Summary of Gas Monitoring Results

Borehole	Response zone	Response Strata	Number of monitoring occasions	Methane (% by volume)		Carbon dioxide (% by volume)		Oxygen (% by volume)		Carbon monoxide (ppm)		Hydrogen sulphide (ppm)		Peak Flow Rate (l/hr)	Steady State Flow Rate (l/hr)	Groundwater Depths (m)	
				Min	Max	Min	Max	Min	Max	Min	Max	Min	Max			Min	Max
WS01	1m to 5m	London Clay	6	0.0	0.5	0.1	2.8	18.7	21.3	0	0	0	0	0.4	0.0	1.68	2.23
WS04	1m to 5m	London Clay	6	0.0	0.5	0.1	2.1	14.7	21.7	0	1	0	1	0.5	0.0	2.17	2.43
WS05*	1m to 5m	London Clay	6	0.0	0.5	0.1	1.9	18.9	21.8	0	1	0	0	0.5	0.0	3.25	3.71
WS08	1m to 5m	London Clay	6	0.0	0.4	0.0	1.4	19.3	21.2	0	0	0	0	0.3	0.0	3.83	4.43
WS11	1m to 5m	London Clay	6	0.0	0.4	0.1	1.5	18.7	20.8	0	1	0	1	0.2	0.0	1.86	2.22

(*) Negative flow recorded on one occasion.

12.3 Risk Assessment and Conclusions

Ground Gas Sources

Made ground is indicated to be present at the site, which has the potential to be a gas generation source. The recent investigation has confirmed that there is limited made ground (between 0.3m and 1.5m) beneath the site, which overlies low permeability London Clay. Given the limited thickness of made ground, it is considered that the majority of the made ground would be excavated/removed as part of the construction phase for the proposed development, therefore eliminating or greatly reducing the potential source of ground gas beneath the site.

Tier 1 ground gas risk assessment

JPB use the following generic screening levels to determine whether a potential risk exists: methane <1% by volume in boreholes and carbon dioxide <5% by volume in boreholes, providing borehole flow rates do not exceed 7 L/h and 1.4 L/h respectively. As these screening concentrations and flow rates were not exceeded by gas levels recorded at the site the site would classify as a Characteristic Situation 1**/Green** site in accordance with the methodology outlined in BS8485/CIRIA C665 and there is no significant source of gas emissions, no intact contaminant linkage and **therefore ground gas levels do not present a significant risk to the development and remedial measures are not required**.

13.0 RECOMMENDATIONS FOR CHEMICAL CONTAMINATION AND GAS

13.1 Validated Conceptual Site Model & Requirement for Remedial Measures

A reassessment of the initial conceptual site model in the light of information gained from both the site investigations and risk assessments has been undertaken and a resultant validated conceptual site model compiled. As the potential sources identified in the initial CSM table have now been either identified to be present or absent the source terms and contaminant linkages are re-assessed below.

SPR item	SPR item present based on site investigations (Yes/No)	Comment
Sources		
S1 – Contamination from former land use - Human Health	**Yes**	Risk assessment found no significant risks to human health. However, chrysotile asbestos (hard cement type material) was identified in one shallow sample of the made ground within WS05 at 0.3m-0.5m bgl (out of 15 screened samples). Remedial measures required. The risk to construction workers can be mitigated by the use of the appropriate PPE.
S1 – Contamination from former land use - Phytotoxic	No	Risk assessment found no phytotoxic risk at the site. No remedial measures are required.
S1 – Contamination from former land use - Water Pipes	**Yes**	Exceedances in phenol and measurements in soil conductivity and pH levels are present at the site that may affect certain types of plastic and metal water pipes. Appropriate selection of pipe material required..
S1 – Contamination from former land use - Concrete Specification	**Yes**	pH values and sulphate concentrations indicated that the ground conditions fall within design sulphate class DS-4 and ACEC class AC-4 as defined in BRE Special Digest 1. Therefore, concrete specifications should be such as to protect building elements in contact with these conditions.
S2– Contamination from adjacent land	No	No evidence was encountered of contamination migration onto site from adjacent land. No remedial measures are required.
S3 – Ground gas	No	Risk assessment found no significant ground gas risks at the site and the site is not within a radon affected area. No remedial measures required.
S4 – Leachable/mobile contaminants	No	Controlled waters assessment indicated no significant risks posed to groundwater or surface water receptors. No remedial measures required.
S6– Contamination from substation	No	Investigations found no elevated concentrations of PCBs within vicinity of substation. No remedial measures required.

13.2 Selection of Remedial Actions

The reassessment of the conceptual site model has confirmed the need for remedial actions to sever identified contaminant linkages. Based on the type and level of contaminants at the site, the following remedial actions have been evaluated in order to select the most appropriate remedial actions to address the identified contaminant linkages.

