

Photographs



Looking northerly from High Street.



Photographs of the Site



Alleyway leading to the rear of the site.

Photographs of the Site



Looking northerly towards the Sales Office



Looking southerly.

Photographs of the Site



Photographs of the Site

APPENDIX I

Limitations

NOTES ON LIMITATIONS

This report has been prepared by the Brownfield Consultancy with all reasonable skill, care and diligence. This report is confidential and has been prepared solely for the benefit of the client as stated at the front of the report in relation to a specific development or scheme; and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed.

Should any third party wish to use or rely upon the contents of the report, written approval must be sought from The Brownfield Consultancy; a charge may be levied against such approval. We accept no responsibility or liability for the consequences of this document being used for any purpose or project other than for which it was commissioned, and: this document to any third party with whom an agreement has not been executed.

Any comments given are based on the understanding that the proposed development will be as detailed. The Brownfield Consultancy warrants the accuracy of this report up to and including the published date. Additional information, improved practice or changes in legislation may necessitate this report having to be reviewed in whole or in part after that date.

This report is only valid when used in its entirety. Any information or advice included in the report should not be relied upon until considered in the context of the whole report. Whilst this report and the opinion made herein are correct to the best of our belief we cannot guarantee the accuracy or completeness of any information provided by third parties.

The opinions and recommendations expressed in this report are based on statute, guidance, and appropriate practice current at the date of its preparation. The Brownfield Consultancy does not accept any liability whatsoever for the consequences of any future legislative changes or the release of subsequent guidance documentation, etc. Such changes may render some of the opinions and advice in this report inappropriate or incorrect and we will be pleased to advise if any report requires revision due to changing circumstances. Following delivery of a report we have no obligation to advise the Client or any other party of such changes or their repercussions.

Phase 1 Reports

The work undertaken to provide the basis of a Phase I report comprised a study of available documented information from a variety of sources, together with (where appropriate) a brief walk over inspection of the site. The opinions given in this report have been dictated by the finite data on which they are based and are relevant only to the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. It should be noted that any risks identified in this report are perceived risks based on the information reviewed; actual risks can only be assessed following a physical investigation of the site.

Historical maps and aerial photographs provide a “snap shot” in time about conditions or activities at the site and cannot be relied upon as indicators of any events or activities that may have taken place at other times. Any borehole data from the British Geological Survey sources are included on the following basis: “The British Geological Survey accept no responsibility for omissions or misinterpretation of the data from their Data Bank as this may be old or obtained from non-BGS sources and may not represent current interpretation”.

Phase II Intrusive Investigations

The investigation of the site has been carried out to provide sufficient information concerning the type and degree of contamination, and ground and groundwater conditions to allow a reasonable risk assessment to be made. The conclusions and recommendations made in this site appraisal report and the opinions expressed are based on the information reviewed and/or the ground conditions encountered in exploratory holes and the results of any field or laboratory testing undertaken. There may be ground conditions at the site that have not been disclosed by the information reviewed or by the investigative work undertaken. Such undisclosed conditions cannot be taken into account in any analysis and reporting.

Some of the conclusions in this site appraisal report may be based on third party data. No guarantee can be given for the accuracy or completeness of any of the third party data used.

The evaluation and conclusions do not preclude the existence of contamination, which could not reasonably have been revealed by the current work. Given the discrete nature of sampling, no investigation technique is capable of identifying all conditions present in all areas. The number of sampling points and the methods of sampling and testing do not preclude the existence of localised “hotspots” of contamination or different ground conditions where concentrations may be significantly higher than those actually encountered. Hence this report should be used for information purposes only and should not be construed as a comprehensive characterisation of all site conditions.

It should be noted that groundwater levels, groundwater chemistry, surface water levels, surface water chemistry, soil gas concentrations and soil gas flow rates can vary due to seasonal, climatic, tidal and man-made effects.

Exploratory hole locations provided in the report are generally established by tape measurement from existing features or boundaries. Hole locations are not accurately surveyed and ground levels at these locations are not obtained unless specifically requested.

The interpretation carried out in this report is based on scientific and engineering appraisal carried out by suitably experienced and qualified technical consultants based on the scope of our engagement. We have not taken into account the perceptions of, for example, banks, insurers, other funders, lay people, etc., unless the report has been prepared specifically for that purpose. Advice from other specialists may be required such as the legal, planning and architecture professions, whether specifically recommended in our report or not.

The objectives of the investigation have been linked to establishing the risks associated with potential human targets, building materials, the environment (including adjacent land), and to surface and ground water. The amount of exploratory work and chemical testing undertaken has necessarily been restricted by the short timescale available, and the locations of exploratory holes have been restricted to areas unoccupied by the building(s) on the site and by buried services.

New information, improved practices and legislation may necessitate an alteration to the report in whole, or in part, after its submission. Therefore with any change in circumstances or after the expiry of one year from the date of the report, the report should be referred to the Brownfield Consultancy Limited for re-assessment and, if necessary, re-appraisal.

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