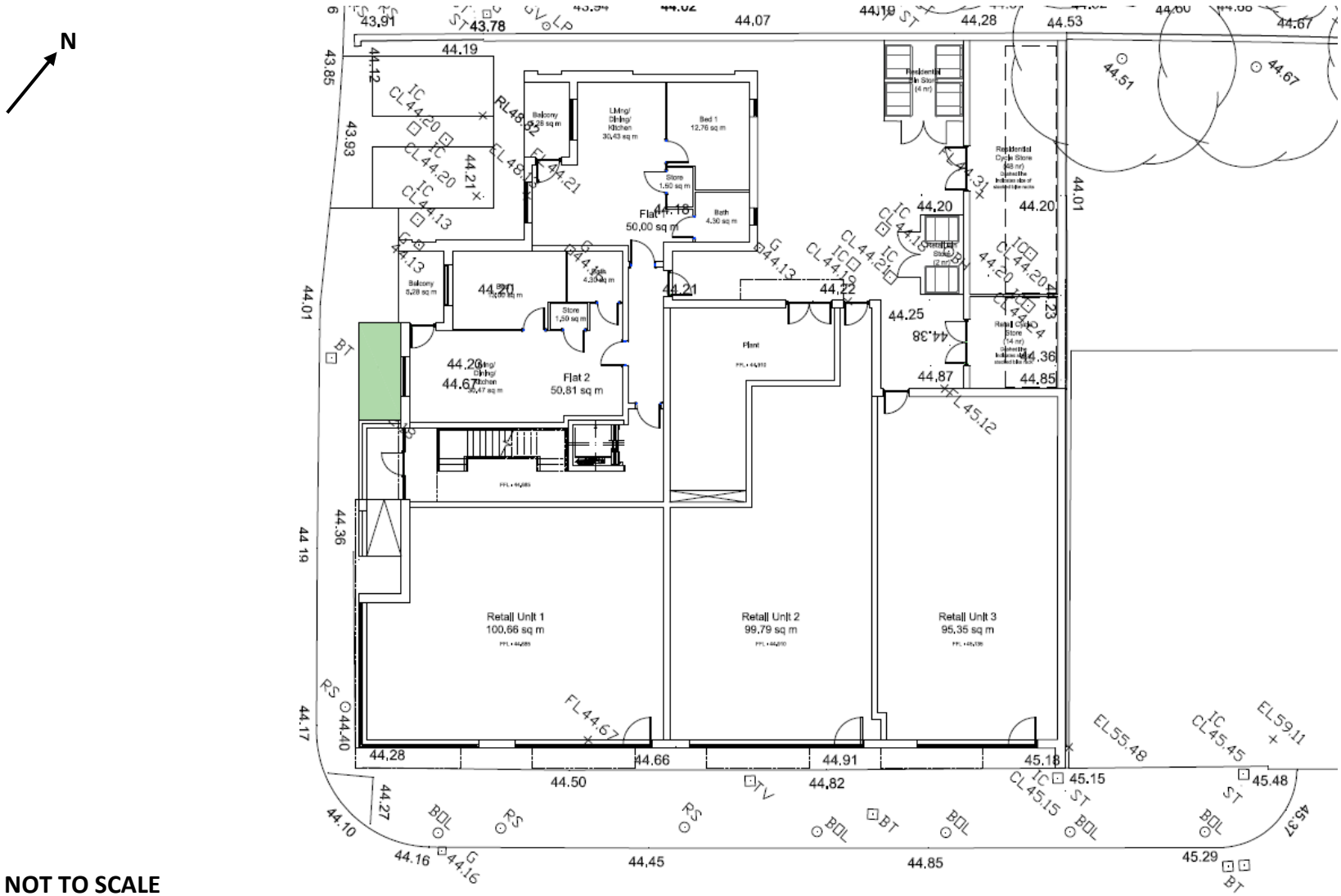
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APPROXIMATE SITE BOUNDARY

Project: 33 – 37 Belmont Road, Uxbridge UB8 1QT		**Figure 3**
Client: Austringer Capital Limited	**Date:** February 2020	ground&water
Aerial View of the Site	**Ref:** GWPR3336	



NOT TO SCALE

Project: **33 – 37 Belmont Road, Uxbridge UB8 1QT**		**Figure 4**
Client: **Austringer Capital Limited**	**Date:** **February 2020**	ground&water
Proposed Development – Plan View	**Ref:** **GWPR3336**	



NOT TO SCALE

Project: 33 – 37 Belmont Road, Uxbridge UB8 1QT		**Figure 5**
Client: Austringer Capital Limited	**Date:** February 2020	ground&water
Trial Hole Location Plan	**Ref:** GWPR3336	

APPENDIX A
Conditions and Limitations

The ground is a product of continuing natural and artificial processes. As a result, the ground will exhibit a variety of characteristics that vary from place to place across a site, and also with time. Whilst a ground investigation will mitigate to a greater or lesser degree against the resulting risk from variation, the risks cannot be eliminated.