Contamination Linkage	Options Considered	Comments	Considered Further (Y/N)
Contamination from former land use - Human Health-Asbestos	Excavate localised contaminants and remove from site and or relocate to less sensitive area of development (Source removal)	Localised made ground at WS05 can be accommodated beneath areas of proposed hardstanding or removed from site..	Y
	Break contaminant linkage by incorporation of a barrier system (Sever pathway).	Contaminant linkage can be broken using a barrier system by importing clean cap/using material on site.	Y

13.3 Land Remediation Relief

Based on the presence of historical contamination there is the possibility of claiming for Land Remediation Relief from Her Majesties Customs and Excise. It is understood that a valid claim results in additional relief equal to 50% of the qualifying land remediation expenditure as described in HMRC documents “CIRD60015 - Remediation of contaminated land: entitlement: summary” and “CIRD60145 - Remediation of contaminated land: definition: qualifying land remediation expenditure”. Full details are given on the HMRC website at http://www.hmrc.gov.uk/manuals/cirdmanual/CIRD60015.htm.

13.4 Reuse of On-site Materials

The CL:AIRE Development Industry Code of Practice “The Definition of Waste” sets out the approach to regulating the remediation of contaminated sites under the waste regulatory regime.

In general, if materials are to avoid becoming waste, they must be suitable for its intended purpose in all respects. In particular, both its chemical and geotechnical properties have to be demonstrated to be suitable, and the relevant specification for its use must be met.

To be suitable for reuse materials must also meet the four conditions outlined in the above guidance:

1. There are adequate measures in place to protect the environment and prevent harm to human health.
2. The material is suitable for its intended purpose without further treatment.
3. The use of the material is not a mere possibility but a certainty.
4. No more than the quantity necessary is used.

Materials which require treatment (such as bioremediation) to make them suitable for use may potentially be reused on site, however, the treatment will require to be licensed or permitted under waste legislation.

It should be noted that the above guidance does not consider asbestos to be a suitable material for backfilling or other construction purposes. “Bulk” asbestos must not be backfilled or otherwise reused in site works.

Investigations have confirmed that soils are likely to be suitable for reuse as general fill as part of groundworks, with the exception of the shallow made ground soils within the vicinity of WS05. However, the suitability of soils for specific uses will have to be confirmed, and conditions 1, 2 and 4 will have to be satisfied, which can be established when details of soils movements and site relevelling are available.

13.5 Disposal of Waste Materials to Landfill

Waste soil or made ground materials which cannot be accommodated at the site or and is not suitable for reuse at another site should be removed to an appropriately licensed landfill site or “soil hospital” facility. Such material should be disposed of in accordance with the current waste regulations following pre-notification to the Environment Agency.

It should be noted that due to the implementation of the Landfill Directive it is likely that any material being disposed of from the site will require some form of pre-treatment. This may include minimisation or stabilisation.

Waste Classification and Waste Acceptance Criteria Testing

All waste material disposed of to landfill from the site will require to undergo testing in order to characterise the waste properties of the material and to determine an appropriate disposal route. This process will require the assessment of general chemical test results to characterise any hazardous properties the waste may have. Depending on the circumstances, the process may also include assessment of Waste Acceptance Criteria (WAC) testing in order to aid the selection of appropriate disposal route. These tests are a legal obligation and no material will be able to be accepted at a landfill unless the results of the tests are available. The time taken for this testing should be factored into any programme for the site.

Three samples of materials from the site (made ground) have been analysed for a range of parameters in accordance with the published waste acceptance criteria (WAC). The results of the chemical analysis are presented in Appendix 12.

The test results indicate that the tested samples of the made ground and natural soils would be accepted as inert waste under the Landfill (England and Wales (Amendment) Regulations 2004.

Waste Classification for the asbestos containing waste is given in Section 14.8.

13.6 Chemical Contamination

Chemical Contamination Risks

With respect to chemical contamination, no elevated contaminants in relation to human health, plant growth, or controlled waters were recorded.

The following recommendations are based on current site levels, it is recommended that they are reviewed, and if necessary revised, should significant earthworks be envisaged at the site, or once the cut/fill balance has been identified.

Asbestos Risks

Fifteen soil samples were scheduled for laboratory testing for the presence of asbestos. **Chrysotile** cement type material was detected to be present in a made ground soil sample from WS05 at 0.3m-0.5m. Further quantification by polarising light and dispersion staining was undertaken on this sample and determined the quantity of asbestos to be 1.19% (by weight). Asbestos was not identified within the fourteen other samples scheduled for analysis.

It is recommended that a minimum clean capping layer of 300mm underlain by a anti dig membrane is installed beneath the proposed area of soft landscaping within the vicinity of WS05, in order to sever the contaminant linkage. In addition, the made ground excavated within this area during construction should either be encapsulated beneath proposed areas of hardstanding or removed for off-site disposal.

Phytotoxicity and Plant Growth Medium

It is considered that the above capping design will provide sufficient clean soil to act as a suitable medium for healthy plant growth and sufficient rooting depth for shallow rooting plants. Should deeper rooting plants be used, these should be accommodated in suitable sealed clean soil to the depth required to prevent future exposure of maintenance staff to asbestos.

It is possible that some of the topsoil/subsoil used in the environmental cap may be generated from the greenfield areas of the site. The investigation has indicted areas of the site comprising topsoil overlying natural soil. In addition, the soils in these area have been tested for chemical contaminants and these were all recorded to be at acceptable levels. Therefore, these soils are considered suitable for reuse within the capping layer.

Stockpiled material

No elevated concentrations of contaminants were detected within the sample of the stockpiled material. It is considered that the stockpiled material is likely reworked natural material associated with the former development on site. Further testing would be necessary to classify the stockpiled material for off-site disposal.

13.7 Radiation

It is understood that the site previously undertook work in relation to radioisotopes, and was registered for the use and storage of radioactive substances. It is understood that work with radioactive isotopes ceased in 1994, and a full radiological survey and decontamination programme was undertaken by external consultants in the late 1990s. Since this time, no radioactive substances have been stored or used at the site.

During the present investigation, a handheld mini monitor 900 Series Geiger Counter (EP15 1380) was used to monitor background radiation and screen the soils for signs of radioactive contamination whilst working. No radioactivity above the normal background levels were recorded at any time during the investigation. It should be noted that the monitor was only used in areas accessed during the investigation (external areas), and no internal monitoring of the buildings was undertaken.

13.8 Fuel Tanks

Above ground fuel tanks have been identified at the site, however it is understood that these have been decommissioned around 2018. In addition, no elevated levels of hydrocarbons were recorded in the nearby underlying soils, and no visual of olfactory evidence of hydrocarbon contamination was observed during the drilling/excavations of the exploratory holes.

13.9 Asbestos

Existing Buildings

The remaining structures, including the farm buildings, laboratories and office buildings could potentially contain asbestos containing materials, however, surveying these structures was not within the scope of JPB's investigations. If the buildings are to be refurbished or demolished as part of the new development, then a Refurbishment/Demolition Asbestos Survey must be carried out and any asbestos containing materials removed and disposed of prior to demolition or removal/control measures put in place in the case of refurbishment. The provisions of the Control of Asbestos Regulations 2012 and other relevant asbestos regulations should be followed at all times.

General

During the investigations, Chrysotile asbestos fibres were identified to be present in WS05 at 0.3m-0.5m. It has been recommended that this material should be retained and encapsulated on site, or removed for off-site disposal.

In order to protect site operatives, site occupiers and the general public the requirements of Control of Asbestos Regulations 2012 and Asbestos Codes of Practice should be followed by site staff at all times. The following specific regulations will be of relevance:

Control of Asbestos Regulations 2012 Regulation 6:

"an employer shall not carry out work which is liable to expose his employees to asbestos unless he has -

(a) made a suitable and sufficient assessment of the risk created by that exposure to the health of those employees and of the steps that need to be taken to meet the requirements of these Regulations;
(b) recorded the significant findings of that risk assessment as soon as is practicable after the risk assessment is made; and
(c) implemented the steps referred to in sub-paragraph (a)."

Control of Asbestos Regulations 2012 Regulation 16 which states that every employer shall,

"prevent or, where this is not reasonably practicable, reduce to the lowest level reasonably practicable the spread of asbestos from any place where work under his control is carried out".

Remedial Actions

Recommendations have been given above regarding encapsulation of made ground containing asbestos at the site. In addition, the following measures are recommended to protect site receptors and future maintenance workers at the site.

Where visible fragments of asbestos containing materials are encountered at the surface during site development works this material should be hand-picked to remove it. Hand-picking from the surface of the site should be carried out by suitably qualified personnel wearing appropriate PPE/RPE. Any asbestos cement fragments or pieces should be double-bagged and stored for removal. The contractor must ensure that a lockable skip is established and maintained on-site throughout the works for storage of hand-picked asbestos waste which must be double bagged and labelled accordingly. This skip should be removed under controlled conditions to a suitably licensed landfill site.

Should any of this material require to be removed from site it should be excavated and removed by a licensed asbestos removal contractor under controlled conditions to a suitably licensed landfill site. These works should be carried out by an Asbestos Removal Contractor licensed in accordance with the Control of Asbestos Regulations 2012 Regulation 8 and associated Asbestos Codes of Practice.