The report has been prepared on the basis of information, data and materials which were available at the time of writing. Accordingly, any conclusions, opinions or judgements made in the report should not be regarded as definitive or relied upon to the exclusion of other information, opinions and judgements.

The investigation, interpretations, and recommendations given in this report were prepared for the sole benefit of the client in accordance with their brief; as such these do not necessarily address all aspects of ground behaviour at the site. No liability is accepted for any reliance placed on it by others unless specifically agreed in writing.

Any decisions made by you, or by any organisation, agency or person who has read, received or been provided with information contained in the report ("you" or "the Recipient") are decisions of the Recipient and we will not make, or be deemed to make, any decisions on behalf of any Recipient. We will not be liable for the consequences of any such decisions.

Current regulations and good practice were used in the preparation of this report. An appropriately qualified person must review the recommendations given in this report at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.

Any Recipient must take into account any other factors apart from the Report of which they and their experts and advisers are or should be aware. The information, data, conclusions, opinions and judgements set out in the report may relate to certain contexts and may not be suitable in other contexts. It is your responsibility to ensure that you do not use the information we provide in the wrong context.

This report is based on readily available geological records, the recorded physical investigation, the strata observed in the works, together with the results of completed site and laboratory tests. Whilst skill and care has been taken to interpret these conditions likely between or below investigation points, the possibility of other characteristics not revealed cannot be discounted, for which no liability can be accepted. The impact of our assessment on other aspects of the development required evaluation by other involved parties.

The opinions expressed cannot be absolute due to the limitations of time and resources within the context of the agreed brief and the possibility of unrecorded previous in ground activities. The ground conditions have been sampled or monitored in recorded locations and tests for some of the more common chemicals generally expected. Other concentrations of types of chemicals may exist. It was not part of the scope of this report to comment on environment/contaminated land considerations.

The conclusions and recommendations relate to 33 - 37 Belmount Road, Uxbridge UB8 1QT.

Trial hole is a generic term used to describe a method of direct investigation. The term trial pit, borehole or window sampler borehole implies the specific technique used to produce a trial hole.

The depth to roots and/or of desiccation may vary from that found during the investigation. The client is responsible for establishing the depth to roots and/or of desiccation on a plot-by-plot basis prior to the construction of foundations.

Where trees are mentioned in the text this means existing trees, recently removed trees (approximately 15 years to full recovery on cohesive soils) and those planned as part of the site landscaping.

Ownership of copyright of all printed material including reports, laboratory test results, trial pit and borehole log sheets, including drillers log sheets, remain with Ground and Water Limited. Licence is for the sole use of the client and may not be assigned, transferred or given to a third party.

Only our client may rely on this report and should this report or any information contained in it be provided to any third party we accept no responsibility to the third party for the contents of this report save to the extent expressly outlined by us in writing in a reliance letter addressed from us to the third party.

Recipients are not permitted to publish this report outside of their organisation without our express written consent.

APPENDIX B
Excavation Photos

Photograph 1: TP1.