All asbestos product materials removed from site may be considered to be "special waste" under the Special Waste Regulations 1996 and should be disposed of to an appropriately licensed landfill in accordance with the Duty of Care requirements of the Environmental Protection Act 1990 and the Environment Act 1995.

Based on the findings to date it is apparent that localised quantities of asbestos fibres recorded to be present in the soil to date are likely to exceed 0.1% by weight of the materials, the threshold for special waste. Consequently, we are of the opinion that the soil made ground material is likely to be classified as "special waste" in terms of asbestos. In addition, the presence of visible fragments/pieces of asbestos would also indicate that the material would be classified as "special waste" in terms of asbestos.

Where services are not to be installed within the clean capping, it is recommended that clean service trenches are formed in order to allow the placement of sewers and other services within clean corridors. It is, however, possible that some materials impacted by asbestos within these corridors will be unsuitable for retention on site and where these arise, these materials will require to be disposed of in a safe and appropriate manner to a suitably licensed landfill facility.

Control Measures

The site development works will need to be carefully designed and managed to minimise the risks to site workers and the general public. In particular, any future operations should minimise the exposure of the made ground with this immediately encapsulated by placement of at least the Terram and granular layer of the cap outlined above. Where made ground is exposed the site the following control measures would apply. It should also be noted that the made ground at the site includes the current "topsoil" horizon at the surface.

It is recommended that these works are monitored on site by a suitably qualified Environmental Scientist. In order to protect site operatives, site occupiers and the general public the requirements of Control of Asbestos at Work Regulations 2012 and Asbestos Codes of Practice should be followed by site staff at all times. Under Regulation 18 "The Employer shall not permit any employee, other than an employee who by reason of his work is required to be in an area designated as an asbestos area or respirator zone, to enter or remain in any such area and only employees who are permitted shall enter or remain in such area.

In order to prevent dust generation where made ground is exposed operations must include for damping down of all exposed made ground.

It is recommended that air & dust monitoring for asbestos fibres is performed during the course of the remedial works and at any time that made ground is exposed on site to ensure that control measures are effective. Such monitoring should be carried out by an independent laboratory which is UKAS accredited for asbestos air and dust monitoring.

13.10 Site Personnel

The generation of dust during site works may expose site operatives or the occupiers of adjacent properties to health risks and should be managed by the provision of appropriate PPE and adoption of appropriate site practices as described in CIRIA document 132 "A guide for safe working on contaminated sites".

Measures required in order to protect site operatives, site occupiers and the general public from risks posed by asbestos are given in the Asbestos section above.

No elevated contaminants were recorded and the risks from exposure to any contaminated materials are considered to be low. Normal Health and Safety precautions should be implemented during the works. Site personnel should maintain vigilance to detect any unpleasant odours, strangely coloured made ground, made ground other than generally observed during this investigation, fibrous materials or chemical residues in order that they can be assessed by suitably qualified personnel.

It should be noted that care should be taken during the site development works to ensure that no spillage of fuel or other liquids or detrimental material occur on site. This is due to the fact that any spilled material has a high probability of contaminating the ground and surface waters. As such all works should be carried out in accordance with the requirements of the Scottish Environment Protection Agency as set out in Pollution Prevention Guidelines PPG5: "Works in, near or liable to affect watercourses" and PPG6: "Working at construction and demolition sites" and other relevant documents.

13.11 Buildings and Services

pH values and sulphate concentrations indicated that the ground conditions fall within design sulphate class DS-4 and ACEC class AC-4 as defined in BRE Special Digest 1. Therefore, concrete specifications should be such as to protect building elements in contact with these conditions.

Due to recorded exceedances in phenols precluding the use of PE or PVC pipes and thresholds for conductivity an pH being exceeded for wrapped steel, wrapped ductile iron and copper, it is recommended that barrier pipes are utilised for potable water supplies for the proposed development.

13.12 Gas and Vapour Emissions

Based on the gas levels encountered no special precautions or remedial works are required to protect against ground gas emissions.

As part of the development all boreholes must be decommissioned in accordance with the Environment Agency's guidance "*Decommissioning Redundant Boreholes and Wells"*.

13.13 Invasive Plant Survey

An invasive plant survey was not carried out during the investigation works and a survey of the site by an ecologist is recommended prior to commencement of works at the site.

13.14 Site Verification

If Local Authority/NHBC certification is to be sought for the proposed development then the following remedial works, which can be supervised by JPB, are likely to require verification:

Constraint	Action
Remedial Strategy	Produce Remedial Strategy based on the findings of the site investigation in accordance with LCRM and obtain approval from the Local Authority.
Asbestos Containing Materials	Verification of 300mm clean capping layer with anti-dig membrane within area landscaping of soft landscaping.
Gas Monitoring Standpipes	As part of the development all boreholes must be decommissioned in accordance with the Environment Agency's guidance "*Decommissioning Redundant Boreholes and Wells"*.
Verification Statement	Produce verification statement in accordance with LCRM and obtain approval from the Local Authority.

APPENDICES

Appendix 1 Drawings

0 50 N

PROPOSED AREAS (GIA)	
01 - Industrial Unit /	645 sqm
Office	800 sqm
02 - Single storey Industrial Unit	900 sqm
03 - Single storey Industrial Unit	900 sqm
(mezzanine level)	450 sqm
04 - Single storey Industrial Unit	900 sqm
(mezzanine level)	450 sqm
05 - Single storey Industrial Unit	480 sqm
Total GIA	5525 sqm
Building Areas	
GEA (Building Footprint only)	4020 sq m

Site Areas: 48, 650 sq m / 12.0 acres / 4.865 HA

Developed Areas

Developed Land (Inc building footprints)
20,890 sq m / 5.1 acres / 2.0 HA

Soft Landscape
27,760 sq m / 6.85 acres / 2.77 HA

KEY:

Buildings

1	Existing Building
2	New Warehouse
3	New Warehouse
4	New Warehouse
5	New Warehouse

Yard Space

Y1	Storage Yard
Y2	Storage Yard
Y3	Storage Yard
Y4	Storage Yard
Y5	Storage Yard

Features

A	Existing Woodland enhanced with new community access
B	Community wildlife pond and trail
C	Existing trees and drainage ditch retained to promote creation of wildlife corridor (consider wildlife underpass below access road)
D	Car Parking
E	New boundary planting buffer
F	Attenuation / wildlife basin

220302	Client requested amendments endorsed	MC	RS	A
DATE	DESCRIPTION	BY	CHK	REV

ARCHITECTS:
campbellarchitects

CLIENT:
Keltbray Management Services Ltd

PROJECT:
Breakspear Road South, Ickenham

DRAWING TITLE:
PROPOSED LAYOUT

STATUS:
PRELIMINARY

SCALE:	DATE:	
1:1000 @ A1	2200210	
PROJECT NUMBER:	DRAWING NUMBER:	REVISION:
1381	D003	A

[1]Base map produced from Google maps 2022.

CLIENT

KELTBRAY DEVELOPMENT LIMITED

PROJECT TITLE

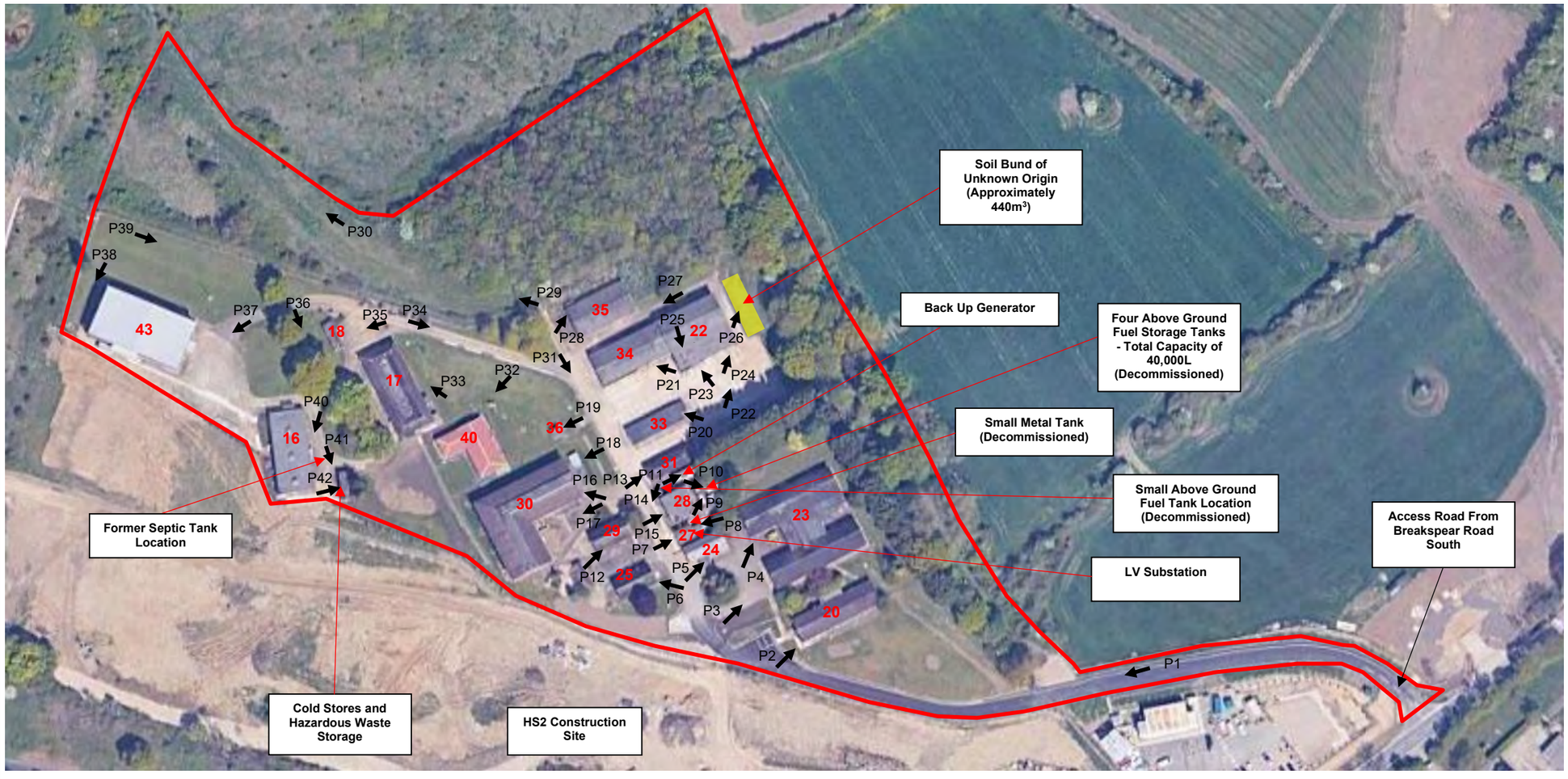
FORMER MSD FACILITY, BREAKSPEAR ROAD SOUTH, ICKENHAM