Photograph 2: TP1

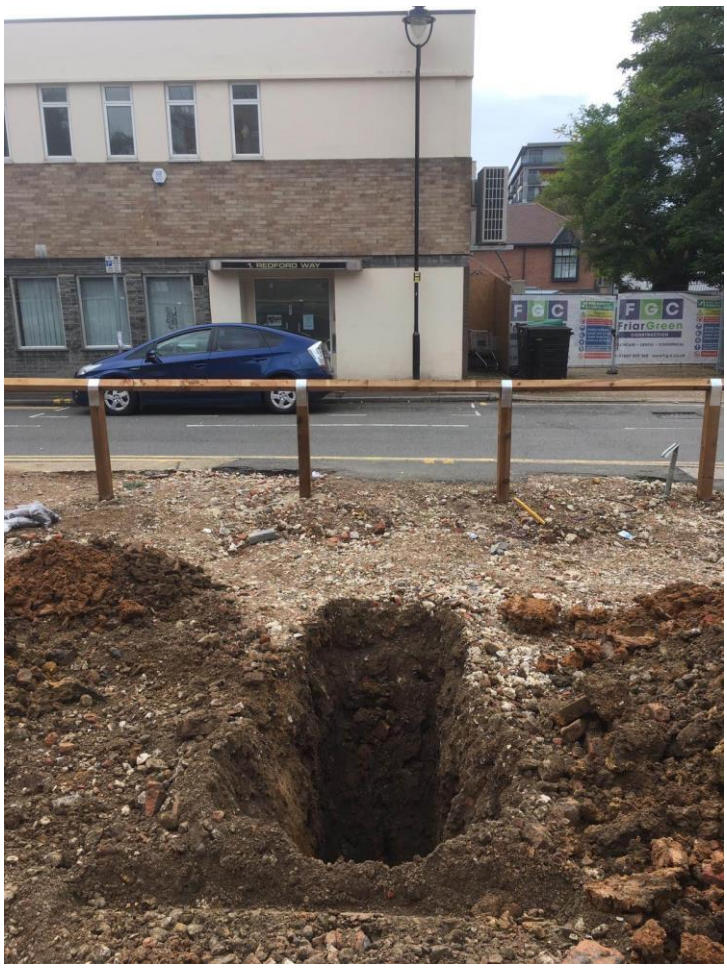


Project: **33 – 37 Belmont Road, Uxbridge UB8 1QT**	**Plate 1:**
Client: **Austringer Capital Limited**	**Date:** **February 2020**
Appendix B: Site Photographs	**Ref:** **GWPR3336**

Photograph 3: TP2.



Photograph 4: TP2



Project: **33 – 37 Belmont Road, Uxbridge UB8 1QT**		**Plate 2:**
Client: **Austringer Capital Limited**	**Date:** **February 2020**	ground&water
Appendix B: Site Photographs	**Ref:** **GWPR3336**	

Photograph 5: TP3.



Photograph 6: TP3.



Project: **33 – 37 Belmont Road, Uxbridge UB8 1QT**		**late 3:** ground&water
Client: **Austringer Capital Limited**	**Date:** **February 2020**	
Appendix B: Site Photographs	**Ref:** **GWPR3336**	

Photograph 7: TP4.



Photograph 8: TP4.



Project: **33 – 37 Belmont Road, Uxbridge UB8 1QT**	**Plate 4:**
Client: **Austringer Capital Limited**	**Date:** **February 2020**
Appendix B: Site Photographs	**Ref:** **GWPR3336**

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Photograph 9: TP5.



Photograph 10: TP5.



Project: **33 – 37 Belmont Road, Uxbridge UB8 1QT**	**Plate 5:**
Client: **Austringer Capital Limited**	**Date:** **February 2020**
Appendix B: Site Photographs	**Ref:** **GWPR3336**

APPENDIX C
Trial Hole Logs

Trial Pit Log

Project Name: 33 - 37 Belmont Road	Client: Austringer Capital Limited	Date: 25/09/2019
Location: Uxbridge UBB 1QT	Contractor:	
Project No. : GWPR3336	Crew Name:	Equipment:

Location Number	Location Type	Level	Logged By	Scale	Page Number
TP1	TP		JG	1:25	Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		0.20	D					MADE GROUND: Brown silty sandy gravelly clay. Sand is fine to carse grained. Gravel is fine to coarse, angular to sub-rounded, flint, brick, glass, plastic fragments, sandstone, concrete and chalk. Rare carbonaceous material.
		0.50	D					
		0.80	D					
		1.00	D					
		1.50	D					
		2.00	D		2.00			LYNCH HILL GRAVEL MEMBER: Orange and brown mottled gravelly sandy silty CLAY. Sand is fine to coarse grained. Gravel is fine to medium, rounded to sub-rounded flint.
		2.50	D		2.50			End of Borehole at 2.500m

1 2 3 4 5

Dimensions		Trench Support and Comment			Pumping Data		
Pit Length	Pit Width	Pit Stability	Shoring Used	Remarks	Date	Rate	Remarks

Remarks

Roots noted to 0.80m bgl. No groundwater encountered.

Trial Pit Log

Project Name: 33 - 37 Belmont Road	Client: Austringer Capital Limited	Date: 25/09/2019
Location: Uxbridge UBB 1QT	Contractor:	
Project No. : GWPR3336	Crew Name:	Equipment:

Location Number	Location Type	Level	Logged By	Scale	Page Number
TP2	TP		JG	1:25	Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		0.20	D					MADE GROUND: Brown silty sandy gravelly clay. Sand is fine to coarse grained. Gravel is fine to coarse, angular to sub-rounded, flint, brick, glass, plastic fragments, sandstone, concrete and chalk.
		0.50	D					
		0.80	D					
		1.00	D					
		1.50	D		1.50			MADE GROUND: Orange-brown gravelly sandy silty clay. Sand is fine to medium grained. Gravel is fine to coarse, sub-angular to sub-rounded, flint and brick.
		2.00	D		2.00			LYNCH HILL GRAVEL MEMBER: Orange and brown mottled gravelly sandy silty CLAY. Sand is fine to coarse grained. Gravel is fine to medium, rounded to sub-rounded flint.
		2.50	D		2.50			End of Borehole at 2.500m

1 2 3 4 5

Dimensions		Trench Support and Comment			Pumping Data		
Pit Length	Pit Width	Pit Stability	Shoring Used	Remarks	Date	Rate	Remarks

Remarks

Roots noted 1.00m bgl. No groundwater encountered.