DRAWING TITLE

SITE LOCATION PLAN MAP

Johnson Poole & Bloomer Consultants
GEO-ENVIRONMENTAL & MINERALS

DRAWN BY	APPROVED BY	DATE	SCALE	DRAWING No.
DOP	SAG	MAY 2022	NTS	WB307-01/R/F/01



Building Number	Former Use
16	QC Testing Laboratories and office
17	Offices associated with 'technical operations'
18	Cold stores
20	Restaurant and office space
22	Barn storage
23	GB commercial offices
24	Telesales offices
25	Animal facilities
27	LV substation
28	Boiler plant
29	Engineering department/ H&S
30	Engineering workshop
31	Animal facilities
33	Archive
34	Barn storage
35	Barn storage
36	Hazardous materials store
40	Offices
43	Main production warehouse

LEGEND

- Site Boundary
- Soil Bund Location
- P1 — Photo and Direction

NOTES

[1]Base map produced from Google maps 2022.

Johnson Poole & Bloomer Consultants
GEO-ENVIRONMENTAL & MINERALS

CLIENT

Keltbray Development Limited
38-40 Bank Street
Belfast
BT1 1HL

PROJECT TITLE

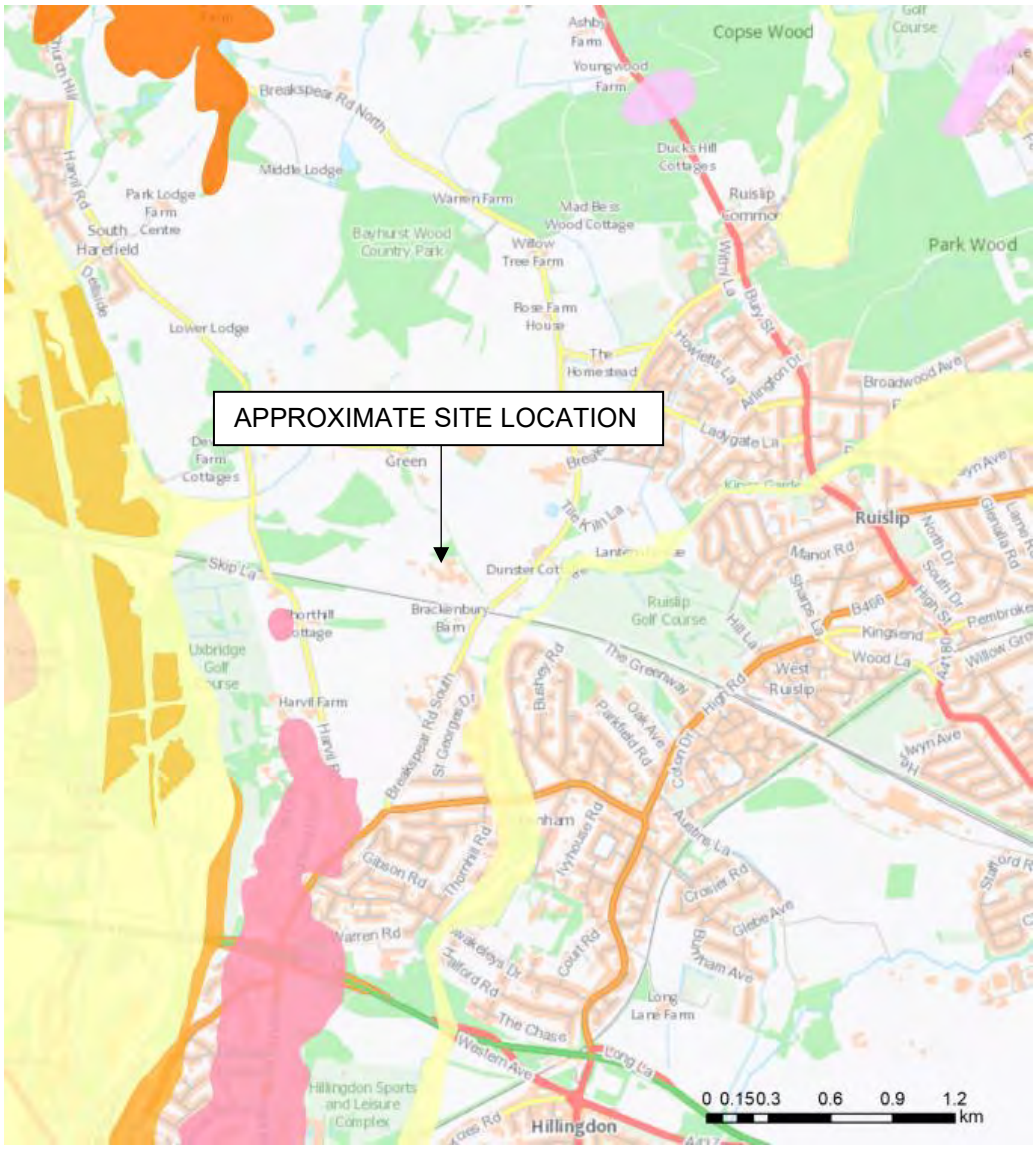
FORMER MSD FACILITY, BREAKSPEAR ROAD SOUTH,

DRAWING TITLE

SITE FEATURES PLAN

DRAWN BY	APPROVED BY
DOP	SAG
DATE	SCALES
MAY 2022	NTS

DRAWING No.
WB307-01/R/F/02



Map Key

Superficial deposits 1:50,000 scale

- SAND AND GRAVEL OF UNCERTAIN AGE AND ORIGIN - SAND AND GRAVEL
- ALLUVIUM - CLAY, SILT, SAND AND GRAVEL
- TAPLOW GRAVEL MEMBER - SAND AND GRAVEL
- BLACK PARK GRAVEL MEMBER - SAND AND GRAVEL
- HEAD - CLAY AND SILT
- WINTER HILL GRAVEL - SAND AND GRAVEL
- SHEPPERTON GRAVEL MEMBER - SAND AND GRAVEL
- LYNCH HILL GRAVEL MEMBER - SAND AND GRAVEL
- LANGLEY SILT MEMBER - CLAY AND SILT
- GERRARDS CROSS GRAVEL - SAND AND GRAVEL

CLIENT

KELTBRAY DEVELOPMENT LIMITED

PROJECT TITLE

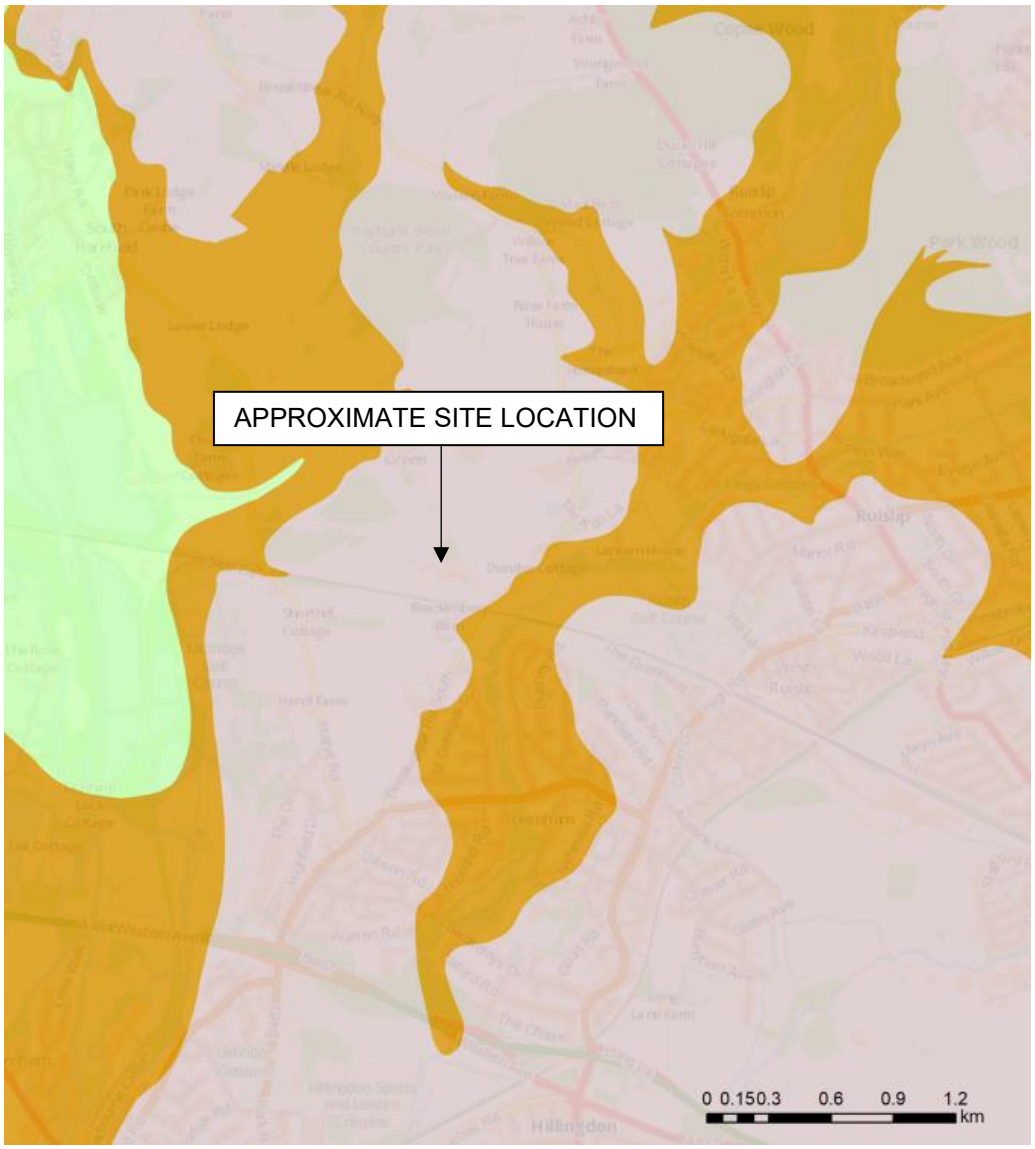
FORMER MSD FACILITY, BREAKSPEAR ROAD SOUTH, ICKENHAM

DRAWING TITLE

GEOINDEX MAPPING (SUPERFICIAL)

Johnson Poole & Bloomer Consultants
GEO-ENVIRONMENTAL & MINERALS

DRAWN BY	APPROVED BY	DATE	SCALE	DRAWING No.
DOP	SAG	APRIL 2022	NTS	VB307-01/R/F/03



Map Key

Bedrock geology 1:50,000 scale

- LONDON CLAY FORMATION - CLAY, SILT AND SAND
- SEAFORD CHALK FORMATION AND NEWHAVEN CHALK FORMATION (UNDIFFERENTIATED) - CHALK
- LAMBETH GROUP - CLAY, SILT AND SAND

CLIENT

KELTBRAY DEVELOPMENT LIMITED

PROJECT TITLE