Trial Pit Log

Project Name: 33 - 37 Belmont Road	Client: Austringer Capital Limited	Date: 25/09/2019
Location: Uxbridge UBB 1QT	Contractor:	
Project No. : GWPR3336	Crew Name:	Equipment:

Location Number	Location Type	Level	Logged By	Scale	Page Number
TP3	TP		JG	1:25	Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		0.20	D					MADE GROUND: Brown silty gravelly clayey sand. Sand is fine to coarse grained. Gravel is fine to coarse, angular to sub-rounded, flint, brick, glass, plastic fragments, sandstone, concrete and slate. Rare carbonaceous material.
		0.50	D					
		0.80	D					
		1.00	D					
		1.50	D		1.50			MADE GROUND: Orange-brown gravelly sandy silty clay. Sand is fine to medium grained. Gravel is fine to coarse, sub-angular to sub-rounded, flint and brick.
		2.00	D		2.00			LYNCH HILL GRAVEL MEMBER: Orange and brown mottled gravelly sandy silty CLAY. Sand is fine to coarse grained. Gravel is fine to medium, rounded to sub-rounded flint.
		2.50	D		2.50			End of Borehole at 2.500m

1 2 3 4 5

Dimensions		Trench Support and Comment			Pumping Data		
Pit Length	Pit Width	Pit Stability	Shoring Used	Remarks	Date	Rate	Remarks

Remarks

Roots noted to 0.80m bgl. No groundwater encountered.

Trial Pit Log

Project Name: 33 - 37 Belmont Road	Client: Austringer Capital Limited	Date: 25/09/2019
Location: Uxbridge UBB 1QT	Contractor:	
Project No. : GWPR3336	Crew Name:	Equipment:

Location Number	Location Type	Level	Logged By	Scale	Page Number
TP4	TP		JG	1:25	Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		0.20	D					MADE GROUND: Brown silty sandy gravelly clay. Sand is fine to coarse grained. Gravel is fine to coarse, angular to sub-rounded, flint, brick, glass, plastic, sandstone, concrete and chalk. Rare carbonaceous material.
		0.50	D					
		0.80	D					
		1.00	D					
		1.50	D					
		2.00	D					
					2.30			LYNCH HILL GRAVEL MEMBER: Orange and brown mottled gravelly sandy silty CLAY. Sand is fine to coarse grained. Gravel is fine to medium, rounded to sub-rounded flint.
		2.50	D		2.50			End of Borehole at 2.500m

Dimensions		Trench Support and Comment			Pumping Data		
Pit Length	Pit Width	Pit Stability	Shoring Used	Remarks	Date	Rate	Remarks

Remarks

Roots noted to 1.50m bgl. No groundwater encountered.

Trial Pit Log

Project Name: 33 - 37 Belmont Road	Client: Austringer Capital Limited	Date: 25/09/2019
Location: Uxbridge UBB 1QT	Contractor:	
Project No. : GWPR3336	Crew Name:	Equipment:

Location Number	Location Type	Level	Logged By	Scale	Page Number
TP5	TP		RG	1:25	Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		0.20	D					MADE GROUND: Brown silty gravelly clayey sand. Sand is fine to coarse grained. Gravel is angular to sub-rounded, flint, brick, glass, plastic fragments, sandstone, concrete and slate. Rare carbonaceous material.
		0.50	D					
		0.80	D					
		1.00	D		0.90			MADE GROUND: Brown silty sandy gravelly clay. Sand is fine to coarse grained. Gravel is angular to sub-rounded, flint, brick, glass, plastic fragments, sandstone, concrete and chalk. Rare carbonaceous material.
		1.50	D		1.50			MADE GROUND: Orange-brown gravelly sandy silty clay. Sand is fine to medium grained. Gravel is fine to coarse, sub-angular to sub-rounded, flint and brick.
		2.00	D		2.00			LYNCH HILL GRAVEL MEMBER: Orange and brown mottled gravelly sandy silty CLAY. Sand is fine to coarse grained. Gravel is fine to medium, rounded to sub-rounded flint.
		2.50	D		2.50			End of Borehole at 2.500m

1 2 3 4 5

Dimensions		Trench Support and Comment			Pumping Data		
Pit Length	Pit Width	Pit Stability	Shoring Used	Remarks	Date	Rate	Remarks

Remarks

Roots noted to 0.80m bgl. No groundwater encountered.