FORMER MSD FACILITY, BREAKSPEAR ROAD SOUTH, ICKENHAM

DRAWING TITLE

GEOINDEX MAPPING (SOLID)

Johnson Poole & Bloomer Consultants
GEO-ENVIRONMENTAL & MINERALS

DRAWN BY	APPROVED BY	DATE	SCALE	DRAWING No.
DOP	SAG	APRIL 2022	NTS	VB307-01/R/F/04

LEGEND

- Site Boundary
- WS01 — Windowless Borehole Location
- TP03 — Trial Pit Location
- TP01/CBR01 — Trial Pit with CBR Location
- Soil Bund Location

NOTES

[1]Base map produced from Google maps 2022.

Johnson Poole & Bloomer Consultants
GEO-ENVIRONMENTAL & MINERALS

CLIENT

Keltbray Development Limited
38-40 Bank Street
Belfast
BT1 1HL

PROJECT TITLE

FORMER MSD FACILITY, BREAKSPEAR ROAD SOUTH,

DRAWING TITLE

EXPLORATORY HOLE LOCATION PLAN

DRAWN BY	APPROVED BY
DOP	SAG
DATE	SCALES
MAY 2022	NTS

DRAWING No.
WB307-01/R/F/05

Appendix 2 Site Photographs

Plate 1: View looking west from access road in south-eastern area of the site.

Plate 2 View looking north-east in south-eastern area of the site. Building 20, former restaurant and offices.

Plate 3: View towards north-east, in south-eastern area of the site. Building 23, former GB commercial offices.

Plate 4: View towards north-east, in south-eastern area of the site. Building 23, former GB commercial offices.